



# BALDWIN COUNTY COMMISSION

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## PLANNING AND ZONING DEPARTMENT

### *Main Office*

22251 Palmer Street  
Robertsdale, AL 36567  
Phone: (251) 580-1655  
Fax: (251) 580-1656

### *Foley Office*

201 East Section Avenue  
Foley, AL 36535  
Phone: (251) 972-8523  
Fax: (251) 972-8520

## **Planned Residential Developments (PRD)**

### **Large-Scale Site Plan Submittal Requirements**

*A large-scale planned residential development is defined as occupying one thousand (1,000) contiguous acres or more.*

*If the Conceptual Plan and required submittals are approved by the County, the applicant(s) must then and in that event, submit Final Site Plans in accordance with the approved phasing schedule and for each phase of the project prior to any commencement of development activity.*

**A Large-Scale Planned Residential Development Conceptual Site Plan shall include four (4) copies, preferably at a scale of 1" = 100' and one (1) 11 x 17 copy:**

- Proposed land uses, housing types, or building types by generalized area.
- Proposed common areas and open space, showing proposed uses (i.e. recreation, detention, park, school, church, etc...)
- Proposed pedestrian pathways and bicycle paths.
- Proposed location of the internal major and minor street system, the adjacent external street system and connections to the adjacent external street system, and typical sections of proposed streets.
- The location, type and total gross square footage of all non-residential uses.
- A development schedule with a generalized phasing schedule, if appropriate.
- Plans for traffic and circulation inside and outside the development in the immediate vicinity.

**A Conceptual Plan written summary shall be submitted to the County and shall include the following:**

- A narrative that generally describes the entire project.
- A statement of the present ownership and a legal description of the property.
- Proposed land uses and development standards, density, height, yard requirements, typical lot configurations and proposed restrictive covenants.
- Tables showing the maximum number, type and density of dwelling units proposed for each phase or site, and land use.
- Statement regarding proposed dedication or reservation of land for public use, including streets, easements, parks and school sites.
- Statement regarding water, sewer, electrical, telephone, fire protection and solid waste collection service for the proposed development.
- Statement regarding the general method proposed for stormwater management and erosion control.
- A traffic study shall be performed and submitted with a written summary. The study shall cover an area of influence from the proposed development to the nearest north-south major arterial and east-west major arterial.
- A statement indicating the type of legal instrument that will be created to provide for the management of common areas.
- A proposed parking and loading schedule for each land use type.

**A Conceptual Utility Service Plan shall be submitted and include the following:**

- A Generalized Utility Plan indicating the location and size of existing water and sewer lines, as well as any proposed offsite utility upgrades.
- A Statement of Utility Service Commitment for the water, sewer, electric and telephone utility providers. This Statement of Commitment must include that the utility provider is willing and financially capable of providing service to the development at present and in the future. It should also make reference to any immediate or future infrastructure upgrades that will be required due to said development, and at what stage of development these upgrades will be necessary.
- A letter from the fire chief of the fire district that will serve the development, stating that the department is capable of providing fire protection for the development and that the utilities, general layout, and building types will not reflect negatively on the current ISO rating of the citizens in that fire district. If a new fire district is to be created, then a similar letter from the responsible individual who intends to create such fire district is required. Proof of the creation of said fire district is required prior to Preliminary Plat or Final Site Plan approval.

Case No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Application Fee: \_\_\_\_\_ Receipt No: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_

# ***Baldwin County Planned Residential Development Site Plan Application***

22251 Palmer Street  
Robertsdale, AL 36567  
Phone: (251) 580-1655 Fax: (251) 580-1656

## **Applicant**

Are you the property owner?      Yes      No  
(If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ e-mail: \_\_\_\_\_

## **Site Information**

Zoned    Planning District: \_\_\_\_\_    Zoning: \_\_\_\_\_    Unzoned

Parcel ID Number: 05-\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

PRD Location: \_\_\_\_\_

Flood Zone: \_\_\_\_\_    Acreage: \_\_\_\_\_    Number of Units: \_\_\_\_\_

## **Utility Information**

Electrical Provider: \_\_\_\_\_    Telephone Provider: \_\_\_\_\_

Sewer Provider: \_\_\_\_\_    Water Provider: \_\_\_\_\_



Engineer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ e-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ e-mail: \_\_\_\_\_

**I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this planned residential development site plan and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning and subdivision requirements as set forth in the Baldwin County Zoning Regulations and Baldwin County Subdivision Regulations and understand that I must be present on the date of the Planning and Zoning meeting.**

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_