



# Baldwin County Planning & Zoning Department

## Baldwin County Commission Staff Report

**Case No. PRD25-08**  
**Point Clear Golf Club – Phase 1 Final Site Plan**  
**January 20, 2026**

### Subject Property Information

**Planning District:** 26  
**General Location:** Located west of County Rd 3 and north of County Rd 24  
**Physical Address:** No address provided  
**Parcel Numbers:**

05-56-03-07-0-000-001.000 - 5815
05-56-03-07-0-000-003.000 - 33951
05-56-03-07-0-000-003.001 - 26931
05-56-03-07-0-000-004.000 - 39776
05-56-03-08-0-000-011.000 - 62994
05-56-03-08-0-000-012.000 - 28753
05-56-03-08-0-000-013.000 - 58800
05-56-03-08-0-000-013.001 - 59610
05-56-03-08-0-000-015.000 - 63316
(PORTION 39.331 AC)

**Existing Zoning:** RA, Rural Agricultural District and RSF-1, Residential Single Family  
**Existing Land Uses:** Vacant  
**Proposed Land Use:** Residential and Golf Course  
**Acreage:** 309.87 ± acres (total)  
**Applicant:** JADE Consulting, LLC  
PO Box 1929  
Fairhope, AL 36532  
**Owner:** Kenny McLean, Jr.  
PO Box 769  
Point Clear, AL 36532  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RA, Rural Agricultural District RSF-1, Single Family District RSF-2, Single Family District
South	Residential	RA, Rural Agricultural District
East	Residential	Unzoned, PD 17
West	Vacant	RA, Rural Agricultural District

## Summary

The development comprise approximately 309.87 acres within Planning District 26. Currently, the properties within Planning District 26 are zoned RA, Rural Agricultural District and RSF-1, Residential Single Family. The applicant is requesting final site plan approval for a Planned Residential Development (PRD), with 123 lots and golf course. The Rural Agricultural zoning permits a density of 0.33 units per acre, while Residential Single-Family (RSF-1) zoning allows for 1.4 units per acre. The overall development density is approximately 0.42 units per acre. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density. The Conceptual Site Plan was approved in July of 2025.

## Current Zoning Requirements

### Section 3.2 RA Rural Agricultural District

**3.2.1 Generally.** This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

**3.2.2 Permitted uses.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

**3.2.3 Special exceptions.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

*3.2.4 Conditional Use Commission Site Plan Approval.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.
- (c) The following general commercial uses: low density recreational vehicle park (see Section 13.9: *Recreational Vehicle Parks*).
- (d) The following local commercial uses: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

*3.2.5 Area and dimensional ordinances.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, Section 12.4: *Height Modifications*, Section 12.5: *Yard Requirements*, Section 12.6: *Coastal Areas*, Section 12.8: *Highway Construction Setbacks*, Section 18.4 *Variances*, and Article 20: *Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

*3.2.6 Area and dimensional modifications.* Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

## **Section 4.2 RSF-1, Single Family District**

**4.2.1 Generally.** This zoning district is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots.

**4.2.2 Permitted uses.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-1 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-1 zoned parcel where no primary dwelling currently exists.

**4.2.3 Conditional Use Commission Site Plan Approval.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

**4.2.4 Special exception.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

**4.2.5 Area and dimensional ordinances.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.5: Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Maximum Ground Coverage Ratio	.35

## Agency Comments

**USACE, James Buckelew**: Staff reached out but received no comments.

**ADEM, Scott Brown**: Staff reached out but received no comments.

**Subdivisions**: No Comments.

**Permit Engineer, Josh Newman**: Traffic study is being reviewed and there will be comments from the review that the applicant will need to address. Additionally, Highway Department has some requirements for development that need to be a condition of approval concerning transportation improvements in the ROW.

## Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found within Article 9 of the Baldwin County Zoning Ordinance. According to Section 9.1, "It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas." Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission.

The proposed 123-unit development on 309.87 acres is to be known as Point Clear Golf Club. This development is considered a "Large Scale Planned Development" and is seeking final site plan approval. A large scale planned development is a development of land, occupying two hundred and fifty (250) contiguous acres or more, that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages.

In the PRD Narrative the Project Scope is described as "The previously approved Planned Residential Development (PRD) is a multi-phase master-planned community designed to accommodate a coordinated mix of single-family detached homes and cottage-style residential units. The total development area encompasses approximately 309.87, with the land plan organized into sequential phases to ensure orderly extension of infrastructure, utilities, and roadway networks. Each phase has been designed to integrate with existing site topography, preserve significant natural features where feasible, and maintain functional circulation throughout the community. Pedestrian pathways, trail connections, open-space areas, and stormwater systems are planned as interconnected elements to support long-term neighborhood cohesion and operational efficiency. All components are designed in accordance with Baldwin County Zoning Ordinance requirements and applicable subdivision regulations."

The development will feature a variety of lot sizes, ranging from approximately 4,342 square feet to 1 acre. The project includes approximately 230 acres of open space, of which 158 acres are designated as usable. Additionally, about 43.4 acres of wetlands have been delineated, and the site plan includes a 15-30-foot buffer zone surrounding these wetlands.

According to the Master Plan, the area is designated for Moderate Development Density, with potential for Rural/Agriculture/Low Impact Development (LID) and Conservation Development. Staff has reviewed the submitted documentation and determined that the request is in compliance with the requirements of a Planned Residential Development (PRD).

### Staff Comments and Recommendation

Unless information to the contrary is revealed at the public hearing, staff feels the PRD Final Site Plan should be recommended for **Approval**.

If it is the pleasure of the County Commission to approve the site plan, the following conditions would apply:

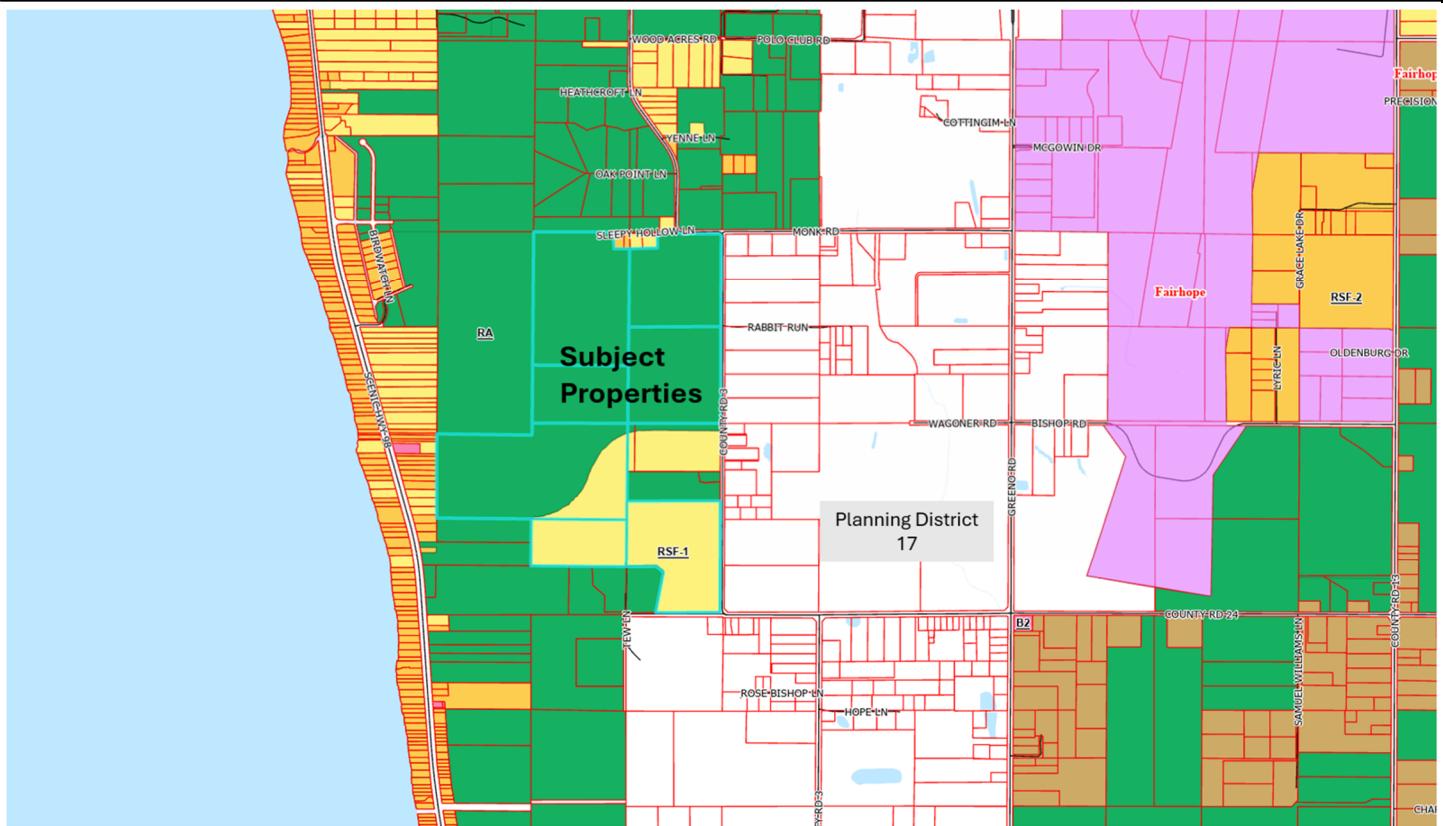
1. The traffic study is still under review, and any additional feedback may need to be addressed during Preliminary Plat Approval.
2. Any comments from the Baldwin County Highway Department regarding transportation improvements in the right-of-way should be addressed during Preliminary Plat Approval.
3. No work may commence in wetlands until the necessary US Army Corps of Engineers wetland permit has been obtained.
4. The four phases shown on Preliminary Plat (1A, 1B, 1C and golf course/clubhouse) will be required to obtain CPR (Construction Plan Review) prior to commencing construction.
5. All temporary drainage improvements shall be installed in uplands until additional State/Federal permits are obtained.

## Property Images

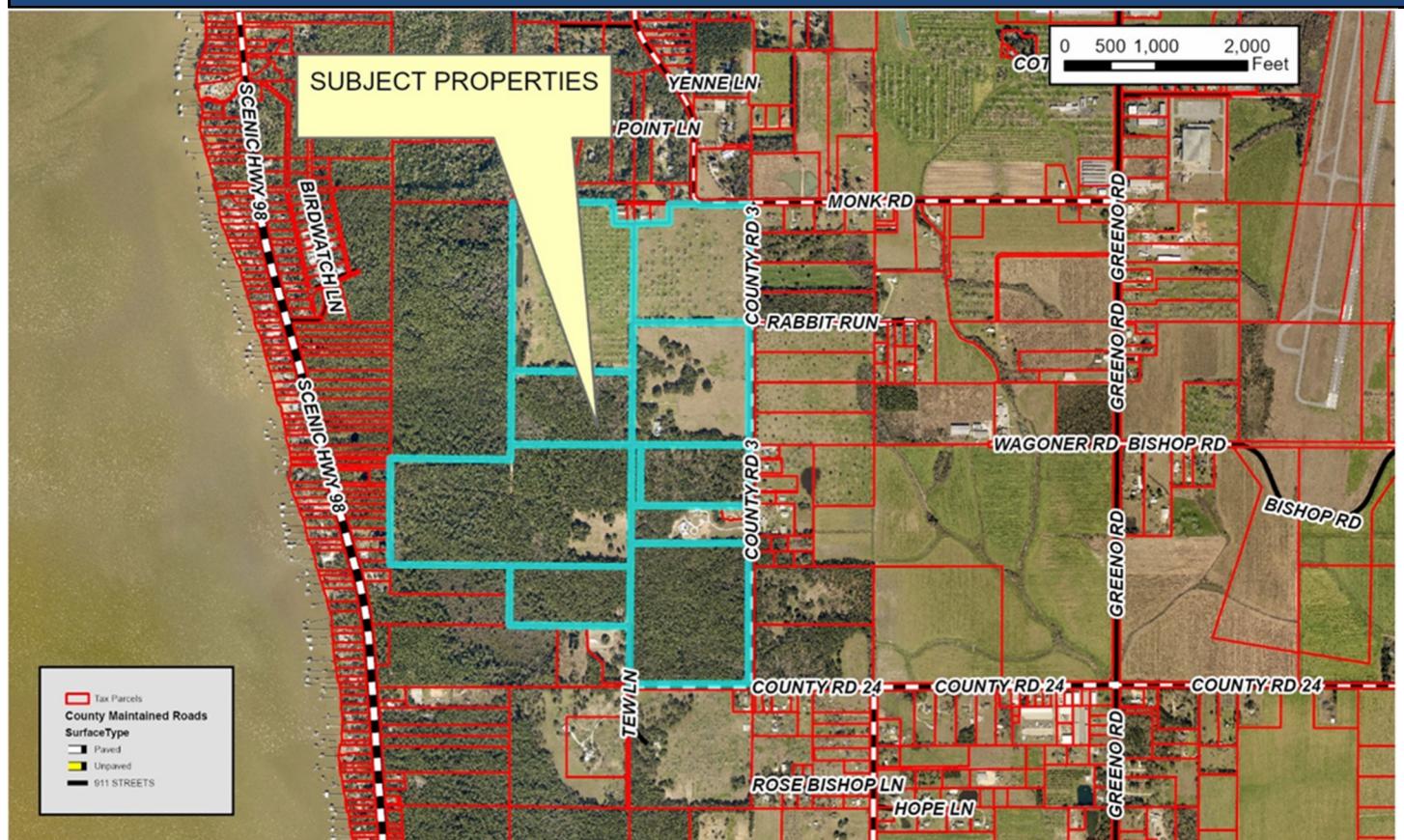


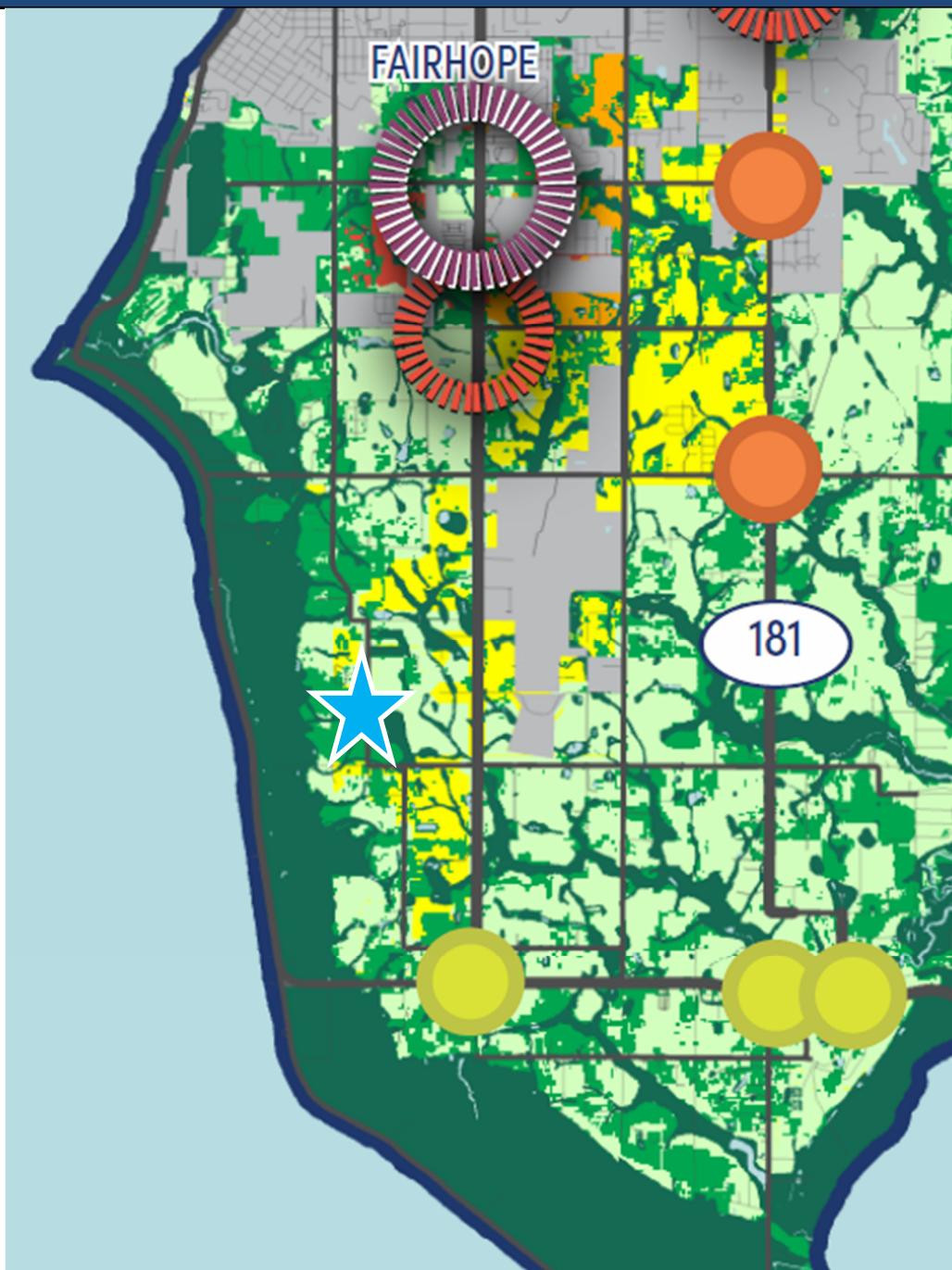


## Locator Map



## Site Map



**LEGEND****PLACE TYPES**

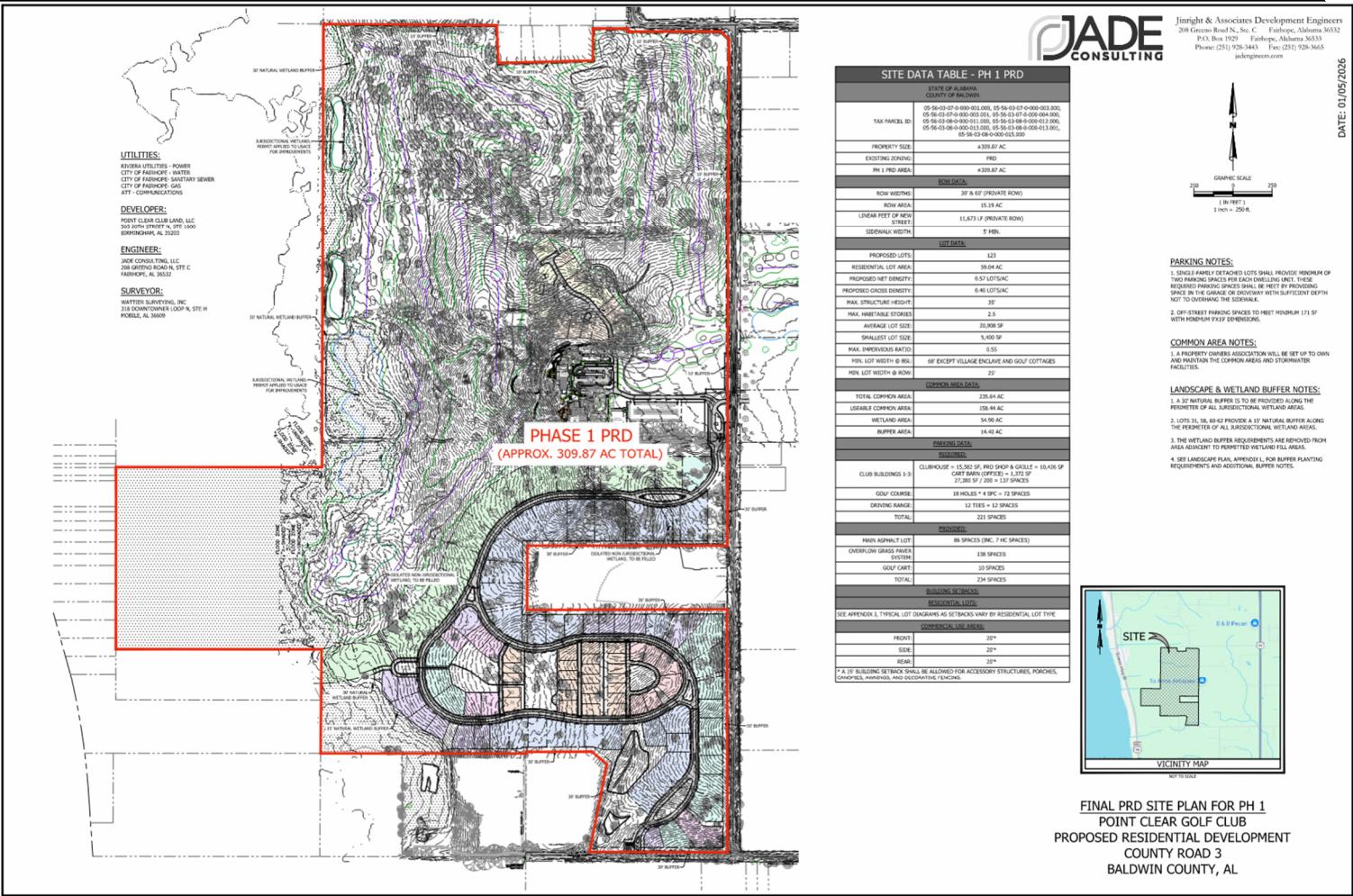
- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL

- MUNICIPAL JURISDICTIONS

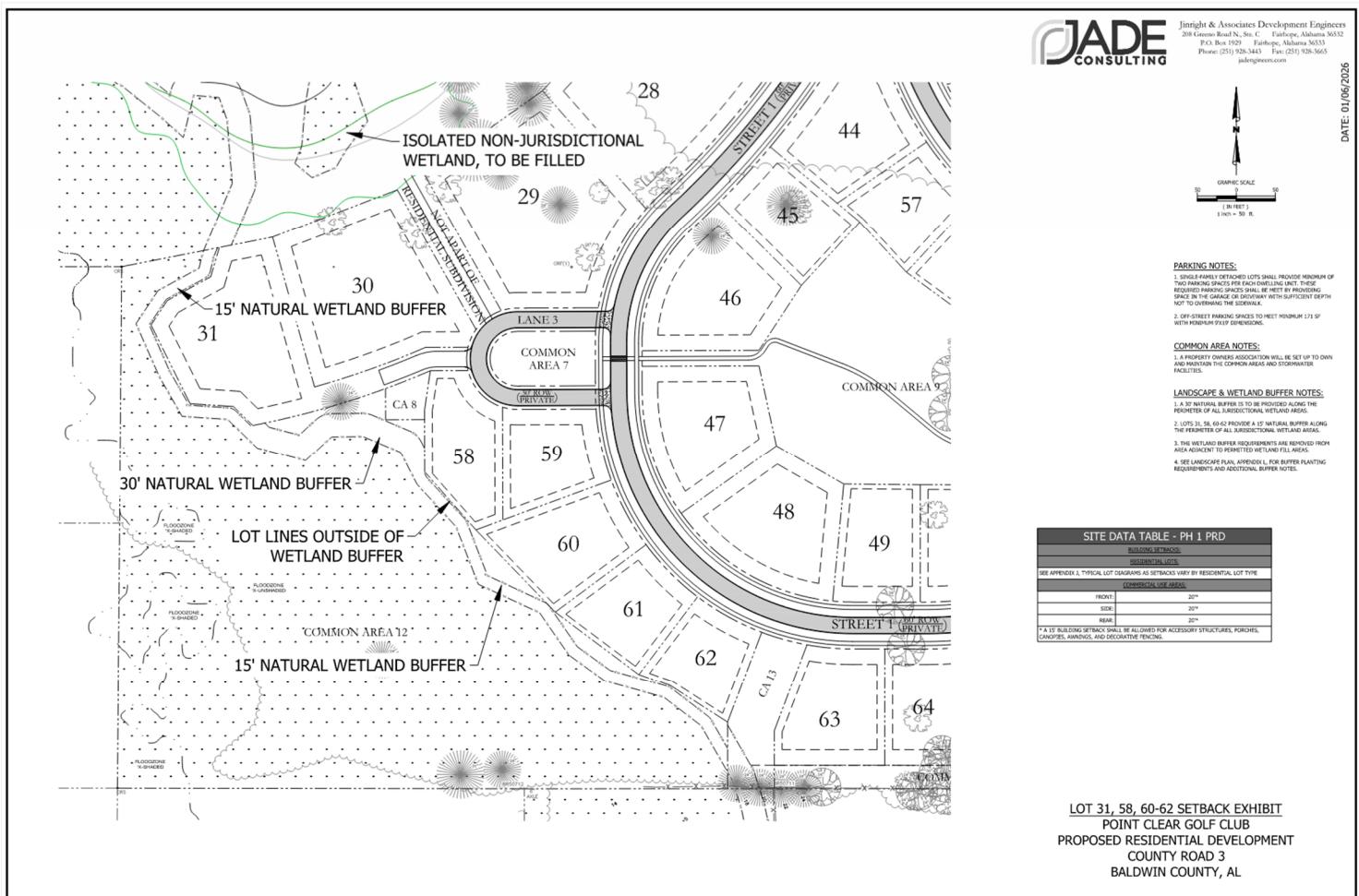
**NODE TYPES**

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER

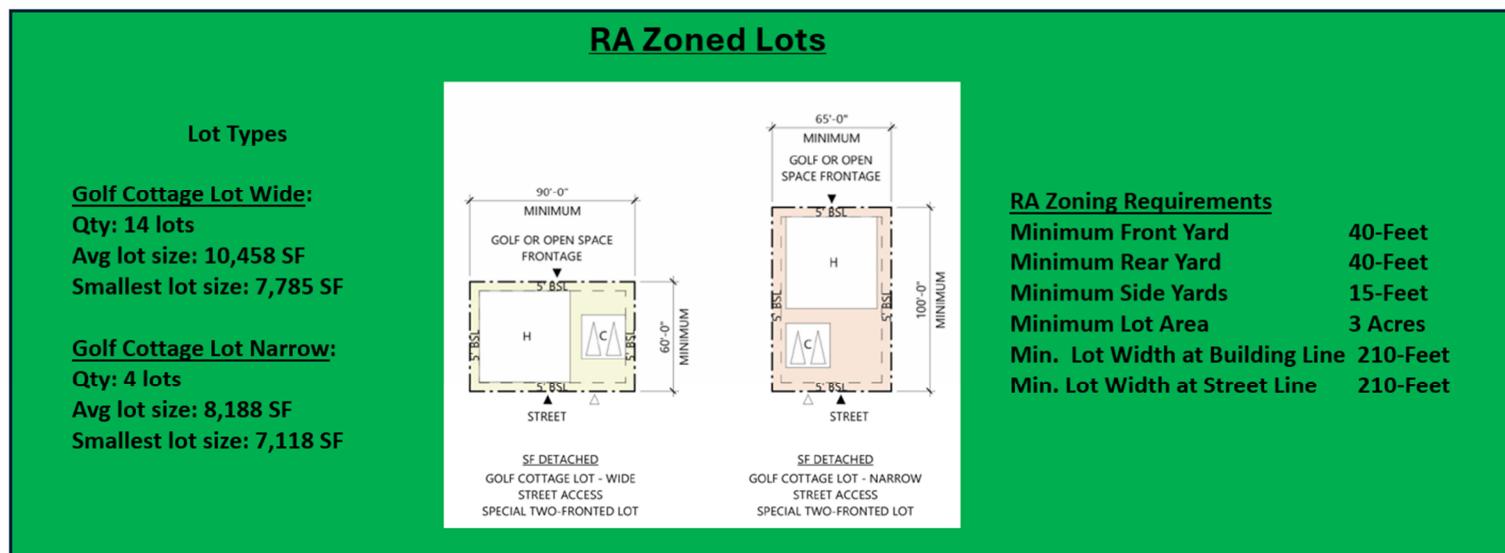
# Final Site Plan

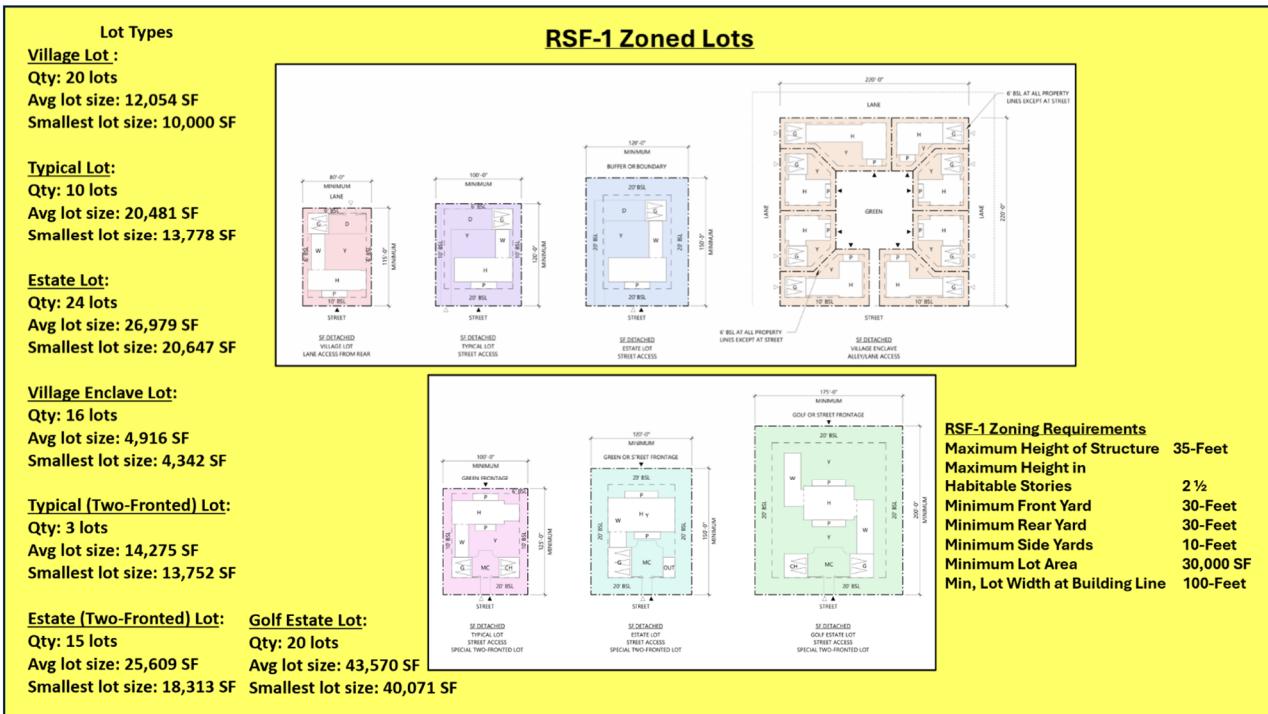


## Wetland Buffers



## Lot Size Deviations





## Site Data

SITE DATA TABLE - PH 1 PRD	
STATE OF ALABAMA COUNTY OF BALDWIN	
TAX PARCEL ID:	05-56-03-07-0-000-001.000, 05-56-03-07-0-000-003.000, 05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000, 05-56-03-08-0-000-011.000, 05-56-03-08-0-000-012.000, 05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001, 05-56-03-08-0-000-015.000
PROPERTY SIZE:	±309.87 AC
EXISTING ZONING:	PRD
PH 1 PRD AREA:	±309.87 AC
<u>ROW DATA:</u>	
ROW WIDTHS:	30' & 60' (PRIVATE ROW)
ROW AREA:	15.19 AC
LINEAR FEET OF NEW STREET:	11,673 LF (PRIVATE ROW)
SIDEWALK WIDTH:	5' MIN.
<u>LOT DATA:</u>	
PROPOSED LOTS:	123
RESIDENTIAL LOT AREA:	59.04 AC
PROPOSED NET DENSITY:	0.57 LOTS/AC
PROPOSED GROSS DENSITY:	0.40 LOTS/AC
MAX. STRUCTURE HEIGHT:	35'
MAX. HABITABLE STORIES	2.5
AVERAGE LOT SIZE:	20,908 SF
SMALLEST LOT SIZE:	5,400 SF
MAX. IMPERVIOUS RATIO:	0.55
MIN. LOT WIDTH @ BSL:	68' EXCEPT VILLAGE ENCLAVE AND GOLF COTTAGES
MIN. LOT WIDTH @ ROW:	25'

COMMON AREA DATA:	
TOTAL COMMON AREA:	235.64 AC
USEABLE COMMON AREA:	158.44 AC
WETLAND AREA:	54.90 AC
BUFFER AREA:	14.40 AC
<u>PARKING DATA:</u>	
<u>REQUIRED:</u>	
CLUB BUILDINGS 1-3:	CLUBHOUSE = 15,582 SF, PRO SHOP & GRILLE = 10,426 SF CART BARN (OFFICE) = 1,372 SF 27,380 SF / 200 = 137 SPACES
GOLF COURSE:	18 HOLES * 4 SPC = 72 SPACES
DRIVING RANGE:	12 TEES = 12 SPACES
TOTAL:	221 SPACES

<u>BUILDING SETBACKS:</u>	
<u>RESIDENTIAL LOTS:</u>	
SEE APPENDIX J, TYPICAL LOT DIAGRAMS AS SETBACKS VARY BY RESIDENTIAL LOT TYPE	
<u>COMMERCIAL USE AREAS:</u>	
FRONT:	20'*
SIDE:	20'*
REAR:	20'*
* A 15' BUILDING SETBACK SHALL BE ALLOWED FOR ACCESSORY STRUCTURES, PORCHES, CANOPIES, AWNINGS, AND DECORATIVE FENCING.	

SITE DATA TABLE					
STATE OF ALABAMA COUNTY OF BALDWIN					
TAX PARCEL ID:		05-56-03-07-0-000-001.000 05-56-03-07-0-000-003.000 05-56-03-07-0-000-003.001 05-56-03-07-0-000-004.000 05-56-03-07-0-000-008.000 05-56-03-08-0-000-011.000 05-56-03-08-0-000-012.000 05-56-03-08-0-000-013.000 05-56-03-08-0-000-013.001 05-56-03-08-0-000-015.000			
EXISTING ZONING:	RA & RSF-1 (APPROVED VIA RESOLUTION #2025-148 AT BALDWIN COUNTY COMMISSION MEETING 7/16/25)				
PROPOSED ZONING:	PRD				
TOTAL TRACT ACREAGE:	±309.87 AC				
TOTAL PRD ACREAGE:	±309.87 AC				
OPEN SPACE (COMMON AREA) REQUIREMENTS:					
	(SECTION 17.1.2.1 (a)Subdivisions) REQUIRED:	(SECTION 17.1.2.1 (b)Planned Developments) REQUIRED:	(PLANNING DISTRICT 26) REQUIRED:	PROVIDED:	
INACTIVE OPEN SPACE:	-	-	-	STORMWATER MANAGEMENT AREA ≈7.90 AC WETLAND AREA ≈54.90 AC BUFFERS ≈14.40 AC ≈ 77.20 AC TOTAL INACTIVE OPEN SPACE	
USEABLE OPEN SPACE:	$  \begin{aligned}  & \text{"600 SF PER LOT (<15KSF)"} \\  & \text{"400 SF PER LOT (>15KSF)"} \\  & 50 \text{ LOTS} * 600 \text{ SF} \\  & + \\  & 73 \text{ LOTS} * 400 \text{ SF} \\  & = 1.36 \text{ AC}  \end{aligned}  $	$  \begin{aligned}  & \text{"50% OF REQUIRED OPEN SPACE"} \\  & 44.28 \text{ AC} * (50\%) \\  & = 22.14 \text{ AC}  \end{aligned}  $	$  \begin{aligned}  & \text{"50% OF REQUIRED OPEN SPACE"} \\  & 110.69 \text{ AC} * (50\%) \\  & = 55.35 \text{ AC}  \end{aligned}  $	≈ 158.44 AC	
"ACTIVE AND/OR PASSIVE OUTDOOR RECREATIONAL USES" A.K.A. TOTAL OPEN SPACE (COMMON AREA):	$  \begin{aligned}  & \text{"1000 SF PER LOT"} \\  & 123 \text{ LOTS} \times 1000 \text{ SF} \\  & = 2.82 \text{ AC}  \end{aligned}  $	$  \begin{aligned}  & \text{"20% OF GROSS LAND AREA"} \\  & 221.38 \text{ AC} * (20\%) \\  & = 44.28 \text{ AC}  \end{aligned}  $	$  \begin{aligned}  & \text{"50% OF GROSS LAND AREA"} \\  & 221.38 \text{ AC} * (50\%) \\  & = 110.69 \text{ AC}  \end{aligned}  $	INACTIVE OPEN SPACE ≈77.20 AC USEABLE OPEN SPACE ≈158.14 AC ≈ 235.64 AC TOTAL PROPOSED OPEN SPACE	

## Design Inspiration



### POINT CLEAR GOLF CLUB

A NEW GOLF CLUB COMMUNITY



Clubhouse & Dining Hall Inspiration

Neighborhood Inspiration



Neighborhood Inspiration

Neighborhood Inspiration

## PRD Deviation Summary

Ordinance Title	Section	Section Title Summary	Regulation Requirement	Deviation & Reason
<b>Zoning Ordinance</b>				
<b>Article 2 Planning Districts, Boundaries and Local Provisions</b>	2.3.26.3(f)	Local Provisions for Planning District 26	Jurisdictional wetland fill is limited to one-tenth (1/10) of an acre per lot of record.	As listed in the previously approved PRD, this is not applicable to a Large Scale PRD. Any and all applicable wetland impacts are being permitted in accordance with all federal and state regulations.
<b>Article 3, 4 and 5</b>		Building Setbacks		The approved PRD allows for a list of deviations to required setbacks within the development.
<b>Article 15 Parking and Loading Requirements</b>	15.3.4	Paving Standards	Parking spaces and driveways shall be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, limestone or other similar surface approved by the Planning Commission	Parking - This will be a private club with many of its members commuting to the clubhouse from their onsite residence via golf cart. As such, the actual required parking will be much less than a typical public golf facility. There will be, from time to time, overflow parking needed for various events. As such, we respectfully request that an engineered permanent grass paving system be used for the overflow parking areas. The location of this overflow space is shown on the project's master plan.
<b>Subdivision Ordinance dated Jan 7, 2025</b>				
<b>Article 5 Design Standards</b>	5.1.2, 5.4	Minimum Design Standards & Lots	Lot Size & Minimum Lot Width - Table 5.1 and Section 5.4 list minimum size standards for subdivisions	Section 9.3.2 list that planned unit developments have no minimum lots sizes. PRD Final Site Plan application proposes the same typical lot sizes and minimum lot widths approved in the conceptual PRD approval. Typical Lot Diagram included in Appendix J.
	5.1.2, 5.4	Minimum Design Standards & Lots	Curb and Gutter - Table 5.1 list minimum standards for subdivisions	Application proposes the internal street ROWs to be private ROW. To meet the project's design aesthetic, the street sections propose an 8" wide concrete curb along the roadways. Typical street cross sections for the proposed 60' and 30' ROW include a mixture of flush concrete ribbon curb or 6" tall vertical concrete ribbon curb. Typical street sections are included in Appendix M.
	5.1.2, 5.4	Minimum Design Standards & Lots	Sidewalk - Table 5.1 list minimum standards for subdivisions	Typical sections for the 30' lane, private ROWs do not include sidewalks. The majority of the lots along the lanes are fronting on a 60' ROW street cross section with sidewalk or front on a common area with a sidewalk being provided. The 16 cottage lots to the north of the club house have a very low traffic generation and the private streets are serving both pedestrians and vehicular traffic. Typical street sections and site circulation plan are included in Appendix M.
	5.1.2, 5.4	Minimum Design Standards & Lots	Building Setbacks - Table 5.1 list minimum standards for subdivisions	Section 9.3.2 list that planned unit developments have no minimum lots sizes and reduced setback requirements may be approved for better site design and otherwise meet the purpose of Section 9.1. PRD Final Site Plan application proposes the same typical lot setbacks and minimum lot widths approved in the conceptual PRD approval. Typical Lot Diagram included in Appendix J. Data table updated in Appendix H to include setbacks for the clubhouse structures.
	5.2.2(d)1	Jurisdictional Determination and ADEM Permitting	For jurisdictional wetlands not proposed to be filled, the Applicant shall display a thirty-foot natural buffer upland of all jurisdictional wetlands labeled as a "30-foot natural buffer."	The project will provide an "AVERAGE 30' wide natural buffer" shall be provided upland of all jurisdictional wetlands that are not included in a permitted impact. These buffers may be within building setbacks of development lots.
	5.2.2(g)	Jurisdictional Wetland Buffers	Wetlands and/or streams delineated as jurisdictional and not permitted for fill shall be set aside as common area or shall be deed protected, except in concurrent subdivisions where no infrastructure is proposed or in subdivisions where all lots are 30,000 SF or larger. Said common area or easement shall include a minimum 30-foot natural buffer. Maintenance responsibility shall be vested in the Property Owner or Property Owners Association.	In addition to common areas, these buffers may be within the golf course development and building setbacks of development lots.
	5.2.5 (c)	Utilities - Sanitary Sewer	All proposed utilities shall comply with the provisions of the Baldwin County Highway Department Utility Manual, as amended.	Application proposes the internal street ROWs to be private ROW and for the gravity sanitary sewer main network to be installed within the roadway footprint.
	5.2.5 (e)	Utilities - Easements	An easement, a minimum of 15 feet wide on the external rear and/or side lot lines and 10 feet wide on the interior rear and/or side lot lines shall be provided for utilities	The proposed lot setbacks on some of the lot types are less than the easement widths required by this section. The PRD proposes lot drainage and utility easements that vary depending on the typical lot size and in no case will the provided drainage and utility easement be less than 5' wide.
	5.3	Blocks	Blocks shall not exceed 1000 feet in length nor be less than 200 feet in length. For those blocks which exceed 600 feet in length, the Baldwin County Planning Commission may require the reservation of an easement, not to exceed 50 feet in width, through the block to accommodate utilities, drainage facilities, or pedestrian traffic.	Due to the curvilinear alignment of the streets, topography of the property, and size of the proposed lots these 50' wide easement reservations every 600' are not needed. The project layout provides for drainage common areas where needed to collect and accommodate drainage facilities and provide for pedestrian traffic routing throughout the project. Site circulation plan is included in Appendix M.

	5.5.12	Cul-de-sacs	Permanent dead-end streets with a pavement width of 20 feet or less shall be provided with a turnaround having a roadway diameter of at least 70 feet and a right-of-way diameter of at least 100 feet.	PRD Final Site Plan application proposes for a permanent dead-end at the end of Lane 1 in the cottages providing a hammerhead style turnaround meeting the minimum dimensions for a 120' hammerhead fire apparatus turnaround.
	5.5.13	Intersections	Property lines at street intersections shall be rounded with a minimum radius of 25 feet.	PRD Final Site Plan application proposes for property lines meeting the conceptual PRD site plan approval with the 30' private ROW intersections allowed to intersect without a rounded radius being provided.
	5.6	Street Design Standards	Section provides for typical residential street section figure 5.1 and 5.2	Application proposes the internal street ROWs to be private ROW. To meet the projects design aesthetic, the street sections propose an 8" wide concrete curb along the roadways and wider planting strips between the back of curb and sidewalks. Typical street cross sections for the proposed 60' and 30' ROW include a mixture of flush concrete ribbon curb or 6" tall vertical concrete ribbon curb. Typical street sections are included in Appendix M.
	5.7(a)	Sidewalks	Sidewalks shall be located within the right-of-way or within an easement of sufficient width adjacent to the right-of-way.	Typical sections for the 30' lane, private ROWs do not include sidewalks. The majority of the lots along the lanes are fronting on a 60' ROW street cross section with sidewalk or front on a common area with a sidewalk being provided. The 16 cottage lots to the north of the club house have a very low traffic generation and the private streets are serving both pedestrians and vehicular traffic. Typical street sections and site circulation plan are included in Appendix M.
	5.7(b)	Sidewalks and Side Walk Crossings	Sidewalks shall be constructed of a minimum 3000 PSI reinforced concrete.	The project proposes the use the combination of the approved concrete side walk standards and the use of a brick paver type sidewalk material. The brick pavers will be installed per manufacturers standards.
	5.12.6 (c)	Dedication of Stormwater Management Easements	A minimum 15-foot (total width) drainage easement along all exterior side and rear lot lines, and a minimum 10-feet on each side along interior side and rear lot lines shall be provided to allow for the proper drainage of stormwater from both rear yards and off-site areas.	The proposed lot setbacks on some of the lot types are less than the easement widths required by this section. The PRD proposes lot drainage and utility easements that vary depending on the typical lot size and in no case will the provided drainage and utility easement be less than 5' wide.
	5.12.7 (d)	Stormwater Conveyance Construction Requirements	For cross drain pipes, common driveway culvert pipes, or other stormwater pipes located under the driving surface or curbing, and for all other side drain pipes and pipes located outside of the right-of-way, a junction box suitable for maintenance and inspection access shall be provided at least every 300 feet and at each angle point and at each change in grade	PRD application proposes maximum length of 400 feet
<b>Baldwin County Design Standards for New Road Construction 2020</b>				
	3.3	Horizontal Alignment	The design standards do not have standards for a 15 MPH design speed.	Allow AASHTO standards for 15 MPH design speed and 50' minimum horizontal alignment centerline radius.
<b>Additional Misc. Items</b>				
	1			<ul style="list-style-type: none"> <li>Tunnel - the project is proposing to construct an ALDOT standard concrete box culvert under County Road 3 that will serve as an access tunnel for the golf course development. This tunnel will allow for safe access across County Road 3.</li> </ul>
	2			<ul style="list-style-type: none"> <li>Private Streets - The approved PRD and its respective exhibits all list the internal proposed ROW as private ROW. Per County Sub regs section 5.5.1, we will need to request private street approval for the proposed internal ROWs. The Planning Commission and County Engineer will have to approve and prepare an agenda item for the County Commission to approve the private streets. As such, we are making the private street request now with</li> </ul>

2			<ul style="list-style-type: none"> <li>• Private Streets - The approved PRD and its respective exhibits all list the internal proposed ROW as private ROW. Per County Sub regs section 5.5.1, we will need to request private street approval for the proposed internal ROWs. The Planning Commission and County Engineer will have to approve and prepare an agenda item for the County Commission to approve the private streets. As such, we are making the private street request now with</li> </ul>
3			<ul style="list-style-type: none"> <li>• CR 3 Speed Reduction - in an effort to improve pedestrian safety for this community, which will be located on both the east and west sides of County Road 3. We will be making a petition to the County Highway Department to lower the posted speed limit along the segment of County Road 3 between Monk Road and County Road 24. The request will be to lower the posted speed limit from 45 mph to 35</li> </ul>
4			<ul style="list-style-type: none"> <li>• Landscaping and Traffic calming design elements - In combination with the lower posted speed limits, we will make a permit request to the County Highway Department for both landscape medians and right-of-way near the main entrance to the project on County Road 3. These landscaping improvements will be outside of the required clear zones and will be privately maintained</li> </ul>
6			<ul style="list-style-type: none"> <li>• Construction of 16 each golf cottages - this will be similar to a model home park that will be constructed along with its respective S/D infrastructure. All respective Certificates of Occupancy will be contingent on the respective portion of the subdivisions final plat approval.</li> </ul>
7			<ul style="list-style-type: none"> <li>• Guard house maybe located with the building setback at the primary entrance of the private street. This structure shall not be within any setback of a public right of way.</li> </ul>