



May 19, 2025

Wes Abrams, Chairman
City of Foley Planning Commission
120 S. McKenzie Street
Foley, AL 36535

Re: Glenlakes Phase 4 – Satisfaction of Conditions

Dear Chairman Abrams,

This letter provides an update on the resolution of Condition #2 associated with the Preliminary Plat approval for Phase 4 of Glenlakes, as reviewed by the Foley Planning Commission on January 18, 2023. The condition required collaboration between Lennar, Glenlakes representatives, and City staff to address corner lot orientation and buffering at the intersection of Albatross and Carnoustie Drive. The following outlines the actions taken to satisfy this condition and includes supporting documentation for the Planning Commission's records.

As noted, the Preliminary Plat for Phase 4 of Glenlakes was reviewed by the Foley Planning Commission on January 18, 2023. The motion for conditional approval identified the primary concern as Condition #2, which required that the engineer (Lennar's staff and their consulting engineer of record) and Glenlakes (presumed to be the POA/HOA) work collaboratively to resolve the corner lot orientation and buffering issue involving Lots 151 and 152 at the intersection of Albatross and Carnoustie Drive.

Following extensive discussions and consideration of alternatives involving the City, Lennar, and the POA, a consensus was reached on a solution: a 4-foot-high brick wall, complemented by landscaping, will be constructed along the frontage of Carnoustie Drive. Additionally, a landscape screen will be installed along the rear of Lots 151 and 152. These improvements are intended to provide a visual buffer between Phase 4 and the existing homes along Carnoustie Drive, consistent with the intent of the Planning Commission's condition, and will enhance both privacy and neighborhood character. Please see the attached drawings, commissioned by Lennar and prepared by WAS Design Landscape Architects. These drawings illustrate all required visual buffers and improvements in fulfillment of the Planning Commission's condition.

In an email dated March 18, 2025, Sara Filley confirmed that the Glenlakes Unit One POA Board met and approved the revised landscape buffer plan with the following provisions:

1. Modification of the proposed wall to a 4-foot brick wall (reduced from the originally proposed 6 feet);
2. Inclusion of irrigation infrastructure, including power and water meters, to support the landscaping.

The version of the landscape buffer plan reviewed and approved by the Glenlakes POA, dated March 3, 2025 (attached), includes the 4-foot brick wall, landscape screening, and planting areas located at the rear of Lots 151 and 152.

Upon review of the Planning Commission's January 18, 2023 motion, the landscape plan submitted by Lennar, and advisory correspondence from the Glenlakes POA indicating their acceptance of the revised plan, the City finds that Condition #2 of the Planning Commission's approval has been satisfactorily addressed. In accordance with Section 5.3 (Enforcement) of the City of Foley Subdivision Regulations, Planning Commission staff is responsible for ensuring compliance with Commission actions, including any conditions of approval. Based on this review, I conclude that Condition #2 has been met.

To ensure completion of the wall and landscape improvements, the Certificate of Occupancy (CO) for Lots 151 and 152 will be withheld until the required improvements are installed. City staff will inspect the improvements and notify the City Building Department upon successful compliance, at which time the CO restriction for the affected lots will be lifted. All other development-related inspections will follow the City of Foley Engineering Department's standard inspection process. As part of this process, the City Inspector will produce a punch list identifying any outstanding items required to close out the project. Completion of these items will be necessary to achieve final acceptance, consistent with the City's established procedures.

Additional Note on Glenlakes Unit One, Phase 3C

(Unrelated to the Planning Commission condition of Phase 4)

Separate from the Phase 4 preliminary plat conditions, City staff is aware of ingress/egress access issues affecting the Glenlakes Unit One, Phase 3C common area located between residential homes and the golf course. Lennar Homes has contracted to purchase a 10-foot-wide parcel adjacent to Lot 15 of Phase 3C from Glenlakes Golf Club, Inc. to create the necessary access for common area maintenance. Additionally, the City is aware of drainage concerns raised by the Glenlakes Unit One POA Board regarding the 10-foot access strip and its condition. Lennar has communicated its commitment to provide accessible ingress and egress in a usable condition, including any drainage improvements necessary to ensure all-weather accessibility.

In summary, the activities and agreements outlined in this letter satisfactorily address the conditions and concerns associated with Condition #2 of the Planning Commission's January 18, 2023 approval. With these resolutions in place, the matter is considered closed, and the condition is deemed met. Final inspections of the accepted improvements will be required, and satisfactory construction and implementation must be completed prior to the issuance of Certificates of Occupancy for the affected lots.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wayne Dyess", is written over a light blue rectangular background.

Wayne Dyess

Executive Director, Infrastructure and Development
City of Foley

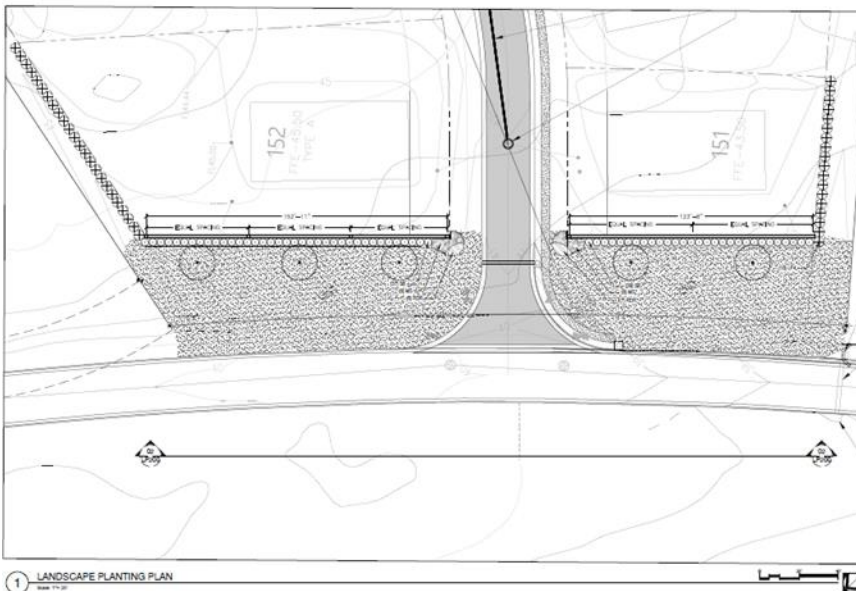
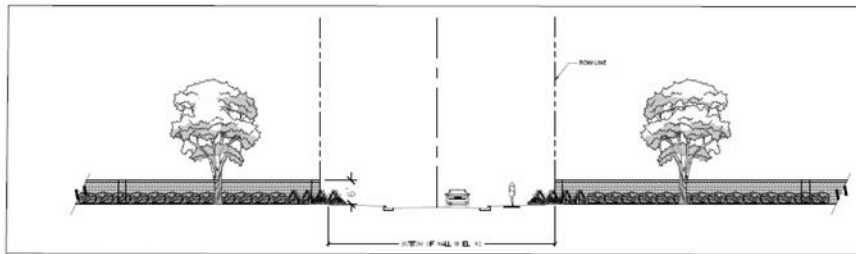
cc:

Mayor Ralph Hellmich

Sara Filley, Glenlakes POA

Chad Christian, City Engineer

Miriam Boutwell, Community Development Director



GENERAL NOTES

DRAINAGE NOTES

COORDINATE ANY DRAINAGE IDENTICAL WALLS ON SINGLE FAMILY LOT SIZE WITH CHIL ENCLER DRAWINGS. CONTRACTOR TO ENSURE NO LOW SPOTS FOR WATER TO ACCUMULATE AND PROVIDE POSITIVE DRAINAGE TO SHALE AND/OR STORMWATER AREAS PER CHIL PLANS.

CONSTRUCTION NOTES

CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ERECTION IS TO BE DONE IN THE FIELD BY THE CONTRACTOR FOR ERECTION AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO COMPLETION OF CONSTRUCTION. ANY CONFLICT IN FIELD THAT THE CONTRACTOR IS TO HAVE SET FOR CONSTRUCTION SHALL BE A COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR APPROVAL.

CONTRACTOR SHALL OBTAIN THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED TO BE TYPED TO BEAR SHALL BE PROTECT FROM CONSTRUCTION ACTIVITY.

CONTRACTOR SHALL STATE CONSTRUCTION ACTIVITY IN SUCH A MANNER AS TO MINIMIZE THE AREA OF DISTURBANCE EXISTING AT THE END OF EACH WORK DAY.

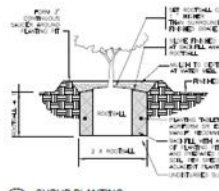
DISTURBED AREAS
ANY DISTURBED AREAS SHALL RECEIVE SOIL, SEED OR MULCH AS NECESSARY. ALL LANDSCAPE BEDS ARE TO RECEIVE 3" DEPTH LONG LEAF PINE STRAW, SETTLED.

IRRIGATION NOTE
CLIENT SHALL CONSULT WITH L.A. AND/OR DETERMINE PROPER IRRIGATION METHOD FOR PLANT MATERIAL TO BE PLANTED.

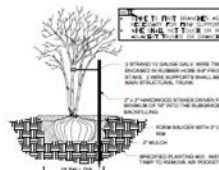
7 PRIVACY WALL AND COLUMN
3/4" x 1 1/2"

QUANTITY TAKEOFF DISCLAIMER:

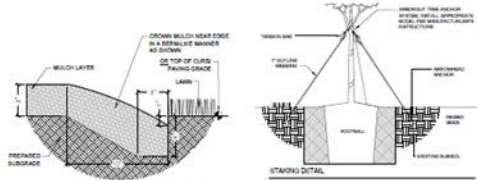
QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR NO PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDLORDS ARCHITECT.



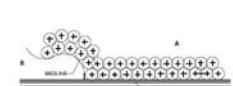
2 SHRUB PLANTING



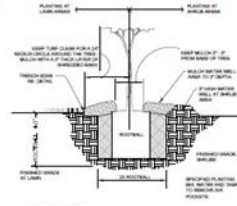
5 MULTI-TRUNK TREE STAKING



TRENCH EDGE



3 TYPICAL PLANT SPACING



PLANT PIT DETAIL

[illegible]

6 GENERAL PLANTING NOTES

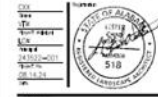
[illegible]

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Glenlakes Ph 4,
Foley, Alabama

STUDENT		
No.	Date	Assignment / Submission
01	01.10.19	TEST 100
02	02.10.19	TEST 100
03	03.10.19	TEST 100
04	04.10.19	TEST 100
05	05.10.19	TEST 100
06	06.10.19	TEST 100
07	07.10.19	TEST 100
08	08.10.19	TEST 100
09	09.10.19	TEST 100
10	10.10.19	TEST 100

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Canada, are the property of the Crown, the reproduction,
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LANDSCAPE
PLANTING DETAILS

But to
LP500