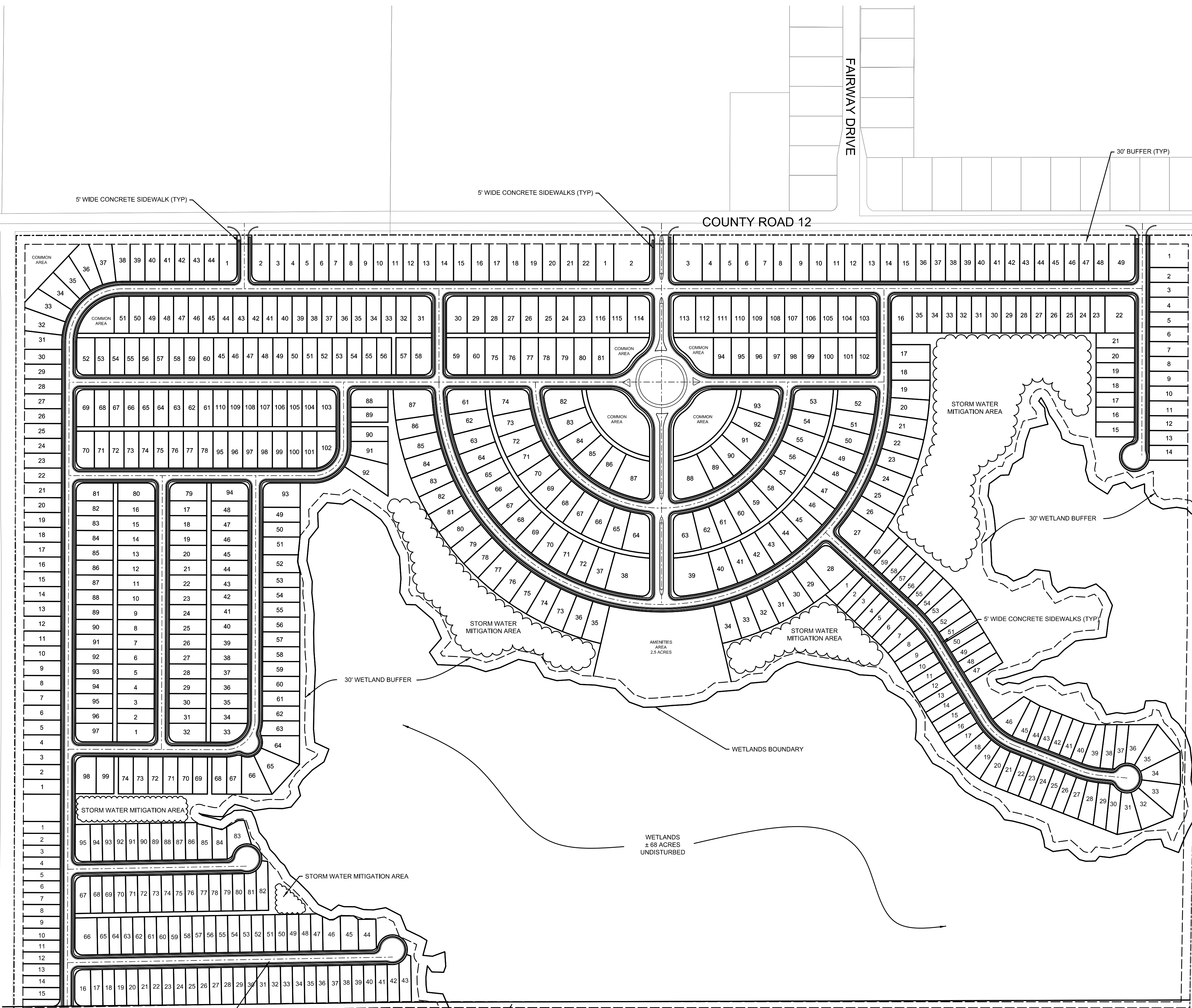
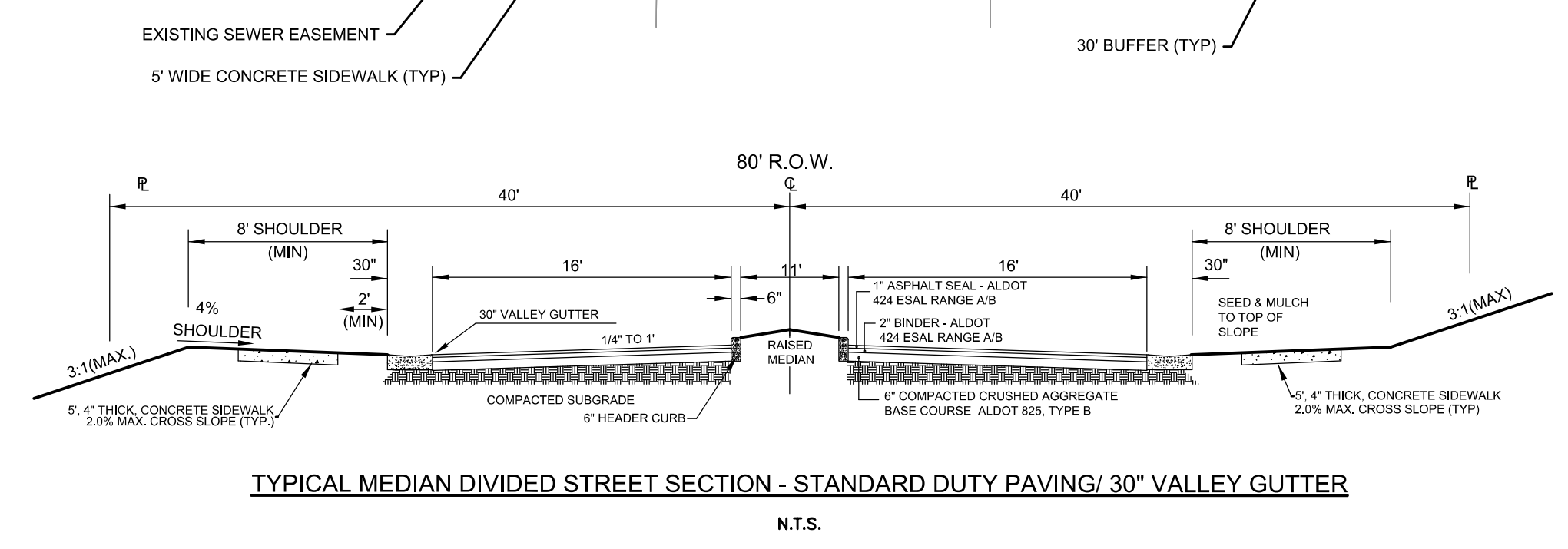
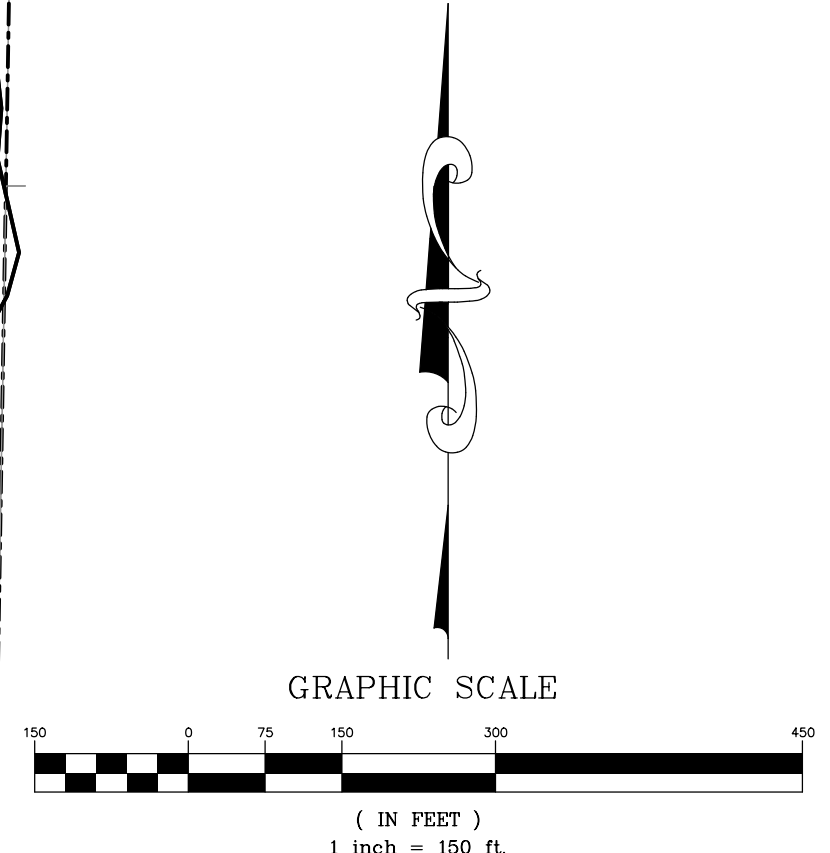
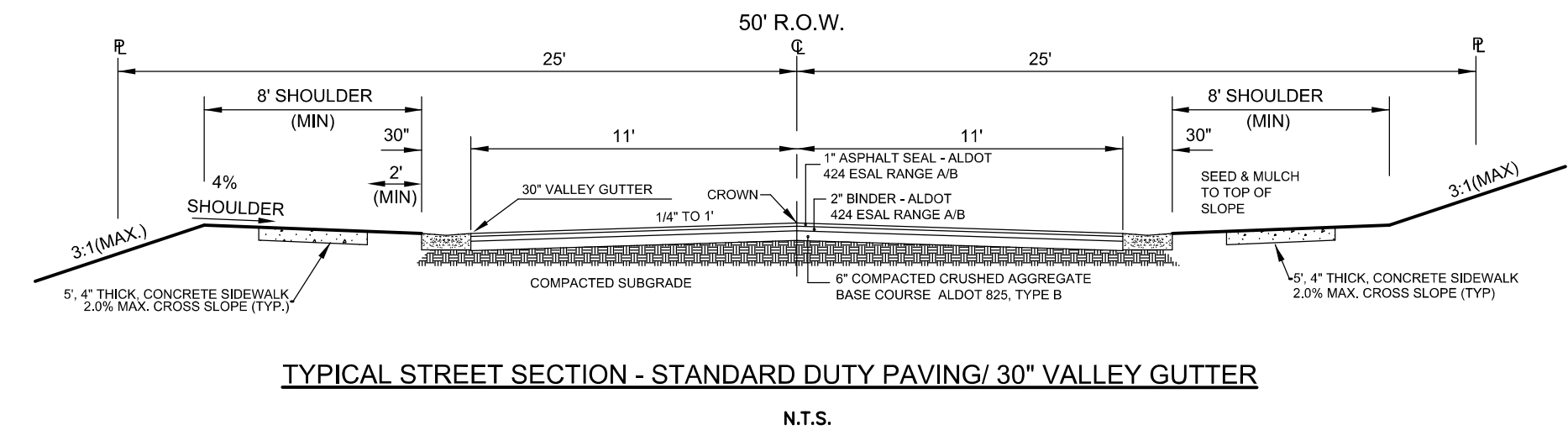




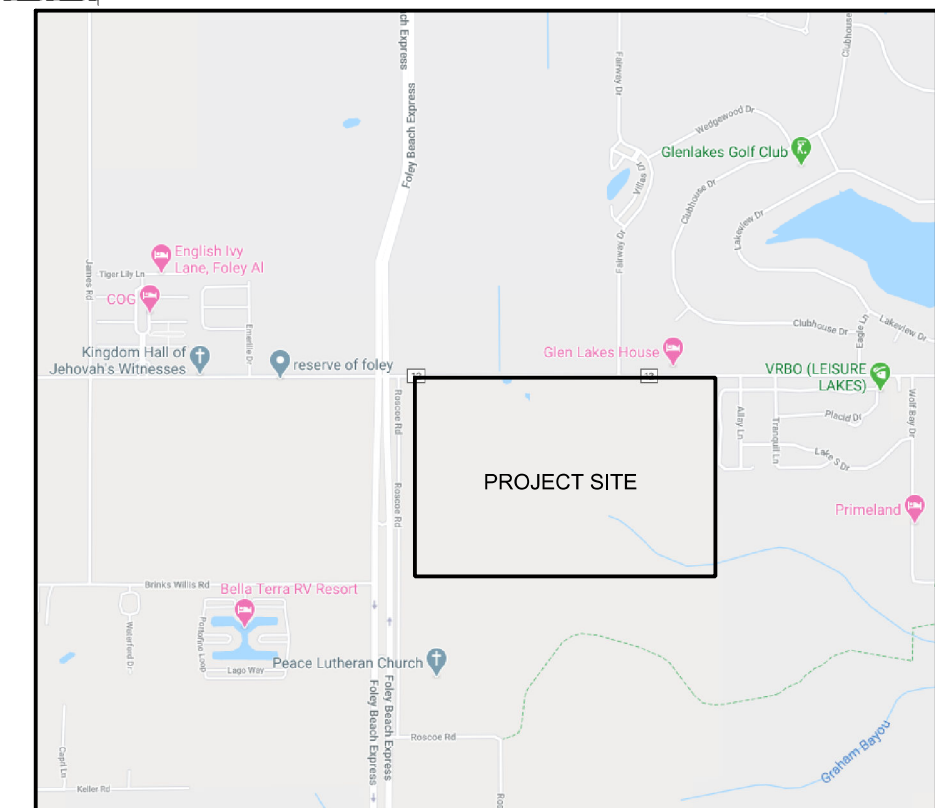
SITE DATA TABLE	
SITE ADDRESS:	22290 COUNTY ROAD 12 FOLEY, ALABAMA 36530
PARCEL NUMBER:	05-61-05-15-0-000-001.000 AND 05-61-05-15-0-000-002.000
CURRENT ZONING:	AGRICULTURAL OPEN SPACE (AO) (COUNTY) RURAL AGRICULTURAL DISTRICT (RA) (CITY)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL PARCEL ACREAGE:	240.00 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:	603 LOTS/ 240 AC = 2.51 LOTS/ ACRE
TOTAL LOT COUNT:	603 LOTS
LOT SIZE DISTRIBUTION:	
	165 - 60' X 125' LOTS
	283 - 50' X 125' LOTS
	155 - 40' X 125' LOTS
SETBACKS: (MINIMUM)	
FRONT YARD:	15 FT
REAR YARD:	20 FT
SIDE YARD:	5 FT



TYPICAL MEDIAN DIVIDED STREET SECTION - STANDARD DUTY PAVING/ 30" VALLEY GUTTER
N.T.S.



TYPICAL STREET SECTION - STANDARD DUTY PAVING/ 30" VALLEY GUTTER
N.T.S.



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY:	EAF
CHECKED BY:	WHL
PROJECT NO.:	F_DRH0005 - ROBERTS COVE
CAD FILE:	PLOT LAYOUT.DGN
DATE:	AUGUST 13, 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**