



May 23, 2022

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 May 18, 2022 and the following action was taken:

Downey Family Limited- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 93 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located S. of Wolf Bay Dr. and E. of Stan Mahoney Ln. Applicant is Downey Family Limited.

Commissioner Engel made a motion to recommend denial of the requested rezoning to the Mayor and Council. Commissioner Hinesley seconded the motion. Commissioner Hellmich abstained. All other Commissioners voted aye.

Motion to recommend denial of the requested rezoning to 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 Quaite; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
See survey sheet. pin# 11220
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
See attached sheet.
3. APPROXIMATE SIZE OF PROPERTY:
125 AC
4. PRESENT ZONING OF PROPERTY:
AO
5. REQUESTED ZONING:
PUD
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
The current use is undeveloped land with no existing structures on the property.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
The proposed use is a single family residential subdivision with a density of 1.63 lots/acre.
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 3/15/2022

Albert P. Downey DFLP
PROPERTY OWNER/APPLICANT
370 MAULTRY ST. ST. SIMONS ISL, GA. 31522
PROPERTY OWNER ADDRESS
912-222-2646
PHONE NUMBER
aldowney@bellsouth.net
EMAIL ADDRESS

*✓ pd. receipt #
26134*



RECEIVED

date 3/17/22

**CITY OF FOLEY
AGENT AUTHORIZATION FORM**

I/We authorize and permit Engineering Design Group, LLC.
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 05-61-06-13-0-000-003.000
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):

DOWNNEY FAMILY LIMITED PARTNERSHIP
Name(s) printed
330 MALLORY STREET
Address
ST. SIMONS ISLAND, GA. 31522
City/State
912-232-2646 aldowney@bellsouth.net 912-638-6925
Phone Email Fax
Aldent Downey 3/15/2022
Signature(s) Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone Email Fax

Signature(s) Date

 **RECEIVED**
oCoke 3/17/22

Eagles Landing at Graham Creek PUD Rezoning

Legal Description:

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN AT THE NORTH WEST CORNER OF LOT 1, GRAHAM CREEK ESTATES UNIT ONE SUBDIVISION AS RECORDED ON SLIDE 1173-A PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE ALONG THE WEST LINE OF LOTS 1-7 OF SAID SUBDIVISION RUN S 00°00'05" W A DISTANCE OF 1638.78 FEET TO A POINT THAT IS 10' NORTH OF THE NORTHERN SHORELINE OF GRAHAM CREEK (BAYOU), SAID POINT BEING ON THE FOLLOWING REFERENCE LINE ALONG THE MEANDERINGS OF THE NORTH SHORELINE OF GRAHAM CREEK (BAYOU);THENCE ALONG SAID REFERENCE LINE FOR THE MEANDERINGS OF GRAHAM CREEK (BAYOU) RUN SOUTH 61°50'15" WEST A DISTANCE OF 203.46 FEET TO A POINT; THENCE RUN SOUTH 38°18'52" WEST A DISTANCE OF 141.96 FEET TO A POINT; THENCE RUN SOUTH 23°00'04" EAST A DISTANCE OF 267.16 FEET TO A POINT; THENCE RUN NORTH 68°31'41" EAST A DISTANCE OF 173.62 FEET TO A POINT; THENCE RUN SOUTH 00°21'00" EAST A DISTANCE OF 58.62 FEET TO A POINT; THENCE RUN SOUTH 71°20'02" WEST A DISTANCE OF 174.06 FEET TO A POINT; THENCE RUN NORTH 22°02'42" WEST A DISTANCE OF 135.28 FEET TO A POINT; THENCE RUN NORTH 44°55'31" WEST A DISTANCE OF 92.85 FEET TO A POINT; THENCE RUN NORTH 79°34'07" WEST A DISTANCE OF 79.18 FEET TO A POINT; THENCE RUN SOUTH 87°21'37" WEST A DISTANCE OF 87.00 FEET TO A POINT; THENCE RUN SOUTH 70°14'15" WEST A DISTANCE OF 114.77 FEET TO A POINT; THENCE RUN NORTH 44°11'56" WEST A DISTANCE OF 32.11 FEET TO A POINT; THENCE RUN SOUTH 86°55'42" EAST A DISTANCE OF 54.08 FEET TO A POINT; THENCE RUN NORTH 68°14'49" EAST A DISTANCE OF 52.49 FEET TO A POINT; THENCE RUN NORTH 19°04'47" EAST A DISTANCE OF 40.48 FEET TO A POINT; THENCE RUN NORTH 47°22'02" WEST A DISTANCE OF 30.07 FEET TO A POINT; THENCE RUN NORTH 76°34'09" WEST A DISTANCE OF 25.32 FEET TO A POINT; THENCE RUN SOUTH 08°46'49" EAST A DISTANCE OF 34.27 FEET TO A POINT; THENCE RUN NORTH 60°57'20" WEST A DISTANCE OF 11.22 FEET TO A POINT; THENCE RUN NORTH 27°12'05" WEST A DISTANCE OF 36.00 FEET TO A POINT; THENCE RUN NORTH 81°30'07" WEST A DISTANCE OF 40.20 FEET TO A POINT; THENCE RUN SOUTH 85°08'32" WEST A DISTANCE OF 37.56 FEET TO A POINT; THENCE RUN SOUTH 45°38'24" WEST A DISTANCE OF 66.20 FEET TO A POINT; THENCE RUN SOUTH 33°44'54" WEST A DISTANCE OF 64.44 FEET TO A POINT; THENCE RUN SOUTH 74°36'04" WEST A DISTANCE OF 65.88 FEET TO A POINT; THENCE RUN SOUTH 38°56'49" WEST A DISTANCE OF 142.32 FEET TO A POINT; THENCE RUN SOUTH 33°14'37" EAST A DISTANCE OF 18.48 FEET TO A POINT; THENCE RUN NORTH 60°42'50" EAST A DISTANCE OF 39.95 FEET TO A POINT; THENCE RUN SOUTH 88°00'56" EAST A DISTANCE OF 30.77 FEET TO A POINT; THENCE RUN NORTH 39°49'15" EAST A DISTANCE OF 19.43 FEET TO A POINT; THENCE RUN NORTH 48°58'09" WEST A DISTANCE OF 27.34 FEET TO A POINT; THENCE RUN NORTH 36°21'39" EAST A DISTANCE OF 39.86 FEET TO A POINT; THENCE RUN SOUTH 79°43'30" EAST A DISTANCE OF 20.60 FEET TO A POINT; THENCE RUN NORTH 65°54'54" EAST A DISTANCE OF 18.55 FEET TO A

POINT; THENCE RUN SOUTH 27°03'25" WEST A DISTANCE OF 30.13 FEET TO A POINT; THENCE RUN SOUTH 73°21'35" WEST A DISTANCE OF 11.28 FEET TO A POINT; THENCE RUN SOUTH 01°30'51" EAST A DISTANCE OF 12.70 FEET TO A POINT; THENCE RUN NORTH 76°30'27" EAST A DISTANCE OF 25.25 FEET TO A POINT; THENCE RUN SOUTH 55°01'55" EAST A DISTANCE OF 27.31 FEET TO A POINT; THENCE RUN SOUTH 02°20'12" EAST A DISTANCE OF 27.57 FEET TO A POINT; THENCE RUN SOUTH 66°52'45" WEST A DISTANCE OF 21.45 FEET TO A POINT; THENCE RUN NORTH 04°25'21" WEST A DISTANCE OF 17.75 FEET TO A POINT; THENCE RUN SOUTH 81°48'11" WEST A DISTANCE OF 29.17 FEET TO A POINT; THENCE RUN SOUTH 25°46'45" WEST A DISTANCE OF 35.42 FEET TO A POINT; THENCE RUN SOUTH 77°35'33" WEST A DISTANCE OF 45.14 FEET TO A POINT; THENCE RUN SOUTH 42°56'52" WEST A DISTANCE OF 22.32 FEET TO A POINT; THENCE RUN SOUTH 89°51'46" WEST A DISTANCE OF 65.23 FEET TO A POINT; THENCE RUN NORTH 59°06'23" WEST A DISTANCE OF 92.67 FEET TO A POINT; THENCE RUN NORTH 00°07'07" EAST A DISTANCE OF 39.44 FEET TO A POINT; THENCE RUN NORTH 60°53'20" EAST A DISTANCE OF 44.70 FEET TO A POINT; THENCE RUN NORTH 28°44'08" WEST A DISTANCE OF 35.74 FEET TO A POINT; THENCE RUN SOUTH 70°12'38" WEST A DISTANCE OF 56.08 FEET TO A POINT; THENCE RUN SOUTH 24°07'37" WEST A DISTANCE OF 47.22 FEET TO A POINT; THENCE RUN SOUTH 46°05'46" EAST A DISTANCE OF 22.60 FEET TO A POINT; THENCE RUN SOUTH 50°23'56" WEST A DISTANCE OF 174.93 FEET TO A POINT; THENCE RUN SOUTH 17°10'25" WEST A DISTANCE OF 125.41 FEET TO A POINT; THENCE RUN SOUTH 19°41'05" EAST A DISTANCE OF 78.65 FEET TO A POINT; THENCE RUN SOUTH 22°37'57" WEST A DISTANCE OF 44.41 FEET TO A POINT; THENCE RUN NORTH 28°37'27" WEST A DISTANCE OF 73.72 FEET TO A POINT; THENCE RUN NORTH 00°14'44" WEST A DISTANCE OF 177.62 FEET TO A POINT; THENCE RUN NORTH 47°48'11" WEST A DISTANCE OF 101.80 FEET TO A POINT; THENCE RUN SOUTH 89°27'52" WEST A DISTANCE OF 91.02 FEET TO A POINT; THENCE RUN SOUTH 51°14'11" WEST A DISTANCE OF 54.78 FEET TO A POINT; THENCE RUN SOUTH 07°17'18" WEST A DISTANCE OF 104.69 FEET TO A POINT; THENCE RUN SOUTH 29°30'53" EAST A DISTANCE OF 68.19 FEET TO A POINT; THENCE RUN SOUTH 02°36'09" EAST A DISTANCE OF 68.78 FEET TO A POINT; THENCE RUN NORTH 85°48'18" WEST A DISTANCE OF 97.46 FEET TO A POINT; THENCE RUN NORTH 45°04'06" WEST A DISTANCE OF 88.01 FEET TO A POINT; THENCE RUN NORTH 02°44'35" WEST A DISTANCE OF 100.78 FEET TO A POINT; THENCE RUN NORTH 40°58'58" EAST A DISTANCE OF 96.61 FEET TO A POINT; THENCE RUN NORTH 67°18'45" EAST A DISTANCE OF 162.44 FEET TO A POINT; THENCE RUN NORTH 05°10'40" WEST A DISTANCE OF 55.10 FEET TO A POINT; THENCE RUN NORTH 51°39'52" WEST A DISTANCE OF 125.34 FEET TO A POINT; THENCE RUN NORTH 86°19'53" WEST A DISTANCE OF 194.65 FEET TO A POINT; THENCE RUN NORTH 12°10'18" WEST A DISTANCE OF 101.65 FEET TO A POINT; THENCE RUN SOUTH 89°47'43" WEST A DISTANCE OF 118.01 FEET TO A POINT; THENCE RUN NORTH 13°55'18" WEST A DISTANCE OF 197.74 FEET TO A POINT; THENCE RUN NORTH 86°45'26" WEST A DISTANCE OF 75.04 FEET TO A POINT; THENCE RUN NORTH 17°09'58" WEST A DISTANCE OF 178.47 FEET TO A POINT; THENCE RUN NORTH 53°12'48" WEST A DISTANCE OF 81.52 FEET TO A POINT; THENCE RUN SOUTH 60°31'18" WEST A DISTANCE OF 44.06 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, SAID POINT LIES 10' NORTH OF THE NORTHERN SHORELINE OF GRAHAM CREEK (BAYOU); THENCE ALONG THE SAID WEST LINE RUN NORTH 00°14'22" EAST A DISTANCE OF 1449.73 FEET TO THE SOUTH RIGHT OF WAY OF WOLF BAY DRIVE (80' R/W); THENCE ALONG SAID SOUTH RIGHT OF WAY RUN N 89° 49'28" EAST A

DISTANCE OF 2038.61 FEET TO THE POINT OF BEGINNING CONTAINING 92.23 ACRES MORE OR LESS AND LYING IN THE WEST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER AND THE WEST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER LYING NORTH OF GRAHAM BAYOU.

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that WILLIAM DOWNEY, a/k/a WILLIAM DOWNEY, III, a married man, hereinafter called the "Grantor," for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by the DOWNEY FAMILY LIMITED PARTNERSHIP, hereinafter called the "Grantee," receipt of which is hereby acknowledged, do hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto said Grantee, in fee simple, forever that real property in Baldwin County, Alabama, described as follows, to-wit:

PARCEL A

Lots 66 - 74, inclusive, Wolf Bay Estates, Unit Four, according to plat thereof recorded in Map Book 6, Page 84, Probate Court Records, Baldwin County, Alabama.

PARCEL B

All of the Northeast Quarter of Section 13 Township 8 South Range 4 East, Baldwin County, Alabama, lying North of Owens Creek, except the right-of-way of Satsuma Beach Road.

PARCEL C

The West one-half (1/2) of the Southeast Quarter and the West one-half (1/2) of the East one-half (1/2) of the Southeast Quarter lying North of Graham Bayou and all of the East one-half of the Southeast quarter lying South of Graham Bayou, Section 13, Township 8 South, Range 4 East, and the Southwest Quarter of the Southwest Quarter lying South of Graham Bayou, Section 18, Township 8 South, Range 5 East, containing approximately 138 acres.

EXCEPTING AND RESERVING, as to Parcels A and B, hereinabove described, thereout and therefrom unto the Grantor, its successors and assigns, forever, an undivided one-half (1/2) of all the oil, gas and other minerals owned by the Grantor in, on, under and that may be produced from the lands hereinabove described, together with all rights of ingress and egress over and across said lands for the purpose of exploring for, finding, mining, developing, marketing, storing or producing any and all such minerals.

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 Grantee, all of the right, title and interest to the hereinabove described property, in fee simple, FOREVER.

Conveyance of the above described property and all covenants and warranties of the Grantor hereunder (whether express, implied or statutory) is made subject to the following:

1. Lien for taxes hereafter falling due.

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2006 February - 2 1:15PM
Instrument Number 953614 Pages 3
Recording 9.00 Mortgage
Deed 75.00 Min Int
Index 5.00
Archive 5.00
African T. Johns, Judge of Probate

953614



2. Previous reservations, conveyances, and leases of oil, gas and other minerals and rights incidental thereto now of record, if any.
3. The terms of existing farm leases, pertaining to Parcels A and B.
4. Any and all existing easements and/or rights of way for road, power lines and/or telephone lines, pertaining to Parcels A and B.
5. Rights of the other parties, the United State of American or State of Alabama, in and to the shore, littoral or riparian rights to the property lying adjacent to Wolf Creek, pertaining to Parcel A.
6. A 10 foot draining and utility easement along the West line of Lot 66 and 10 foot drainage and utility easement along the East line of Lot 74, pertaining to Parcel A.
7. A 35 foot building setback line along the South line of the property, pertaining to Parcel A.
8. Rights of other parties, the United States of America or State of Alabama, in and to the above, littoral or riparian rights to the property lying adjacent to Owens Creek, pertaining to Parcel B.
9. Conveyance of 1/2 oil, gas and other minerals, and all rights in connection therewith, by The Merchants National Bank, as Trustee to The Merchants National Bank as Trustee for William Downey et al by instrument dated March 11, 1976 and recorded in Deed Book 491 page 553, pertaining to Parcel C.
10. Oil, gas and mineral lease and all rights in connection therewith, by The Merchants National Bank as Trustee to Amoco Production Company dated April 1, 1976 and recorded in Deed Book 490, Page 355, pertaining to Parcel C.
11. Oil, gas and mineral lease and all rights in connection therewith by, The Merchants National bank of Mobile as Trustee to Amoco Production Company dated April 1, 1976 and recorded in Deed Book 490 Page 351, pertaining to Parcel C.
12. Easement granted by The Merchants National Bank of Mobile, as Trustee for William Downey, III, et al, dated September 13, 1978 and recorded in Real Property Book 30, Page 334, pertaining to Parcel C.

(All recording references refer to the records in the office of the Judge of Probate of Baldwin County, Alabama.)

And except as provided above, the Grantor, for Grantor and Grantor's heirs and assigns, hereby covenant to and with the Grantee, and the successors and assigns of the Grantee, that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceable possession thereof and have a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantor will forever warrant and defend title to and possession of said property unto the Grantee, and the successors and assigns of the Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 30th day of December, 2005.


WILLIAM DOWNEY

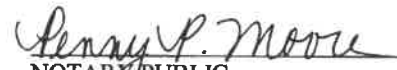
STATE OF GEORGIA

COUNTY OF GLYNN

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, do hereby certify that WILLIAM DOWNEY, 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 30th day of December, 2005.




NOTARY PUBLIC

Grantor's Address:

William Downey, III
330 Mallory Street
St. Simons Island, GA 31522

Grantee's Address:

Downey Family Limited Partnership
330 Mallory Street
St. Simons Island, GA 31522

THIS INSTRUMENT PREPARED BY

JULIAN B. BRACKIN
BRACKIN, McGRUFF & JOHNSON, P.C.
POST OFFICE BOX 998
FOLEY, ALABAMA 36536
251/943-4040



GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF STATE
BRAD
RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	DOWNEY FAMILY LIMITED PARTNERSHIP	Control Number:	0576541
Business Type:	Domestic Limited Partnership	Business Status:	Active/Compliance
Business Purpose:	NONE		
Principal Office Address:	330 MALLORY ST., ST. SIMONS ISLAND, GA, 31522	Date of Formation / Registration Date:	11/14/2005
State of Formation:	Georgia	Last Annual Registration Year:	2022

REGISTERED AGENT INFORMATION

Registered Agent
Name: **WILLIAM DOWNEY III**

Physical Address: **330 MALLORY ST., ST. SIMONS ISLAND, GA, 31522, USA**

County: **Glynn**

[Back](#)

[Filing History](#) [Name History](#)

[Return to Business Search](#)



Planned Unit Development

TERRACORP
DEVELOPMENT SERVICE



RECEIVED
5/18/2012

PROJECT SUMMARY

PROJECT DATA

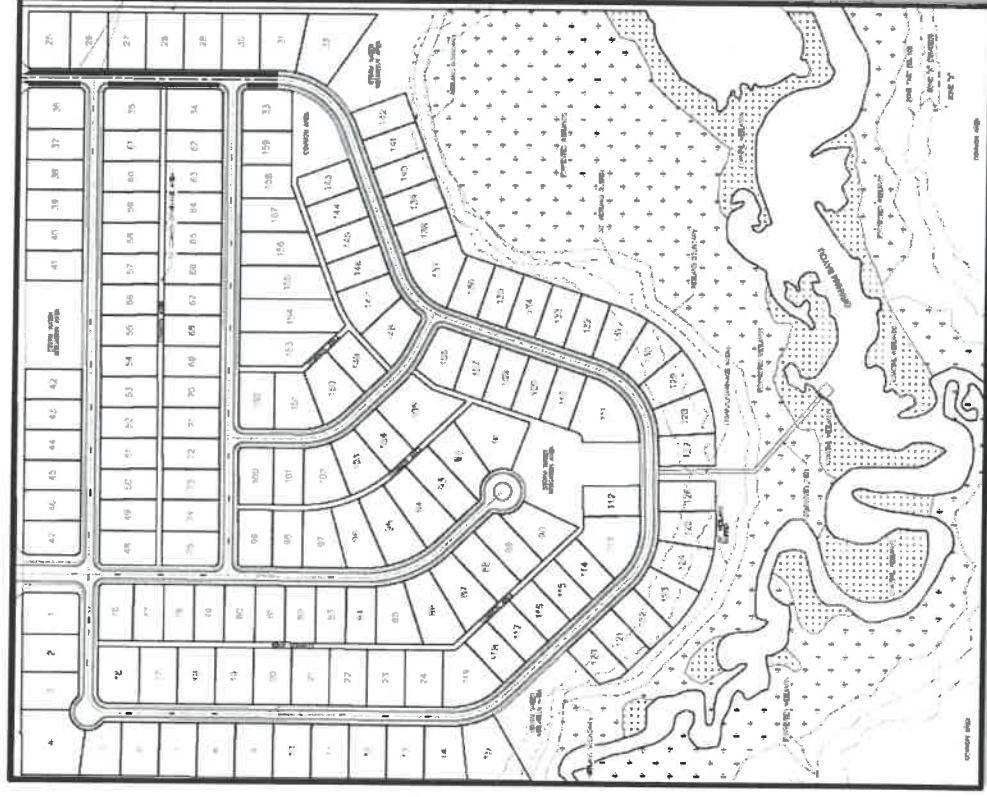
- Total Site Area – 124.26 Acres
- Total Number of Lots – 159
- Proposed Density – 1.28 DU/AC
- Total Green Space – 45.71 Acres (36.79% of Total Site)
- Current Zoning – Agricultural Open Space
- Proposed Zoning – Planned Unit Development



LOT SIZE DATA

LOT SIZE DISTRIBUTION

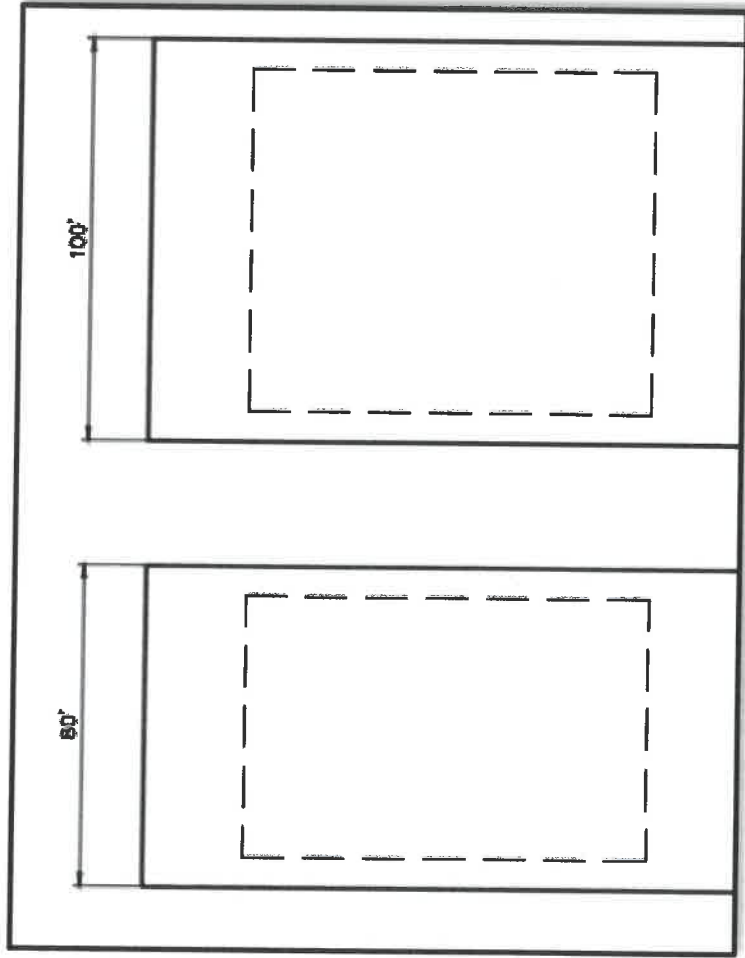
- 100' Lots – 36 Lots
- 80' Lots – 123 Lots



LOT TYPICALS

PROPOSED LOT SIZES

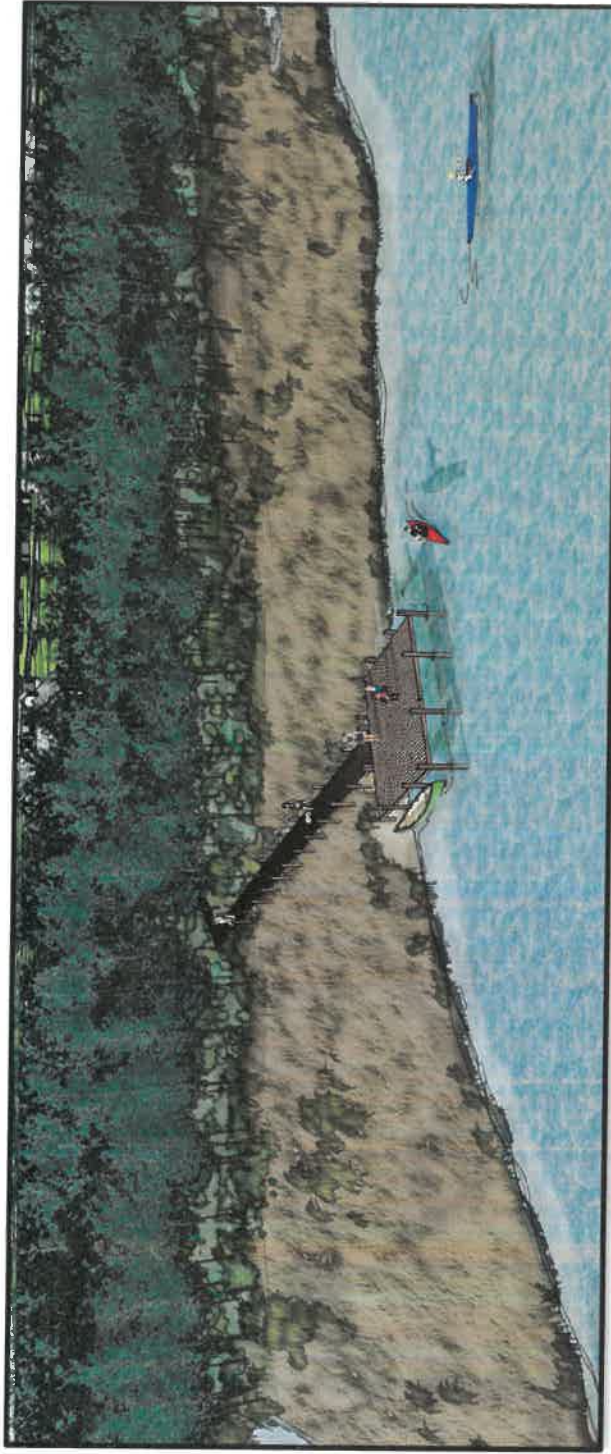
- 80' Lots
 - SETBACKS
 - FRONT - 25'
 - REAR - 25'
 - SIDE - 10'
- 100' Lots
 - SETBACKS
 - FRONT - 25'
 - REAR - 25'
 - SIDE - 10'



AMENITIES

PROPOSED AMENITIES

- Community Pier
- Kayak Launch
- Bike Path & Community Trail



PROPOSED PRODUCT

TRULAND HOMES

- Signature Side Entry
- Signature Courtyard



PROJECTED HOME PRICE RANGE		
100' Lots	80' Lots	
\$500s	Mid – High \$400s	



Projected Home Values Based on Market Conditions and Subject to Change



ECONOMIC IMPACT DATA

1st YEAR TOTAL IMPACT TO LOCAL AREA

Local Income	Business Owner Income	Wages & Salaries	Local Taxes
\$71,660,414	\$3,500,142	\$8,160,313	\$1,365,943

5 YEAR TOTAL IMPACT TO LOCAL AREA

Local Income	Business Owner Income	Wages & Salaries	Local Taxes
\$19,981,293	\$5,375,842	\$14,606,305	\$3,429,538

10 YEAR TOTAL IMPACT TO LOCAL AREA

Local Income	Business Owner Income	Wages & Salaries	Local Taxes
\$28,302,172	\$7,251,542	\$21,052,297	\$5,493,134

Estimated Impact of Construction of 100 Single Family Units Based on Population Per Capita Figures from National Association of Homebuilders





Planned Unit Development

SITUATED IN SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 4 EAST AND SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 5 EAST
BALDWIN COUNTY, ALABAMA

THE WEST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER AND THE WEST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER LYING NORTH OF GRAHAM BAYOU AND ALL OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER LYING SOUTH OF GRAHAM BAYOU, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF GRAHAM BAYOU, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 5 EAST, CONTAINING APPROXIMATELY 138 ACRES.

[illegible][illegible]

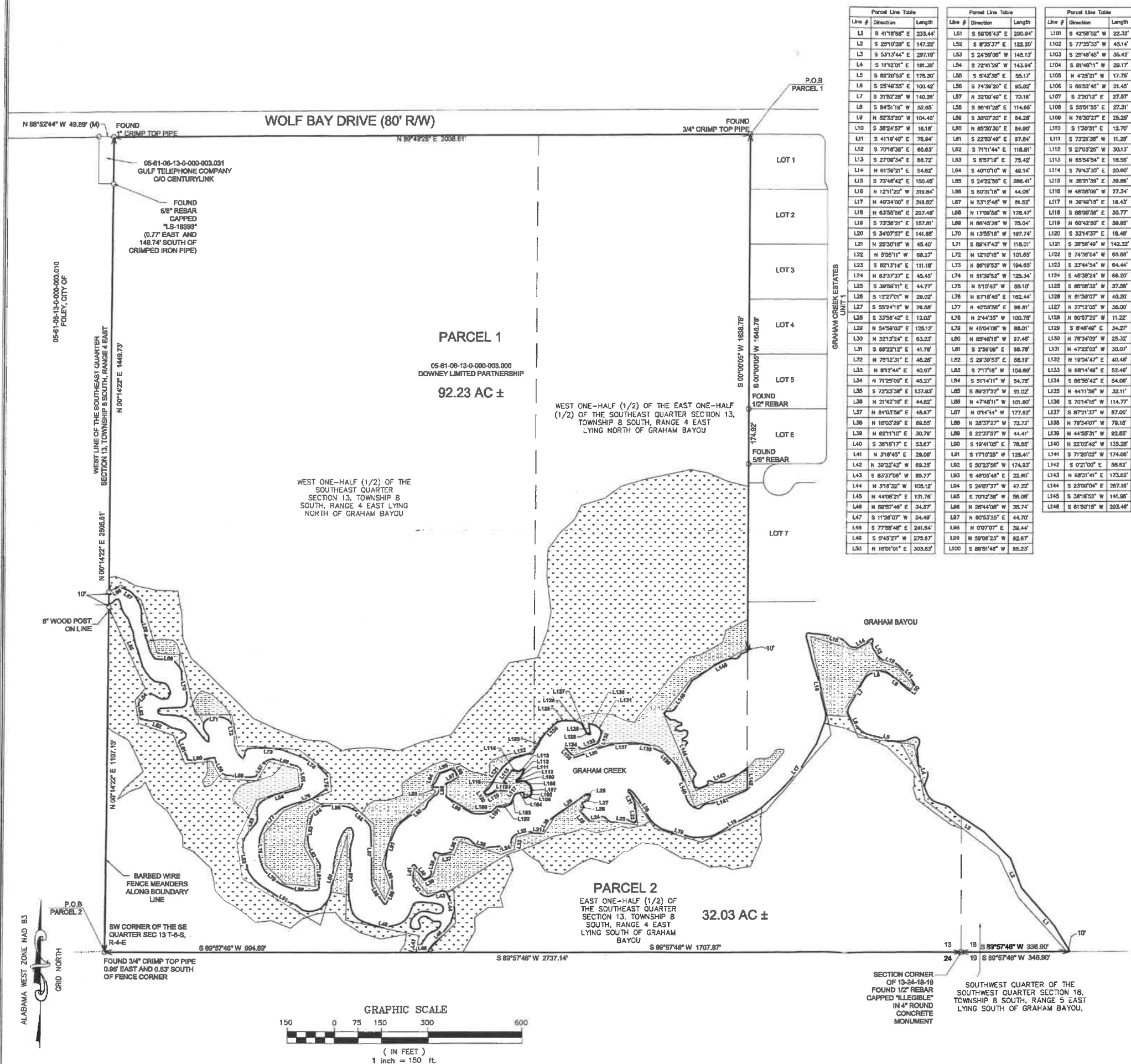
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL, SHOWING HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
3. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER BY SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (FIRM #0103020504, EFFECTIVE DATE APRIL 19, 2019), THIS SITE LIES WITHIN ZONE X ZONE X SHADED WITH 0.2% CHANCE ANNUAL FLOOD AND ZONE X ZONE X UNSHADED WITH 1% CHANCE ANNUAL FLOOD. THIS SURVEY WAS PREPARED FOR: TERRACORE
6. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
7. THE SHORELINE AND WETLAND (FORESTED AND MARSH) LINES WERE PROVIDED BY VOLKERT DATED AUGUST 2021 AND USED TO DETERMINE THE SHORELINE ALONG THE SHORELINE OF GRAHAM CREEK AND GRAHAM BAYOU.

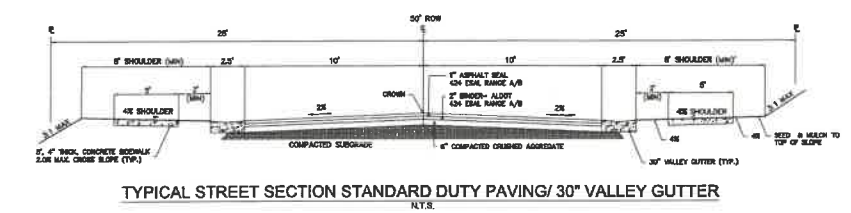
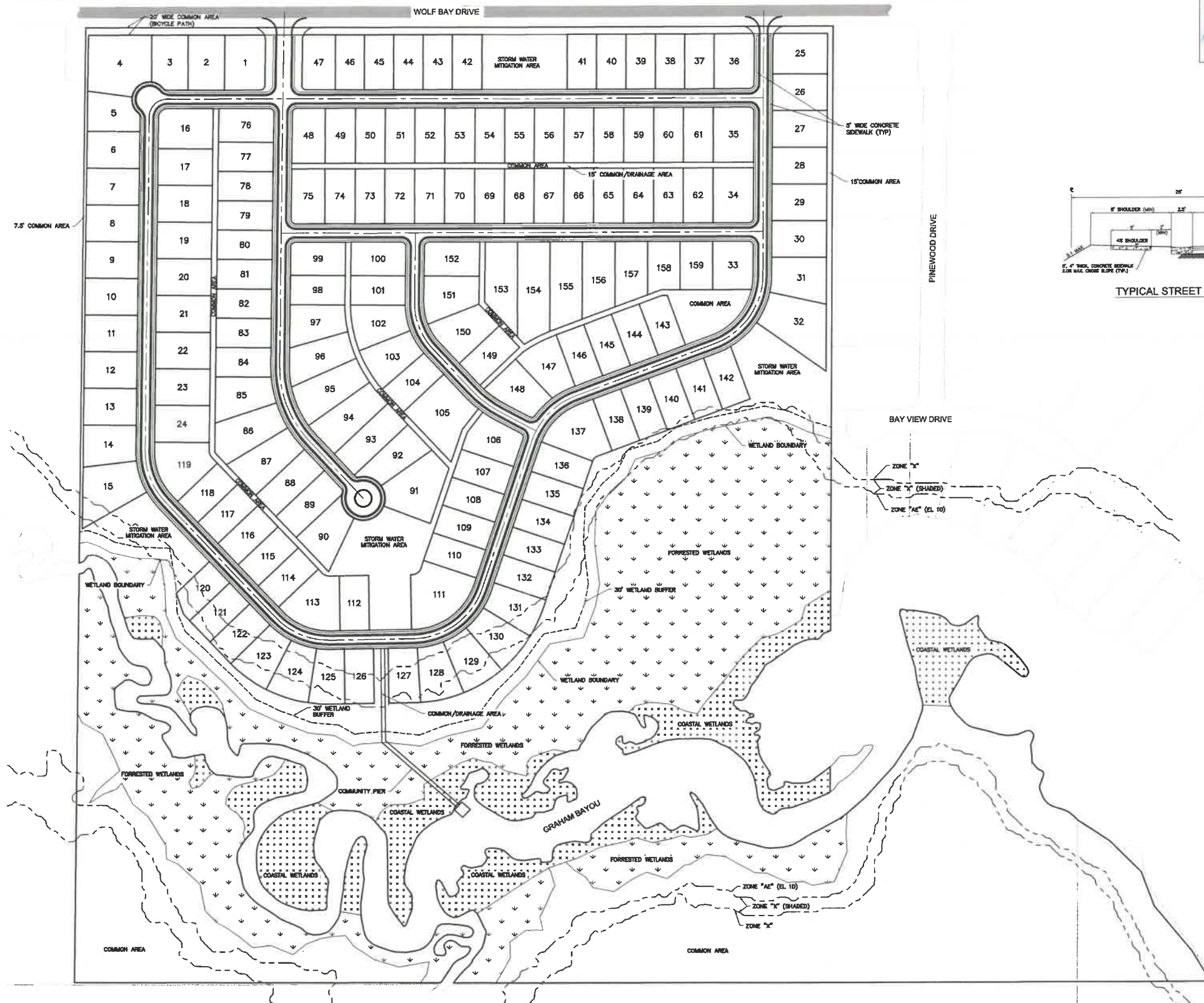
B.C. JOHNSON DATE: March 16, 2022
ALABAMA LICENSE NO. 23004

DOWNNEY PROPERTY

EDG
ENGINEERING DESIGN GROUP
CIVIL ENGINEERING • LAND SURVEYING
(203) 648-0860 (FAX) (203) 648-0861

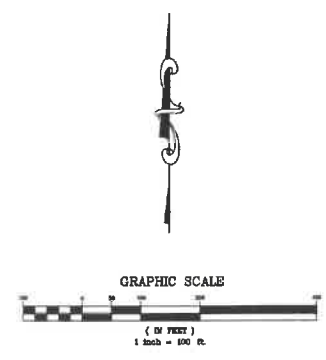
1 OF 1





SITE DATA TABLE	
PARCEL ID #:	05-81-06-13-0-000-003.000
PIN #:	11220
CURRENT ZONING:	AGRICULTURAL OPEN SPACE (AO)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL PARCEL ACREAGE:	124.28 AC
AREA NORTH OF GRAHAM BAYOU	
WETLAND:	18.27 AC
UPLAND:	73.98 AC
TOTAL:	92.25 AC
AREA SOUTH OF GRAHAM BAYOU	
WETLAND:	8.75 AC
UPLAND:	22.24 AC
TOTAL:	31.00 AC
TOTAL USABLE AREA:	96.25 AC
COMMON AREA ACREAGE:	45.71 AC (36.79%)
TOTAL WETLAND ACREAGE:	28.06 AC
TOTAL CALCULATED DENSITY:	159 LOTS/ 124.28 AC= 1.28 LOTS/AC
CALCULATED DENSITY EXCLUDING WETLAND:	159 LOTS/ 96.20 AC= 1.65 LOTS/AC
TOTAL LOT COUNT:	159
LOT SIZE DISTRIBUTION:	
36 - 100' WIDE LOTS (1-36)	
123 - 80' WIDE LOTS (37-159)	
SETBACKS (MINIMUM):	
100' LOTS:	
FRONT: 25'	
REAR: 25'	
SIDE: 10' (15' ON CORNER LOTS)	
80' LOTS:	
FRONT: 25'	
REAR: 25'	
SIDE: 10' (15' ON CORNER LOTS)	

SEWER SERVICE FOR THIS PROJECT IS PROPOSED TO BE COLLECTED VIA A LOW PRESSURE SEWER SYSTEM WITH INDIVIDUAL RESIDENTIAL GRINDERS AT EACH RESIDENCE. THIS SYSTEM WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH RIVERA UTILITY STANDARDS.



PRELIMINARY
NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL 36768
120 BIRCHWOOD CIRCLE SUITE 300
(205) 431-1158
FOLEY, AL 36546
21108 STATE HIGHWAY 98
FOLEY, AL 36546
(251) 541-8869

PROJECT NAME:
EAGLES LANDING AT GRAHAM CREEK

PROJECT ADDRESS:
**WOLF BAY DRIVE
FOLEY, ALABAMA**

PROJECT TYPE:
OVERALL SITE PLAN

DRAWN BY:
BOB

CHECKED BY:
BOB

PROJECT NO:
P-17090004

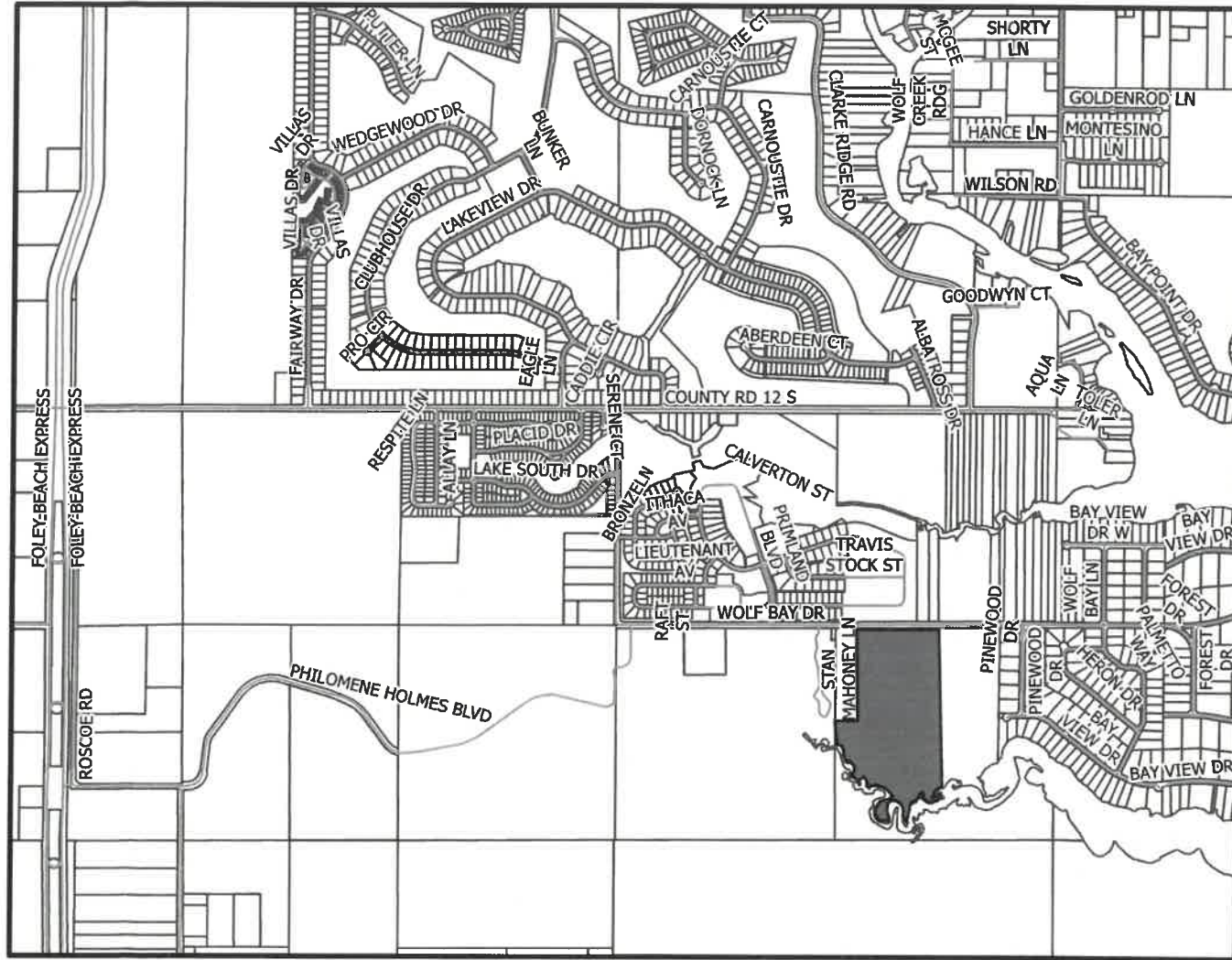
DATE:
PUD_1

DATE:
May 3, 2022

SHEET:
EXB



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 92.23 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located S. of Wolf Bay Dr. and E. of Stan Mahoney Ln. Applicant is Downey Family Limited.

Anyone interested in this proposed rezoning request maybe heard at a public hearing scheduled for April 20, 2022 in the City Hall Council Chambers located at 407 W. Laurel Ave. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman