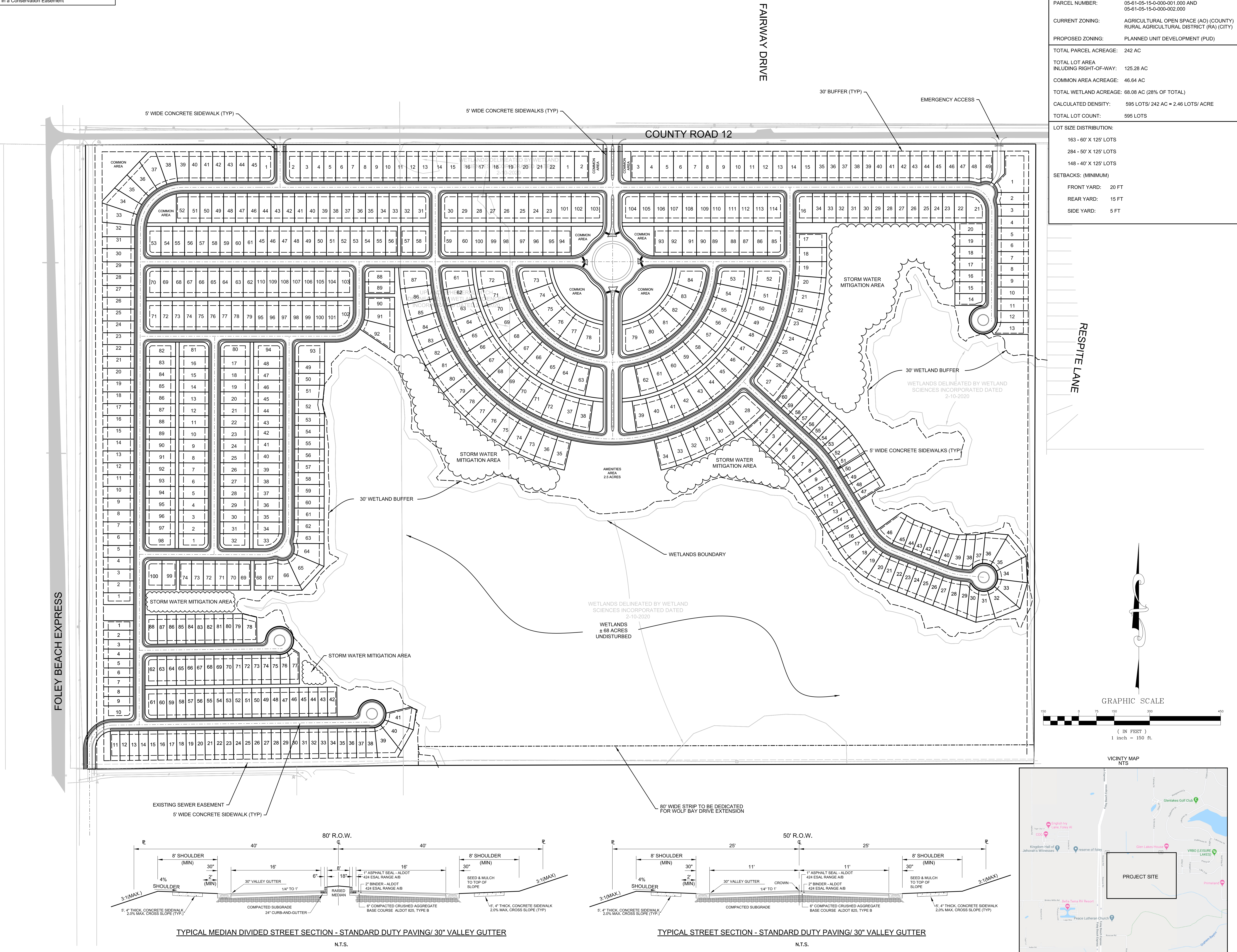
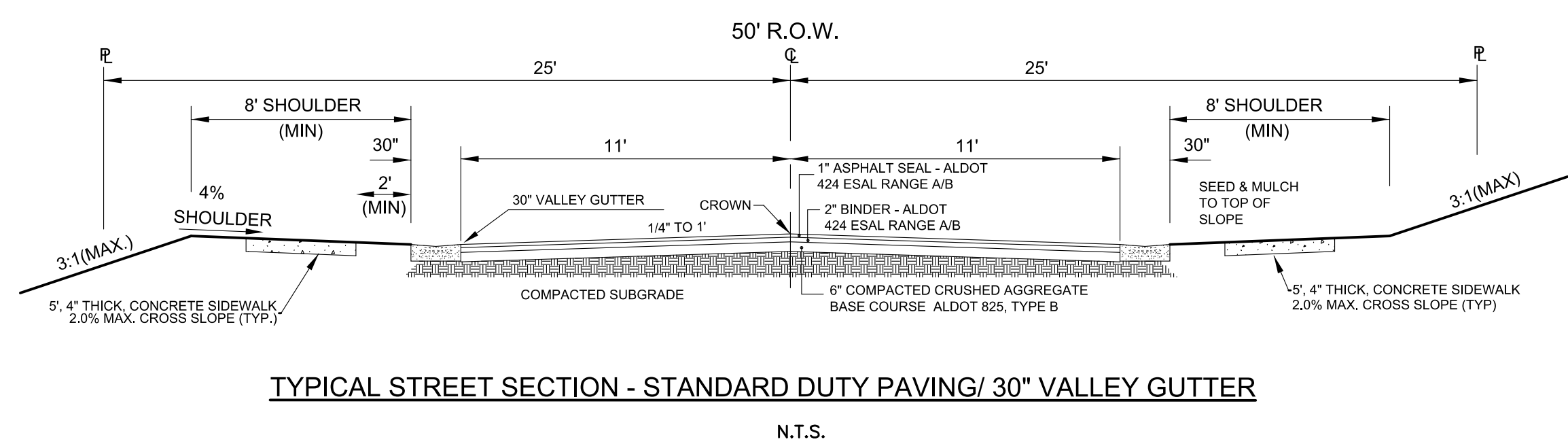
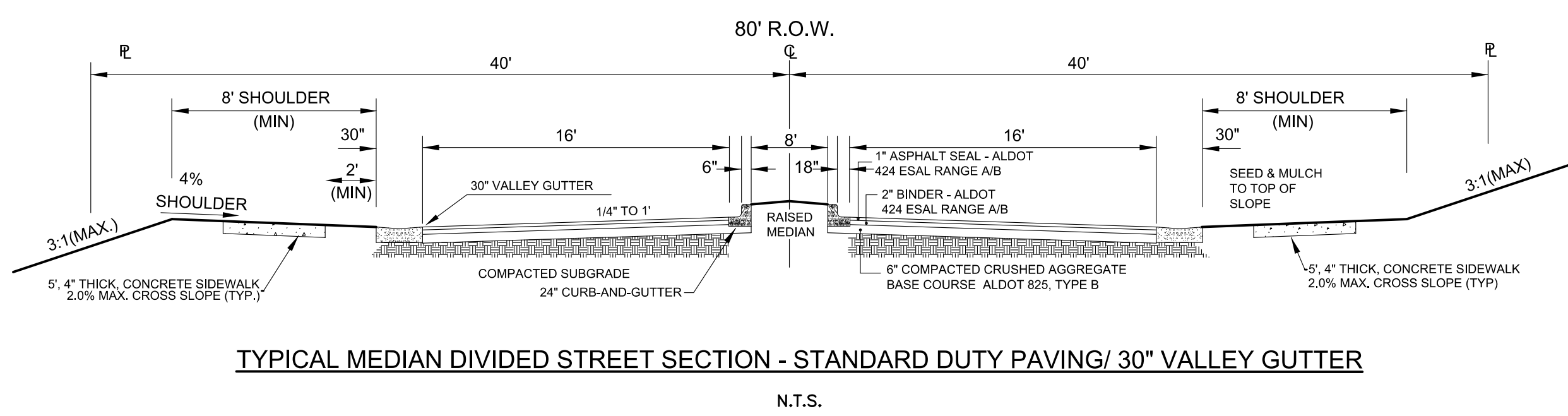


Notes Per Planning Commission:
1. All Right-of-Way Improvements to CR 12 shall be Completed with Phase 1
2. Wetland Area to be Placed in a Conservation Easement



SITE DATA TABLE	
SITE ADDRESS:	22250 COUNTY ROAD 12 FOLEY, ALABAMA 36530
PARCEL NUMBER:	05-61-05-15-0-000-001.000 AND 05-61-05-15-0-000-002.000
CURRENT ZONING:	AGRICULTURAL OPEN SPACE (AO) (COUNTY) RURAL AGRICULTURAL DISTRICT (RA) (CITY)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL PARCEL ACREAGE:	242 AC
TOTAL LOT AREA INCLUDING RIGHT-OF-WAY:	125.28 AC
COMMON AREA ACREAGE:	46.64 AC
TOTAL WETLAND ACREAGE:	68.08 AC (28% OF TOTAL)
CALCULATED DENSITY:	595 LOTS/ 242 AC = 2.46 LOTS/ ACRE
TOTAL LOT COUNT:	595 LOTS
LOT SIZE DISTRIBUTION:	163 - 60' X 125' LOTS 284 - 50' X 125' LOTS 148 - 40' X 125' LOTS
SETBACKS: (MINIMUM)	FRONT YARD: 20 FT REAR YARD: 15 FT SIDE YARD: 5 FT



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
DRAWN BY:	EAF
CHECKED BY:	WHL
PROJECT NO.:	F DRH0005 - ROBERTS COVE
CAD FILE:	PLOT LAYOUT.DGN
DATE:	DECEMBER 15, 2020

PROJECT: ROBERTS COVE
PLANNED UNIT DEVELOPMENT
FOLEY, ALABAMA
TITLE: OVERALL SITE PLAN

305 SOUTH ALSTON STREET
FOLEY, AL 36535
TEL - (251) 943-8960
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING LAND SURVEYING
(251) 943-8960

SHEET NO. EXB