

Vicinity Map  
1 Inch = 1 Mile

**PARCEL INFORMATION**  
Parcel # 05-33-02-09-0-000-002.000  
PIN: 83598

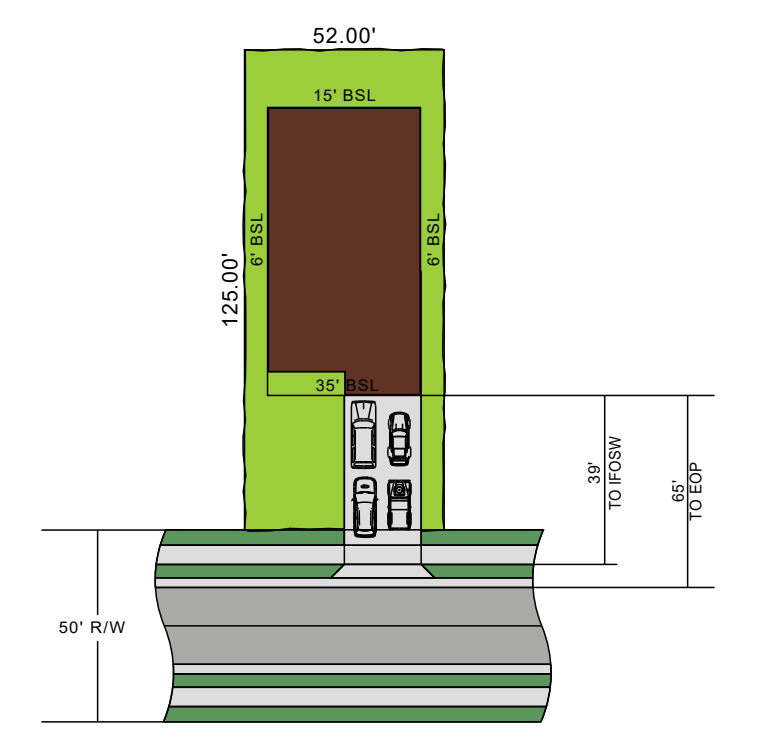
**OWNER/DEVELOPER:**  
59 North, LLC  
P.O. Box 579  
Bay Minette, AL 36507

**SITE DATA**

Current Zoning	M-1
Proposed Zoning	PUD
<b>SINGLE FAMILY</b>	<b>139.87 AC</b>
Total Lots	301
Density	2.15 / AC
Street Length	12,345 LF
Open Space	29.1 Ac. (21%)
Common Area	42.1 Ac. (30%)
<b>MULTI-FAMILY</b>	<b>39.48 AC</b>
<b>COMMERCIAL</b>	<b>13.10 AC</b>
<b>TOTAL ACRES</b>	<b>192.45 AC</b>

**UTILITY PROVIDERS**

Water: Town of Loxley  
Sewer: Baldwin County Sewer Service  
Power: Baldwin EMC  
Telephone: AT&T



**Roans Creek North**  
A Planned Unit Development

Masterplan		<small>DRAWN: ASC CHKD: DEB PRJ: MGR: DEB SCALE: 1"=160' PROJECT: XX FILE: XX SHEET: 1 OF 1</small>
59 North, LLC		