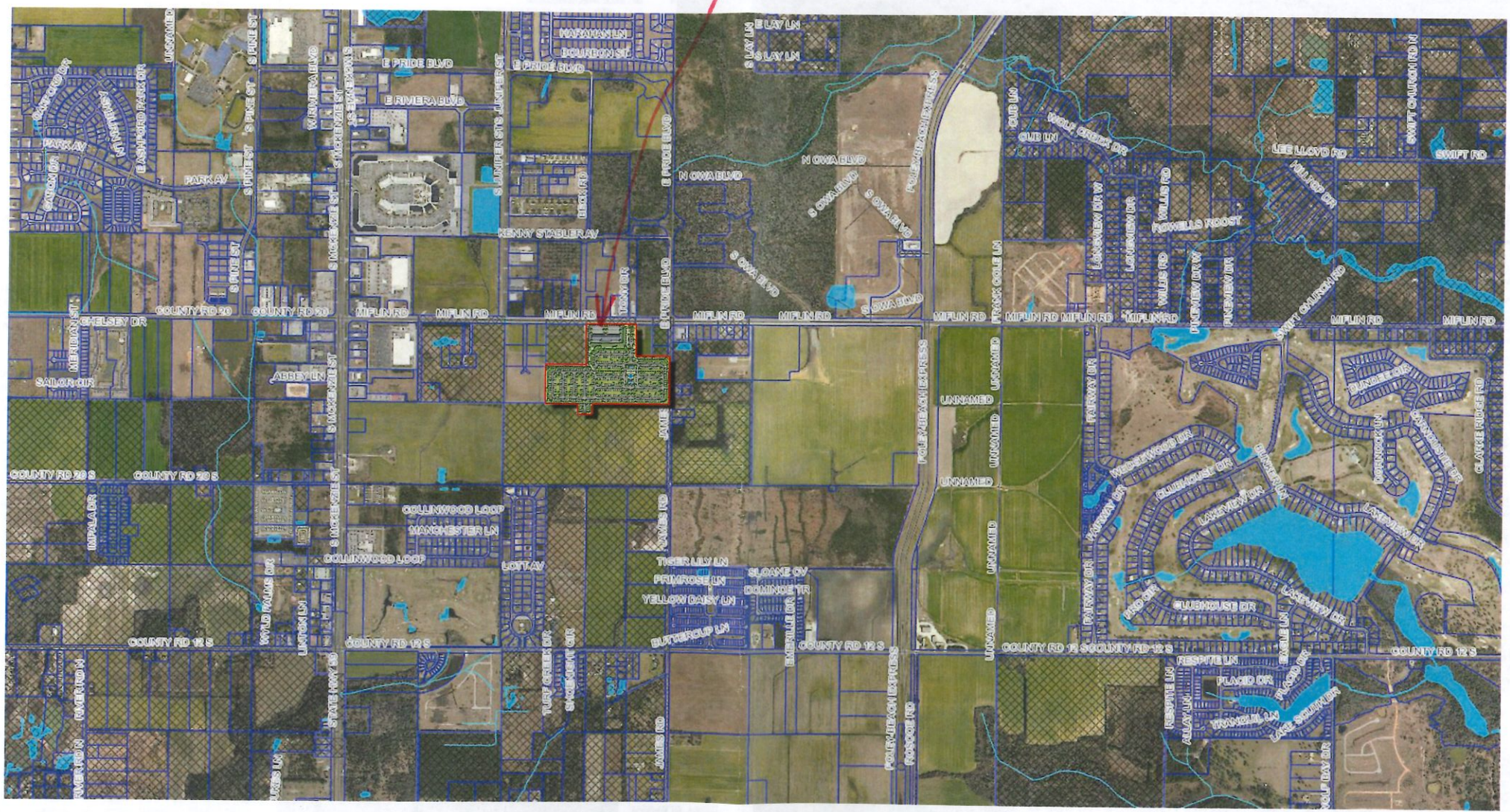
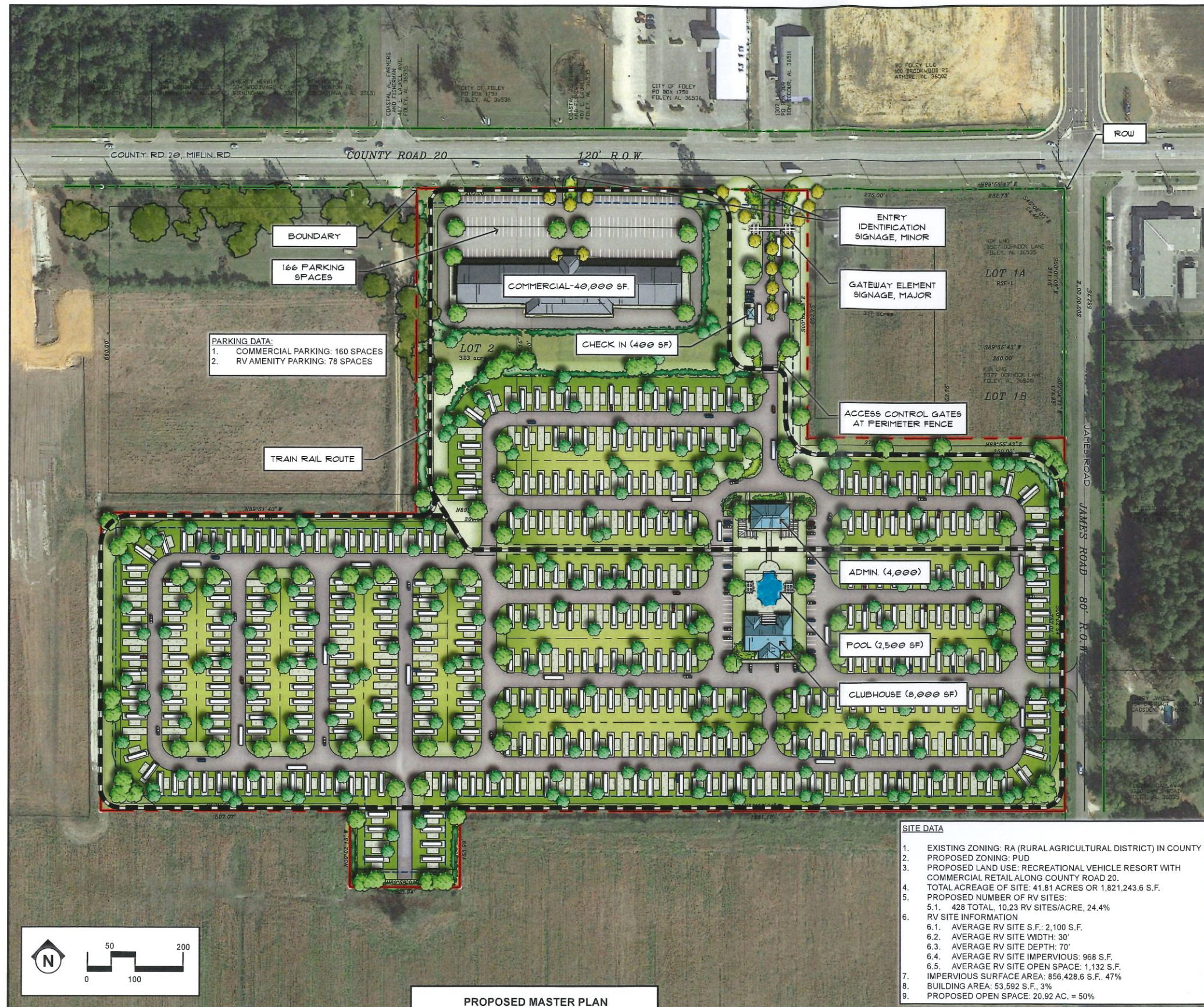


Parcel Pins : 026102  
367206



SITE CONTEXT MAP  
NOT TO SCALE





**PUD NARRATIVE:**  
GRAND RIVIERA RV RESORT IS A PROPOSED RESORT/HOSPITALITY DEVELOPMENT INTENDED TO ACCOMMODATE THE CONTINUALLY GROWING RV 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 GUESTS TO ENJOY OUR FINE CITY. BESIDES ITS PROXIMITY TO MANY LOCAL DESTINATIONS, GRAND RIVIERA WILL PROVIDE MANY ONSITE AMENITIES FOR ITS GUESTS, INCLUDING POOL AND RECREATION AMENITIES, WALKING TRAIL, AN ONSITE TRAIN RIDE, LUSH LANDSCAPING, AND COZY SITES. THE RETAIL SITE WILL OFFER ANOTHER OPPORTUNITY FOR THE CR 20 CORRIDOR TO GROW AS A DESTINATION CORRIDOR IN OUR CITY, PROVIDE JOBS AND RETAIL/OFFICE SQUARE FOOTAGE, AND SALES TAX REVENUE. BEING TUCKED AWAY FROM CR 20, THE GRAND RIVIERA WILL QUIETLY HOST ITS GUESTS ALONG A CORRIDOR THAT IS ALREADY BUILT TO ACCOMMODATE THIS AREA'S GROWTH. THE GRAND RIVIERA RV RESORT WILL FILL A GROWTH MARKET NEED, 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 OPERATION
- SALES AND BED TAX REVENUE
- ATTRACTIVE SIGNAGE ALONG CR20
- COMPLEMENTS CURRENT DEMAND AND SERVES FOLEY SPORTS TOURISM COMPLEX PATRONS/GUESTS/ SPECTATORS
- PRIVATE STREETS, THUS LESSENING MAINTENANCE COSTS TO CITY VS OTHER DEVELOPMENT TYPES
- MULTIPLE EXIT POINTS FROM PROPERTY, THUS IMPROVING AREA TRAFFIC FLOW

**PRIVATE BENEFITS:**

- HIGH-QUALITY COMMON AMENITIES, SUCH AS POOL, CLUBHOUSE, BOCCIE BALL, HORSESHOES, ETC.
- MULTI-MODAL CIRCULATION INCLUDING A WALKING TRAIL AND TRAIN RIDE, WHICH COULD BE CONNECTED TO A BROADER NETWORK WITH PARTNERSHIP(S)
- LUSH LANDSCAPING CREATING PERIMETER BUFFER AND COZY SITES
- PROXIMITY TO LOCAL DESTINATIONS
- PROXIMITY TO ONSITE RETAIL
- ATTRACTIVE CLUBHOUSE ARCHITECTURE AND OTHER LANDSCAPE ARCHITECTURE

**SITE LOCATION AND SIZE WITH LEGAL DESCRIPTION:**

SURVEY INCLUDED IN APPLICATION SET AS SHEET 3 OF 3.

**OWNERSHIP INTERESTS:**

DOCUMENTS INCLUDED IN APPLICATION SET.

**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 GRAPHIC AT LEFT.

**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) THIS SITE WILL BE HELD IN SINGLE OWNERSHIP. THE RV RESORT WILL BE OPERATED AS ITS OWN BUSINESS ENTITY, AND THE RETAIL WILL BE OPERATED SIMILARLY.

**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) THE BUILDINGS ON SITE ARE NOTED ON THE PLAN AND NAMED DESCRIPTIVELY.

**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 PRIVATELY OWNED. WATER, SEWER AND ELECTRIC TO BE CONNECTED TO ON EITHER CR20 OR JAMES ROAD. 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 UPON THE USE OF THE LAND, BUILDINGS AND STRUCTURES INCLUDING PROPOSED EASEMENTS FOR PUBLIC UTILITIES) GIVEN THE RELATIVE SIMPLICITY OF THE PROJECT, THERE ARE NO MAJOR COVENANTS OR RESTRICTIONS. THE BUSINESSES WILL OPERATE PER STANDARD PRACTICE.

**PARKING/PEDESTRIAN ACCOMMODATIONS:**

(THE PROVISIONS FOR PARKING VEHICLES AND THE FUNCTION AND LOCATION OF VEHICULAR AND PEDESTRIAN SYSTEM FACILITIES) THE RV RESORT PROVIDES AMPLE PAD PARKING, GUEST PARKING ON THE PADS, AND PARKING AT THE AMENITY AREA. PEDESTRIANS WILL WALK ALONG THE WIDE STREETS, PER COMMON PRACTICE PER THIS DEVELOPMENT TYPE. PEDESTRIANS ALSO WILL HAVE A TRAIL SYSTEM THAT WILL CONNECT TO CR20 SITEDWALKS AND THE ADJACENT MINI-GOLF SITE.

**OPEN SPACE:**

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

**PHASE DEVELOPMENT:**

(IN THE CASE OF PLANS WHICH CALL FOR DEVELOPMENT OVER A PERIOD OF YEARS, A SCHEDULE SHOWING THE PROPOSED TIMES WITHIN WHICH APPLICATION FOR FINAL APPROVAL OF ALL SECTIONS OF THE PLANNED UNIT DEVELOPMENT ARE INTENDED TO BE FILED) THE PROJECT IS INTENDED TO BE BUILT IN ONE PHASE

**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) IN LIEU OF A FULL SIGNAGE PLAN, THE LOCATIONS FOR SIGNAGE ARE NOTED TO THE LEFT.

THE REASON A PLANNED UNIT DEVELOPMENT WOULD BE CONSISTENT WITH THE CITY'S STATEMENT OF PURPOSE ON PLANNED UNIT DEVELOPMENT. THE MAIN REASON IS THAT THIS IS A MIXED-USE DEVELOPMENT THAT DOES NOT FIT OTHER ZONING CLASSES BECAUSE OF THE RV USE. HOWEVER, WITH THE WEALTH OF OPEN SPACE THAT A DEVELOPMENT OF THIS TYPE PROVIDES, THAT ALSO FITS THE SPIRIT OF THE PUD ORDINANCE WELL.

# Grand Riviera RV Resort - Foley, Alabama

Master Planning

