

**AGENDA  
ROBERTSDALE PLANNING COMMISSION  
MONDAY, JANUARY 27, 2025  
6:00 P.M.**

**ROLL CALL**

**APPROVAL OF MINUTES: November 25, 2024**

**DISCUSSION/DECISION:**

1. **Robertsdale Development LLC – Final Plat Blackwater Ridge Phase 1** - for the property located on the northwest corner of Wilters Street and Baldwin Beach Express.

Discussion: Engineering/Planning Department, Applicant  
Planning Commission Discussion/Decision

2. **Jade Consulting – Request for Extension of Blackwater Ridge Phase 2 & 3** for the property located on the northwest corner of Wilters Street and Baldwin Beach Express.

Discussion: Engineering/Planning Department, Applicant  
Planning Commission Discussion/Decision

3. **Martha Dell Polson Trust – Sketch Plat Review** for the property located at 21026 Co. Rd. 48 between Co. Rd. 71 and Adams Dr.

Discussion: Engineering/Planning Department, Applicant  
Planning Commission Discussion/Decision

**PUBLIC HEARINGS:**

**ADJOURNMENT**

**MINUTES, PLANNING COMMISSION, NOVEMBER 25, 2024**

The Planning Commission of the City of Robertsdale, Alabama met Monday, November 25, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Jonathan Kitchens, and Mayor Charles Murphy. Absent: Cheryl Parnell, Tonya Lynn, and Fabia Waters. A quorum being present the meeting proceeded as with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the October 28, 2024 meeting. There being none, a motion was made by Charles Murphy, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the October 28, 2024 meeting as presented. Motion carried.

Eric Spaulding presented the proposed 2025 Planning Commission Meeting Schedule for discussion and a vote. Joseph Kitchens made a motion to approve the schedule, and Charles Murphy seconded. With no objections, the 2025 Planning Commission Meeting Schedule was approved.

Eric Spaulding introduced the first public hearing item, a rezoning request by Elizabeth Jennings to change the zoning of her property, located at the northwest corner of Palmer Street and Frey Lane, from R-1 (Low-Density Single Family Residential District) to R-2 (Medium Density Two-Family Residential District). After a brief discussion between the Planning Commission and Ms. Jennings, it was determined that her housing goals could be met without a zoning change. Consequently, Ms. Jennings withdrew her request to rezone.

Eric Spaulding introduced the final public hearing item, a subdivision application from Nina Duncan and Allan and Deborah McClammy. The request sought plat approval for lots 8, 9, 14, 15, and 16 of the Stoddard Grove Subdivision, which is located between Florida Street and Hammond Street, east of North Stoddard Street.

Greg Smith explained that this request involves re-subdividing the Duncan and McClammy properties within Stoddard Grove Subdivision, where the Duncans front Florida Street and the McClammy’s front Hammond Street. The McClammy’s wish to purchase an 18-foot portion of the Duncan property to expand their yard and maintain the existing shrubbery. Because Stoddard Grove is a recorded subdivision, moving the property line requires formal plat approval. Greg noted that this proposal meets the current zoning requirements, and there is no plan to build on the 18-foot addition.

Chairman Spaulding opened the public hearing, and with no one wishing to speak, the hearing was closed. Charles Murphy made a motion to approve the subdivision request, which was seconded by Samantha Rockenbauer. The motion passed without objection.

There being no further business to come before the Commission, a motion was made by Joe Kitchens, seconded by Charles Murphy, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 27 DAY OF JANUARY, 2025.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIRMAN

Office Use Only: Case No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
Application Fee: \_\_\_\_\_ Receipt No. \_\_\_\_\_



## **CITY OF ROBERTSDALE** **SUBDIVISION APPLICATION**

P.O. Box 429  
Robertsdale, AL 36567

Phone: (251) 947-2466  
Fax: (251) 947-2619  
TDD (251) 947-2122

### **Owner(s)**

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

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

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

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

Application must be accompanied by a current (within 60 days from date of application) title policy, title opinion, or title report, verifying ownership. Said title document shall cover a period of no less than 30 years;

### **Site Information**

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

05-\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

05-\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

05-\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Subdivision Name: \_\_\_\_\_ Proposed Number of Lots: \_\_\_\_\_

Is this property within the City Limits of Robertsdale? \_\_\_\_ yes \_\_\_\_ no

(If not, provide a copy of transmittal showing that this has been submitted to the Baldwin County Engineer for review.)

Flood Zone: \_\_\_\_\_ Zoning Classification: \_\_\_\_\_ Acreage: \_\_\_\_\_

### **Subdivision Type**

Check One:

\_\_\_\_ Sketch Plat

\_\_\_\_ Preliminary Plat

\_\_\_\_ Final Plat

### Utility Information

Electrical Provider: Baldwin EMC Telephone Provider: Brightspeed

Sewer Provider: City of Robertsdale Water Provider: City of Robertsdale

(A letter of willingness and ability to serve must be submitted for all non-municipal utility providers)

### Professional Information

Engineer: Perry C. "Trey" Jinright, III, PE

Mailing Address: 208 N. Greeno Rd., Ste. C

City: Fairhope State: AL Zip code 36532

Telephone: 251-928-3443 Fax: \_\_\_\_\_ e-mail: tjinright@jadengineers.com

Surveyor: Danny Clark

Mailing Address: 11111 US Hwy 31

City: Spanish Fort State: AL Zip code 36527

Telephone: 251-626-0404 Fax: \_\_\_\_\_ e-mail: danny@smithclarkllc.com

\*\*\*\*\*  
I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incomplete or incorrect information will result in this application not being placed on the next Planning Commission agenda. I agree to not begin any construction or improvements until a permit is issued by the City Engineer to allow such. I understand that payment of these fees does not entitle me to approval of this application and that no refund of these fees will be made. I have reviewed the Land Use Ordinance of the City of Robertsdale and understand that I must be present on the date of the Planning and Zoning Commission meeting.

Owner's Signature:  Date: 12-7-24

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(If you are not the property owner you must submit Agent Authorization Form signed by the property owner)



**Case No. - S-23002 Blackwater Ridge, Ph 1**  
**FINAL PLAT**  
**January 27, 2025**  
**Staff Report**

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**PROPERTY INFORMATION**

**Parcel ID:** 05-48-02-04-0-000-002.002

**Current Zoning:** PUD – Planned Unit Development

**Location:** The subject property is located at the North side of Wilters Street, just west of the Baldwin Beach Express.

**Property Owner/Developer**

Medstate, LLC  
1125 N. Causeway Blvd. Suite 2  
Mandeville, LA 70471

**Engineer**

Jade Consulting, LLC  
208 North Greeno Road, Suite C  
Fairhope, AL 36532

**Surveyor**

Smith Clark & Assoc.  
P.O. Box 7082  
Spanish Fort, AL 36577

**Total acreage:** 33.04 acres

**Number of Lots:** 75 Single Family Lots

**Smallest Lot Size:** 6,250 SF

**Length of Streets:** 3,360 LF

**Utility Providers:**

Water	-	City of Robertsdale
Sewer	-	City of Robertsdale
Electricity	-	Baldwin EMC
Telephone	-	Bright Speed

### **PREVIOUS ACTION TAKEN**

11/20/2006 – Annexation/Rezoning (Ordinance 16-06)  
03/25/2019 – Planning Commission Recommended approval of PUD Rezoning to City Council  
04/15/2019 – PUD Rezoning (Ordinance 003-2019)  
12/19/2022 – Revised PUD Rezoning (Ordinance 020-2022)  
04/24/2023 – Preliminary Plat Approval, Ph 1 (75 Lots)  
02/26/2024 – Preliminary Plat 12 Month Extension (Exp. 04/24/2025)  
02/26/2024 – Preliminary Plat Approval, Ph 2 (93 Lots)  
02/26/2024 – Preliminary Plat Approval, Ph 3 (89 Lots)  
08/19/2024 – PUD Modification Rezoning (Ordinance No. 017-2024)

### **ANALYSIS**

**Analysis Prepared by:** Gregory B. Smith, PE; City Engineer

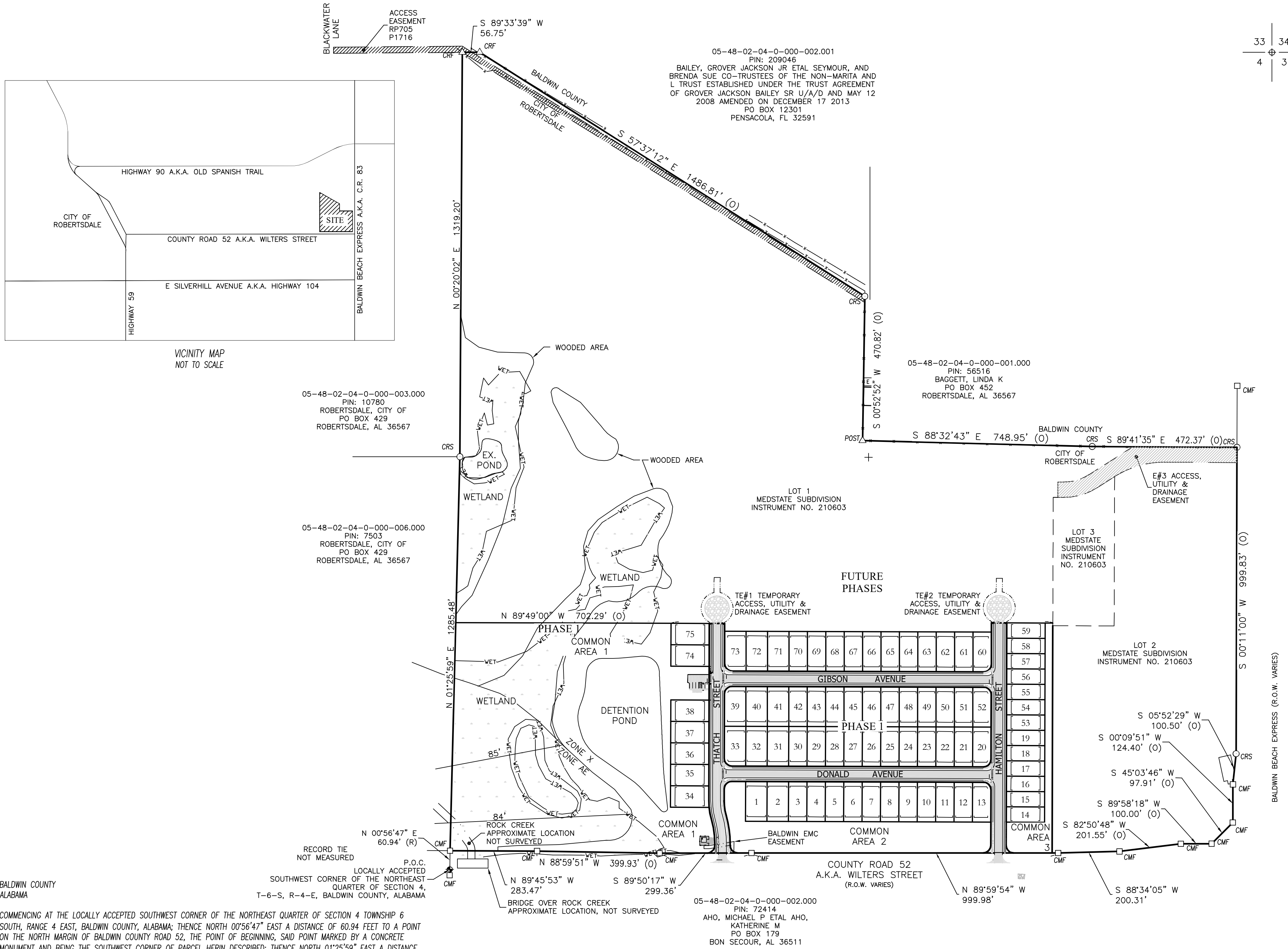
**Deficiencies:**

1. Add “Single Family Design Standards” shown approved PUD Plans to the Final Plat.
2. Remove “Gas” from the Robertsdale Public Works Certificate.
3. Add Certificate for signature by Electrical Provider (Baldwin EMC).
4. Submit Maintenance Bond for Improvements.
5. Address all outstanding items noted during the Final Inspection and required close-out documents.

### **STAFF RECOMMENDATION**

Staff recommends that the Final Plat be APPROVED subject to the above items being addressed PRIOR to Final Plat being signed for recording.





# Blackwater Ridge Subdivision - Phase 1 Final Plat Robertsdale, Alabama

SITE DATA TABLE - PHASE 1		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF ROBERTSDALE		
TAX PARCEL ID:	05-48-02-04-0-000-002.002	
EXISTING ZONING:	BLACKWATER RIDGE PUD 2019	
TOTAL TRACT ACREAGE:	104.84 ACRES	
TOTAL PHASE ACREAGE:	33.04 ACRES	
LOT DATA:		
PROPOSED LOTS:	75	
PROPOSED NET DENSITY:	2.27 LOTS/AC	
AVERAGE RES. LOT SIZE:	7,798 SF	
SMALLEST RES. LOT SIZE:	6,250 SF	
STREET DATA:		
R.O.W. WIDTH:	50'	
LINEAR FEET OF NEW STREETS:	3,360 LF	
SIDEWALK WIDTH:	5'	
BUILDING SETBACKS:		
FRONT:	20'	
SIDE:	5'	
SIDE (CORNER LOT):	10'	
REAR:	20'	
COMMON AREA REQUIREMENTS:		
	REQUIRED:	PROVIDED:
TOTAL COMMON AREA:	-	15.86 AC (48.0%)
STORMWATER MANAGEMENT AREA:	-	2.26 AC
WETLAND AREA:	-	6.25 AC

DRAWN:	CHECKED:	APPROVED:
TS	DK	DC
DATE:	SCALE:	
11/30/22	1"=200'	
DRAWING NUMBER:	FBI/PO:	
22-467	170/36	

BLACKWATER RIDGE SUBDIVISION  
PHASE 1 – 75 LOT RESIDENTIAL SUBDIVISION  
CR 52 & BALDWIN BEACH EXPRESS  
ROBERTSDALE, ALABAMA

ACKNOWLEDGEMENT OF OWNER:  
THIS IS TO CERTIFY THAT \_\_\_\_\_, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF MEDSTATE L.L.C., THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF \_\_\_\_\_

COUNTY \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_

\_\_\_\_\_, WHOSE NAME AS \_\_\_\_\_ OF MEDSTATE L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, HORTON AND RESOURCE BANK, THE OWNERS OF THE MORTGAGE OF \_\_\_\_\_

SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ITS: \_\_\_\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND

STATE HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS \_\_\_\_\_

OF \_\_\_\_\_ IS SIGNED TO THE

FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MY COMMISSION: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ COUNTY \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF ROBERTSDALE DEPARTMENT OF PUBLIC WORKS:  
WATER, SEWER, GAS.

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF ROBERTSDALE DEPARTMENT OF PUBLIC WORKS HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ OF \_\_\_\_\_, 20\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY BRIGHTSPEED

THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ OF \_\_\_\_\_, 20\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ OF \_\_\_\_\_, 20\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF ROBERTSDALE PLANNING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF ROBERTSDALE PLANNING COMMISSION, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ OF \_\_\_\_\_, 20\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_



Physical Address:  
11111 U.S. Hwy 31 Ste A  
Spanish Fort, AL 36527  
(251) 626-0404

Mailing Address:  
30941 Mill Lane  
Suite G, Box 258  
Spanish Fort, AL 36527

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DANIEL D. CLARK  
ALABAMA LICENSE # 27720

#### GENERAL NOTES:

1. THE 5 FOOT SIDEWALK IN FRONT OF ALL HOUSES MUST BE CONSTRUCTED AT THE TIME OF HOUSE CONSTRUCTION.
2. THERE IS A DEDICATED DRAINAGE, UTILITY AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1, 2, AND 3.
3. TEMPORARY ACCESS, DRAINAGE, AND UTILITY EASEMENT TE #1 IS TO BE VACATED IN R.O.W. EXTENSION OF FUTURE PHASE.
4. TEMPORARY ACCESS, DRAINAGE, AND UTILITY EASEMENT TE #2 IS TO BE VACATED IN R.O.W. EXTENSION OF FUTURE PHASE.
5. THERE IS DEDICATED HERewith A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
6. THE REQUIRED STREET TREES, AS SHOWN ON THE LANDSCAPE PLAN, ON EACH LOT MUST BE PLANTED AT THE TIME OF HOME CONSTRUCTION.

#### SURVEYOR NOTES:

1. TYPE OF SURVEY: BOUNDARY FOR SUBDIVISION
2. RECORD DIMENSIONS BASED RECORD DEEDS AND DRAWINGS DETAILED AS FOLLOWS:  
R1 - WARRANTY DEED RECORDED ON INSTRUMENT NUMBER 1329062, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.  
R2 - COURT DECREE CV 92-690, DATED MARCH 20, 1995, RECORDED ON INSTRUMENT NUMBER 48951 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.  
R3 - CONSENT JUDGMENT FOR CONDOMINIUM CASE NUMBER CV-2010-000796 RECORDED ON INSTRUMENT NUMBER 1403114 (RIGHT-OF-WAY FOR BALDWIN COUNTY EXPRESS A.K.A. COUNTY ROAD 83) IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.  
R4 - WARRANTY DEED RECORDED ON SLIDE 793-A (RIGHT-OF-WAY FOR BALDWIN COUNTY ROAD 52), IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.

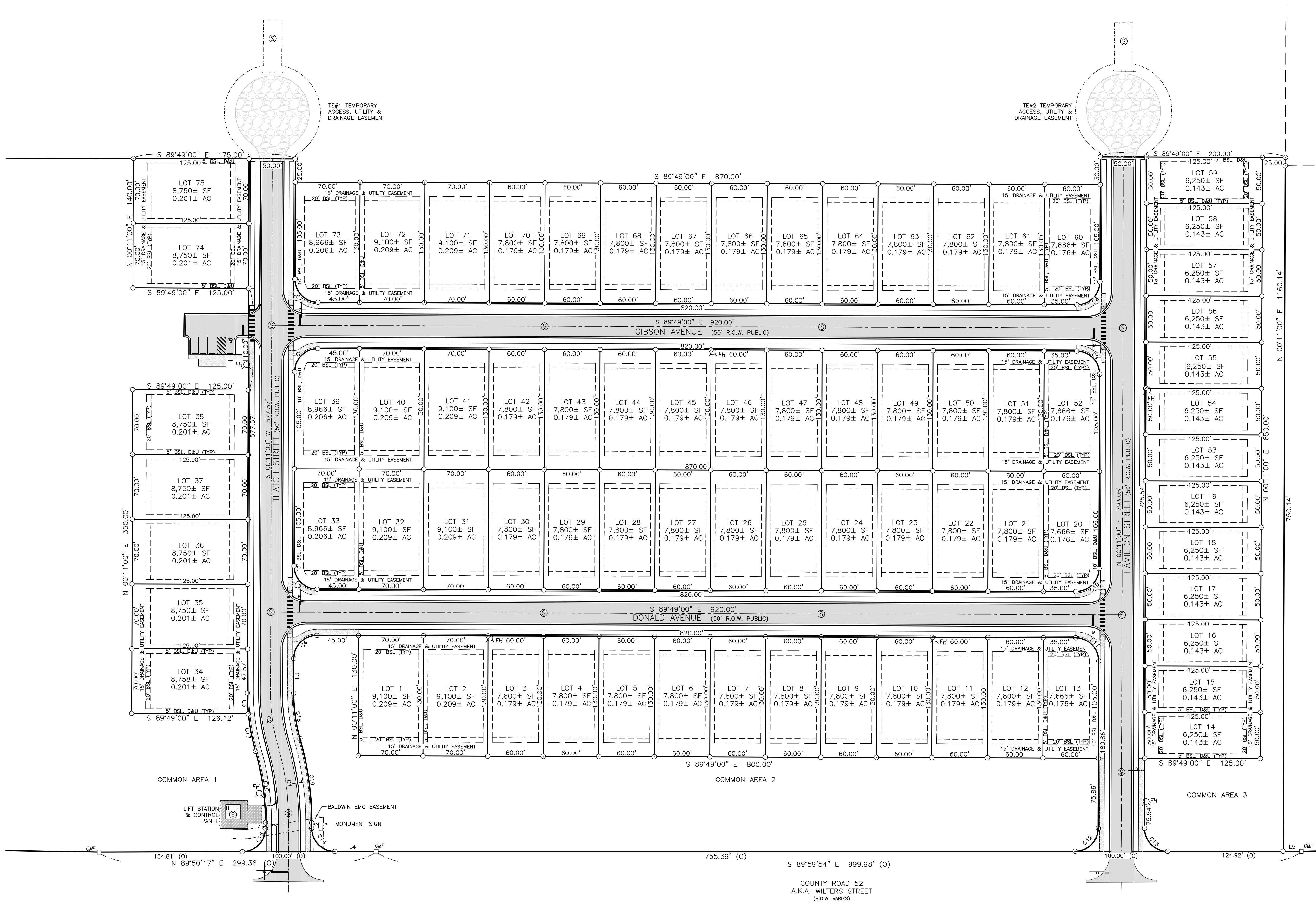
#### CERTIFICATE OF APPROVAL BY BALDWIN EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ OF \_\_\_\_\_, 20\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
6. BASIS OF BEARINGS: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.
7. THE PHASE 1 PORTION OF THE PROPERTY SHOWN HEREON IS IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 0100308914, CITY OF ROBERTSDALE PURSUANT TO MAP DATED APRIL 19, 2019.
8. ELEVATION ESTABLISHED USING RTK GPS ON ALDOT CORS NETWORK (NAVD 88).
9. CONTOURS RUN AT 1' INTERVALS.





- BOUNDARY LEGEND**
- △ CRF CAPPED IRON ROD FOUND
  - △ CTF CAPPED TOP PIPE FOUND
  - CMF CONCRETE MONUMENT FOUND
  - △ OTF OPEN TOP IRON PIPE FOUND
  - △ RBF REBAR IRON FOUND
  - △ IPF IRON PIN FOUND
  - CAPPED IRON ROD SET
  - (R) RECORD
  - (O) OBSERVED
  - P.O.W. POINT OF BEGINNING
  - P.O.B. POINT OF BEGINNING
  - CHAIN LINK FENCE
  - WIRE FENCE
  - WOOD FENCE
  - BSL BUILDING SETBACK LINE
  - DAU DRAINAGE & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 00°11'00" E	6.55' (O)
L2	N 00°11'00" E	5.95' (O)
L3	N 00°11'00" E	37.57' (O)
L4	N 89°50'17" E	44.55' (O)
L5	S 89°59'54" E	19.67' (O)

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	85.14' (O)	300.00' (O)	84.85' (O)	N 07°56'48" W
C2	56.76' (O)	200.00' (O)	56.57' (O)	N 07°56'48" W
C3	22.46' (O)	225.00' (O)	22.45' (O)	N 02°40'36" W
C4	39.27' (O)	25.00' (O)	35.36' (O)	S 45°11'00" W
C5	39.27' (O)	25.00' (O)	35.36' (O)	N 44°49'00" W
C6	39.27' (O)	25.00' (O)	35.36' (O)	N 45°11'00" E
C7	39.27' (O)	25.00' (O)	35.36' (O)	N 44°49'00" W
C8	39.27' (O)	25.00' (O)	35.36' (O)	N 45°11'00" E
C9	39.27' (O)	25.00' (O)	35.36' (O)	N 44°49'00" W
C10	39.27' (O)	25.00' (O)	35.36' (O)	N 45°11'00" E
C11	39.27' (O)	25.00' (O)	35.36' (O)	N 44°49'00" W
C12	39.19' (O)	25.00' (O)	35.30' (O)	N 45°05'33" E
C13	39.35' (O)	25.00' (O)	35.41' (O)	N 44°54'27" W
C14	39.42' (O)	25.00' (O)	35.46' (O)	N 44°59'21" W
C15	39.12' (O)	25.00' (O)	35.25' (O)	N 45°00'39" E
C16	78.04' (O)	275.00' (O)	77.78' (O)	N 07°56'48" W
C17	41.39' (O)	225.04' (O)	41.33' (O)	N 10°48'24" W
C18	49.66' (O)	175.00' (O)	49.50' (O)	N 07°56'48" W
C19	92.23' (O)	325.00' (O)	91.92' (O)	N 07°56'48" W

Physical Address:  
11111 U.S. Hwy 31 Ste A  
Spanish Fort, AL 36527  
(251) 626-0404



Mailing Address:  
30941 Mill Lane  
Suite C, Box 258  
Spanish Fort, AL 36527

**GENERAL NOTES:**

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- CONTOURS RUN AT 1' INTERVALS.

DRAWING	CHECKED	APPROVED
TS	DK	DC
DATE:	SCALE:	
11/30/22	1"=50'	
DRAWING NUMBER:	FB/PG:	
22-467	170/36	

BLACKWATER RIDGE SUBDIVISION  
PHASE 1 - 75 LOT RESIDENTIAL SUBDIVISION  
CR 52 & BALDWIN BEACH EXPRESS  
ROBERTSDALE, ALABAMA





JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

January 2, 2025

Mr. Gregory B. Smith, PE  
City Engineer  
City of Robertsdale  
22647 RACINE STREET  
ROBERTSDALE, AL 36567

RE: Blackwater Ridge Phase 2 and 3 Extension

Dear Mr. Smith:

Please accept this is letter as formal request for a plat extension. The site work on PH 2 & 3 has experienced some unforeseen delays as PH 1 construction is just now nearing completion and being submitted for final plat approval.

Respectfully,

JADE CONSULTING, LLC

A handwritten signature in black ink, appearing to read 'L. Rambo', is written over the printed name.

Lee Rambo, PE  
Project Manager

\sr

Office Use Only: Case No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
Application Fee: \_\_\_\_\_ Receipt No. \_\_\_\_\_



## **CITY OF ROBERTSDALE** **SUBDIVISION APPLICATION**

P.O. Box 429  
Robertsdale, AL 36567

Phone: (251) 947-2466  
Fax: (251) 947-2619  
TDD (251) 947-2122

### **Owner(s)**

Name: POLSON, MARTHA DELL TRUST UNDER TRUST AG AND REEMENT

Mailing Address: P O BOX 1536

City: ROBERTSDALE State: AL Zip code: 36567

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

Application must be accompanied by a current (within 60 days from date of application) title policy, title opinion, or title report, verifying ownership. Said title document shall cover a period of no less than 30 years;

### **Site Information**

Parcel ID Number: 05- 48 - 03 - 08 - 0 - 000 - 008 . 000

05- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ . \_\_\_\_\_

05- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ . \_\_\_\_\_

05- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ . \_\_\_\_\_

Subdivision Name: TBD Proposed Number of Lots: 225

Is this property within the City Limits of Robertsdale? ☐ yes ☒ no

(If not, provide a copy of transmittal showing that this has been submitted to the Baldwin County Engineer for review.)

Flood Zone: X Zoning Classification: N/A Acreage: 75

### **Subdivision Type**

Check One:

☒ Sketch Plat

☐ Preliminary Plat

☐ Final Plat

### Utility Information

Electrical Provider: Baldwin EMC Telephone Provider: Brightspeed

Sewer Provider: Robertsdale Water Provider: Robertsdale

(A letter of willingness and ability to serve must be submitted for all non-municipal utility providers)

### Professional Information

Engineer: Bluewater Design, LLC

Mailing Address: P.O. Box 217

City: Pell City State: AL Zip code 35125

Telephone: 205-283-8824 Fax: \_\_\_\_\_ e-mail: BWD217@bellsouth.net

Surveyor: TBD

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

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

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

\*\*\*\*\*

I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incomplete or incorrect information will result in this application not being placed on the next Planning Commission agenda. I agree to not begin any construction or improvements until a permit is issued by the City Engineer to allow such. I understand that payment of these fees does not entitle me to approval of this application and that no refund of these fees will be made. I have reviewed the Land Use Ordinance of the City of Robertsdale and understand that I must be present on the date of the Planning and Zoning Commission meeting.

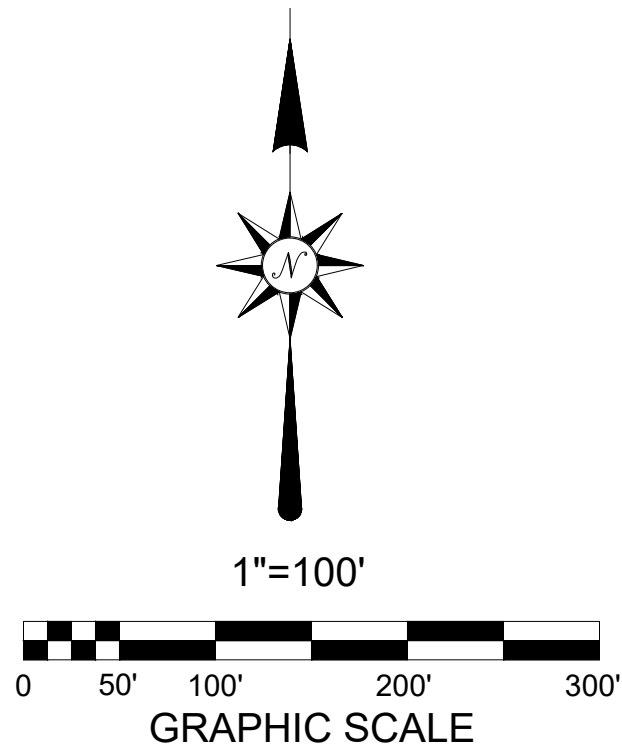
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(If you are not the property owner you must submit Agent Authorization Form signed by the property owner)



PRELIMINARY PLAN PROPOSED FOR THE  
*POLSON PROPERTY*  
UNDEVELOPED TRACT OF LAND LOCATED IN  
SECTION 8, TWN. 6 SOUTH, RGE 4 EAST  
TO BE ANNEXED INTO ROBERTSDALE, BALDWIN COUNTY, ALABAMA  
DESIRED ZONING: PLANNED UNIT DEVELOPMENT (PUD)



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C2	54.34	130.00	23.95	S11° 54' 48\"W
C3	110.78	265.00	23.95	N11° 54' 48\"E
C4	60.55	130.00	26.68	S37° 13' 53\"W
C5	123.42	265.00	26.68	N37° 13' 53\"E
C6	60.55	130.00	26.68	S63° 54' 58\"W
C8	123.42	265.00	26.68	N63° 54' 58\"E
C10	28.98	130.00	12.77	S83° 38' 39\"W
C14	59.07	265.00	12.77	N83° 38' 39\"E
C57	39.27	25.00	90.00	N45° 03' 44\"W
C40	39.27	25.00	90.00	S44° 56' 16\"W
C33	39.27	25.00	90.00	N45° 03' 44\"W
C38	39.31	25.00	90.09	N44° 59' 02\"E
C39	39.23	25.00	89.91	S45° 00' 58\"E
C16	39.27	25.00	90.00	S44° 56' 16\"W
C17	39.27	25.00	90.00	N45° 03' 44\"W
C22	110.07	70.00	90.09	N44° 59' 02\"E
C23	39.23	25.00	89.91	S45° 00' 58\"E
C47	39.31	25.00	90.00	N44° 59' 02\"E
C48	39.23	25.00	89.91	S45° 00' 58\"E
C49	39.27	25.00	90.00	S44° 56' 16\"W
C50	39.27	25.00	90.00	N45° 03' 44\"W
C55	39.31	25.00	90.09	N44° 59' 02\"E
C56	109.84	70.00	89.91	S45° 00' 58\"E
C24	39.27	25.00	90.00	S44° 56' 16\"W
C25	39.27	25.00	90.00	N45° 03' 44\"W
C30	39.31	25.00	90.09	N44° 59' 02\"E
C31	39.23	25.00	89.91	S45° 00' 58\"E
C41	39.27	25.00	90.00	S44° 56' 16\"W
C42	39.27	25.00	90.00	N45° 03' 44\"W
C63	59.22	130.00	26.10	N13° 06' 42\"W
C66	114.83	265.00	24.83	S13° 44' 51\"E
C68	60.55	130.00	26.68	N39° 30' 13\"W
C70	123.42	265.00	26.68	S39° 30' 13\"E
C72	60.55	130.00	26.68	N66° 11' 18\"W
C74	123.42	265.00	26.68	S66° 11' 18\"E
C81	23.69	130.00	10.44	N84° 45' 01\"W
C82	48.28	265.00	10.44	S84° 45' 01\"E

**SITE DATA**  
ROW WIDTH: 60 FT  
LOT COUNT: 225  
MIN LOT WIDTH (FT): 60  
MIN LOT DEPTH (FT): 135  
MIN LOT SIZE (SF): 8,100

PROJECT NO.	PROJECT NAME
N/A	POLSON PROPERTY
DATE	SHEET DESCRIPTION
2024-12-13	PRELIMINARY SITE PLAN
No.	CLIENT
	CMI, LLC