

February 27, 2025

City of Bay Minette Planning & Zoning  
301 D'Olive Street  
Bay Minette, AL 36507

**RE: Old Towne Commons Phase 1  
Preliminary Plat Application**

To Whom It May Concern,

Please find enclosed our Preliminary Plat Application for Old Towne Commons. The attached documents are summarized as follows:

- Check in amount of \$2,140.00
  - Total Number of Lots (192) x \$10 + Total # of Certified Letters (22) x \$10 = \$2,140.00 – to be delivered under a separate cover
- One (1) 8 ½" x 11" Preliminary Plat Application
- One (1) 8 ½" x 11" Baldwin Ventures, LLC Agent Authorization
- One (1) 8 ½" x 11" Wilkes Construction Agent Authorization
- One (1) 8 ½" x 11" Legal Description
- One (1) 8 ½" x 11" ALDOT Coordination
- One (1) 8 ½" x 11" Covenants and/or Deed Restrictions
- One (1) 8 ½" x 11" Warranty Deed
- One (1) 8 ½" x 11" Service Availability Letters (NBU, AT&T, Baldwin EMC, BCSS)
- Four (4) 24" x 36" Preliminary Plat
- Four (4) 24" x 36" Construction Plans
- One (1) 11" x 17" Preliminary Plat
- One (1) 8 ½" x 11" E-911 Letter
- One (1) 11" x 17" Soils Map
- Digital format (DWG) of Plans / Plat – to be submitted electronically

If you have any questions, comments, or concerns regarding this submission, please contact us.

Sincerely,

**Dewberry**



Cathy S. Barnette  
Associate



# 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: Baldwin Ventures, LLC Phone: 407-474-8222

Developer: Wilkes Construction Company, Inc Phone: 205-863-0737

Authorized Agent/Application Contact: Dewberry

Phone: 251-990-9950 Email: dewberry-daphneplanning@dewberry.com

Mailing Address: 25353 Friendship Road, Daphne, AL

Surveyor Name: Victor Germain APLS Lic#: 38473

Surveying Firm Name: Dewberry City Business Lic#: 2025-714

Phone: 251-990-9950 Email: Daphnesurvey@dewberry.com

Engineer Name: Jason Estes Registration #: 22714

Engineering Firm Name: Dewberry City Business Lic#: 2025-714

Phone: 251-990-9950 Email: Dewberry-daphneplanning@dewberry.com

### SITE INFORMATION

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

Subdivision Name: Old Town Commons

Location: State Hwy 59

Section: 21 Township: 3S Range: 3E Instrument# or Slide# of Existing Recorded Plat: #971394, #979172, #994516

Parcel ID/PPIN(s): 28-05-21-0-000-001.00/62828

Total Acreage: 405 Total # Lots: 192 Average Lot Size (sq ft): \_\_\_\_\_

Required Number of Certified Letters: 22 Adjacent Property Owner/Leaseholder Information Attached:  Yes  No

### UTILITY PROVIDERS

Water: NBU Sewer: BCSS

Power: Baldwin EMC Gas: NBU

Telephone: AT&T Internet: AT&T

**ACCESS**

Roadway Name: US Hwy 31 Total Frontage (linear feet): \_\_\_\_\_

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

*see PUD approval*

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 _____</p> <p>                  x \$10 = \$ _____</p> <p>Total # Certified Letters: _____</p> <p>                  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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# City of Bay Minette Agent Authorization Form

<b>Office Use Only</b>
Case No.: _____

I/We hereby appoint and designate Dewberry ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 92518, 62828, 222473, 31532, & 83618. I/We understand that the scope of the agency designation granted herein is general in nature and includes, without limitation, all decision-making authority relating to submittals, status, conditions, or withdrawal of this application/permit. To the fullest extent permitted under Alabama law, I/we release and agree to hold the City of Bay Minette harmless from and against any liability resulting from acts or omissions of our Agent. I/We warrant and certify to the City of Bay Minette that I/we are the owner(s) of the real property identified herein, and that I/we have fully authority to make the agency designation herein. I/We further certify that the information stated on and submitted with this application/permit is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application/permit and any work performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new application/permit.

\*NOTE: All correspondence will be sent to the authorized Agent. It will be the Agent's responsibility to keep the owner(s) adequately informed as to the status of the application.

### PROPERTY OWNER(S)

Wilkes Construction

Name(s) - Printed

Wilkes Construction Company Inc.

Mailing Address

16303 Tarpon Dr. Pensacola, FL 32507

City/State

205-863-0737

rwilkes@wilkesconstruction.com

Phone

Email

205-863-0737

rwilkes@wilkesconstruction.com 2/20/25

Signature(s)

Date

### AUTHORIZED AGENT

Dewberry / Cathy S. Barnette

Name(s) - Printed

25353 Friendship Road

Mailing Address

Daphne, AL 36526

City/State

251-929-9801

dewberry-daphneplanning@dewberry.com

Phone

Email

12/11/2024

Signature(s)

Date



# City of Bay Minette

## Agent Authorization Form

**Office Use Only**

Case No.: \_\_\_\_\_

I/We hereby appoint and designate Dewberry ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 92518, 62828, 222473, 31532, & 83618. I/We understand that the scope of the agency designation granted herein is *general* in nature and includes, without limitation, all decision-making authority relating to submittals, status, conditions, or withdrawal of this application/permit. To the fullest extent permitted under Alabama law, I/we release and agree to hold the City of Bay Minette harmless from and against any liability resulting from acts or omissions of our Agent. I/We warrant and certify to the City of Bay Minette that I/we are the owner(s) of the real property identified herein, and that I/we have fully authority to make the agency designation herein. I/We further certify that the information stated on and submitted with this application/permit is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application/permit and any work performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new application/permit.

*\*NOTE: All correspondence will be sent to the authorized Agent. It will be the Agent's responsibility to keep the owner(s) adequately informed as to the status of the application.*

**PROPERTY OWNER(S)**

Baldwin Ventures, LLC

Name(s) - Printed

14533 90th Ave

Mailing Address

Seminole FL 33776

City/State

407-474-8222

garyecap@gmail.com

Phone

Email

Signature(s)

12/11/2024

Date

**AUTHORIZED AGENT**

Dewberry / Cathy S. Barnette

Name(s) - Printed

25353 Friendship Road

Mailing Address

Daphne, AL 36526

City/State

251-929-9801

dewberry-daphneplanning@dewberry.com

Phone

Email

Signature(s)

12/11/2024

Date

## OLD TOWN COMMONS PHASE 1

COMMENCING AT A 3 INCH IRON PIPE, BEING THE LOCALLY ACCEPTED NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, A DISTANCE OF 4,189.23 FEET TO A 5/8 INCH CAPPED REBAR FOUND (ILLEGIBLE) ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 31 (RIGHT-OF-WAY VARIES); THENCE RUN ALONG SAID EAST RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,392.69 FEET, AN ARC LENGTH OF 425.80 FEET, (CHORD BEARS SOUTH 23°21'20" WEST, A CHORD LENGTH OF 424.15 FEET) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES: ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,392.69 FEET, AN ARC LENGTH OF 78.30 FEET, (CHORD BEARS SOUTH 12°59'10" WEST, A CHORD LENGTH OF 78.29 FEET) TO A 5/8 INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN SOUTH 11°24'25" WEST, A DISTANCE OF 849.94 FEET TO A 5/8 INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN SOUTH 11°21'46" WEST, A DISTANCE OF 458.33 FEET TO A 1/2 INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN SOUTH 11°23'53" WEST, A DISTANCE OF 732.62 FEET; THENCE RUN SOUTH 80°32'32" EAST, DEPARTING SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 31, A DISTANCE OF 116.49 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,746.82 FEET, AN ARC LENGTH OF 356.79 FEET, (CHORD BEARS SOUTH 86°23'37" EAST, A CHORD LENGTH OF 356.17 FEET); THENCE RUN ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 955.00 FEET, AN ARC LENGTH OF 132.43 FEET, (CHORD BEARS SOUTH 88°16'20" EAST, A CHORD LENGTH OF 132.33 FEET); THENCE RUN NORTH 13°39'06" EAST, A DISTANCE OF 15.14 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 477.56 FEET, (CHORD BEARS SOUTH 70°04'18" EAST, A CHORD LENGTH OF 472.75 FEET); THENCE RUN ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1,399.73 FEET, AN ARC LENGTH OF 519.54 FEET, (CHORD BEARS SOUTH 66°36'04" EAST, A CHORD LENGTH OF 516.57 FEET); THENCE RUN SOUTH 77°14'02" EAST, A DISTANCE OF 169.25 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 744.14 FEET, AN ARC LENGTH OF 245.11 FEET, (CHORD BEARS SOUTH 67°47'51" EAST, A CHORD LENGTH OF 244.01 FEET); THENCE RUN SOUTH 55°14'14" EAST, A DISTANCE OF 102.12 FEET; THENCE RUN SOUTH 54°03'47" EAST, A DISTANCE OF 267.56 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 718.92 FEET, AN ARC LENGTH OF 352.65 FEET, (CHORD BEARS SOUTH 68°06'55" EAST, A CHORD LENGTH OF 349.12 FEET); THENCE RUN NORTH 00°02'02" EAST, A DISTANCE OF 2,270.63 FEET; THENCE RUN NORTH 77°23'09" WEST, A DISTANCE OF 565.74 FEET; THENCE RUN SOUTH 53°16'49" WEST, A DISTANCE OF 643.15 FEET; THENCE RUN SOUTH 86°49'31" WEST, A DISTANCE OF 225.97 FEET; THENCE RUN NORTH 75°50'57" WEST, A DISTANCE OF 369.84 FEET; THENCE RUN NORTH 19°18'43" EAST, A DISTANCE OF 318.52 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 559.70 FEET, (CHORD BEARS NORTH 26°30'02" WEST, A CHORD LENGTH OF 501.94 FEET); THENCE RUN NORTH 72°18'46" WEST, A DISTANCE OF 367.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 101.85 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

**From:** Smith, Michael <smithmi@dot.state.al.us>  
**Sent:** Monday, June 17, 2024 4:36 PM  
**To:** Brannan, Cherice  
**Cc:** McCracken, Paul; Campbell, Adam H.  
**Subject:** RE: Olde Town Commons- US 31

**[CAUTION]** External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

I just put it on my calendar to go up there Thursday morning.

We need to discuss Bender Rd as well when you have time. Maybe tomorrow if that works for you.

Michael Smith, P.E.  
Area Permit Manager  
251-331-0104

Sent via the Samsung Galaxy S10e

----- Original message -----

**From:** "Brannan, Cherice"  
**Date:** 6/17/24 2:46 PM (GMT-06:00)  
**To:** "Smith, Michael"  
**Cc:** "McCracken, Paul" , "Campbell, Adam H."  
**Subject:** RE: Olde Town Commons- US 31

Here is your friendly Monday reminder!  
With kind regards,  
Cherice Brannan

Associate, Project Manager  
Engineering Services  
25353 Friendship Road  
Daphne, AL 36526-6278  
D 251.929.9782 C 251.979.7540

 **Dewberry**

     
[www.dewberry.com](http://www.dewberry.com)

**From:** Brannan, Cherice  
**Sent:** Monday, June 10, 2024 10:47 AM  
**To:** Smith, Michael  
**Cc:** McCracken, Paul ; Campbell, Adam H.  
**Subject:** RE: Olde Town Commons- US 31  
Good morning!  
Checking back on this. Can we meet up one day this week?  
With kind regards,  
Cherice Brannan

Associate, Project Manager  
Engineering Services  
25353 Friendship Road  
Daphne, AL 36526-6278  
D 251.929.9782 C 251.979.7540



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in   

[www.dewberry.com](http://www.dewberry.com)

**From:** Smith, Michael <[smithmi@dot.state.al.us](mailto:smithmi@dot.state.al.us)>  
**Sent:** Wednesday, May 22, 2024 2:07 PM  
**To:** Brannan, Cherice <[cbrannan@Dewberry.com](mailto:cbrannan@Dewberry.com)>  
**Cc:** McCracken, Paul <[mccrackenp@dot.state.al.us](mailto:mccrackenp@dot.state.al.us)>; Adam Campbell <[acampbell@68ventures.com](mailto:acampbell@68ventures.com)>  
**Subject:** RE: Olde Town Commons- US 31

**[CAUTION]** External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Let's do 10 am Tuesday morning if that works for you. We will meet there at that median.  
*Michael Smith, P.E.*  
**Area Permit Mngr.**  
Office: 251- 470- 8273  
Cell: 251 - 331 - 0104

**From:** Brannan, Cherice <[cbrannan@Dewberry.com](mailto:cbrannan@Dewberry.com)>  
**Sent:** Wednesday, May 22, 2024 2:02 PM  
**To:** Smith, Michael <[smithmi@dot.state.al.us](mailto:smithmi@dot.state.al.us)>  
**Cc:** McCracken, Paul <[mccrackenp@dot.state.al.us](mailto:mccrackenp@dot.state.al.us)>; Adam Campbell <[acampbell@68ventures.com](mailto:acampbell@68ventures.com)>  
**Subject:** RE: Olde Town Commons- US 31

Good afternoon!  
I, too, am unavailable Monday 😊 but I can meet anytime Tuesday & Thursday or Wednesday morning.  
With kind regards,  
Cherice Brannan



Associate, Project Manager  
Engineering Services



25353 Friendship Road  
Daphne, AL 36526-6278  
D 251.929.9782 C 251.979.7540



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in   

[www.dewberry.com](http://www.dewberry.com)

**From:** Smith, Michael <[smithmi@dot.state.al.us](mailto:smithmi@dot.state.al.us)>  
**Sent:** Wednesday, May 22, 2024 1:57 PM  
**To:** Brannan, Cherice <[cbrannan@Dewberry.com](mailto:cbrannan@Dewberry.com)>  
**Cc:** McCracken, Paul <[mccrackenp@dot.state.al.us](mailto:mccrackenp@dot.state.al.us)>; Adam Campbell <[acampbell@68ventures.com](mailto:acampbell@68ventures.com)>  
**Subject:** RE: Olde Town Commons- US 31

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Good afternoon Cherice,

We need to schedule a time to meet onsite to discuss the southern access versus median shift. I don't think it will take long but it will help the decision be made. What does next week look like for you? I'm open any day but Monday lol.

*Michael Smith, P.E.*

**Area Permit Mngr.**

Office: 251- 470- 8273

Cell: 251 - 331 - 0104

**From:** Brannan, Cherice <[cbrannan@Dewberry.com](mailto:cbrannan@Dewberry.com)>  
**Sent:** Wednesday, May 1, 2024 7:32 AM  
**To:** Smith, Michael <[smithmi@dot.state.al.us](mailto:smithmi@dot.state.al.us)>  
**Cc:** McCracken, Paul <[mccrackenp@dot.state.al.us](mailto:mccrackenp@dot.state.al.us)>; Adam Campbell <[acampbell@68ventures.com](mailto:acampbell@68ventures.com)>  
**Subject:** Olde Town Commons- US 31

Mike,

Attached are (2) sketches of the access management plan for Olde Town Commons.

- Both sketches show our 'north' access lining up with existing crossover at County Club Drive. This would be a full access.
- The first sketch shows our 'south' access at the location previously proposed.
  - We are proposing to move the existing crossover south to line up with the proposed turnout.
  - It appears the crossover currently serves 2 or 3 homes on a gravel driveway on the west side of US 31 (there are [2] mailboxes at the road).
  - It, also, appears that relocating this crossover would not cause an inconvenience for anyone using it as a U-turn.
  - This would be a full access.
  - Due to sight distance constraints we cannot move our proposed turnout to line up with the crossover in it's current location.
- The second sketch shows our 'south' access being relocated.

- We shifted the proposed turnout south to provide approx. 500 LF of distance between that access and the existing crossover (if left in it's current location).
- Due to it not lining up with a crossover, this access would be a right in/right out only.
- Currently neither sketch includes any additional turnout locations, from US 31, for the commercial properties, nor specific internal access. We are still discussing this with the developer.

Please let me know your thoughts and how we should proceed with the revised traffic study (including the signal warrant analysis). If another meeting is needed, please let me know and we will get one set up.

With kind regards,  
Cherice Brannan

Associate, Project Manager  
Engineering Services  
25353 Friendship Road  
Daphne, AL 36526-6278  
D 251.929.9782 C 251.979.7540



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# BALDWIN COUNTY, ALABAMA

## Planning and Zoning Department

**Robertsdale Office:**  
22251 Palmer Street  
Robertsdale, AL 36567  
251.580.1655

**Foley Office:**  
201 East Section Avenue  
Foley, AL 36535  
251.580.1655

In addition to the typical "will-serve" letter for a proposed subdivision or planned unit development, please provide the following capacity information for the treatment facility that will serve the project.

**Subdivision/Development Name:** Old Towne Commons, PIN 62828

**Utility Provider:** BCSS

Select:  water or  sewer

**Location of the treatment facility:** MALBIS

<b>ADEM permit number</b>	<b>AL0042234</b>
<b>Current permitted capacity</b>	<b>3.25 MGD</b>
<b>Current available capacity (including developments that have not come online to date)</b>	<b>1.702 MGD</b>

**Utility representative signature:** Lisa M. Burke Digitally signed by Lisa M. Burke  
Date: 2024.12.10 15:18:31 -06'00'

**Date signed:** 12-10-2024

**Comments:**

For questions, please contact the Robertsdale Planning & Zoning Office at the number listed above.

Thank you,

*Planning and Zoning Staff*



December 10, 2024

Kiersten Cavender  
Dewberry  
Re: PIN 62828, Old Towne Commons

Ms. Cavender,

At your request, this letter is to serve as a written report that Baldwin County Sewer Service, LLC (BCSS), is willing and financially capable of providing service to the proposed development to be located on the above-referenced property. Sewer service may be connected to this property at the owner's expense and request, subject to all terms and conditions set forth below.

Baldwin County Sewer Service, LLC, is willing and able to provide sewer service to the proposed development, subject to the following: (1) BCSS's standard terms and conditions ; (2) performance by the owner/applicant of all terms and conditions within the required written agreement between the applicant/owner and BCSS regarding the provision of services; (3) the construction of all required sewer infrastructure within the proposed development; (4) the receipt of final subdivision plat approval for the proposed development from the appropriate governmental authority; and (5) the payment of all required fees, including, but not limited to, all required impact fees, tap fees and line extension costs. Satisfaction of all of the aforementioned conditions and the continued use of sewer service and payment of all user fees constitutes a commitment of BCSS to provide sewer service and treatment for the proposed development.

This letter is not to be used to obtain a building permit. A \$1,500\* impact fee per lot will need to be paid to Baldwin County Service, LLC, if a new subdivision plat is signed. This letter is valid for a period of one year from the date of issue. Any customer who has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of the willing and able letter. BCSS will treat the wastewater at our Malbis wastewater treatment plant.

\*Franchise fees apply in franchise areas.

Sincerely,  
*Lisa M. Burke*  
Lisa M. Burke  
Baldwin County Sewer Service, LLC  
251-971-3022



November 27, 2024

Kiersten Cavender  
Dewberry Engineering

RE: Service Availability – Old Towne Commons Master Plan – PIN 62828

Dear Ms. Cavender,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell  
Senior – OSP Design Engineer  
AT&T Alabama  
2155 Old Shell Rd  
Mobile, Alabama 36607  
Gulf District/ Mobile Office



**B A L D W I N E M C**

P.O. Box 220  
Summerdale, AL  
36580-0220

February 19, 2025

Dewberry  
Kiersten Cavender  
25353 Friendship Road  
Daphne AL 36526

Re: Plat for Old Towne Commons, Parcel 05-28-05-21-0-000-001.000

Dear Kiersten Cavender:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service territory. Also, this letter is confirming that the referenced has been submitted to Baldwin EMC.

Baldwin EMC is willing to service the development as long as the necessary easements are granted using our standard easement form and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades (transmission line, substation and distribution line). All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy.

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at 251-989-0106.

Sincerely,

Clayton Stewart  
Supervisor of Staking  
CS/nn

**HEADQUARTERS**  
19600 State Highway 59  
Summerdale, AL 36580

**NORTH BALDWIN**  
47525 Highway 59  
Bay Minette, AL 36507

**SOUTH BALDWIN**  
21801 University Lane  
Orange Beach, AL 36561



# 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

November 27, 2024

Kiersten Cavender  
Dewberry  
25353 Friendship Road  
Daphne, AL 36526  
kcavender@Dewberry.com

Re: Letter of Water & Gas Service Availability  
Old Towne Commons  
Bay Minette, AL 36507

Dear Kiersten,

At your request, this letter is to confirm that the above referenced property is in North Baldwin Utilities' service territory for water and gas. We have received a copy of the Master Plat for Old Towne Commons.

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

All new or modified utility infrastructure shall be in accordance with NBU specifications. The developer shall coordinate with NBU throughout the 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

**RAYMOND LOVELL**  
 Chairman  
**ANTHONY LOWERY**  
 Vice Chairman  
**ROY GLENN**  
 Secretary/Treasurer

**KRISTI STAMNES**  
 Director



**PAUL MUELLER**  
**AL TOLBERT**  
**MARK SEALY**  
**DAVID WILSON**

**MARK D. RYAN**  
 General Counsel

911 TELECOMMUNICATOR CIRCLE, ROBERTSDALE, ALABAMA  
 36567

Subdivision: Old Towne Commons, phase 1

Subdivision location: east off State Hwy 59 - Bay Minette

Requested by: Kiersten Cavender - Dewberry

Email: kcavender@dewberry.com

Phone: 850-760-0333

Reservation valid through: 1/27/2026

This letter serves as formal approval for the use of the new road names listed below, as well as the extension of existing approved road names. We confirm that all proposed road names comply with relevant naming conventions and standards, ensuring clarity and consistency in road identification.

The road names listed in this letter are reserved for one year (365 days) from the date of issuance. If any changes are made to the road names as listed, please contact our office to obtain approval. If you require an extension of the reservation beyond one year, you must submit a formal request. Otherwise, the road names will be automatically released and designated as "available for use."

PreMod	PreDir	PreType	PreSep	Street Name	PosTyp	PosDir	PosMod
				KEESLER	ROAD		
				STELLA LUNA	BOULEVARD		
				MURRAY	BOULEVARD		
				LANDY	LANE		
				RYLEE RAY	ROAD		
				ARIA	PLACE		
				EVALESE	WAY		
				BREE	DRIVE		

Signed: *Samantha Roberts*

Date: 1/27/2025