



# City of Bay Minette

## Subdivision Plat Application

301 D'Olive Street · Bay Minette, Alabama 36507  
Phone (251) 580-1650 · COBM\_Planning@cityofbayminetteal.gov

<i>Office Use Only</i>	
Case Number: SD-	_____
App Submittal Date:	_____
PC Meeting Date:	_____

Print or Type your responses below and attach additional pages as necessary. If an item is not applicable, mark "X" or "N/A" where appropriate.

### APPLICATION TYPE

Exempt  Pre-App Conference  Sketch Plat  Final - Minor  Preliminary - Major  Final - Major  Master Plan

Pre-Application Conference Preferred Dates/Times: \_\_\_\_\_

### PROJECT CONTACTS

Owner Name: J Myles Reed Phone: 251-689-3966

Developer: TPQ, LLC Phone: 251-689-3966

Authorized Agent/Application Contact: Timothy Brandon Bailey, PLS

Phone: 251-564-7295 Email: tbailey@hotmail.com

Mailing Address: 832 Artillery Range West, Spanish Fort, Alabama

Surveyor Name: Timothy Brandon Bailey, PLS APLS Lic#: 31828

Surveying Firm Name: \_\_\_\_\_ City Business Lic#: \_\_\_\_\_

Phone: 251-564-7295 Email: tbailey@hotmail.com

Engineer Name: \_\_\_\_\_ Registration #: \_\_\_\_\_

Engineering Firm Name: \_\_\_\_\_ City Business Lic#: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### SITE INFORMATION

Subdivision Type:  Single Family  Two-Family  Multi-Family  Commercial  Industrial  Mixed-Use

Subdivision Name: Quinley Oaks

Location: Quinley Street and W Railroad Street

Section: 16 Township: 2-S Range: 3-E Instrument# or Slide# of Existing Recorded Plat: IN2094397

Parcel ID/PPIN(s): 05-23-05-16-2-002-015.000, 05-23-05-16--2-00-015.001

Total Acreage: 3.23 Total # Lots: 14 Average Lot Size (sq ft): 8719

Required Number of Certified Letters: 12 Adjacent Property Owner/Leaseholder Information Attached:  Yes  No

### UTILITY PROVIDERS

Water: NBU Sewer: NBU

Power: Alabama Power Gas: NBU

Telephone: \_\_\_\_\_ Internet: \_\_\_\_\_

**ACCESS**

Roadway Name: QUINLEY STREET Total Frontage (linear feet): 422

Roadway Access Authority:  City  Baldwin County Highway Dept  Alabama Dept of Transportation (ALDOT)

**SUBMITTAL DOCUMENTATION**

- Legal Description Attached:  Yes  No
- Recorded Warranty Deed(s) Attached:  Yes  No
- Access Authority Approval Attached  Yes  No
- Service Availability Letters Attached:  Yes  No
- Requesting Waivers:  Yes  No
- List and Description of Requested Waivers Attached:  Yes  No
- Covenants or Deed Restrictions:  Yes  No
- Copy of Covenants or Restrictions Attached:  Yes  No

*Refer to the Subdivision Regulations for full submittal requirements and specifications. All plans and application materials are due by the application deadline date. Partial applications will not be processed. Submittal of incomplete applications may delay application review.*

Application is hereby made for approval of the subdivision as described herein and shown in accompanying plans and documentation. The signature below constitutes acknowledgement that all information submitted is true and accurate and that the documentation noted above has been submitted. Further, it is hereby certified that the adjacent property owner list included with this application was obtained from the current records available from the Baldwin County Revenue Commissioner's Office and is a complete and accurate list of all property owners/leaseholders adjacent to the property submitted for subdivision approval. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact or expression of material fact, either with or without intention on the part of this applicant, such as might, or would, operate to cause a refusal of this application, or any material alteration or change in the accompanying plans without the approval of the City Planner and/or Planning Commission, shall constitute sufficient grounds for the revocation of such approval.

Signature of Applicant/Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**INTERNAL USE ONLY**

<p><b>FEES &amp; PAYMENT DETAILS</b></p> <p>Application Fee: \$ _____</p> <p>Total # of Lots _____ x \$20 = \$ _____</p> <p>Total # Certified Letters: _____ x \$10 = \$ _____</p> <p><b>TOTAL DUE \$</b> _____</p> <p><input type="checkbox"/> Cash <input type="checkbox"/> Card* 3.99% Fee</p> <p><input type="checkbox"/> Check #: _____</p> <p>Date Paid: _____</p>	<p>Zoning: _____ FEMA: _____ Potential Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Printed Set <input type="checkbox"/> Yes <input type="checkbox"/> No PDF Plat <input type="checkbox"/> Yes <input type="checkbox"/> No Digital .SHP or .DWG <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Owner Permission <input type="checkbox"/> Deed <input type="checkbox"/> Legal Description <input type="checkbox"/> Adjacent Property List</p> <p><input type="checkbox"/> Service Availability <input type="checkbox"/> Access <input type="checkbox"/> Waiver <input type="checkbox"/> Covenants</p> <p>Completeness Review Date: _____ <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete</p> <p>Deficiencies: _____</p> <p>_____</p> <p>_____</p> <p>PC Meeting Date: _____ Public Notice Deadline Date: _____</p>
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600 D'Olive St.

Bay Minette Al, 36507

1-251-694-2584

12/12/23

Reed Construction Company, LLC

114 N. Hoyle Ave.

Bay Minette, Al.

Dear Reed Construction:

This is to confirm that Alabama Power Company will provide permanent electric service to the proposed development "Quinley Oaks Subdivision" PPIN numbers # 18263, parcel# 23-05-16-2-002-015.000 and #359846, parcel # 23-05-16-2-002-015.001. Customer participation in the form of aid-to-construction costs and/or installation of underground duct systems may be required.

The ability of Alabama Power to provide this service is contingent upon obtaining all necessary rights-of-way from appropriate landowners. As plans are finalized for each portion of the project, please provide site plans and expected electrical load requirements in order that our Engineering Department can begin the design of the system.

All plans and inquiries regarding service to the commercial and residential developments should be forwarded to:

Thomas E. Sheffield Jr.

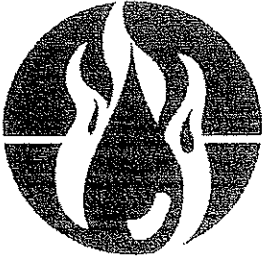
Alabama Power Company

Bay Minette Al. / Engineering Dept.

600 D'Olive St.

Bay Minette Al., 36507

Should you have any questions, please feel free to contact this office.



# NORTH BALDWIN UTILITIES

25 Hand Ave | Bay Minette, AL 36507  
251.937.0345 fax | 251.580.1626 phone  
www.northbaldwinutilities.com

PROVIDING QUALITY SERVICES SINCE 1945 • NATURAL GAS • WATER • WASTEWATER

February 1, 2024

Clair Dorough  
City of Bay Minette  
301 D'Olive Street  
Bay Minette, AL 36507  
[Clair.Dorough@baldwincountyal.gov](mailto:Clair.Dorough@baldwincountyal.gov)

Re: Letter of Water, Wastewater and Natural Gas Service Availability – Quinley Subdivision  
West Railroad Street and Quinley Street

Dear Clair,

At your request, this letter is to confirm that the above referenced development is in North Baldwin Utilities' service territory for water, wastewater and natural gas.

North Baldwin Utilities (NBU) is willing and able to provide water, wastewater and natural gas service to the above referenced location, subject to applicant paying all fees required for these services.

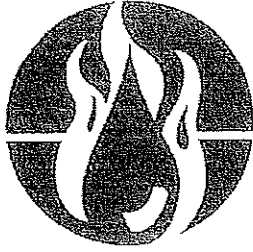
All new modified utility infrastructure shall be in accordance with NBU specifications. The developer shall coordinate with NBU throughout planning, design, and construction of the development to ensure conformity with NBU protocols and requirements.

I am available to further discuss your project and welcome any inquiries regarding NBU services and requirements regarding this development.

Sincerely

Jason M. Padgett  
General Manager/CEO

JMP/alr



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PROVIDING QUALITY SERVICES SINCE 1965 • NATURAL GAS • WATER • WASTEWATER

December 13, 2023

Barbara Deer Brown  
Reed Construction Company, LLC  
114 North Hoyle Avenue  
Bay Minette, AL 36507  
barbara@reedconstruct.com

Re: Letter of Water, Sewer and Gas Service Availability – Quinley Oaks Subdivision  
PIN #: 18263  
Parcel ID: 23-05-16-2-002-015.000  
PIN#: 359846  
Parcel ID: 23-05-16-2-002-015.001

Dear Barbara,

At your request, this letter is to confirm that the above referenced development is in North Baldwin Utilities' service territory for water, sewer and gas. We have received a copy of the Preliminary Plat for parcel ID 23-05-16-2-002-015.000 and 23-05-16-2-002-015.001.

North Baldwin Utilities (NBU) is willing and able to provide water, sewer, and gas service to the above referenced locations, subject to applicant paying all fees required for these services.

All new or modified utility infrastructure shall be in accordance with NBU specifications. The developer shall coordinate with NBU throughout planning, design, and construction of the development to ensure conformity with NBU protocols and requirements.

I am available to further discuss your project and welcome any inquiries regarding NBU services and requirements regarding this development

Sincerely,

Jeffrey L. Donald  
Chief Operations Officer

JLD/alr

HENRY C. CONNER JR. | HUGH M. DICKSON III | ROBERT J. JAYE | HAMILTON C. SMITH | MAYOR ROBERT A. WILLS  
JASON M. PADGETT, Chief Executive Officer (CEO)