

**Bay Minette Planning Commission**  
**Agenda--REVISED**  
**Council Chambers**  
**December 10, 2013**  
**8:00 p.m.**

1. Called to Order
2. Invocation and Pledge
3. Call of Roll
4. Approval of Minutes for November 13, 2013 Regular Meeting
5. Old Business:
6. New Business:
  - A. Public Hearing and Consideration of Request from Joseph Biggs for Subdivision of Property located at 1011 Highway 31 North
  - B. Consideration of the following request for Gateway Development Corporation for Property located on West 9<sup>th</sup> Street(Lot 1 of the Minette Park Unit One):
    1. Re-zoning Request from R-2 to R-4
    2. Subdivision Request
    3. Site Plan

**NOTE: Sign Ordinance will be reviewed at the January 14, 2014 Meeting**

7. Reports:
  - A. Mayor/Council
  - B. Attorney
  - C. Commissioner's Comments
8. Adjourn

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# Bay Minette Planning Commission Regular Meeting Minutes

Minutes of November 13, 2013

Monthly Meeting No. 12

The Bay Minette Planning Commission met in Regular Session on Tuesday, November 13, 2013. The meeting was called to order by Chairman Todd Stewart at 5:30 p.m., in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

**ROLLCALL**            During the 5:30 p.m. Roll Call the following members were present:

Todd Stewart, Chairman  
Karmen Still, Vice Chairperson  
John Biggs, City Council Member  
Oscar Waters, Building Official  
Ed Pepperman, Commission Member  
Al Thompson, Commission Member  
A. C. Ulmer, Commission Member  
John Peavy, Commission Member

Absent were:

Robert A. "Bob" Wills, Mayor

Other person in regular attendance:

Scotty Lewis, City Attorney  
Joe Landenwich, Finance Director  
Leslie Johnston, SARPC Representative

**GUESTS**            Guests included:

Joseph Biggs  
John Lewis  
Kris Pierce – Jet-Pet, Inc.

**INVOCATION/  
PLEDGE**            Commission Chairman Todd Stewart offered the invocation and the pledge.

**ITEM 4.**            Chairman Stewart asked the planning commission to review the minutes of the October 8, 2013 meeting. Commission Member Ulmer made Motion 1 to approve the minutes for the October 8, 2013 meeting. The motion was seconded by Commission Member Pepperman and the motion carried.

**ITEM 5.** Chairman Stewart said there was no Old Business and Discussion of the Sign Ordinance will be moved to New Business.

**ITEM 6.** Chairman Stewart introduced item 6: New Business

A. Consideration: Request from Joseph Biggs for Subdivision of Property located at 1011 Hwy 31 North. Chairman Stewart informed Mr. Biggs of the expected timeline & process for the rezoning to be voted on by the City Council and Subdivision request that would be voted on by the Planning Commission following a public hearing. Commission Member Karmen Still then made a motion to set a public hearing for the December 10<sup>th</sup> Planning Commission concerning Joseph Bigg's subdivision request. The motion was seconded by Commission Member Al Thompson. The motion carried with Councilman Johnny Biggs abstaining.

B. Consideration: Jet-Pet Inc. Site Plan located at 2001 Hwy 31 South. Kris Pierce from Jet-Pet, Inc. presented the Site Plan to the Planning Commission including the installation of new fuel tanks and additional pumps. Discussion between Mr. Pierce and the Planning Commission concerning the following items: landscaping, canopy size, signage, alignment of pumps, entries & exits, dumpster visibility & location, location of fire hydrants. Commission Member Ed Pepperman made a motion to approve a Preliminary Site Plan pending a review & approval by the BMFD and Building Official. Commission Member Karmen Still seconded and the motion carried unanimously.

C. Discussion: Sign Ordinance – Chairman Stewart reviewed the list of concerns submitted at the Public Hearing and informed the Commission that a revised sign ordinance with corrections would be distributed for the December 10<sup>th</sup> meeting.

D. Consideration: Planning Commission Meeting Times – Chairman Stewart brought up the idea of possibly of moving the Planning Commission meeting times to 8:00 am on the second Tuesday of each month. Commission Member Karmen Still made the motion to move meeting times to 8 am and it was seconded by Commission Member Peavy. The motion carried unanimously.

**ITEM 7.** Reports:

A. No report from Mayor & Council

B. No report form Attorney Scotty Lewis

C. Commission's Comments: Chairman Stewart asked Building Official Oscar Waters about the status of the Portable Storage Buildings located across from City Hall on D'Olive Street. Mr. Waters informed the commission that a second official letter would be going out this week.

**ITEM 8.**

Chairman Stewart with no further business adjourned the meeting at 6:35 p.m.

**DONE THIS THE 12th DAY OF NOVEMBER 2013**

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Todd Stewart  
Chairman

**ATTEST:**

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Joe Landenwich  
Finance Director

# City of Bay Minette

## Application for Preliminary Subdivision Plat (PUD)

Date 10/28/13

Name of Subdivision (PUD)  
East 200' of lot 2, block 102, Highland Co

Name of applicant/owner Joseph L. Biggs

Address 1011 Hwy 31 N Bay Minette, AL. 36507  
Street or PO Box City State zip

Name of Local Agent/ Engineer, if other than Applicant

Address:  
Street or PO Box City State zip

Subdivision (PUD) Location: Lying N. of US Hwy 31

Total Acreage \_\_\_\_\_ # of Lots (units) 1

Average Lot Size parcel 'B' 70' X 138'

Water Source City

Sewer Source Septic

Owners of land 100' adjacent or opposite:

Name

Address

5 to 10 acres Bay Minette Cemetery

1 acre MRS. Middleton

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

P.O. Box 267 Bay Minette  
46775 Rock Hill Rd. Ext. Bay Minette

Applicant Name: Joseph L. Biggs

Signature: Joseph L. Biggs

Date 10/28/13

Total \$ \_\_\_\_\_

Cost- \$150.00 plus \$10.00 per lot. Certified Letters - \$10.00 each.  
Certified letters and advertising cost must be paid in advance.

# City of Bay Minette

## Application for Final Subdivision Plat (PUD)

Date 10/28/13

Name of Subdivision (PUD)  
East 200' of Lot 2, Block 102, Head Land Co. Addition

Name of applicant/owner Joseph L. Biggs

Address 1011 vs Hwy 31 N. Bay Minette AL 36507  
Street or PO Box City State zip

Name of Local Agent/ Engineer, if other than Applicant \_\_\_\_\_

Address: \_\_\_\_\_  
Street or PO Box City State zip

Subdivision (PUD) Location: Lying N. of U.S. Hwy 31 (1 mile going E. on Hwy 31)  
From courthouse

Total Acreage 0.1 # of Lots (units) 1

Average Lot Size parcel 130' x 179'

Water Source City

Sewer Source Septic

Applicant Name: Joseph L. Biggs

Signature: Joseph L. Biggs

Date 10/28/13

Total \$ \_\_\_\_\_

Cost- \$100.00

# City of Bay Minette

## Subdivision Checklist: Preliminary Plat

Please see Section 7 of the City of Bay Minette Subdivision Regulations for a complete listing of the requirements for subdividing and commission action. Preliminary plat approval does not constitute final plat approval, nor does it authorize official recording of the plat, nor does constitute or effect an acceptance by the City of any street or other open space shown on the plat.

1. Name and address of the owner of record and subdivider and name and registration number of surveyor. *M R. Lowery (David)*
2. Proposed name of subdivision and its acreage.
3. North Point, graphic scale of not less than 1 inch equals 100 feet and date.
4. Vicinity map showing location and acreage of the subdivision.
5. Exact boundary lines of the tract by bearing and distance.
6. Names and addresses of owners of record of adjoining land with their approximate acreage.
7. Existing streets, utilities and easements on and adjacent to the tract including the size and width of each. *Water Gas (no seiche) Septic/Hwy 31 N 4 Lane*
8. Proposed subdivision layout using contours of vertical intervals of not more than five(5) feet and including streets, alleys and easements with both dimensions and proposed street names; lot lines; land to be reserved or dedicated for public uses; and any land to be used for purposes other than single family dwellings.
9. Block letters and lot numbers.
10. Indication of zoning district boundaries if such exists. Otherwise indicate the proposed use of all land within the subdivision as well as any restriction on the lots.
11. Preliminary sketch plans of proposed utility layouts (sewer, water, gas and electricity) including pipe sizes and the location of valves and fire hydrants, and showing feasible connections where possible to existing and proposed utility systems.
12. Preliminary plan of all drainage facilities.
13. Minimum building front yard setback lines.
14. Typical street cross-section and center-line profiles.
15. Location of streams, lakes, and swamps and land subject to flooding as determined from past history of flooding, and as delineated by the U.S.G.S or U.S. Corps of Engineers.
16. Location of land dedicated for a neighborhood park or open space area for subdivisions exceeding fifty (50) lots.
17. Soils in the area to be subdivided at a scale equal to that of the preliminary plat.
18. Any other information that may be considered necessary by the committee for full and proper consideration of the proposed subdivision.
19. Inscription saying "NOT FOR FINAL RECORDIING"



JOSEPH L. BIGGS OR GREGORY A. BIGGS  
OR DANIEL L. BIGGS  
251-937-2263  
1011A HWY 31 N  
BAY MINETTE, AL 36507

3020  
61-209/621

11/5/13 Date

Pay to the Order of City of Bay Minette \$ 170.00

One hundred & Seventy Dollars

Five



**United Bank**  P.O. BOX 9  
BAY MINETTE, AL 36507  
www.unitedbank.com

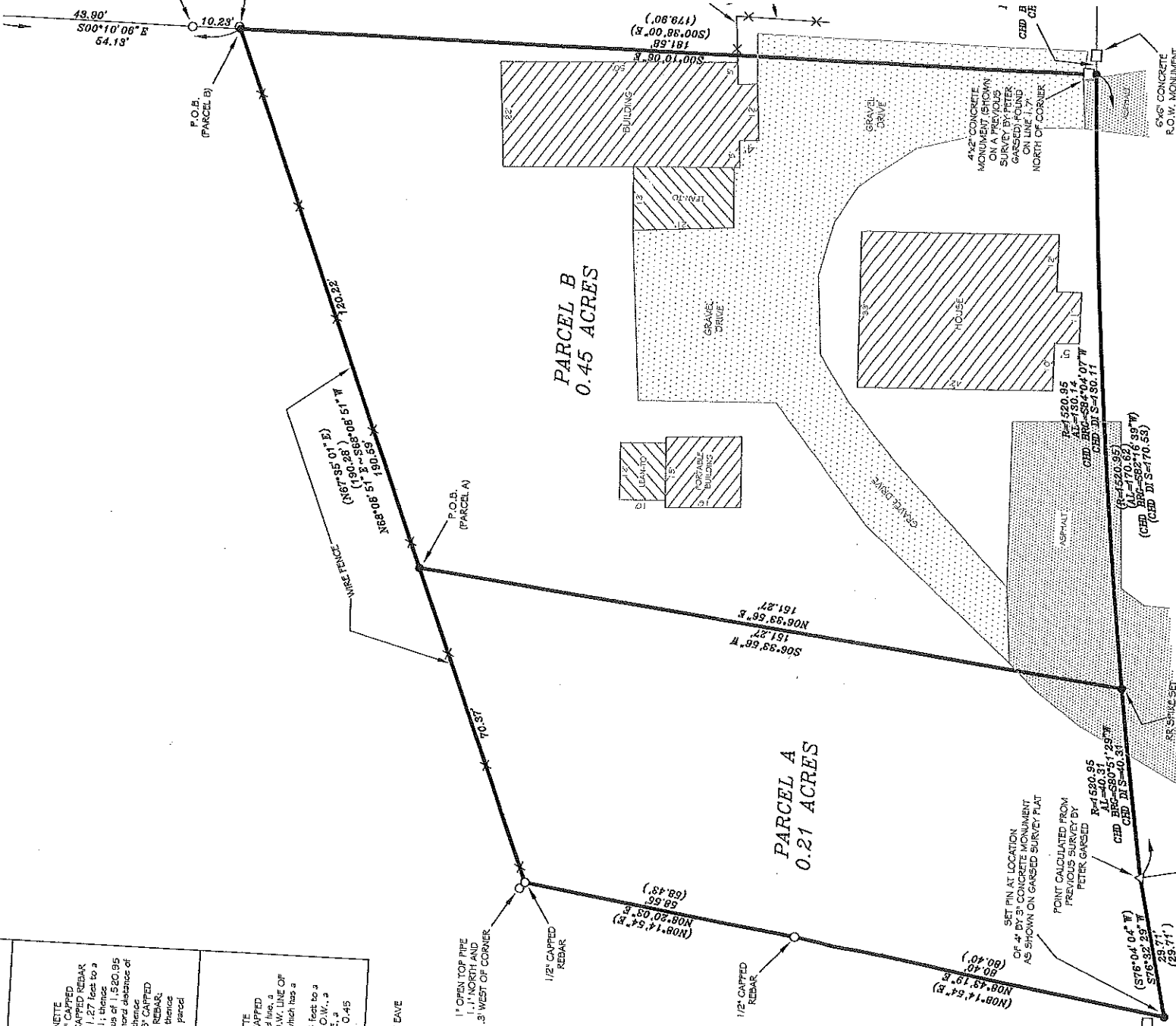
Your Hometown Advantage\*  
For split A & B

Joe Biggs

⑆06 2 10 20 98 ⑆ 30 20 08 2 1 4 70 20 1 ⑆

Holland Clarke

REGALO



**TO BAY MINNETTE**  
 to a SET 5/8" CAPPED REBAR  
 to a distance of 151.27' less to a  
 S. HIGHWAY #31; 64' less to a  
 10'51'29"W, a chord distance of  
 150.95' SAID R.O.W.; thence  
 to a SET 5/8" CAPPED  
 REBAR; thence  
 BEGINNING, said parcel

**TO BAY MINNETTE**  
 to a SET 5/8" CAPPED  
 REBAR; thence  
 to the NORTH R.O.W. LINE OF  
 BAY MINNETTE; thence  
 to the left, of which has a  
 bearing of  
 180°14'14" less to a  
 SET 5/8" CAPPED REBAR; thence  
 to the NORTH R.O.W. line  
 N89°00'00"E, a  
 parcel containing 0.45

URED FROM THE EAVE

1" OPEN TOP PIPE  
 1.1' NORTH AND  
 1.3' WEST OF CORNER

1/2" CAPPED  
 REBAR

1/2" CAPPED  
 REBAR

SET PIN AT LOCATION  
 OF 4" BY 3" CONCRETE MONUMENT  
 AS SHOWN ON GARSED SURVEY PLAT

POINT CALCULATED FROM  
 PREVIOUS SURVEY BY  
 PETER GARSED

$R=1520.95'$   
 $AL=40.31'29''W$   
 $CED DI S=40.31'$

3" CONCRETE  
 MONUMENT  
 2 1/2" NORTH  
 1 1/2" WEST  
 OF CORNER

$(N08^{\circ}14'54'' E)$   
 $(80.40')$

$(S76^{\circ}04'04'' W)$   
 $(29.71')$

$(R=1520.95')$   
 $(AL=40.31'29''W)$   
 $(CED DI S=40.31')$

4" CONCRETE  
 MONUMENT (SHOWN  
 ON A PREVIOUS  
 SURVEY BY PETER  
 GARSED) FOUND  
 ON LINE I-7  
 NORTH OF CORNER

6" CONCRETE  
 MONUMENT

CED B  
 CE

1  
 CED B  
 CE

10.23'

10.23'

10.23'

10.23'

10.23'

10.23'

# City of Bay Minette

## Application for Zoning Amendment

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a zoning amendment for the property and reasons identified below:

1. Description of property for which the amendment is requested:

- a) Address: West 9th Street
- b) Name of Subdivision plat: Lot 1 of the Minette Park Unit One
- c) Lot numbers involved in change: \_\_\_\_\_
- d) Total acreage of change: 15.2 Acres
- e) Recorded in Plat Book Number: Slide 1781 B  
Page Number: \_\_\_\_\_
- f) Owned in whole by the undersigned: Bay Minette Land Company
- g) If owned in part, list name(s) of the co-owner(s): \_\_\_\_\_

2. Zoning change requested

- a) Present Classification of property: R-2
- b) Reclassification desired: R-4
- c) Character of neighborhood: Residential

3. Reasons for requesting change (a site plan must accompany this request):

To build a Senior Apartment Complex

4. The following attachments must accompany the request for zoning amendment:

- a) A list of the names and mailing addresses of all persons owning property within 100 feet of the specific property proposed to be rezoned.
- b) Two copies of a plat, drawn to scale showing the existing and proposed zoning reclassification and other pertinent information.
- c) Two copies of the legal description of the property to be rezoned.
- d) A check for the required fees in compliance with the City of Bay Minette Zoning Ordinance.

5. Certifications:

a) Applicants

Name: Thomas Ward - Gateway Development Corp.

Address: 920 Florence Blvd  
Florence, AL 35630

Telephone Number: 256-760-9657

Owner \_\_\_\_\_

Date: \_\_\_\_\_

Owner \_\_\_\_\_

Date: \_\_\_\_\_

Rezoning Fee \$100.00

# City of Bay Minette

## Application for Preliminary Subdivision Plat (PUD)

Date 12/4/2013

Name of Subdivision (PUD)

Newport Village

Name of applicant/owner Gateway Development Corp.

Address 920 Florence Blvd, Florence, AL 35630

Street or PO Box

City

State

zip

Name of Local Agent/ Engineer, if other than Applicant

Address:

Street or PO Box

City

State

zip

Subdivision (PUD) Location: Lot 1 of the Minette Park Unit One

Total Acreage 15.2 Acres

# of Lots (units) 2

Average Lot Size 6-8 acres

Water Source City

Sewer Source City

Owners of land 100' adjacent or opposite:

Name

Address

1 See Attached

2

3

4

5

Applicant Name: Gateway Development Corp.

Signature: [Signature]

Date 12-4-13

Total \$ 370.00

Cost- \$150.00 plus \$10.00 per lot, Certified Letters - \$10.00 each.  
Certified letters and advertising cost must be paid in advance.

# City of Bay Minette

Application for Zoning Amendment  
State of Alabama  
County of Baldwin  
City of Bay Minette

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a zoning amendment for the property and reasons identified below:

- 1- Description of property for which the amendment is requested:
  - a) Address\_ A parcel of land (14 ac.+/- lying North of West 9<sup>th</sup> Street and East of Clark Avenue.
  - b) Name of Subdivision plat: Hand Land Company Addn. to Bay Minette
  - c) Lot numbers involved in change: Blk 182: 1,2,3,4; Blk 149: 1,2 and portion of 3 and 4. (including a portion of Armstrong Ave ROW between 9<sup>th</sup> and 11<sup>th</sup>
  - d) Total acreage of change: 14 acres +/-
  - e) Recorded in Plat Book Number: Book 4, pages 158-162.  
Page Number: \_\_\_\_\_
  - f) Owned in whole by the undersigned: Bay Minette Land Company
  - g) If owned in part, list name(s) of the co-owner(s):  
\_\_\_\_\_
- 2- Zoning change requested: From R-2 to R-4
  - a) Present Classification of property: R-2
  - b) Reclassification desired: R-4
  - c) Character of neighborhood: Currently commercial, residential and undeveloped.
- 3- Reasons for requesting change (a site plan must accompany this request):  
Apartments for senior citizens.
- 4- The following attachments must accompany the request for zoning amendment:
  - a) Two copies of a list of the names and addresses of the owners of all properties lying within 100' (one hundred feet) of any part of the property proposed to be rezoned.
  - b) Two copies of a plat , drawn to scale showing the existing and proposed zoning reclassification and other pertinent information
  - c) Two copies of the legal description of the property to be rezoned
  - d) A check for the required fees in compliance with the City of Bay Minette Land Use and Development Ordinance.
- 5) Certifications:
  - a) Applicants Name: Bay Minette Land Company  
Address: P.O. Box 340, Bay Minette, AL 36507  
Telephone Number: 251-937-7183 Developer: (Gateway Dev.Corp.)  
256-760-9657

**Rezoning Fee \$100.00**



Phase 1 + 2 Currently R2

**JADE**  
 Jamblich & Associates, Development Engineers  
 206 Governor Ford South, Prichard, Alabama, 36070  
 205.378.3400  
 205.378.3400  
 jadepros.com



GRAPHIC SCALE  
 1" = 100'  
 1" = 200'

9TH STREET  
 BAY MINETTE, ALABAMA



Phase I & II Currently R-2

9TH STREET  
 BAY MINETTE, ALABAMA

JADE

Survey, Design, Planning, Engineering  
 1220 J. Edgar Hoover Blvd., Suite 100  
 Birmingham, AL 35203  
 Phone: (205) 988-1100  
 Fax: (205) 988-1101  
 www.jadeinc.com



Lots 1, 2, 3 and 4 of Block 182 and a portion of Lots 1, 2 and a portion of the westernmost half of Lots 3 and 4 of Block 149, Hand Land Company Addition to Bay Minette recorded in the Office of the Judge of Probate of Baldwin County Alabama in Book 4 pages 158-162; including a portion of Armstrong Avenue right-of-way between 9<sup>th</sup> and 11<sup>th</sup> Streets that must be vacated. 14 acres more or less.



Lots 1, 2, 3 and 4 of Block 182 and a portion of Lots 1, 2 and a portion of the westernmost half of Lots 3 and 4 of Block 149, Hand Land Company Addition to Bay Minette recorded in the Office of the Judge of Probate of Baldwin County Alabama in Book 4 pages 158-162; including a portion of Armstrong Avenue right-of-way between 9<sup>th</sup> and 11<sup>th</sup> Streets that must be vacated. 14 acres more or less.

Identify result for Parcels - 11/25/2013 10:23:24 AM

Key	Value
PIN	220765
PID	05-23-03-08-4-000-002.005
Name	VINSON, SHARON L
Address1	P O BOX 431
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

2

Identify result for Parcels - 11/25/2013 10:25:27 AM

Key	Value
PIN	220764
PID	05-23-03-08-4-000-002.004
Name	ELLIS, CLINTON J ETAL ELLIS, LARI N
Address1	709 9TH ST W
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

3

Identify result for Parcels - 11/25/2013 10:25:45 AM

Key	Value
PIN	220763
PID	05-23-03-08-4-000-002.003
Name	CASH, JEFFREY L ETUX GENA L
Address1	703 W 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

4

Identify result for Parcels - 11/25/2013 10:26:01 AM

Key	Value
PIN	220762
PID	05-23-03-08-4-000-002.002
Name	ELMORE, RHEENA B
Address1	701 WEST 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

5

Identify result for Parcels - 11/25/2013 10:26:15 AM

Key	Value
PIN	61947
PID	05-23-03-08-4-000-002.000
Name	BROWN, JAMES E ETAL BROWN, BETTY C
Address1	607 W 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

6

Identify result for Parcels - 11/25/2013 10:26:42 AM

Key	Value
PIN	220750
PID	05-23-02-09-3-000-008.006
Name	GULF COAST MOTORS INC
Address1	P O BOX 896
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

7

**Identify result for Parcels - 11/25/2013 10:26:59 AM**

Key	Value
PIN	220749
PID	05-23-02-09-3-000-008.005
Name	SOUTH ALABAMA TRUST COMPANY INC AS TRUST
Address1	P O BOX 3067
Address2	
Address3	
City	MOBILE
State	AL
Zip1	36652



8

**Identify result for Parcels - 11/25/2013 10:27:18 AM**

Key	Value
PIN	220748
PID	05-23-02-09-3-000-008.004
Name	WOOD, JAMES N ETUX TINA G
Address1	601 W 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

9

**Identify result for Parcels - 11/25/2013 10:27:37 AM**

Key	Value
PIN	220747
PID	05-23-02-09-3-000-008.003
Name	CRYAR, RHONDA L
Address1	507 WEST 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

10

Identify result for Parcels - 11/25/2013 10:27:52 AM

Key	Value
PIN	220746
PID	05-23-02-09-3-000-008.002
Name	AMENDOLARE, WILLIAM JR ETAL AMENDOLARE,
Address1	505 W 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

11

Identify result for Parcels - 11/25/2013 10:28:09 AM

Key	Value
PIN	220745
PID	05-23-02-09-3-000-008.001
Name	SELLERS, SUSAN P
Address1	501 LAKEVIEW DR
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

12

Identify result for Parcels - 11/25/2013 10:28:29 AM

Key	Value
PIN	61973
PID	05-23-02-09-3-000-008.000
Name	BESA, RICARDO M ETUX LULU C
Address1	501 WEST 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

13

Identify result for Parcels - 11/25/2013 10:28:45 AM

Key	Value
PIN	61972
PID	05-23-02-09-3-000-007.000
Name	SMITH, CRAIG F JR ETUX DUSTY FRANKLIN
Address1	411 WEST 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

14

Identify result for Parcels - 11/25/2013 3:59:40 PM

Key	Value
PIN	61965
PID	05-23-02-09-2-000-088.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

15

**Identify result for Parcels - 11/25/2013 4:03:56 PM**

Key	Value
PIN	61964
PID	05-23-02-09-2-000-038.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507



16

**Identify result for Parcels - 11/25/2013 4:05:08 PM**

Key	Value
PIN	61941
PID	05-23-03-08-1-000-016.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

17

Identify result for Parcels - 11/25/2013 4:06:31 PM

Key	Value
PIN	61944
PID	05-23-03-08-1-000-019.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

18

Identify result for Parcels - 11/25/2013 4:08:21 PM

Key	Value
PIN	61943
PID	05-23-03-08-1-000-018.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

19

Identify result for Parcels - 11/25/2013 4:11:43 PM

Key	Value
PIN	61952
PID	05-23-03-08-4-000-007.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

20

**Identify result for Parcels - 11/25/2013 4:10:39 PM**

Key	Value
PIN	11713
PID	05-23-03-08-4-000-005.000
Name	TROTMAN BAY MINETTE INC
Address1	1555 EASTERN BOULEVARD
Address2	
Address3	
City	MONTGOMERY
State	AL
Zip1	36117

# City of Bay Minette

Mayor  
Robert A. Wills

City Clerk  
Rita Findley



District 1 Danleigh Corbett      District 3 John W. Biggs

District 2 Kathy Dobbins      District 4 Dollie Mims

District 5  
Chris Norman

"A Family Place"

## City of Bay Minette

### Application for Site Plan

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a Site Plan Review to determine the use and location of site meets the regulations within the Zoning Ordinance.

1. Owner/Developer's Contact Information:

- a) Name: GATEWAY DEVELOPMENT CORPORATION
- b) Address: 920 FLORENCE BLVD.  
FLORENCE, AL 35630

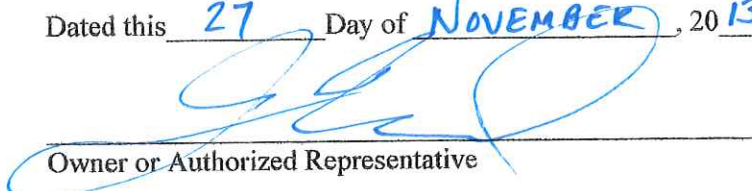
2. Current Zoning Classification: R-2 REQUESTING REZONING TO R-4

3. Location of the Proposed Site Plan: W. 9<sup>TH</sup> ST.

4. Proposed Site Use: MULTIFAMILY

5. Character of Adjacent Sites: R-2 SINGLE FAMILY & UNDEVELOPED PROPERTY

Dated this 27 Day of NOVEMBER, 2013.

  
Owner or Authorized Representative

**Site Plan Application Fee \$100.00**

N/A

W. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.

This checklist corresponds to the City of Bay Minette Zoning Ordinance as well as reflecting the City Comprehensive Plan. It is designed to aid the applicant and serve as a tool for the Bay Minette Planning Commission decisions. While each site plan application is unique, it is imperative to follow the Zoning Ordinance and Comprehensive Plan guidelines to achieve the desired goals of our community while supporting the future growth and development.

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Planning and Zoning Administrator

---

Fire Inspector

Comments:

# City of Bay Minette

Mayor  
Robert A. Wills

City Clerk  
Rita Findley



District 1      District 3  
Danleigh Corbett      John W. Biggs

District 2      District 4  
Kathy Dobbins      Dollie Mims

District 5  
Chris Norman

City of Bay Minette  
Planning Commission  
Site Plan Review Check List

Date 11/27/2013

Project NEWPORT VILLAGE APARTMENTS

Applicant GATEWAY DEVELOPMENT CORPORATION

The Site Plan Review Check List is to be presented at the initial inquiry for site plan review to acquaint the applicant of the necessary documents and design plans that are necessary for placement on the Planning Commission agenda. Upon reception of these necessary elements; this checklist will be completed by the Planning and Zoning Administrator and attached to design plans, along with a completed application. All members of the Planning Commission will receive the Site Plan Review Checklist, design plans and completed application prior to the scheduled Site Plan Review.

Necessary elements for the site plan review (Section 8.9): Completed Applications along with design plans that shall include site plans, architectural plans with landscaping plans as stated. A site plan shall be prepared, signed and sealed by an architect or an engineer that is currently licensed in the State of Alabama. It is noted by the State Codes of Alabama that the services of a registered architect shall be required on all buildings for public assembly over 2500 square feet. All design plans shall be drawn to scale. Drawing scale must be large enough to be readable (no smaller than 1 inch = 50 feet). Plans shall address the following requirements:

- A. The location and size of the site (dimensions, size in square footage and acreage) including topography along with a legal description and a current certified survey. **SEE ATTACHMENTS**
- B. A vicinity map showing the site relation to surrounding property. **SEE ATTACHMENTS**
- N/A** C. The recorded ownership and developer's interest.
- D. Date, scale, north arrow, title, and names and contact information for property owner(s), developer, engineer, architect and landscape designer (if applicable), including current license numbers. **SEE ATTACHMENT**
- E. The relationship to the site to existing development in the area including streets, utilities, residential, and commercial development, and physical features of the land including significant ecological features. This information can be combined with requirements for the vicinity map specified in this section. **SEE ATTACHMENTS**
- F. Zoning classification of site and of adjacent properties. (Article VI) **SEE ATTACHMENTS**
- G. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density. **SEE ATTACHMENTS**



N/A H. The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common opens space and such facilities.

I. Adjacent public and/or private streets including lot(s) frontage, dimensions, surface type, and existing or proposed access. (Section 7.9) **SEE ATTACHMENT**

J. Front, side and rear setbacks (Section 8.12) **SEE ATTACHMENTS**

K. The use and maximum height, bulk, location and dimensions of all buildings (existing and proposed) and any other structures to be located on the site. **SEE ATTACHMENTS**

L. Parking design standards and improvement requirements (Section 9.2) and Off-street loading and unloading space. (Section 9.3) **SEE ATTACHMENTS**

M. Front, side and rear architectural elevations. These elevations shall indicate:

1. Design character of buildings and structures

2. Specific materials existing/planned for use on building and structures, including colors of any and all materials employed, with their locations indicated on the elevations

3. Height of buildings and structures (Section 7.3) **20'0"**

4. Roofs and overhangs

5. Special design features (if applicable) may include compliance with the American Disabilities Act Requirements

6. Yard requirement (7.4)

N. Location, size and type of signage, any pre-existing, non-conforming signs must meet the current sign regulations. (Article XVI) **TO BE PROVIDED**

N/A O. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities or other purposes. (Section 7.12)

P. Landscape and Tree Protection (Article X), includes off street parking, buffer requirements and special designs. **SEE ATTACHMENTS**

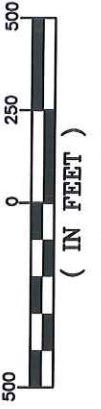
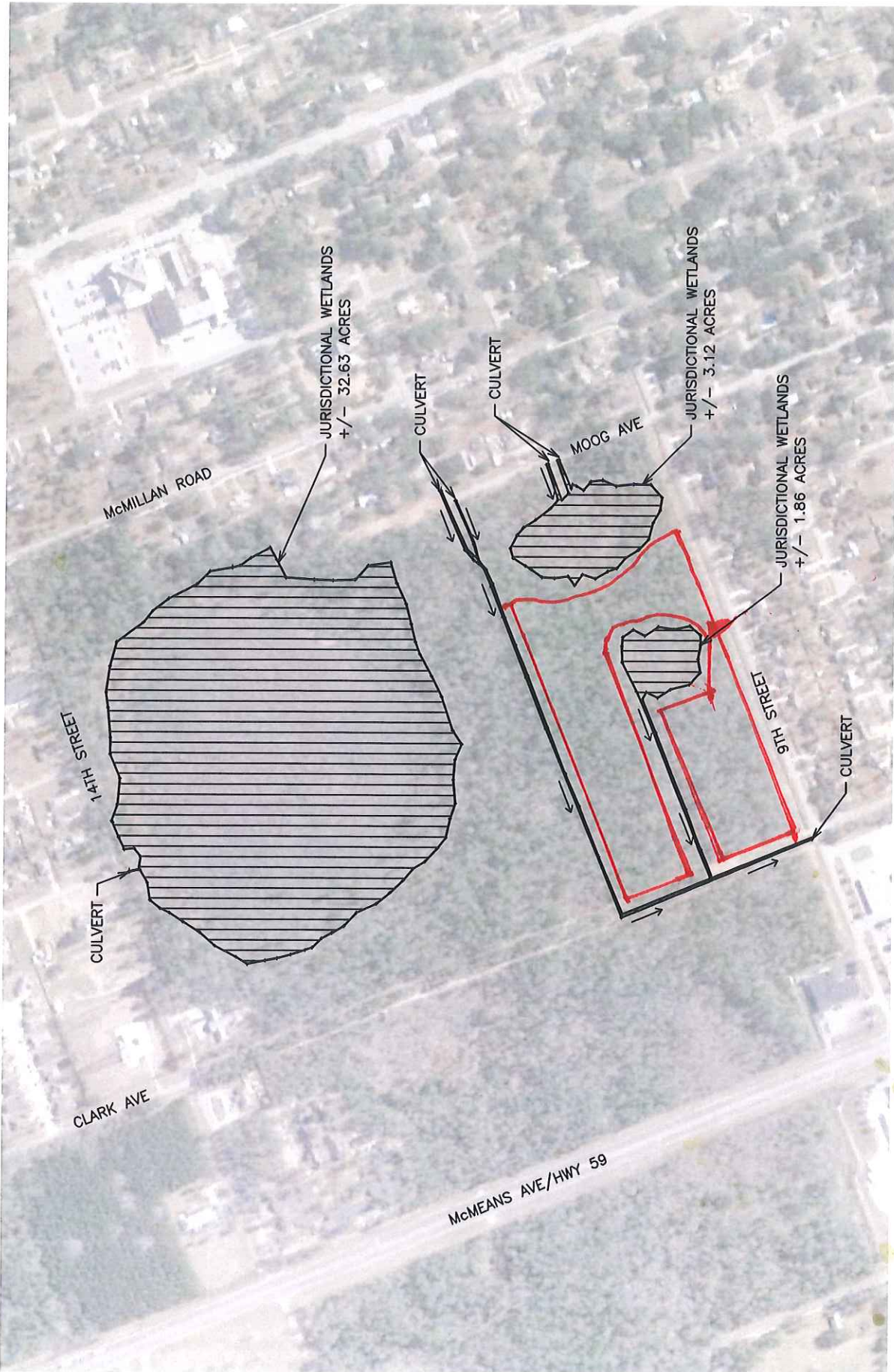
Q. Surface Drainage and Erosion and sediment control (Section 7.13 and 7.14) **TO BE PROVIDED**

R. Screening, Lighting and Space. (Section 7.16) **SEE ATTACHMENTS**

S. Location of garbage disposal facilities/buffer (if applicable) **SEE ATTACHMENTS**

T. In case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed. **PHASE I - 1 1/2 YRS IF APPROVED**  
**PHASE II - 3 YRS.**

N/A U. Where required by ALDOT, the applicant will provide proof that the driveway permit application has been submitted to ALDOT. If a traffic study is required the applicant shall provide copies of the study to the Building Department.

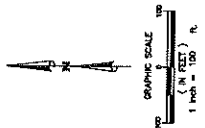


PROJECT NAME: JADE BAY MINETTE
Wetland Jurisdictional Depicted onto Aerial
PROJECT NO.: 2013-283
BY: JAT DATE: 9/13/2013
SHEET: 1 of 1

**ENVIRONMENTAL CONSULTANTS**  
 1829 BAINBRIDGE AVENUE  
 PENSACOLA, FLORIDA 32507  
 TEL: 850.453.4700  
 JTAYLOR@WETLANDSCIENCES.COM

**WETLAND**  
**SCIENCES**  
 INCORPORATED

**JADE**  
Jade & Associates Development Engineers  
2100 1st Street, Suite 100  
P.O. Box 107  
Bay Minette, Alabama 36507  
251.928.3444  
251.928.3444 (fax)  
jadesolutions.com



9TH STREET  
BAY MINETTE, ALABAMA

STATE OF ALABAMA  
BALDWIN COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit:

PARCEL NO. 1: Commence at the Southwest corner of Lot No. 1 of the Minette Park Unit One as shown by map of said subdivision on record in the Office of the Judge of Probate of Baldwin County, Alabama, on Slide 1781 B, said point being located at the Northeast intersection of Clark Avenue (unopened) and Ninth Street as now located in the City of Bay Minette, Alabama, said point also being the point of beginning. From this beginning point proceed North  $21^{\circ} 50' 01''$  West along the East right-of-way of said Clark Avenue for a distance of 300.00 feet (set  $1/2''$  rebar); thence proceed North  $68^{\circ} 05' 49''$  East for a distance of 596.71 feet; thence proceed South  $22^{\circ} 04' 24''$  East for a distance of 126.16 feet (set  $1/2''$  rebar); thence proceed South  $54^{\circ} 05' 18''$  East for a distance of 57.81 feet (set  $1/2''$  rebar); thence proceed South  $88^{\circ} 05' 31''$  East for a distance of 142.58 feet (set  $1/2''$  rebar); thence proceed North  $32^{\circ} 56' 54''$  East for a distance of 71.12 feet (set  $1/2''$  rebar); thence proceed North  $00^{\circ} 20' 29''$  West for a distance of 113.94 feet (set  $1/2''$  rebar); thence proceed North  $21^{\circ} 21' 39''$  West for a distance of 177.31 feet (set  $1/2''$  rebar); thence proceed North  $68^{\circ} 14' 09''$  East for a distance of 165.51 feet (set  $1/2''$  rebar) to the P. C. of a concave curve right having a delta angle of  $31^{\circ} 16' 18''$  and a radius of 280.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South  $24^{\circ} 05' 36''$  East, 150.93 feet (set  $1/2''$  rebar); thence proceed South  $39^{\circ} 43' 45''$  East for a distance of 91.57 feet to the P. C. of a concave curve left having a delta angle of  $17^{\circ} 58' 26''$  and a radius of 170.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South  $30^{\circ} 44' 32''$  East, 53.11 feet to the P. t. of said curve (set  $1/2''$  rebar); thence proceed South  $21^{\circ} 45' 20''$  East for a distance of 100.60 feet (set  $1/2''$  rebar) to a point on the Northerly right-of-way of said Ninth Street; thence proceed South  $68^{\circ} 05' 34''$  West along the Northerly right-of-way of said Ninth Street for a distance of 1067.60 feet to the point of beginning.

The above described land is located in Section 9, Township 2 South, Range 3 East, Baldwin County, Alabama and contains 6.4 acres.

PARCEL NO. 2: Commence at the Southwest corner of Lot No. 1 of the Minette Park Unit One as shown by map of said subdivision on record in the Office of the Judge of Probate of Baldwin County, Alabama, on Slide 1781 B, said point being located at the Northeast intersection of Clark Avenue (unopened) and Ninth Street as now located in the City of Bay Minette, Alabama; thence proceed North  $21^{\circ} 50' 01''$  West along the East right-of-way of said Clark Avenue for a distance of 300.00 feet (set  $1/2''$  rebar); thence proceed North  $21^{\circ} 50' 01''$  West along the East right-of-way of said Clark Avenue for a distance of 93.64 feet (set  $1/2''$  rebar) to the point of beginning. From this beginning point continue proceed

North 21° 50' 01" West along the East right-of-way of said Clark Avenue for a distance of 310.0 feet (set 1/2" rebar); thence proceed North 68° 14' 09" East for a distance of 1195.24 feet (set 1/2" rebar); thence proceed South 21° 45' 51" East for a distance of 91.38 feet (set 1/2" rebar); thence proceed South 05° 08' 50" West for a distance of 205.78 feet (set 1/2" rebar) to the P. C. of a concave curve right having a delta angle of 44° 52' 36" and a radius of 220.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 17° 17' 27" East, 167.94 feet to the P. T. of said curve; thence proceed South 39° 43' 45" East for a distance of 91.57 feet (set 1/2" rebar) to the P. C. of a concave curve left having a delta angle of 17° 58' 26" and a radius of 230.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 30° 44' 32" East, 71.86 feet to the P. T. of said curve (set 1/2" rebar); thence proceed South 21° 45' 20" East for a distance of 100.60 feet (set 1/2" rebar) to a point on the Northerly right-of-way of said Ninth Street; thence proceed South 68° 14' 40" West along the Northerly right-of-way of said street for a distance of 60.0 feet (set 1/2" rebar); thence proceed North 21° 45' 20" West for a distance of 100.60 feet to the P. C. of a concave curve left having a delta angle of 17° 58' 26" and a radius of 170.0 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 30° 44' 32" West, 53.11 feet (set 1/2" rebar) to the P. T. of said curve; thence proceed North 39° 43' 45" West for a distance of 91.57 feet (set 1/2" rebar) to the P. C. of a concave curve right having a delta angle of 31° 16' 18" and a radius of 280.0 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 24° 05' 36" West, 150.93 feet (set 1/2" rebar) to the P. T. of said curve; thence proceed South 68° 14' 09" West for a distance of 165.51 feet (set 1/2" rebar); thence proceed South 68° 14' 09" West for a distance of 859.91 feet to the point of beginning.

The above described land is located in Section 9, Township 2 South, Range 3 East, Baldwin County, Alabama and contains 8.8 acres.

According to my survey this the 19th day of November, 2013.

---

James M. Ray, Ala. Reg. No. 18383

Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city.

Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.

This survey is not transferable and may only be used by the person/company that pays for it at time of survey.











CLARK AVE.

N. DAY AVE.

MOOG AVE.

REQUESTING R-4  
 ZONING  
 SITE PLAN  
 ATTACHED  
 PHASE II 2018  
 SITE PLAN  
 ATTACHED  
 PHASE I



### **Site with Adjacent Property Owners and Zoning**

The enclosed map identifies the site location (highlighted in green) and the adjacent property owners and zoning (highlighted in orange).

The lots are numbered 1-20 and the enclosed owner list, with addresses (1-20) corresponds to each numbered lot.

1

**Identify result for Parcels - 11/25/2013 10:23:24 AM**

Key	Value
PIN	220765
PID	05-23-03-08-4-000-002.005
Name	VINSON, SHARON L
Address1	P O BOX 431
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

2

**Identify result for Parcels - 11/25/2013 10:25:27 AM**

Key	Value
PIN	220764
PID	05-23-03-08-4-000-002.004
Name	ELLIS, CLINTON J ETAL ELLIS, LARI N
Address1	709 9TH ST W
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

3

**Identify result for Parcels - 11/25/2013 10:25:45 AM**

Key	Value
PIN	220763
PID	05-23-03-08-4-000-002.003
Name	CASH, JEFFREY L ETUX GENA L
Address1	703 W 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

4

**Identify result for Parcels - 11/25/2013 10:26:01 AM**

Key	Value
PIN	220762
PID	05-23-03-08-4-000-002.002
Name	ELMORE, RHEENA B
Address1	701 WEST 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

5

**Identify result for Parcels - 11/25/2013 10:26:15 AM**

Key	Value
PIN	61947
PID	05-23-03-08-4-000-002.000
Name	BROWN, JAMES E ETAL BROWN, BETTY C
Address1	607 W 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507



6

**Identify result for Parcels - 11/25/2013 10:26:42 AM**

Key	Value
PIN	220750
PID	05-23-02-09-3-000-008.006
Name	GULF COAST MOTORS INC
Address1	P O BOX 896
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

7

**Identify result for Parcels - 11/25/2013 10:26:59 AM**

Key	Value
PIN	220749
PID	05-23-02-09-3-000-008.005
Name	SOUTH ALABAMA TRUST COMPANY INC AS TRUST
Address1	P O BOX 3067
Address2	
Address3	
City	MOBILE
State	AL
Zip1	36652

8

**Identify result for Parcels - 11/25/2013 10:27:18 AM**

Key	Value
PIN	220748
PID	05-23-02-09-3-000-008.004
Name	WOOD, JAMES N ETUX TINA G
Address1	601 W 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

9

**Identify result for Parcels - 11/25/2013 10:27:37 AM**

Key	Value
PIN	220747
PID	05-23-02-09-3-000-008.003
Name	CRYAR, RHONDA L
Address1	507 WEST 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

10

**Identify result for Parcels - 11/25/2013 10:27:52 AM**

Key	Value
PIN	220746
PID	05-23-02-09-3-000-008.002
Name	AMENDOLARE, WILLIAM JR ETAL AMENDOLARE,
Address1	505 W 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

11

**Identify result for Parcels - 11/25/2013 10:28:09 AM**

Key	Value
PIN	220745
PID	05-23-02-09-3-000-008.001
Name	SELLERS, SUSAN P
Address1	501 LAKEVIEW DR
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

12

**Identify result for Parcels - 11/25/2013 10:28:29 AM**

Key	Value
PIN	61973
PID	05-23-02-09-3-000-008.000
Name	BESA, RICARDO M ETUX LULU C
Address1	501 WEST 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

13

**Identify result for Parcels - 11/25/2013 10:28:45 AM**

Key	Value
PIN	61972
PID	05-23-02-09-3-000-007.000
Name	SMITH, CRAIG F JR ETUX DUSTY FRANKLIN
Address1	411 WEST 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507



14

**Identify result for Parcels - 11/25/2013 3:59:40 PM**

Key	Value
PIN	61965
PID	05-23-02-09-2-000-088.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

15

**Identify result for Parcels - 11/25/2013 4:03:56 PM**

Key	Value
PIN	61964
PID	05-23-02-09-2-000-038.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

16

**Identify result for Parcels - 11/25/2013 4:05:08 PM**

Key	Value
PIN	61941
PID	05-23-03-08-1-000-016.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

17

**Identify result for Parcels - 11/25/2013 4:06:31 PM**

Key	Value
PIN	61944
PID	05-23-03-08-1-000-019.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

18

**Identify result for Parcels - 11/25/2013 4:08:21 PM**

Key	Value
PIN	61943
PID	05-23-03-08-1-000-018.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

19

**Identify result for Parcels - 11/25/2013 4:11:43 PM**

Key	Value
PIN	61952
PID	05-23-03-08-4-000-007.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

20

**Identify result for Parcels - 11/25/2013 4:10:39 PM**

Key	Value
PIN	11713
PID	05-23-03-08-4-000-005.000
Name	TROTMAN BAY MINETTE INC
Address1	1555 EASTERN BOULEVARD
Address2	
Address3	
City	MONTGOMERY
State	AL
Zip1	36117

**Gateway Construction Corporation**

920 Florence Blvd  
Florence, AL 35630  
256-760-9657

**First Metro Bank**

304 S Pine St  
Florence, AL 35630  
205-764-1213

61-395

622

14568

DATE

11/27/2013

Reference:

PAY City of Bay Minette

\$ **\*\*100.00**

ONE-HUNDRED AND 00/100\*\*\*\*\* DOLLARS

TO THE ORDER OF City of Bay Minette

Memo Site Plan Appl fee

IPrefog.com \* 11956 Bernardo Plaza Dr 351 \* San Diego, CA \* Tel 877-699-9067

⑈ 14568 ⑈ ⑆062203955⑆ 00057347⑈

**Gateway Construction Corporation**

14568

City of Bay Minette

11/27/2013

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/27/2013	Bill	appl fee	100.00	100.00		100.00
				Check Amount		100.00

Cash in Bank-GF - Fir Site Plan Appl fee 100.00

Security enhanced document. See back for details.

**GATEWAY CONSTRUCTION CORPORATION**

1878

P O BOX 220  
FLORENCE, AL 35631

DATE December 4, 2013

61-395/622  
3

PAY TO THE ORDER OF City of Bay Minette \$ 470<sup>00</sup>

Four hundred seventy dollars and 00/100 DOLLARS

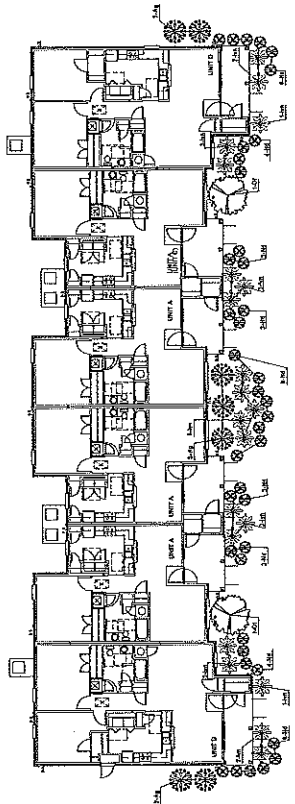


FOR Zoning Change

⑈001878⑈ ⑆062203955⑆ 00057347⑈

GUARDIAN © SAFETY ©/Clintec American BA





**BUILDING 3A/1B/2D**  
 (BUILDINGS 4A/2D & 3A/1C/2D - SIMILAR)

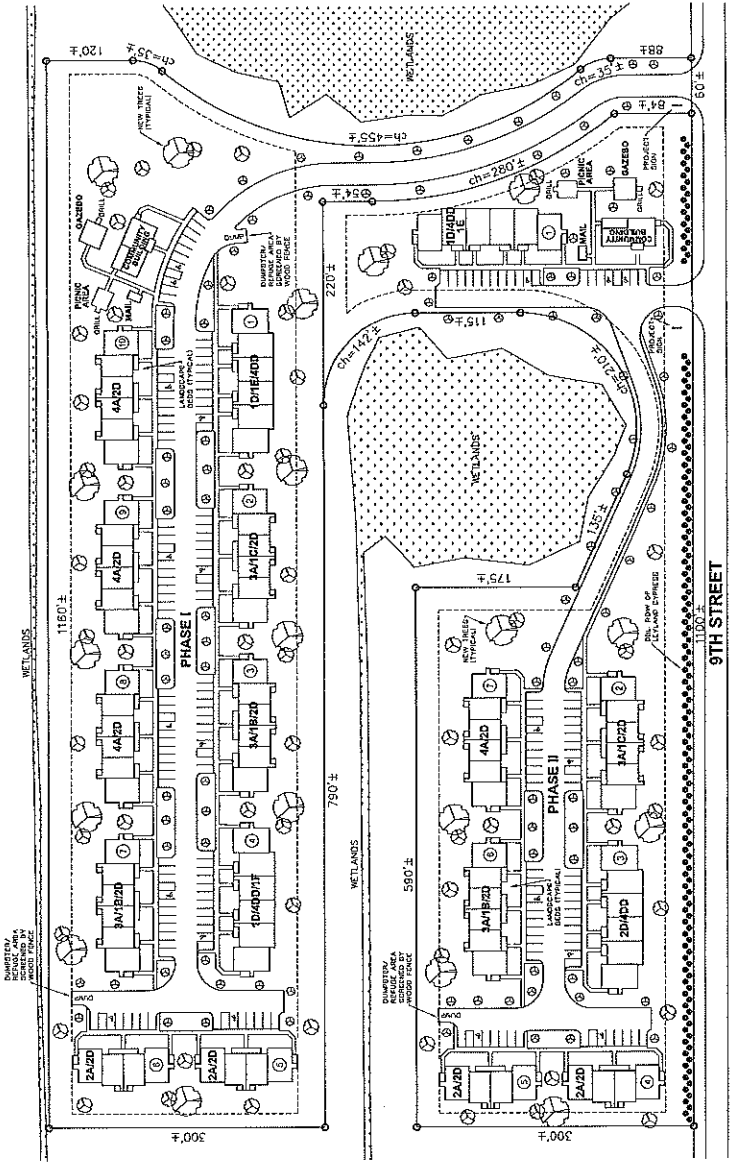
LEGEND - PHASE I	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM - HANDICAP	25 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	2 UNITS
UNIT 'C' - ONE BEDROOM - SENSOARY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM - SENSOARY IMPAIRED	18 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	1 UNIT
UNIT 'F' - TWO BEDROOM - SENSOARY IMPAIRED	1 UNIT
<b>TOTAL UNITS</b>	<b>56 UNITS</b>
<b>PARKING SPACES:</b>	<b>10</b>
<b>SITE AREA:</b>	<b>8.35 ACRES ±</b>

LEGEND - PHASE II	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM - HANDICAP	14 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	1 UNIT
UNIT 'C' - ONE BEDROOM - SENSOARY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM - SENSOARY IMPAIRED	13 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	8 UNITS
UNIT 'F' - TWO BEDROOM - SENSOARY IMPAIRED	1 UNIT
<b>TOTAL UNITS</b>	<b>38 UNITS</b>
<b>PARKING SPACES:</b>	<b>75</b>
<b>SITE AREA:</b>	<b>6.55 ACRES ±</b>

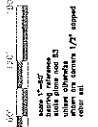
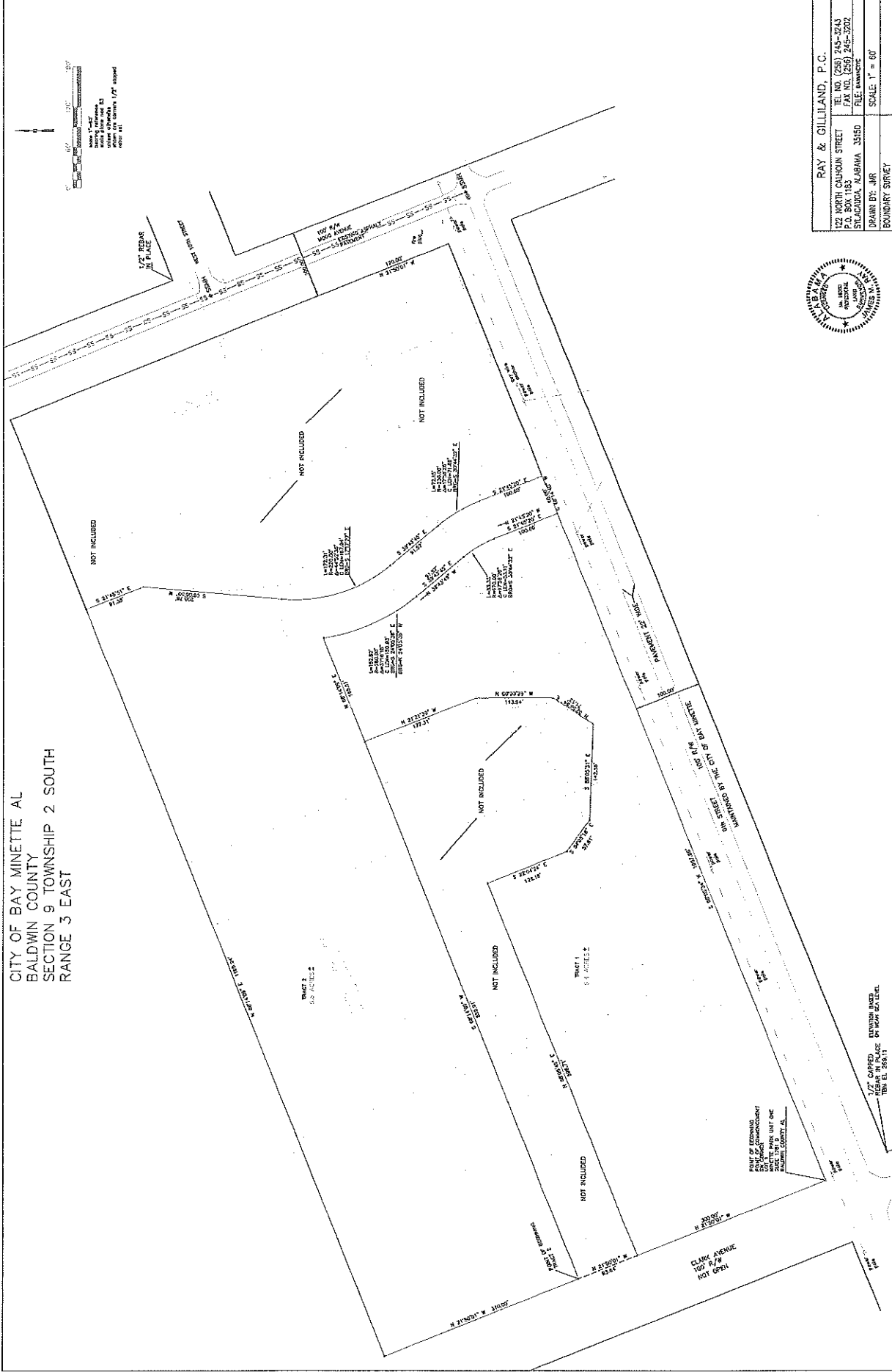
**OWNER**  
 NEWPORT VILLAGE APARTMENTS, LTD.

**ARCHITECT**  
 MCKEAN & ASSOCIATES, ARCHITECTS, LLC  
 2615 BELLA ROAD  
 BAY MINETTE, ALABAMA 36506  
 256-827-4644



SCALE 1" = 20'

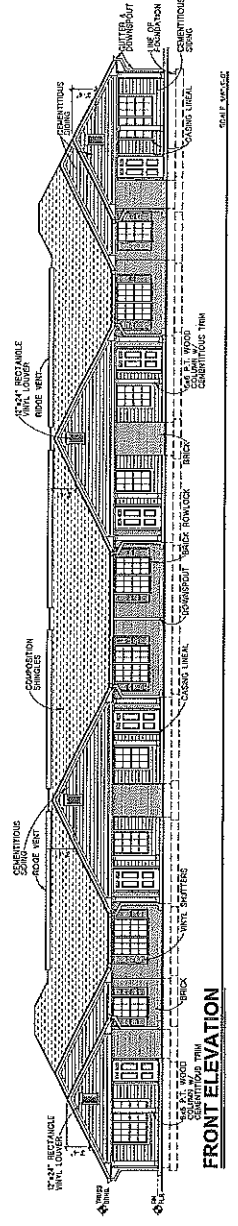
CITY OF BAY MINETTE AL  
BALDWIN COUNTY  
SECTION 9, TOWNSHIP 2 SOUTH  
RANGE 3 EAST



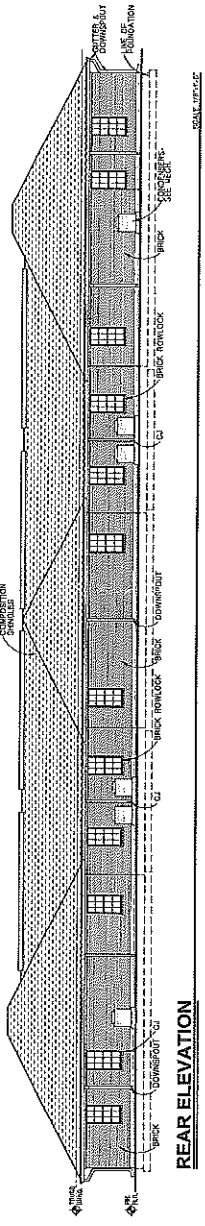
RAY & GILLIAND, P.C.  
122 NORTH CALHOUN STREET  
TALLADEGA, ALABAMA 35150  
TEL NO. (256) 245-2243  
FAX NO. (256) 245-2202  
E-MAIL: RAY@RAYGILLIAND.COM  
DRAWN BY: JMR  
SCALE: 1" = 40'  
BOUNDARY SURVEY

1/4" CLARENCE BETWEEN LINES  
INCREASE IN PLACE  
TBN EL. 206.11

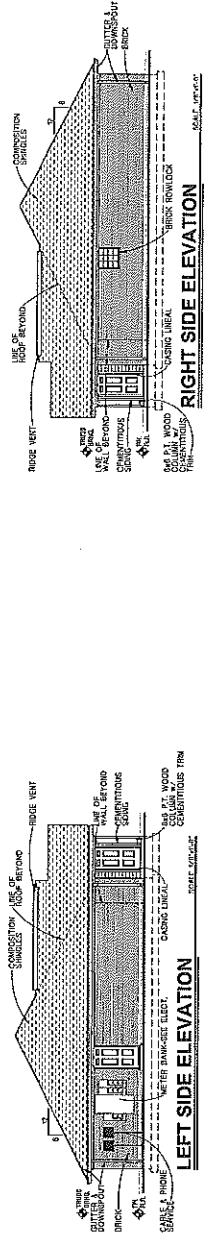
POINT OF BEGINNING  
FOR THIS SURVEY  
IS AT THE CORNER  
OF THE BAY MINETTE UNIT ONE  
SUBDIVISION BALDWIN COUNTY AL



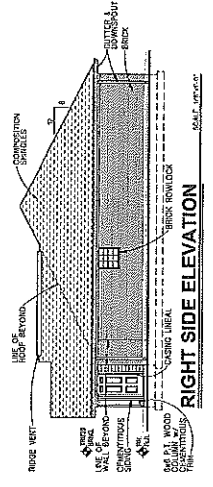
**FRONT ELEVATION**



**REAR ELEVATION**

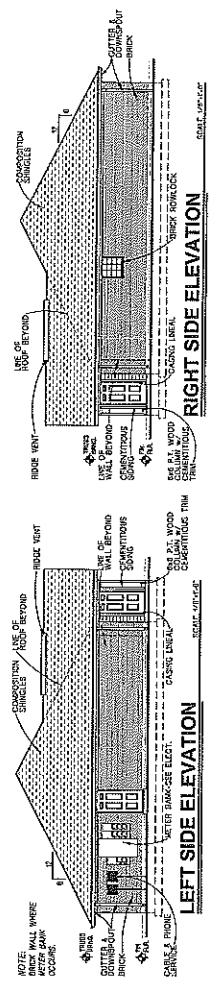
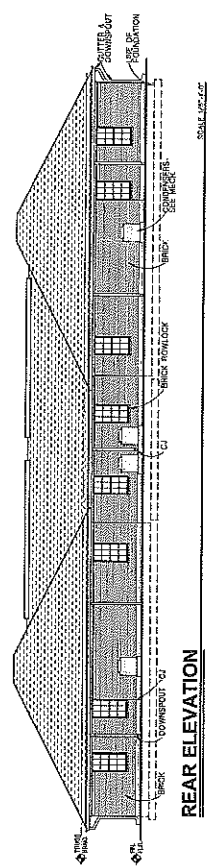
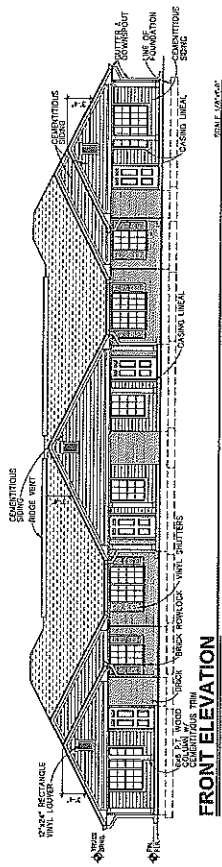


**LEFT SIDE ELEVATION**



**RIGHT SIDE ELEVATION**

# TYPICAL SINGLE STORY BUILDING



NOTE:  
 1. WALL WHERE  
 DISCONTINUITY OCCURS

**LEFT SIDE ELEVATION**

**RIGHT SIDE ELEVATION**