



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

February 23, 2023

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 21, 2024 and the following action was taken:

Crimson Land Development, LLC- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of .55 +/- acres. Property is currently zoned B-1A (Extended Business District). Proposed zoning is R-3 (Residential Multi-Family). Property is located at 212 E. Michigan Ave. Applicant is Crimson Land Development, LLC.

Planning Commission Action:

Commissioner Swanson made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion. Commissioner Engel voted nay. 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

212 E Michigan Avenue Rezoning

We wish to rezone the subject property from B1A to R3 and include in the approved site plan, Wenzel Farm, located adjacent to this property. By rezoning and including in this project, the driveway off of Michigan will be removed and the property will be redeveloped as shown in the revised master plan provided in the application.

Nick Wilmott
Crimson Land Development, LLC



PLANNING COMMISSION JOINT STAFF REPORT: February 2024

STAFF RECOMMENDATION: Approved
PROJECT NAME: Rezone Property from B1A to R3-Crimson Land Development
REQUEST: Zoning Application
SUB TYPE: Re-Zoning Application

OWNER / APPLICANT: Crimson Land Development, LLC-Nick Wilmott

ACREAGE: 0.55
NUMBER OF LOTS: 1

PIN#(s): 78639

LOCATION: 212 E MICHIGAN AVE

PROJECT DESCRIPTION: Rezone Property from B1A to R3-Crimson Land Development

CURRENT ZONING: B-1A

OVERLAY DISTRICT: N/A

REQUESTED ZONING: R-3

ADJACENT ZONING: R-3, B-1A & AO

FUTURE LAND USE: RCC
(Residential/Commercial Concentration)

EXISTING LAND USE: Residential



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 rezoning meets the criteria for rezoning.

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

1. Engineering is ok with the proposed rezoning. An LDP will be required for future development of property.

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

1. There are no issues with the proposed rezoning. A more in-depth environmental review will be done with the LDP application.

Reviewer: Brad Hall, 251-971-6028, bhall@cityoffoley.org, Fire Department
Review Status: Approved

1. Not opposed

Reviewer: Chuck Lay, 251-952-4011, clay@cityoffoley.org, Building Department
Review Status: Approved

1. Building Safety and Floodplain Management are not opposed to the site plan, however, please note that the proposed code editions on the architectural pages are incorrect at this time



CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott & Austin Hynson (Crimson Land Development, LLC) to act as My/Our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 54-08-33-3-000-018.002 (PIN 78639)

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):

Karen S Smith

Name(s) printed

212 Michigan Avenue East

Address

Foley, AL 36535

City/State

251-525-3128

kssmith@baldwincountyal.gov

Phone

Email

Fax

Handwritten signature of Karen S. Smith

Handwritten date 1-17-24

Signature(s)

Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone

Email

Fax

Signature(s)

Date

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255-0023



002112.371598.368822.26547 1 MB 0.485 530



CRIMSON LAND DEVELOPMENT LLC
AUSTIN HYNSON MBR
3985 WIMBLEDON PARK
MOBILE AL 36608

002112

Date of this notice: 09-15-2021

Employer Identification Number:
87-2572870

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-2572870. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2022

If you have questions about the form(s) or the due dates(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

John H. Merrill
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

I, John H. Merrill, Secretary of State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama 1975, and upon an examination of the entity records on file in this office, the following entity name is reserved as available:

Crimson Land Development LLC

This name reservation is for the exclusive use of Austin Hynson, 3985 Wimbledon Park, Mobile, AL 36608 for a period of one year beginning September 09, 2021 and expiring September 09, 2022



RES974644

In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the city of Montgomery, on this day.

September 09, 2021

Date

John H. Merrill

Secretary of State



STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

1. THE NAME OF THE LIMITED LIABILITY COMPANY

Crimson Land Development LLC

2. THIS FORM WAS PREPARED BY:

Austin Hynson

3. THE NAME AND STREET (NO PO BOXES) ADDRESS OF THE REGISTERED AGENT LOCATED AT THE REGISTERED OFFICE (MUST BE LOCATED IN ALABAMA):

Austin Hynson ~~Hynson~~
3985 Wimbledon Park
Mobile, AL 36608
MOBILE

MAILING ADDRESS IN ALABAMA OF REGISTERED OFFICE (IF DIFFERENT FROM STREET ADDRESS):

4. THE UNDERSIGNED CERTIFY THAT THERE IS AT LEAST ONE MEMBER OF THE LIMITED LIABILITY COMPANY.

5. CHECK ONLY IF THE TYPE APPLIES TO THE LIMITED LIABILITY COMPANY BEING FORMED:

- NON-PROFIT LLC
- NON-PROFIT SERIES LLC
- PROFESSIONAL SERIES LLC
- PROFESSIONAL LLC COMPLYING WITH TITLE 10A, CHAPTER 5A, ARTICLE 8
- SERIES LLC COMPLYING WITH TITLE 10A, CHAPTER 5A, ARTICLE 11

(FOR SOS OFFICE USE ONLY)

Alabama
Sec. Of State
899-581 DLL

| | |
|--------|------------|
| Date | 09/09/2021 |
| Time | 09:17:00 |
| File | \$100.00 |
| County | \$100.00 |
| Exp | \$0.00 |
| | ----- |
| Total | \$200.00 |

6. THE UNDERSIGNED SPECIFY 09/09/2021 09:17:59 AS THE EFFECTIVE DATE AND THE TIME OF FILING

ATTACHED ARE ANY OTHER MATTERS THE MEMBERS DETERMINE TO INCLUDE HEREIN

7. ORGANIZER(S) - OPTIONAL

Not Applicable

09/09/2021
DATE

Austin V. Hynson Principal
ELECTRONIC SIGNATURE & TITLE

STATE OF ALABAMA
COUNTY OF BALDWIN

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/24/2023 3:48 PM
DEED TAX \$ 86.50
TOTAL \$ 102.50
2 Pages

2054041



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOHN R. BROUGHTON**, unmarried, GRANTOR, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the said Grantor, does hereby REMISE, RELEASE, QUIT CLAIM, GRANT, SELL and CONVEY unto **KAREN S. SMITH**, GRANTEE, all his right, title, interest and claim in or to that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 33, Township 7 South, Range 4 East, Baldwin County, Alabama; run thence South 30.0 feet; run thence West, 380.0 feet to the point of beginning; continue thence West, 120.0 feet; run thence South, 200.0 feet; run thence East, 120.0 feet; run thence North 200.0 feet to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

Oil, gas and mineral lease to J. Michael Ferrell, dated March 2, 1981, recorded in Real Property Book 86, Page 1081.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

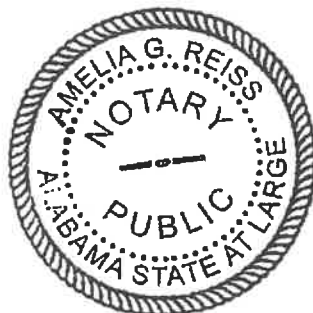
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 24th day of March, 2023.


 (SEAL)
JOHN R. BROUGHTON

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JOHN R. BROUGHTON, unmarried, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 24th day of March, 2023.




Notary Public,
My commission expires: 10/8/24

PREPARED BY:

Karen S. Smith
16631 Sugar Loop
Foley, AL 36535

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John R Broughton
Mailing Address 24006 Co. Rd 65

Grantee's Name Karen Smith
Mailing Address 212 E Michigan
Foley AL 36535

Property Address Robertsdale, AL 36567
212 E Michigan
Foley AL 36535

Date of Sale 3-21-03
Total Purchase Price \$ _____
or
Actual Value \$ 86,400.
or
Assessor's Market Value \$ 86,400.

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other take son off House

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-21-03

Print Karen Smith

Unattested _____
(verified by)

Sign Karen Smith
(Grantor/Grantee/Owner/Agent) circle one

Legal Description-

212 Michigan Ave, Foley, AL 36535

120x200 FRM NE COR OF NW1/4 OF SW1/4 RUN TH S 30 W 380 TO POB CONTI TH S 200
W 120 N 200 E 120 TO POB SEC 33 T7S R4S (WD/SURVIVORSHIP)

212 Michigan Ave.



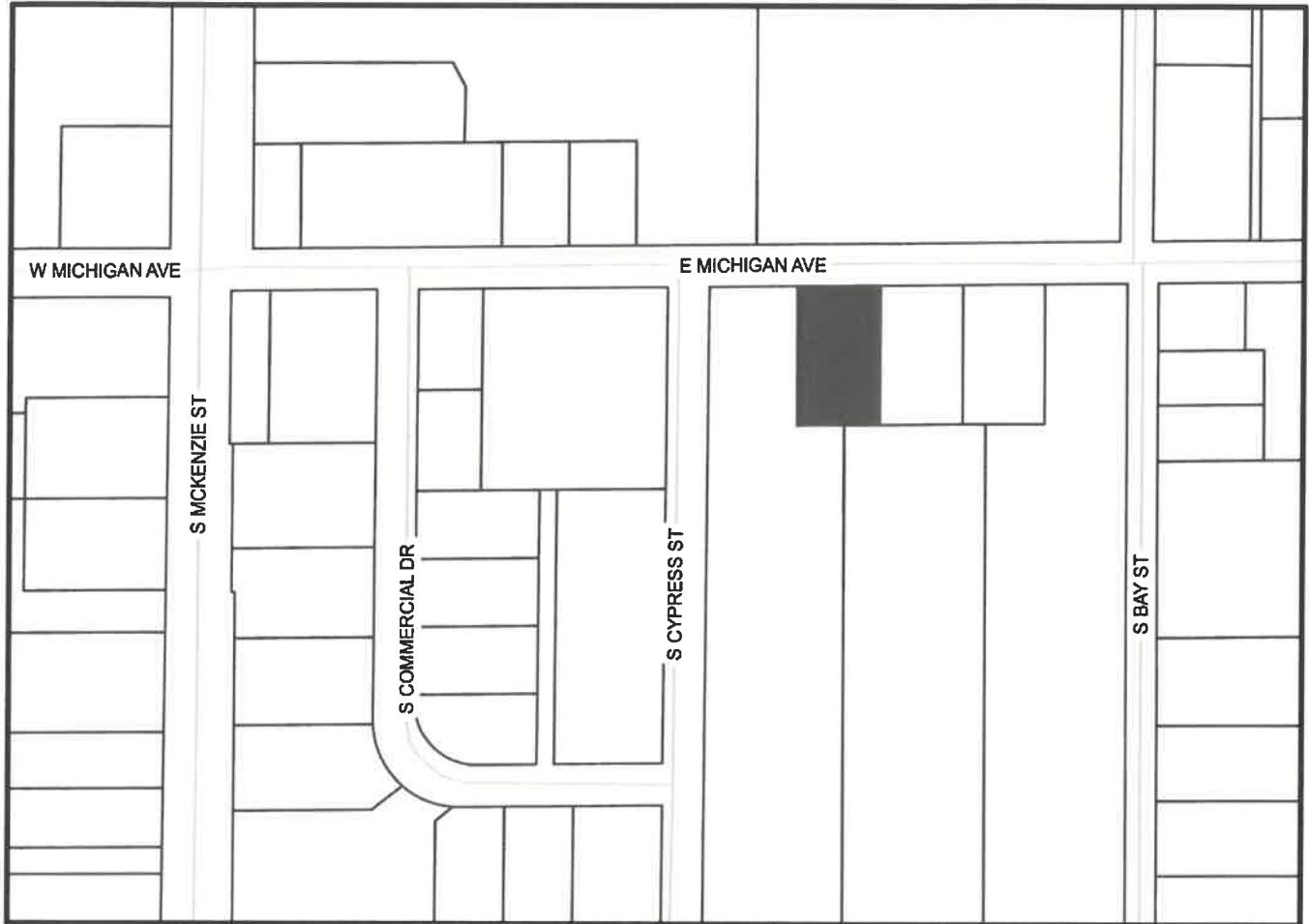
January 18, 2024

| | | | | |
|---------------------|--|---|---|--|
| polygonLayer | Override 1 | Parcel Line Labels | Centerlines | Conflicts |
| Lot Labels | Parcels | COGO | Coastal Control Line | County Boundary |
| | | Lot Lines | | |

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km
KCS, Baldwin County, Piedmontary
KCS



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of .55 +/- acres. Property is currently zoned B-1A (Extended Business District). Proposed zoning is R-3 (Residential Multi-Family). Property is located at 212 E. Michigan Ave.

Applicant is Crimson Land Development LLC.

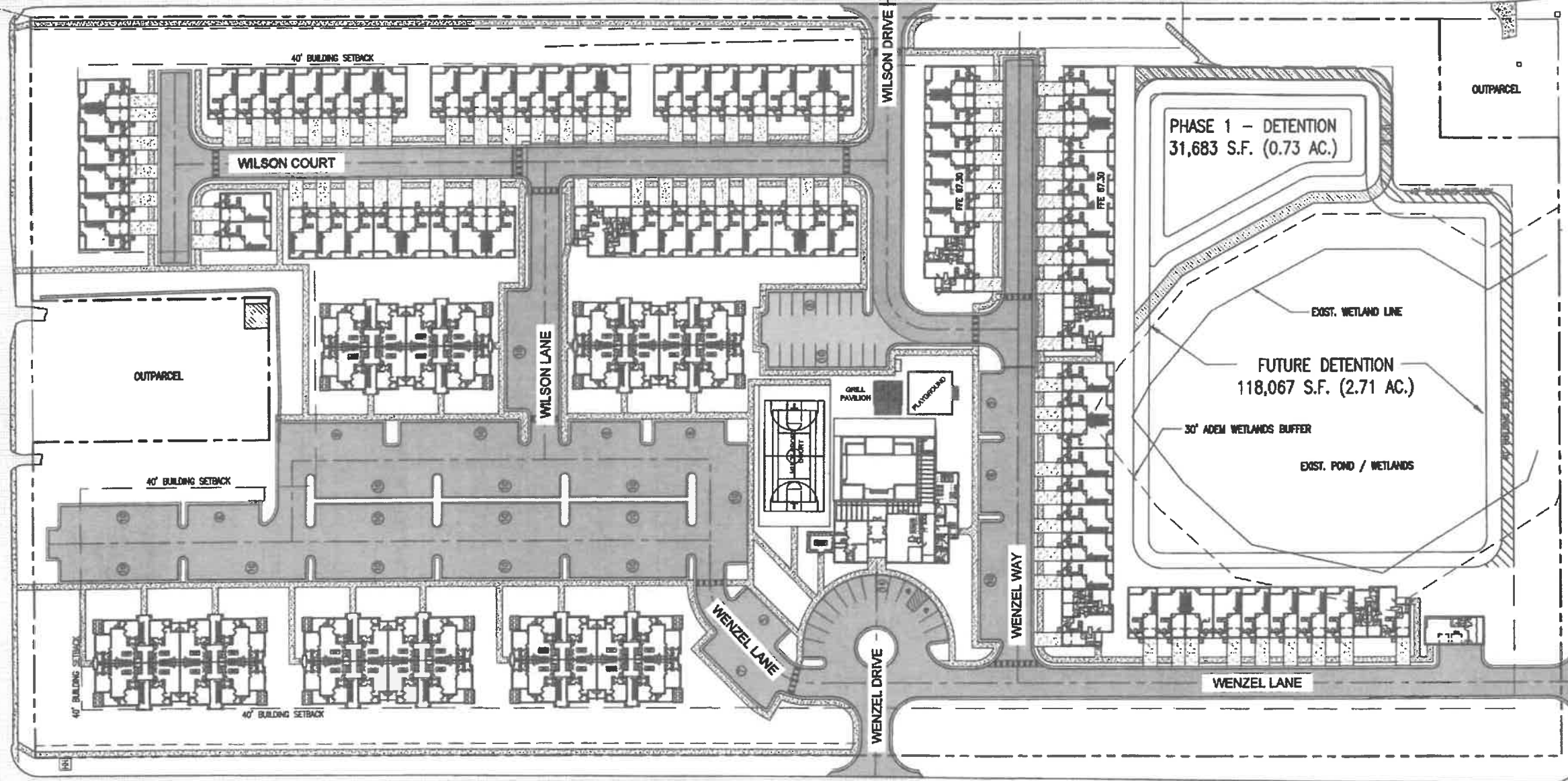
Anyone interested in this rezoning request may be heard at a public meeting scheduled for February 21, 2024 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman

S. BAY ST. (80' R.O.W.)

E. MICHIGAN AVE. (80' R.O.W.)

E. JAMISON AVE. (50' R.O.W.)



S. CYPRESS ST. (80' R.O.W.)

WENZEL FARM

TOTAL OVERALL PROJECT SITE DATA:

TOTAL SITE ACREAGE= 17.8± ACRES
 TOTAL S.F. OF UNITS= 125,726 S.F.
 LINEAR FEET OF PRIVATE STREETS= 3,964'
 TOWNHOUSE UNITS= 80
 MULTI UNITS= 120 UNITS (5 APARTMENT BUILDINGS)
 TOTAL BUILDINGS= 15
 GREEN SPACE= 26%
 TOTAL PERVIOUS AREA= 4.6 ACRES ± (199,717 S.F.)
 TOTAL IMPERVIOUS AREA= 13.2 ACRES ± (575,651 S.F.)
 BUILDING SETBACKS:
 FRONT= 40'
 REAR= 40'
 SIDE= 40'
 ZONE= R-3

TOTAL PROJECT PARKING REQUIREMENTS:

REQUIRED:
 200 UNITS AT 2 SPACES PER UNIT (400 SPACES)
 A.D.A. REQUIRED HANDICAP PARKING SPACES
 INCLUDED IN THE COUNT ABOVE (16 SPACES)

| NUMBER: | REVISION: | DATE: |
|---------|----------------------|----------|
| #1 | REVISED STREET NAMES | 11.14.23 |
| | | |
| | | |

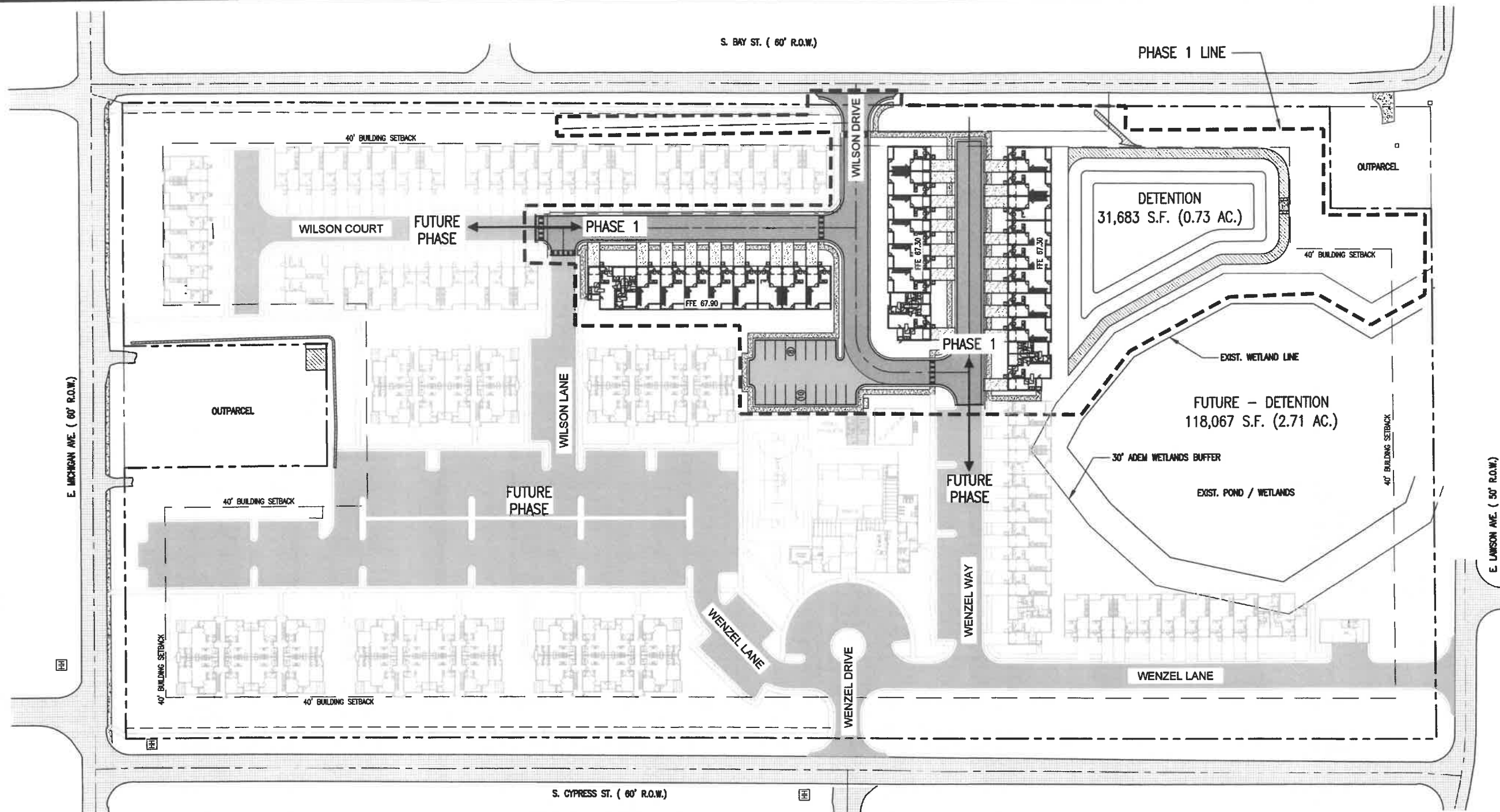


| |
|--------------------------|
| PROJECT OVERVIEW |
| WENZEL FARM |
| CRIMSON LAND DEVELOPMENT |

| |
|---------------------|
| SCALE: 1"=50' |
| DATE: JANUARY, 2024 |
| DRAWN BY: J.C. |
| CHECKED BY: |
| SHEET: 1 OF 2 |

DWG: WENZEL FARM - CRIMSON LAND DEVELOPMENT - PROJECT OVERVIEW - 11.14.23 - 11.14.23

DWG. INTENT: CLIENTS: 22-095 MICHEGAN AVE. APARTMENT CRIMSON LAND DEVELOPMENT ENGINEERING PRODUCTION DWGS. PROJECT OVERVIEW.DWG. - 1/18/2024 12:27:52 PM

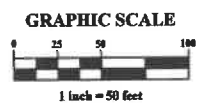


TOTAL OVERALL PROJECT SITE DATA:
 TOTAL SITE ACREAGE= 17.8± ACRES
 TOTAL S.F. OF UNITS= 125,726 S.F.
 LINEAR FEET OF PRIVATE STREETS= 3,964'
 TOWNHOUSE UNITS= 80
 MULTI UNITS= 120 UNITS (5 APARTMENT BUILDINGS)
 TOTAL BUILDINGS= 15
 GREEN SPACE= 26%
 TOTAL PERVIOUS AREA= 4.6 ACRES ± (199,717 S.F.)
 TOTAL IMPERVIOUS AREA= 13.2 ACRES ± (575,651 S.F.)
 BUILDING SETBACKS:
 FRONT= 40'
 REAR= 40'
 SIDE= 40'
 ZONE= R-3

TOTAL PROJECT PARKING REQUIREMENTS:
 REQUIRED:
 200 UNITS AT 2 SPACES PER UNIT (400 SPACES)
 A.D.A. REQUIRED HANDICAP PARKING SPACES
 INCLUDED IN THE COUNT ABOVE (16 SPACES)

WENZEL FARM

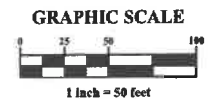
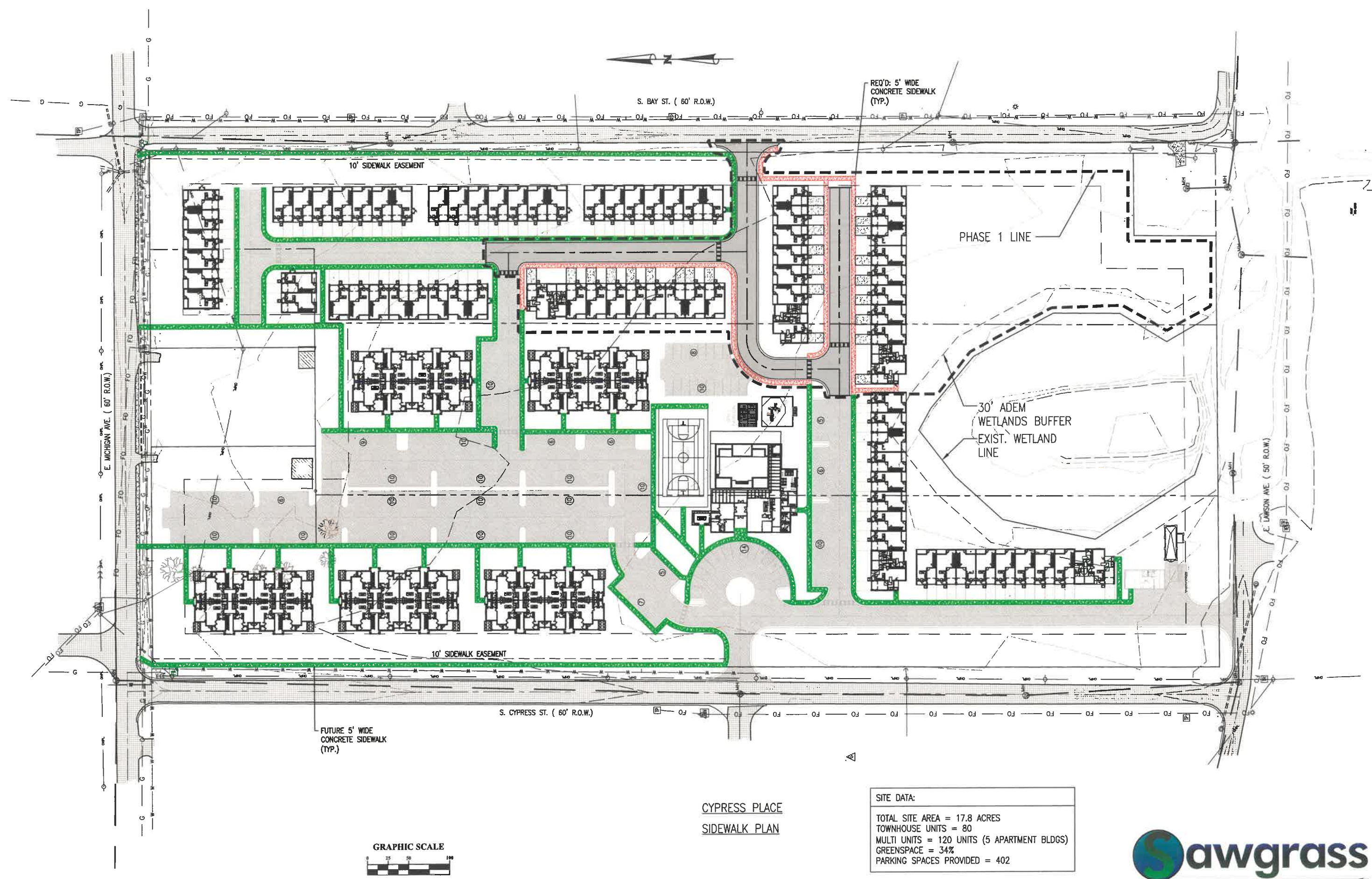
| NUMBER: | REVISION: | DATE: |
|---------|----------------------|----------|
| #1 | REVISED STREET NAMES | 11.14.23 |
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PHASING PLAN
 WENZEL FARM
 CRIMSON LAND DEVELOPMENT

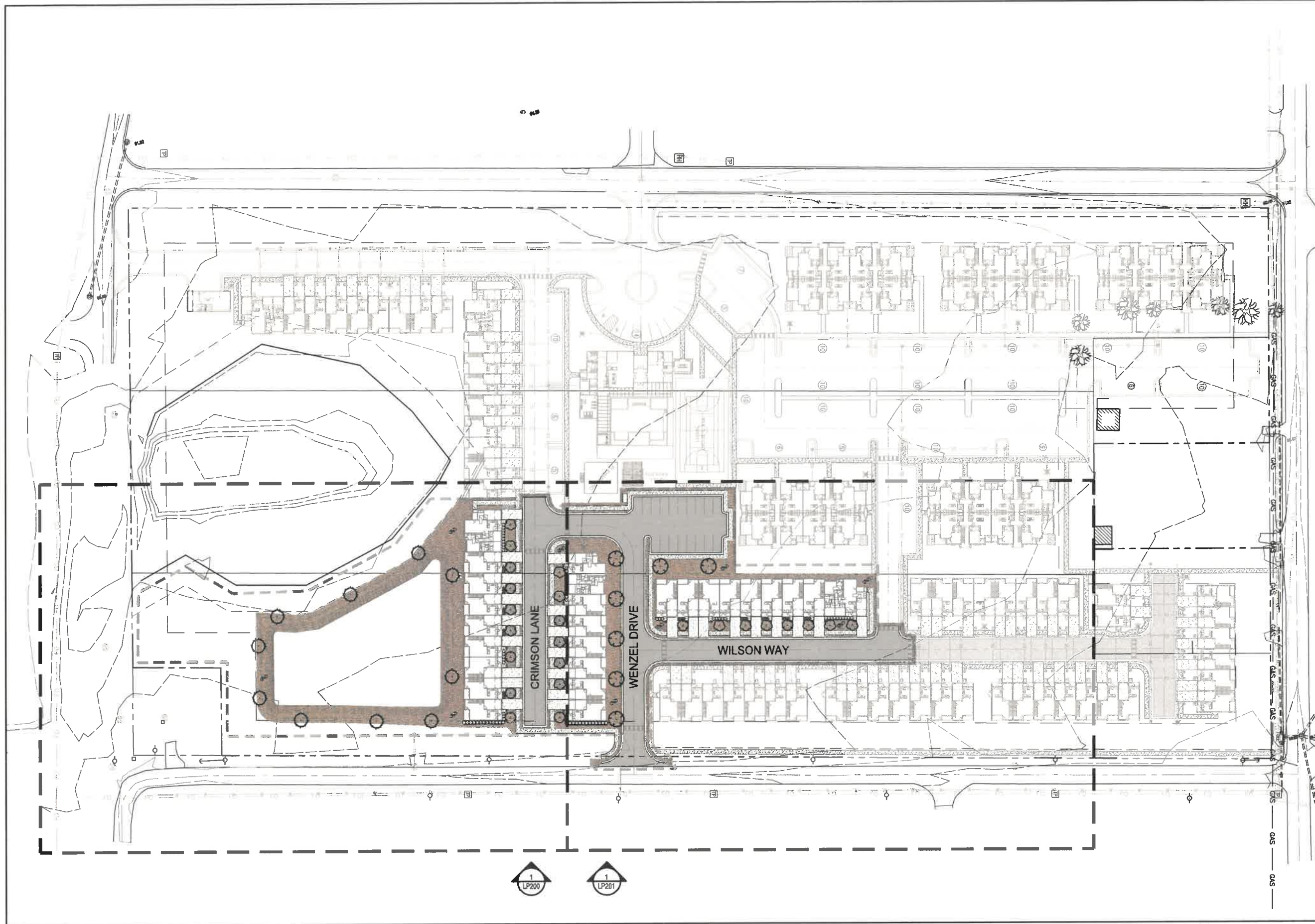
SCALE: 1"=50'
 DATE: JANUARY, 2024
 DRAWN BY: J.C.
 CHECKED BY:
 SHEET: 2 OF 2

DWG. INFO: S:\1-CLIENTS\20-096 MICHIGAN AVE - PARTNER CRAWSON LAND DEVELOPMENT ENGINEERING\PROJECT MASTER LAYOUT - 31-23.DWG 04/20/2023 11:52:21 AM



CYPRESS PLACE
SIDEWALK PLAN

| | |
|---------------------------|-------------------------------|
| SITE DATA: | |
| TOTAL SITE AREA = | 17.8 ACRES |
| TOWNHOUSE UNITS = | 80 |
| MULTI UNITS = | 120 UNITS (5 APARTMENT BLDGS) |
| GREENSPACE = | 34% |
| PARKING SPACES PROVIDED = | 402 |



1 LANDSCAPE REFERENCE PLAN
Scale: 1" = 50'

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

A Landscape Development Plan for
Cypress Place Ph. 1
Foley, Alabama

| Revisions | | |
|-----------|----------|-------------------------|
| No. | Date | Revisions / Submissions |
| 1 | 10.23.23 | CITY SUBMITTAL |
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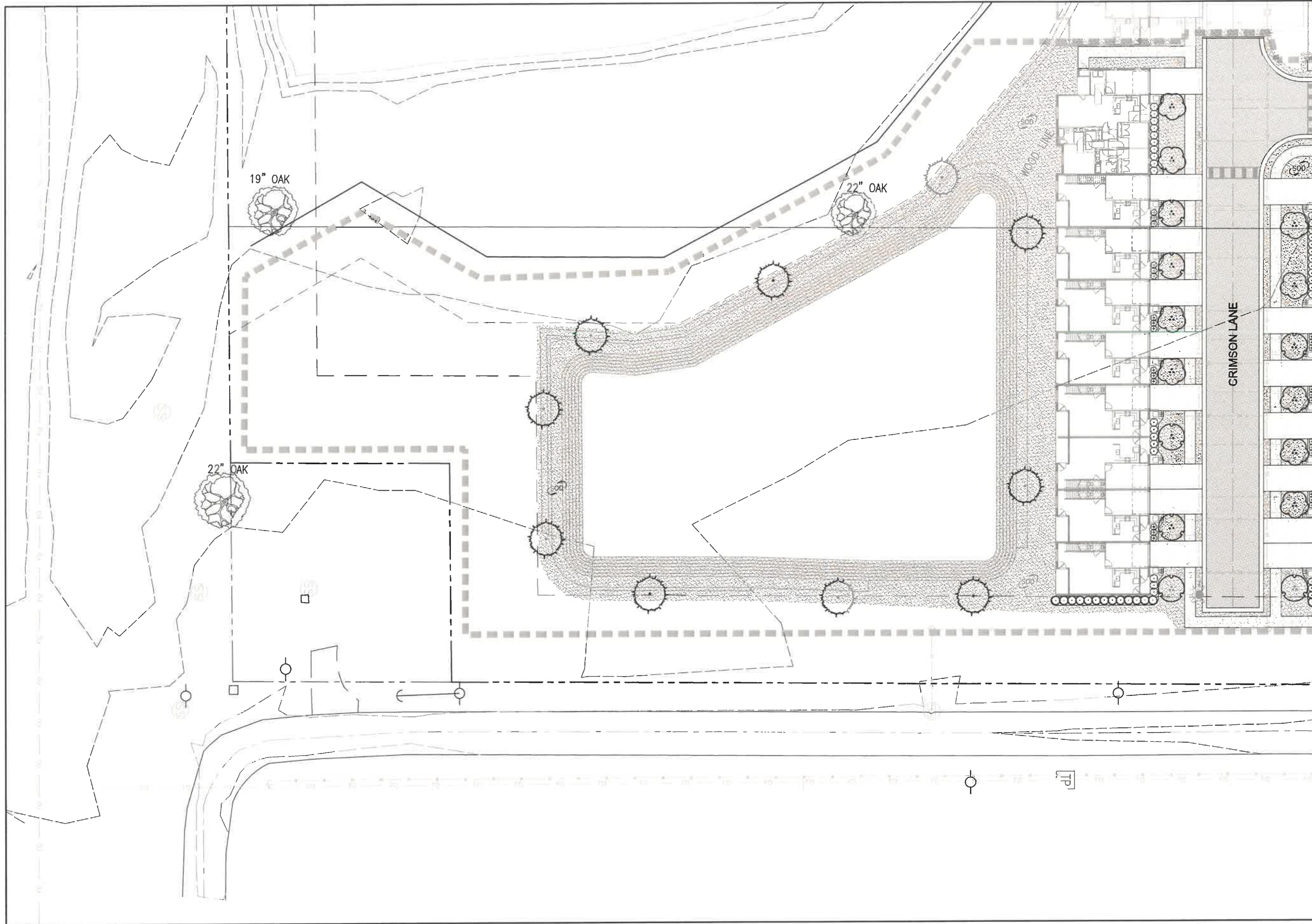
VTW
Drawn
VTW
Project Manager
LCW
Principal
232027-077
Project No.
10.23.23
Date



Sheet Title

**LANDSCAPE
REFERENCE PLAN**

Sheet No.
LP100



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'



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

A Landscape Development Plan for
Cypress Place Ph. 1
Foley, Alabama

| Revisions | | |
|-----------|----------|-------------------------|
| No. | Date | Revisions / Submissions |
| 1 | 10.23.23 | CITY SUBMITTAL |
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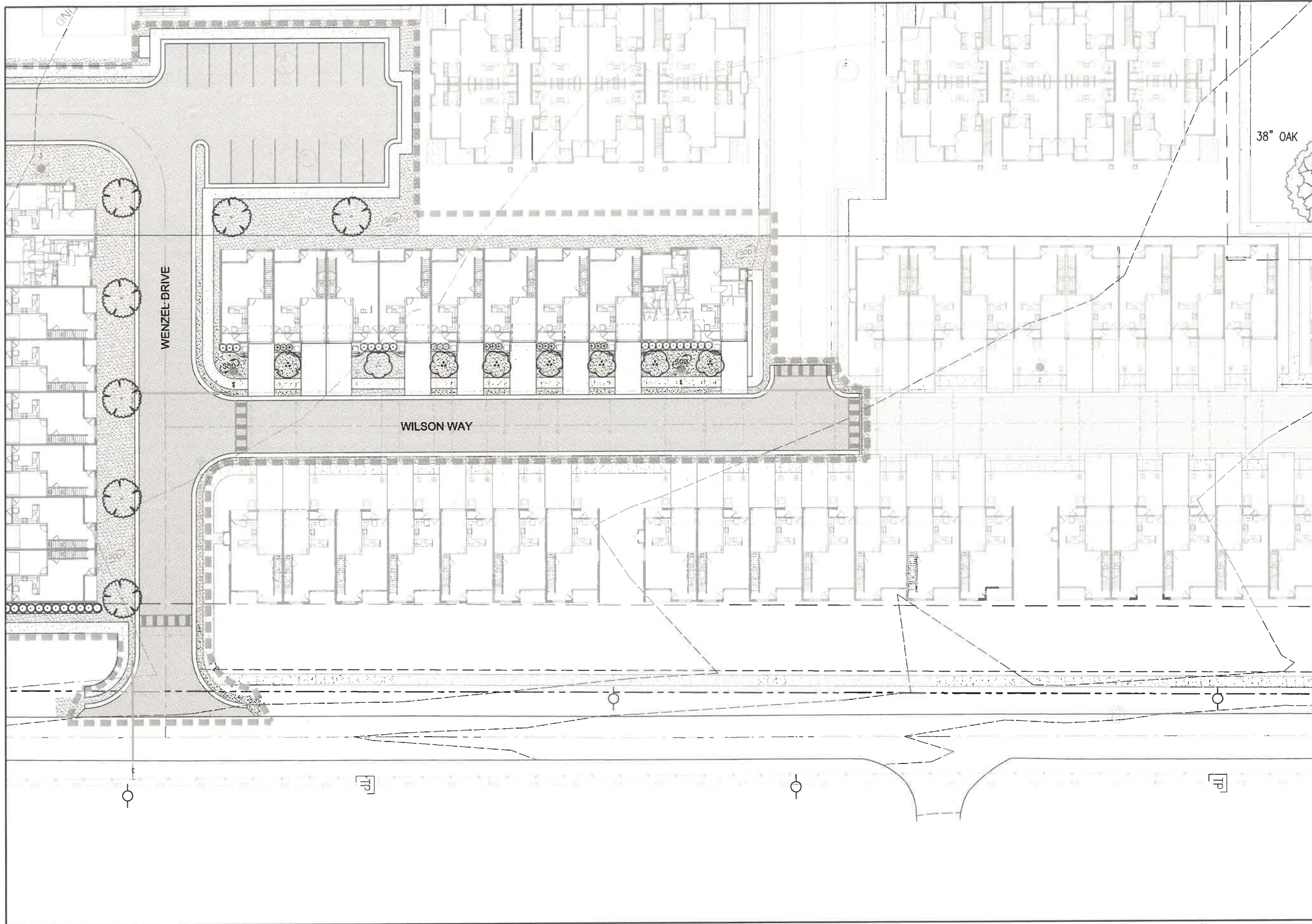
VTW
Drawn
VTW
Project Manager
LCW
Principal
232027-077
Project No.
10.23.23
Date



Sheet Title

**LANDSCAPE
PLANTING PLAN**

Sheet No.
LP200



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

A Landscape Development Plan for
Cypress Place Ph. 1
Foley, Alabama

| Revisions | | |
|-----------|----------|-------------------------|
| No. | Date | Revisions / Submissions |
| 1 | 10.23.23 | CITY SUBMITTAL |
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VTW
Drawn
VTW
Project Manager
LCW
Principal
232027-077
Project No.
10.23.23
Date



Sheet Title

**LANDSCAPE
PLANTING PLAN**

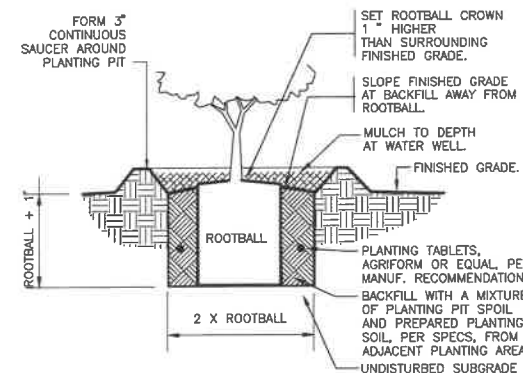
Sheet No.
LP201



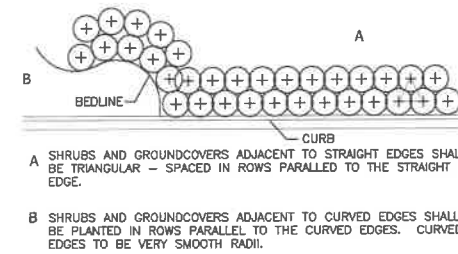
NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
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A Landscape Development Plan for
Cypress Place Ph. 1
Foley, Alabama

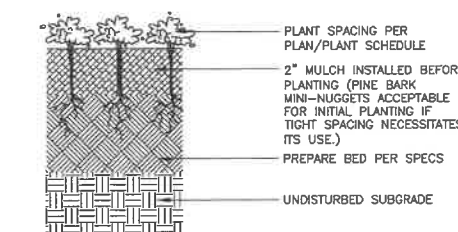
| PLANT SCHEDULE | | | | | | | | | |
|----------------|------|-----------|---------------------------------------|----------------------------|-------------|----------|--------|-----------------------------|---------|
| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT | REMARKS | |
| | LN | 9 | LAGERSTROEMIA INDICA 'NATCHEZ' | 'NATCHEZ' CRAPE MYRTLE | B&B OR CONT | | 8'-10' | MINIMUM 3 TRUNKS; FULL HEAD | |
| | MA | 15 | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | B&B OR CONT | | 10' | 3 TRUNKS; FULL HEAD | |
| | QN | 7 | QUERCUS NUTTALLII | NUTTALL OAK | B&B OR CONT | 2.5" CAL | 10' | FULL HEAD, SPECIMEN QUALITY | |
| | TD | 10 | TAXODIUM DISTICHUM | BALD CYPRESS | B&B OR CONT | 2.5" CAL | 10' | FULL HEAD, SPECIMEN QUALITY | |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | HT | W | SPACING | REMARKS |
| | PD | 51 | LOROPETALUM CHINENSE 'PURPLE DIAMOND' | PURPLE DIAMOND LOROPETALUM | 3 GAL | | | 42" o.c. | |
| | RS2 | 42 | RHAPHIOLEPIS INDICA 'SNOW WHITE' | SNOW WHITE INDIAN HAWTHORN | 3 GAL | 15' | | 36" o.c. | FULL |
| | SB | 26 | VIBURNUM ODORATISSIMUM | SWEET VIBURNUM | 3 GAL | | | 48" o.c. | |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | HT | | SPACING | |
| | AB2 | 52 | AGAPANTHUS AFRICANUS 'BLUE' | BLUE LILY OF THE NILE | 1 GAL | | | 18" o.c. | |
| | DV | 30 | DIETES VEGETA | WHITE AFRICAN IRIS | 1 GAL | | | 24" o.c. | |
| SOD/SEED | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | HT | | SPACING | |
| | SOD | 36,996 SF | CYNODON DACTYLON 'TIFWAY 419' | TIFWAY 419 BERMUDA GRASS | SOD | | | | |



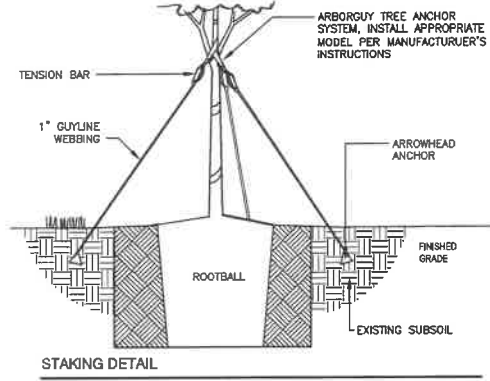
1 SHRUB PLANTING
1" = 1'-0"
DETAIL-FILE



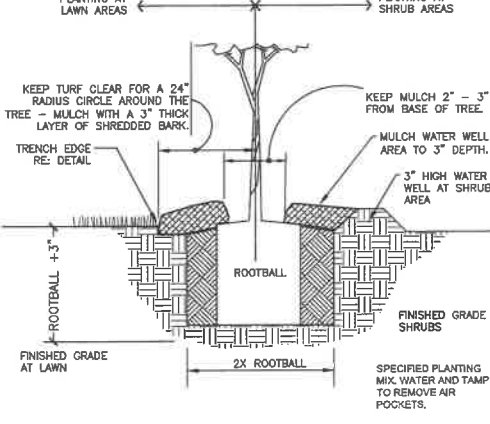
2 TYPICAL PLANT SPACING
NOT TO SCALE
329399-04



3 GROUND COVER PLANTING
3" = 1'-0"
329313-01



4 MULTI-TRUNK TREE STAKING
1/2" = 1'-0"
329343-01



5 TRENCH EDGE
3" = 1'-0"
329413.23-02

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

6 GENERAL PLANTING NOTES
1" = 1"
329399-05



7 TREE PLANTING - GUY STRAP
1" = 1'-0"
329343.26-02

| Revisions | | |
|-----------|------|-------------------------|
| No. | Date | Revisions / Submissions |
| 10.23.23 | | CITY SUBMITAL |

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VTW Registration
Drawn
VTW
Project Manager
LCW
Principal
232027-077
Project No.
10.23.23
Date



The Architectural Studio

2954

CYPRESS PLACE APARTMENTS

FOLEY, ALABAMA

DESIGN DEVELOPMENT

January 20, 2023



BUILDING TYPE I PERSPECTIVE

REVISIONS



VICINITY MAP

N.T.S.



****NOTE: THE FOLLOWING DRAWINGS SHALL BE PROVIDED AS DEFERRED SUBMITTALS:**
POST-TENSIONED FOUNDATION PLANS
PRE-ENGINEERED TRUSS DESIGN DRAWINGS
SPRINKLER SYSTEM DRAWINGS
FIRE-ALARM SYSTEM DRAWINGS
POOL DESIGN DRAWINGS
DOG PARK DESIGN

CODE COMPLIANCE

IBC: 2021 INTERNATIONAL BUILDING CODE, AS AMENDED
PLUMBING: 2021 INTERNATIONAL PLUMBING CODE
IMC: 2021 INTERNATIONAL MECHANICAL CODE
NEC: 2020 NATIONAL ELECTRICAL CODE
NFPA-70: 2017 EDITION
IFC: 2021 INTERNATIONAL FIRE CODE
IECC: ANSIA/ASHRAE/IES STANDARD 90.1- 2013
ADA: 2010 ADA ACCESSIBILITY GUIDELINES

F.H.A. ALL 1st FLOOR UNITS TO COMPLY w/ ADAPATABILITY REQUIREMENTS.

ADA SITE ACCESS TO ALL PUBLIC AREAS (CLUBHOUSE, MAIL KIOSK TRASH COMPACTORS) REQUIRED. 6% UNITS TO COMPLY w/ ACCESSIBILITY REQUIREMENTS; 2% UNITS TO COMPLY w/ HEARING/VISUAL REQUIREMENTS.

| | APARTMENTS | CLUBHOUSE |
|---|------------------|-------------------------------|
| OCCUPANCY TYPE | R-2 RESIDENTIAL | B- BUSINESS/ A-3 ASSEMBLY |
| CONSTRUCTION TYPE | VB, 0 SPRINK. | VB, 0 UNSPRINK. |
| MAX. ALLOWABLE AREA & HEIGHT (TABLE 502) | | |
| HEIGHT | 50' | 40' |
| NUMBER OF FLOORS | 3 STORIES | 2 STORIES (R-2) |
| AREA PER FLOOR | 21,000 S.F. | B=9,500 A=4,000 R=7,000 |
| PROPOSED AREA & HEIGHT | | |
| HEIGHT | 53'-10" | 20'-0" |
| NUMBER OF FLOORS | 3 | 1 |
| AREA PER FLOOR ALL BLDG TYPES | 11,502 (MAX) | B=2,689 A=1,317 |
| FIRE PROTECTION (TABLE 501) | | |
| INTERIOR BEARING WALLS | 0 HR | 0 HR |
| TENANT SEPARATION WALLS | 1 HR | 0 HR |
| INTERIOR NON BEARING WALLS | 0 HR | 0 HR |
| EXTERIOR BEARING WALLS | 0 HR | 0 HR |
| EXTERIOR NON BEARING WALLS | 0 HR | 0 HR |
| FLOOR/CEILING ASSEMBLY | 0 HR | 0 HR |
| COLUMNS & BEAMS | 0 HR | 0 HR |
| DESIGN WIND SPEED | 157 MPH | |
| SEISMIC DESIGN CATEGORY | A | |

Owner

Date

Crimson Land Development
ADDRESS
ADDRESS 2
Contact: Nick Wilmott
Cell: CONTACT PHONE Email: CONTACT EMAIL

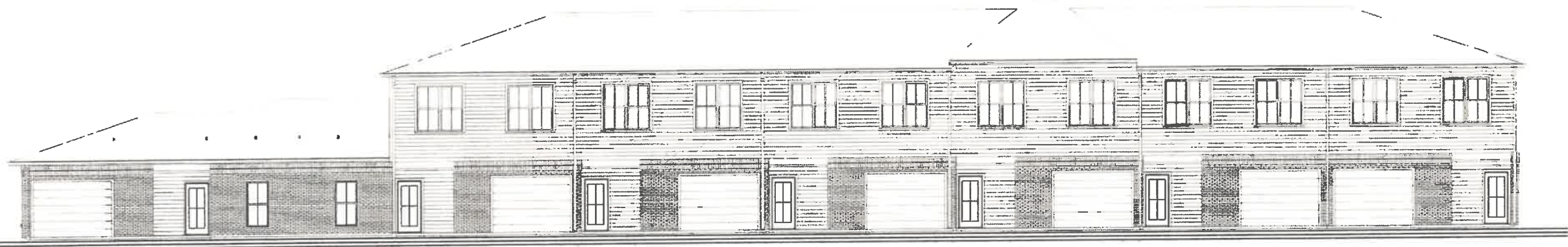
Architect/MEP Engineer

Date

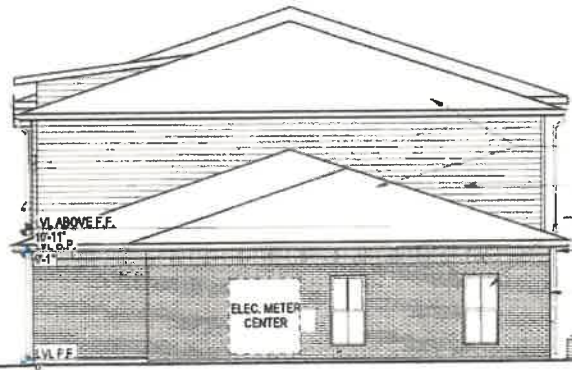
The Architectural Studio - #7544
409 N. 7th Street
Baton Rouge, LA 70802
P: (225) 215-1777 F: (225) 215-1778
Contact: Danielle Johnson Email: danielle@architect7.com



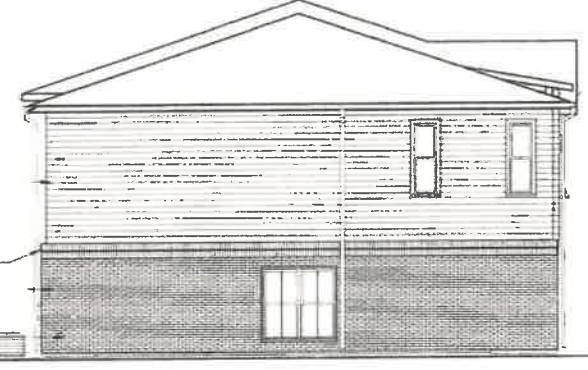
1 BLDG. TYPE I- FRONT ELEVATION
1/8" = 1'-0"



2 BLDG. TYPE I- REAR ELEVATION
1/8" = 1'-0"



3 BLDG. TYPE I- RIGHT ELEVATION
1/8" = 1'-0"



4 BLDG. TYPE I- LEFT ELEVATION
1/8" = 1'-0"

| No. | Date | Description |
|-----|------|-------------|
| | | |

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January 20, 2023

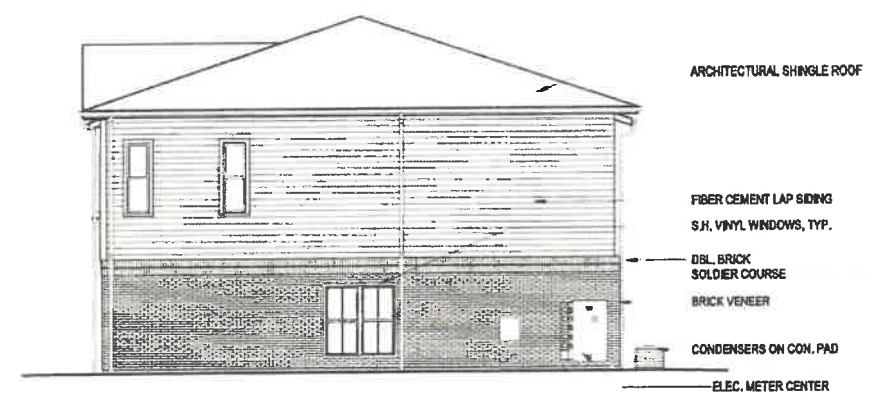
B1.3
BUILDING VIII- EXTR.
ELEVATIONS



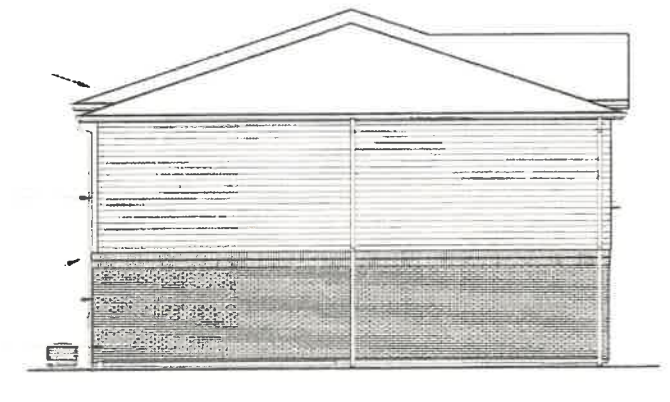
1 BLDG. TYPE VI - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG. TYPE VI - REAR ELEVATION
1/8" = 1'-0"



BLDG. TYPE VI - RIGHT SIDE ELEVATION
1/8" = 1'-0"



4 BLDG. TYPE VI - LEFT SIDE ELEVATION
1/8" = 1'-0"

| No. | Date | Description |
|-----|------|-------------|
| | | |

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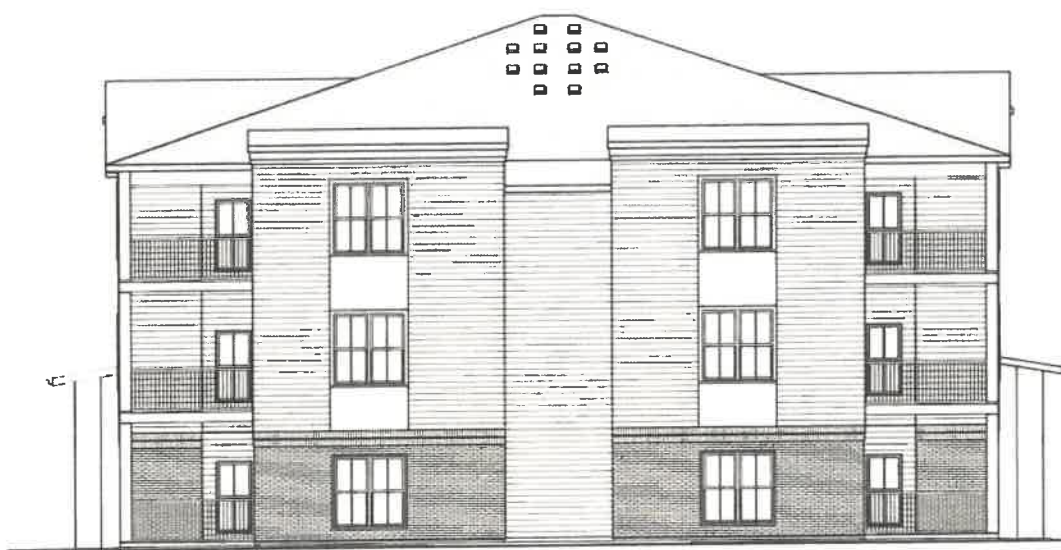
PERMIT
DOCUMENTS

January 20, 2023

B6.2
BUILDING III - EXTR.
ELEVATIONS



1 BLDG. TYPE VII - FRONT ELEVATION (REAR ELEVATION SIMILAR)
1/8" = 1'-0"



2 BUILDING TYPE VII - RT. SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE VII - LEFT SIDE ELEVATION
1/8" = 1'-0"

| No. | Date | Description |
|-----|------|-------------|
| | | |

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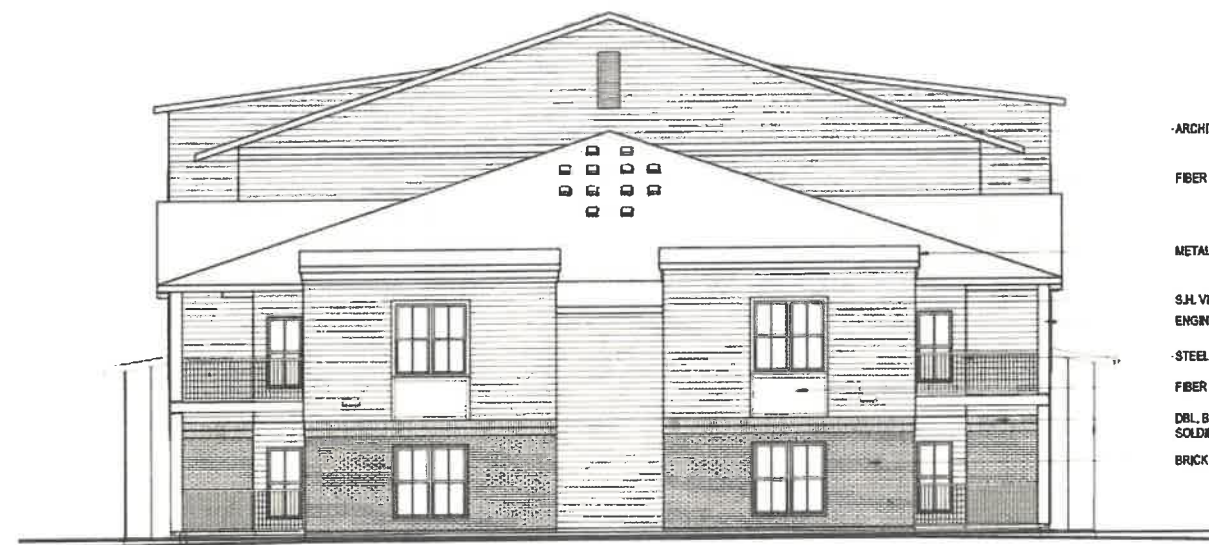
B7.7
BUILDING 1 - EXTERIOR ELEVATIONS

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- DECORATIVE LOUVERED VENTS
- ARCHITECTURAL SHINGLE ROOF
- METAL ACCENT ROOF
- FIBER CEMENT LAP SIDING
- STEEL RAILINGS, PTD.
- METAL ACCENT ROOF
- S.H. VINYL WINDOWS, TYP.
- FIBER CEMENT PANEL, PTD.
- BRICK, PTD.
- STEEL STAIRS W/ CONC. TREADS

1 BUILDING TYPE VIII - FRONT ELEVATION (REAR ELEVATION SIMILAR)
1/8" = 1'-0"



- ARCHITECTURAL SHINGLE ROOF
- FIBER CEMENT LAP SIDING
- METAL ACCENT ROOF
- S.H. VINYL WINDOWS, TYP. ENGINEERED WD. POST, PTD.
- STEEL RAILINGS, PTD.
- FIBER CEMENT PANEL, PTD.
- DBL. BRICK SOLDIER COURSE
- BRICK VENEER

2 BLDG. TYPE VIII - RT. SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE VIII - LEFT SIDE ELEVATION
1/8" = 1'-0"

| No. | Date | Description |
|-----|------|-------------|
| | | |

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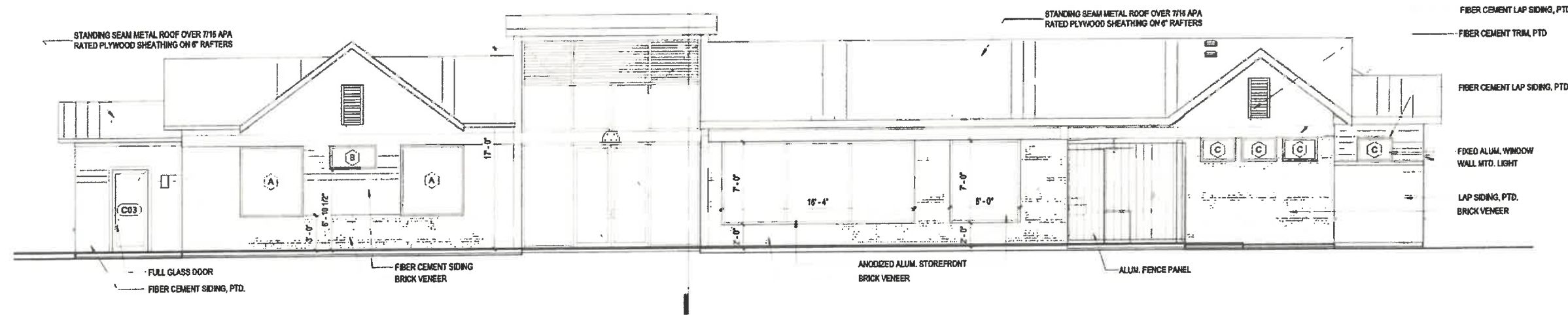
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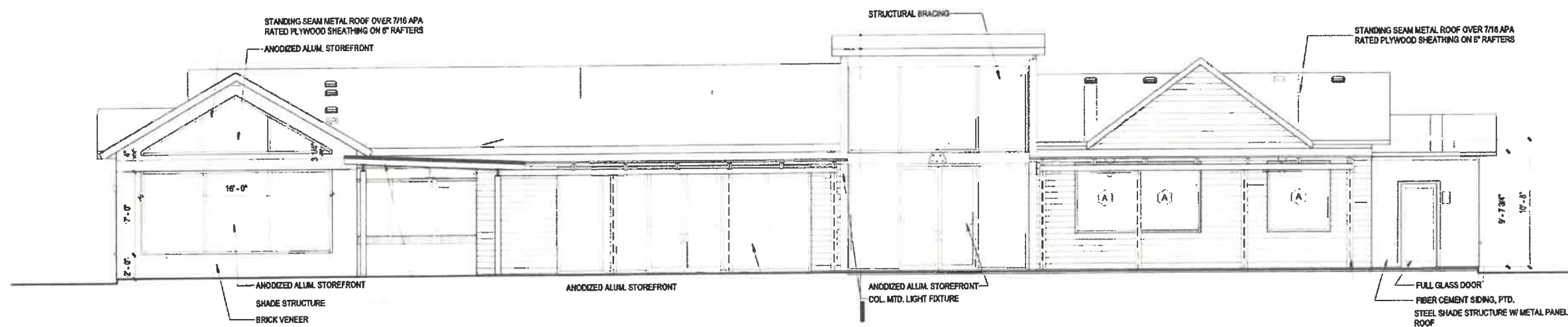
January 20, 2023

B8.7
BUILDING II - EXTERIOR
ELEVATIONS

PLOT DATE: 1/20/2023 2:46:42 PM



1 CLUBHOUSE FRONT ELEVATION
3/16" = 1'-0"

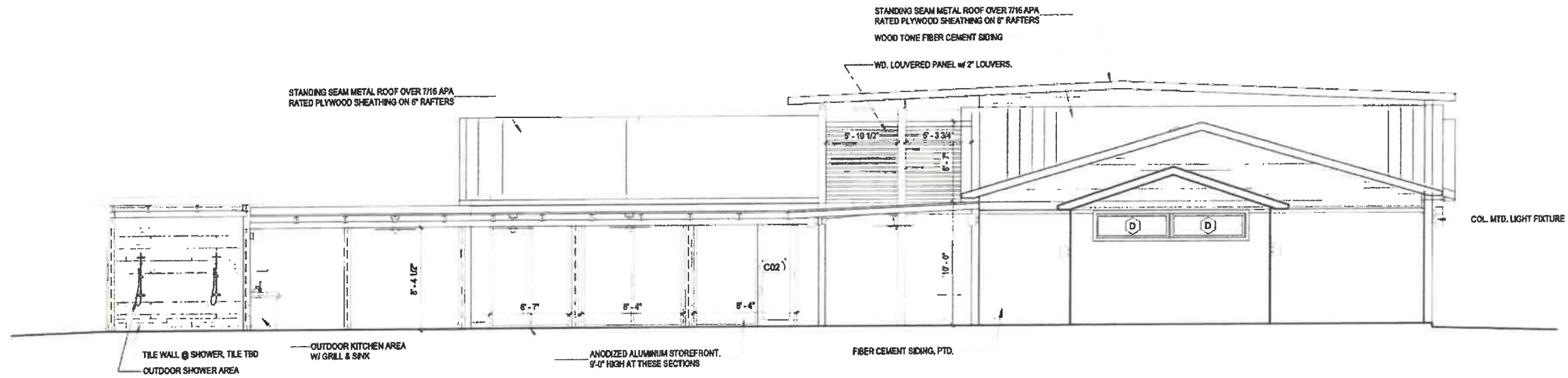


2 CLUBHOUSE REAR ELEVATION
3/16" = 1'-0"

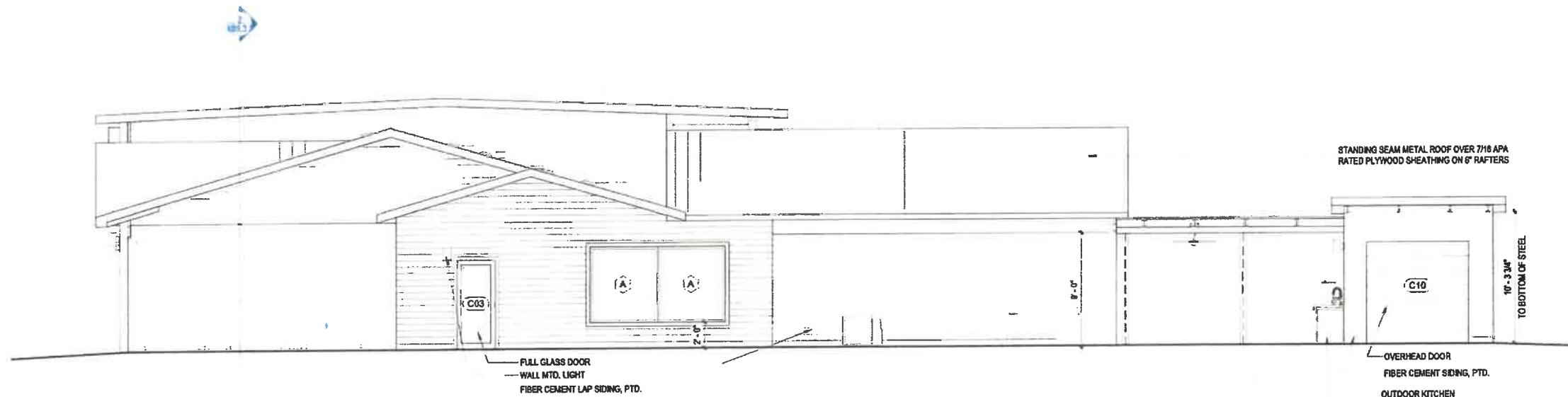
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| Architect Project No. 2954 | | |
| DESIGN DEVELOPMENT | | |
| January 20, 2023 | | |

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NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED



1 CLUBHOUSE LEFT ELEVATION
3/16" = 1'-0"



2 CLUBHOUSE RIGHT ELEVATION
3/16" = 1'-0"

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |

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DESIGN
DEVELOPMENT

January 20, 2023

B9.2.2
CLUBHOUSE ELEVATIONS