

Bay Minette Planning Commission Agenda
Conference Room at City Hall
June 13, 2019
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the May 9, 2019 Regular Meeting
4. Old Business:
 - Discussion Continued from Previous Meeting: Carport Compliance
5. New Business:
 - Administrative Subdivision Request
 1. Bay Minette Industrial Development Board—D'Olive Street Extension
 2. Denmark Family Subdivision—South End of Dee Avenue South of Brady Road
 3. Joshua Drive Subdivision—Intersection of Joshua Drive and Morris Road
 4. D'Olive Subdivision—Near Faulkner Road
 - Subdivision Request
 1. Anand Patel, Bay Minette Hospitality, LLC—Hampton Inn
 - Site Plan Review
 1. Chuck Steven Automotive/Steven's Automotive LLC—1304 Hwy. 31
6. Reports:
 - a) Mayor/Council
 - b) Attorney
 - c) Commissioner's Comments
7. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes May 9, 2019

Monthly Meeting No. 5

The Bay Minette Planning Commission met in Regular Session on Thursday, May 9, 2019. The meeting was called to order by Chairman Stewart at 8:00 a.m., in the Conference Room located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:00 a.m. the following members were present:

Todd Stewart, Chairman
Ed Pepperman, Vice-Chairman
Robert A. "Bob" Wills, Mayor
John Biggs, Councilmember
Oscar Waters, Building Official
Clair Dorough, Commission Member
Scotty Langham, Commission Member
David Diehl, Commission Member

Absent:

Other persons in regular attendance:

Scotty Lewis, Attorney
Rita Diedtrich, City Clerk
Tammy Smith, City Administrator/Finance Director
Steven Stewart, Fire Department
Leslie Johnston, SARPC
Pat Robinson, North Baldwin Utilities

GUESTS

Harold Beason
Haley Beason
Clint Shelly, Branton Land Surveyors
Eric McKean, Branton Land Surveyors
Billy Floyd
Shannon Floyd
Cathy Porter
Miriam Stewart
Carl Stewart

INVOCATION

Chairman Stewart gave the invocation, followed by the pledge.

ITEM 3.

Approval of Minutes of the April 11, 2019 Regular Meeting. Chairman Stewart announced that in regard to Item 5-C, the correction plat was submitted according to request. After much discussion, Commission Member Pepperman made a motion to approve the minutes. The motion was seconded by Commission Member Langham and unanimously carried.

ITEM 4.

Old Business

- None

ITEM 5.

New Business:

- Administrative Subdivisions and Site Plan Review
 - a) Miriam H Stewart—1545 Ransom Stewart Lane
Chairman Stewart recused himself from this item and Vice-Chairman Pepperman conducted the meeting during this item. Vice-Chairman Pepperman stated that the application request that one parcel be subdivided into two parcels with a 30-foot easement for ingress/egress. After discussion, Commission Member Diehl made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Dorough and unanimously carried.
 - b) Shannon Floyd—204 North Boulder
Chairman Stewart stated that the application request that a one-and-a-half-acre parcel be subdivided into two parcels with both parcels having access to Highway 39. Commission Member Pepperman made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Waters and unanimously carried
 - c) Standard Furniture—Martin Luther King Blvd.
Chairman Stewart stated that the application request had been tabled at a previous meeting. Mayor Wills make a motion to remove the item from the table and place on the agenda. The motion was seconded by Commission Member Dorough and unanimously carried. Chairman Stewart recognized Clint Shelly who presented the request of subdividing one lot into two lots. After much discussion, Commission Member Pepperman made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat contingent upon the correction of the

side setbacks. The motion was seconded by Commission Member Langham and unanimously carried.

- Chairman Stewart recognized Haley Beason with the Landing and stated that no zoning or site plan modification are required; therefore, no action is necessary.
- Discussion—Carport Compliance

Chairman Stewart announced that this item is tabled until the next meeting.

ITEM 6. Reports:

A. Mayor/Council Report:

- Mayor Wills presented an update on the following:
 1. Alabama League of Municipalities Convention
 2. Sports Complex
 3. T-Hangers at Bay Minette Municipal Airport
 4. Repairs at Ulmer Park, White's Park and the Douglasville Gym
 5. Baldwin County High School Graduation and Baccalaureate Service
 6. Baldwin County High School Track Team State Championship
 7. Baldwin County High School Football Spring Practice
 8. North Baldwin Infirmary Gala
 9. Alabama City of Excellence Award
- Tammy Smith, City Administrator/CFO presented an update on Opportunity Zone Program

B. Attorney Report

- No Report

C. Commissioner's Report

- Chairman Stewart stated that there are numerous residential building permits being requested
- Chairman Stewart updated that Hampton Inn will be requesting a subdivision request and site plan review

ITEM 8. With no further business Chairman Stewart adjourned the meeting at 9:00 a.m.

DONE THIS THE 9TH DAY of MAY 2019

Todd Stewart, Chairman

ATTEST:

Rita Diedrich, City Clerk



City of Bay Minette

Application for Administrative Subdivision

Date: 6/6/19

Name of Subdivision: CITY OF BAY MINETTE / IDB

Name of Owner: INDUSTRIAL DEVELOPMENT BOARD

Address:

Street / PO Box City State Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

DAVID DIEHL

Address:

Street / PO Box City State Zip

Subdivision Location: DOUVE STREET EXTENSION

Total Acreage: 76 ACRES # of Parcels Existing: 1

Average Lot Size: N/A # of Lots Proposed: 2

Submittal Requirements:

71.8 ACRES & 4.24 ACRE NEW PARCEL

- Application
• Fee
• Survey/Plat showing existing parcel(s)
• Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: CITY OF BAY MINETTE

Signature: [Signature]

Date:

Total \$

Cost - \$150.00 plus \$10.00 per parcel

Rita Diedtrich

From: Todd Stewart <tstewart@adamsstewart.com>
Sent: Friday, June 07, 2019 11:52 AM
To: Rita Diedtrich
Cc: Tammy Burns; Oscar Waters
Subject: <EXTERNAL> FW: Airport Authority
Attachments: AIRPORT-AWOS PROPERTY-SUB PLAT.pdf

Rita,

Please add this to the Administrative Subdivision portion of our agenda

This is for the Airport Authority and they need it in order to complete a grant application.

I'll follow up with the application.

Tammy,

Will you send me a blank Administrative Subdivision Application?

Thanks,

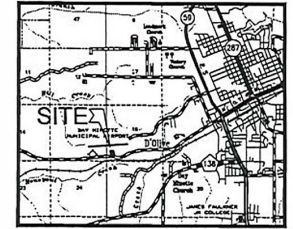
Todd F. Stewart
Adams Stewart Architects
251.490.9032 C
251.947.3864 O

From: David Diehl <david@secivil.pro>
Sent: Wednesday, June 5, 2019 4:56 PM
To: tstewart@adamsstewart.com
Subject: Airport Authority

David E. Diehl, PLS
S.E. Civil, LLC
880 Holcomb Blvd. Suite 2-F
Fairhope, AL 36532
251-510-2792
www.secivil.pro



PROPERTY IS LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

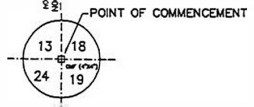
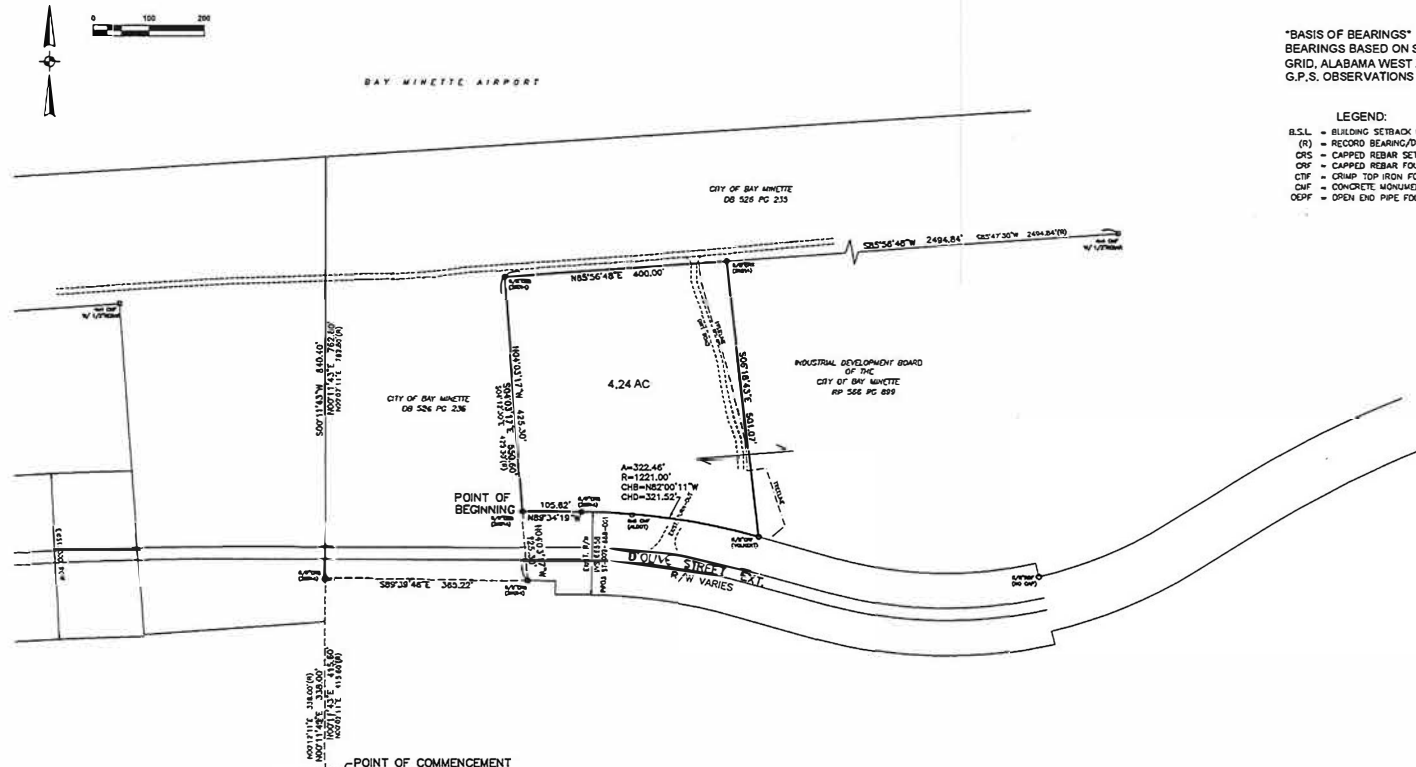


VICINITY MAP
1 INCH = 1 MILE

"BASIS OF BEARINGS"
BEARINGS BASED ON STATE PLANE
GRID, ALABAMA WEST ZONE, USING
G.P.S. OBSERVATIONS

- LEGEND:
- B.S.L. = BUILDING SETBACK LINE
 - (R) = RECORD BEARING/DISTANCE
 - CRS = CAPPED REBAR SET (26014.5)
 - CRF = CAPPED REBAR FOUND
 - CTF = CRIMP TOP IRON FOUND
 - CMF = CONCRETE MONUMENT FOUND
 - CEPF = OPEN END PIPE FOUND

FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" AS
SCALED FROM FLOOD INSURANCE RATE
MAP NUMBER 01002042425, COMMUNITY
NUMBER 010000, PANEL 0422, SUFFIX
"L", DATED JULY 17, 2007.



CERTIFICATION BY OWNERSHIP AND DEDICATION:
THIS IS TO CERTIFY THAT I (INC) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____
PRINT NAME _____

CERTIFICATION BY NOTARY PUBLIC:
STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF _____ DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME, THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS _____ DAY OF _____
NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON APRIL 6, 2019 AND IS RECORDED IN AND ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVELERS.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

CERTIFICATION OF APPROVAL FOR RECORDING:
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.
DATED THIS _____ DAY OF _____
PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE _____

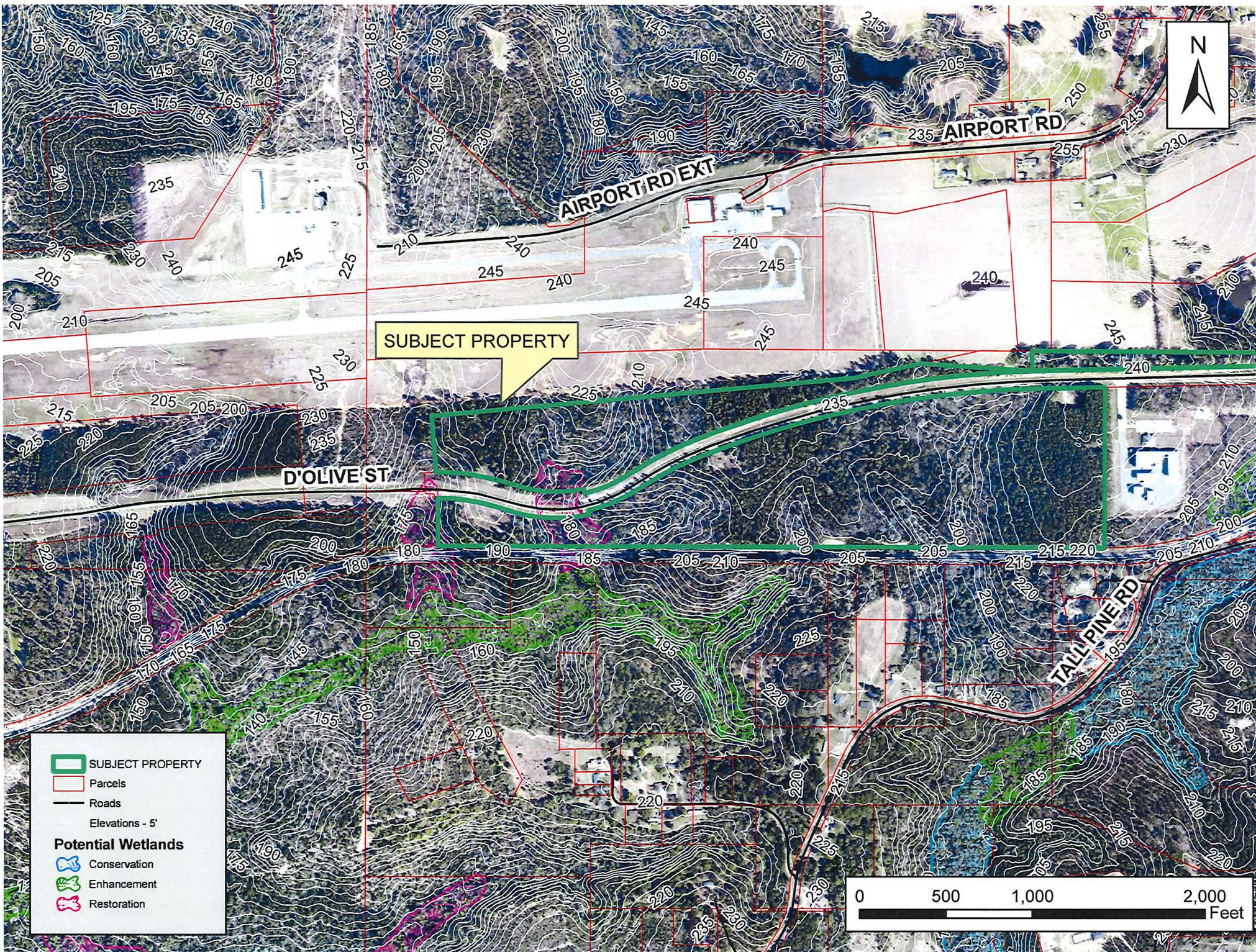
SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 11 MINUTES 43 SECONDS EAST, A DISTANCE OF 415.80 FEET TO A CAPPED IRON PIN (26014) AT THE SOUTHWEST CORNER OF LANDS HERETOFORE CONVEYED TO THE CITY OF BAY MINETTE BY THAT INSTRUMENT RECORDED AT DEED BOOK 326, PAGE 235 (BAY MINETTE LANDS); THENCE RUN SOUTH 89 DEGREES 39 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BAY MINETTE LANDS, A DISTANCE OF 363.22 FEET TO A CAPPED IRON PIN (26014) AT THE SOUTHEAST CORNER OF SAID BAY MINETTE LANDS; THENCE RUN NORTH 04 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.30 FEET TO A CAPPED IRON PIN (26014) ON THE NORTH MARGIN OF O'OLIVE STREET EXTENSION FOR THE POINT OF BEGINNING; CONTINUE THENCE NORTH 04 DEGREES 03 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID BAY MINETTE LANDS, A DISTANCE OF 425.30 FEET TO A CAPPED IRON PIN (26014); THENCE RUN NORTH 63 DEGREES 56 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BAY MINETTE LANDS, A DISTANCE OF 400.00 FEET TO A CAPPED IRON PIN (26014); THENCE DEPARTING SAID BAY MINETTE LANDS, RUN SOUTH 06 DEGREES 18 MINUTES 43 SECONDS EAST, A DISTANCE OF 501.07 FEET TO A CAPPED IRON PIN (VOLVENT) ON THE AFORESAID NORTH MARGIN OF O'OLIVE STREET EXTENSION; THENCE ALONG SAID NORTH MARGIN, AND A CURVE TO THE LEFT, HAVING A RADIUS OF 1221.00 FEET, AN ARC LENGTH OF 322.46 FEET, (CHORD BEARS NORTH 82 DEGREES 00 MINUTES 11 SECONDS WEST, A DISTANCE OF 321.52 FEET) TO A CAPPED IRON PIN (26014); THENCE RUN NORTH 63 DEGREES 34 MINUTES 19 SECONDS WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 105.62 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 4.24 ACRES, MORE OR LESS, AND LIES IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

DAVID E. CIDER, AL. P.L.S. NO. 26014, DATE 04-10-2019
607 RACHO, CT, BAY MINETTE, AL 36510-2392
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



| | | | | |
|---------------|--------|-----------------------|-------------------------------|----------------|
| DRAWN: S.M.D. | D.E.D. | DATE: 04-10-2019 | BOUNDARY SURVEY | SCALE: 1"=100' |
| CHRD: | S.M.D. | TRK: SEC 18, T2S, R3E | BAY MINETTE AIRPORT AUTHORITY | SHT NO: 1 OF 1 |



SUBJECT PROPERTY

D'OLIVE ST

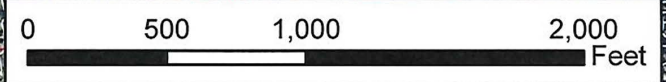
AIRPORT RD EXT

AIRPORT RD

TALL PINERD

Legend

- SUBJECT PROPERTY
- Parcels
- Roads
- Elevations - 5'
- Potential Wetlands**
- Conservation
- Enhancement
- Restoration





AIRPORT RD EXT

Bay Minette

SUBJECT PROPERTY

AIRPORT RD

D'OLIVE ST

FRANK MEANS RD

BARNES RD

TALL PINE RD

Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING**
- Unknown Zoning Designation
- ZONE**
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT





City of Bay Minette

Application for Administrative Subdivision

Date: 05-22-2019

Name of Subdivision: DENMARK FAMILY SUBDIVISION

Name of Owner: AL DENMARK

Address: 1003 DEE AVE BAY MINETTE, AL 36507

Street / PO Box

City

State

Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

DANIEL D. CLARK, PLS

Address: PO BOX 7082 SPANISH FORT, AL 36527

Street / PO Box

City

State

Zip

Subdivision Location: SOUTH END OF DEE AVE SOUTH OF BRADY RD.

Total Acreage: 4.99 AC # of Parcels Existing: 1

Average Lot Size: 1.2 AC # of Lots Proposed: 4

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: AL DENMARK

Signature: Daniel D. Denmark, as co-owner

Date: 5/23/19

Total \$ \$ 190.00

Cost - \$150.00 plus \$10.00 per parcel

May 23, 2019

VIA OVERNIGHT FEDEX DELIVERY

Tracy Womack
White-Spunner Realty
3201 Dauphin Street
Mobile, Alabama 36606

Re: 603 Dee Avenue, Bay Minette; Application for Subdivision

Dear Tracy:

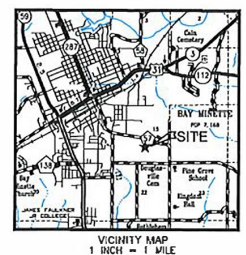
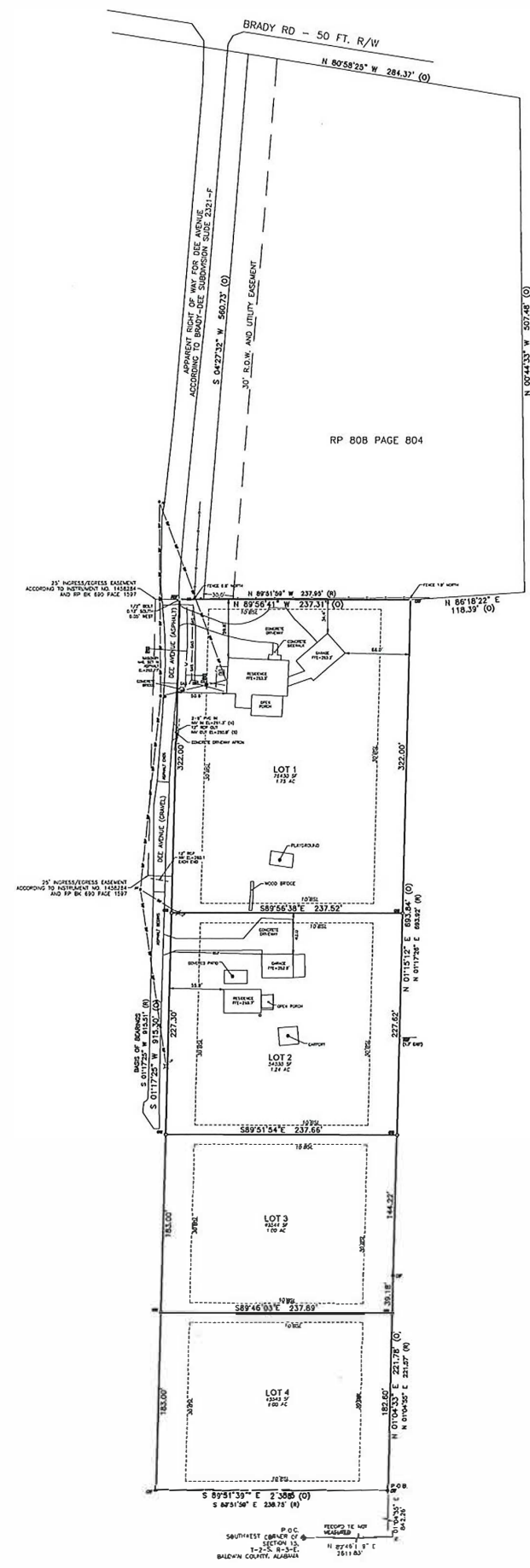
Please find enclosed the signed Application for Administrative Subdivision, as well as a check in the amount of \$190.00. Please let me know if you need anything else.

Thanks for all of your assistance!

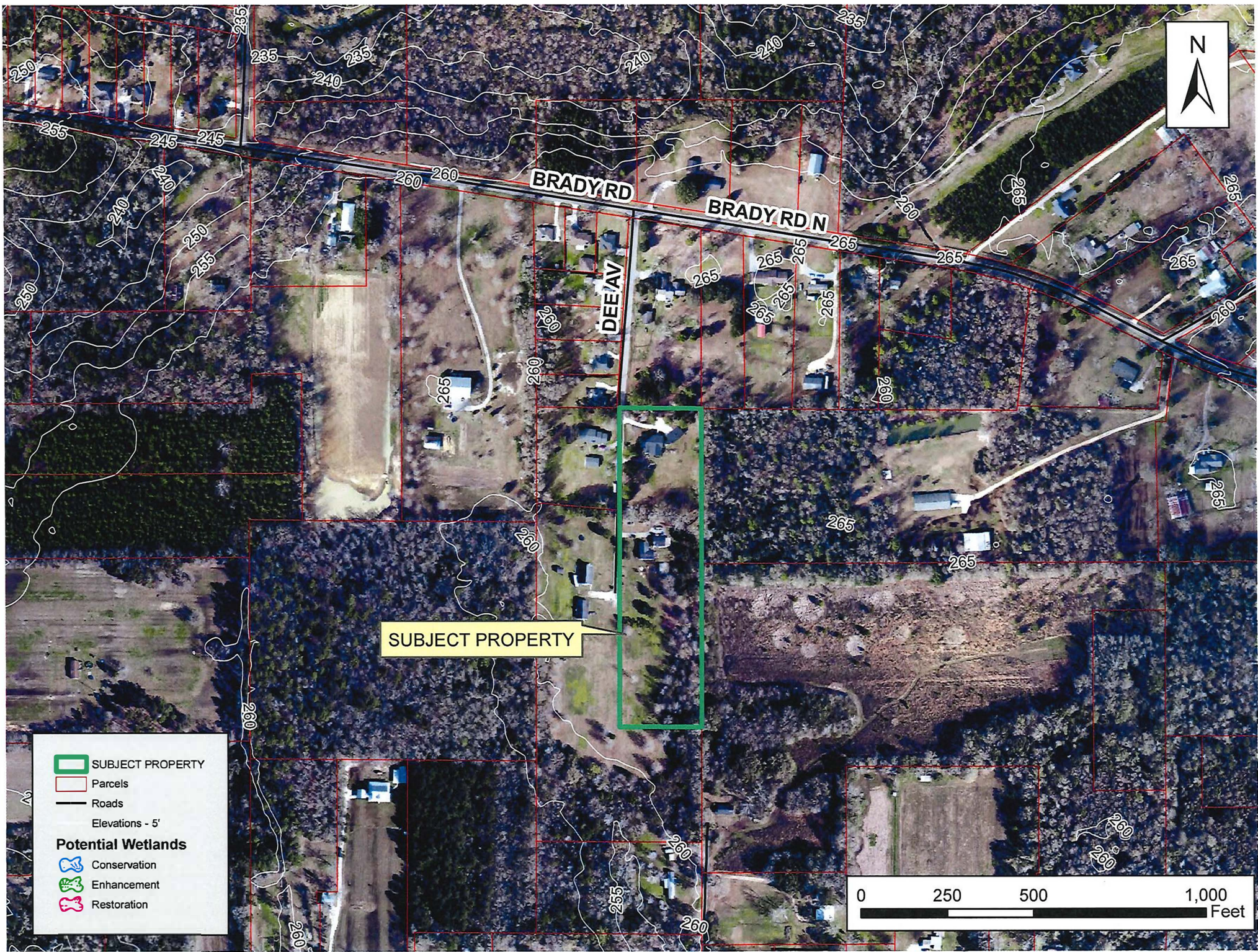
Sincerely,



Emilie O. Denmark



- 1/2" DOTTED LINE FOR FLOOD
- 1/4" DOTTED LINE FOR FLOOD
- 1/8" DOTTED LINE FOR FLOOD
- 1/16" DOTTED LINE FOR FLOOD
- 1/32" DOTTED LINE FOR FLOOD
- 1/64" DOTTED LINE FOR FLOOD
- 1/128" DOTTED LINE FOR FLOOD
- 1/256" DOTTED LINE FOR FLOOD
- 1/512" DOTTED LINE FOR FLOOD
- 1/1024" DOTTED LINE FOR FLOOD
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SUBJECT PROPERTY

 SUBJECT PROPERTY

 Parcels

 Roads

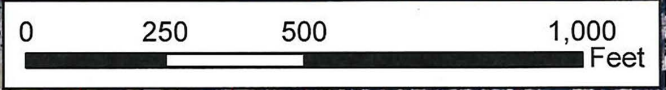
 Elevations - 5'

Potential Wetlands

 Conservation

 Enhancement

 Restoration





Bay Minette

BRADY RD

BRADY RD N

L.D. BELL RD

DEE AV

SUBJECT PROPERTY

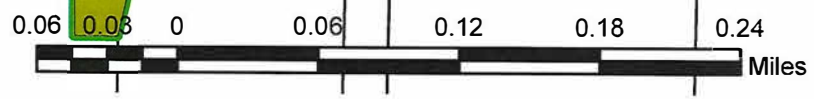
VALREE RD

BRADY RD EXT

OLD ROBINSON RD

Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING
- Unknown Zoning Designation
- ZONE
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT





City of Bay Minette

Application for Administrative Subdivision

Date: 05-10-2019

Name of Subdivision: JOSHUA DRIVE SUBDIVISION

Name of Owner: PAUL & CRYSTAL HICKS

Address: 47392 JOSHUA DR. BAY MINETTE AL 36507

Street / PO Box City State Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

DAVID DIEHL, PLS

Address: 880 HOLCOMB BLVD. FARMHOPE, AL 36532

Street / PO Box City State Zip

Subdivision Location: INTERSECTION OF JOSHUA DR & MORRIS RD.

Total Acreage: 2.93 # of Parcels Existing: 1

Average Lot Size: .1 AC # of Lots Proposed: 2

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: _____

Signature: Paul A. Hicks

Date: 5-12-19

Total \$ 170.00 paid 5/14/19

Cost - \$150.00 plus \$10.00 per parcel

Samantha Hepstall

From: T.J. Hepstall <Thepstall@yahoo.com>
Sent: Friday, May 10, 2019 1:39 PM
To: Samantha Hepstall
Subject: Fwd: Subdivision Plat & Application
Attachments: JOSHUA DRIVE SUB-Model.pdf; LEGAL DESCRIPTION - REMNANT PARCEL.docx; application.pdf

Sent from my iPhone

Begin forwarded message:

From: "David Diehl" <david@secivil.pro>
Date: May 10, 2019 at 1:15:03 PM CDT
To: <thepstall@yahoo.com>
Cc: <larry@secivil.pro>, <megan@secivil.pro>
Subject: Subdivision Plat & Application

Please find attached the Plat and application for your 2 lot Family Division. This is an Administrative Subdivision to the City of Bay Minette.

Please have Mr. Hicks sign the application and take it along with the fee (\$170.00) to Oscar Water at the City complex.

I will email him the Plat and take him a hard copy. I will also plot some hard copies for you. We will send the Invoice to you under separate email.

Also, please find attached the Legal Description for the 1.93 acre Remnant Parcel that your In-laws needed for their banking transaction. I would not finalize this loan transaction until the plat is recorded. Otherwise, the lender may be required to sign the Plat, which I have found to be complicated and time consuming.

You will be on the agenda for approval on June 14th. Since Oscar will already have the Plat, he can have the Chairman sign it that day. Since you are in the County, you will need to have the County Engineer sign as well. His office is in Robertsedale, on the fourth floor of the Regions building.

Please let me know if you have any questions.

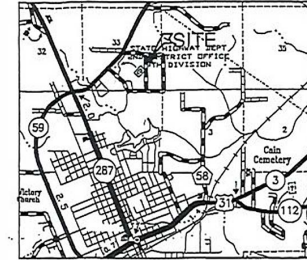
Thank you,

David E. Diehl, PLS
S.E. Civil, LLC
880 Holcomb Blvd. Unit 2-F
Fairhope, AL 36532
251-510-2792
www.secivil.pro

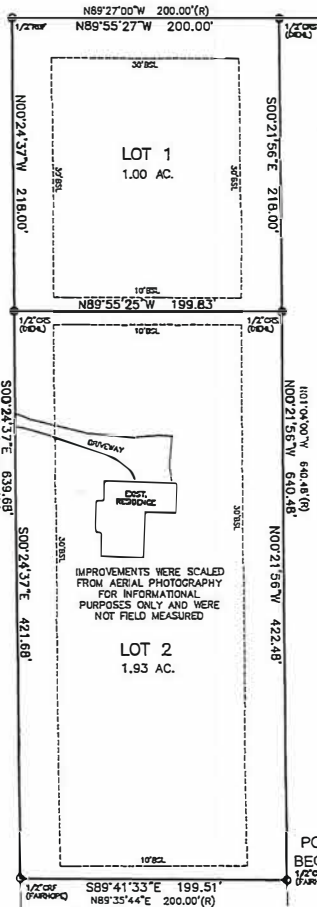
LEGAL DESCRIPTION 1.93 ACRES

COMMENCE AT A CAPPED REBAR (POLY) AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 89 DEGREES 40 MINUTES 49 SECONDS WEST, A DISTANCE OF 908.80 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 1704.63 FEET TO A CAPPED REBAR (FAIRHOPE) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 422.48 FEET TO A CAPPED REBAR (DIEHL); THENCE RUN NORTH 89 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF 199.83 FEET TO A CAPPED REBAR (DIEHL) ON THE EAST MARGIN OF JOSHUA DRIVE; THENCE RUN SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 421.68 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 199.51 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.93 ACRES, MORE OR LESS.

MORRIS RD. 80 FT. R/W



VICINITY MAP
1 INCH = 1 MILE



LEGEND:
 B.S.L. = BUILDING SETBACK LINE
 (R) = DEED RECORD BEARING/DISTANCE
 CRF = CAPPED REBAR FOUND
 CRS = CAPPED REBAR SET (26014)

FLOOD STATEMENT
 PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0295M, COMMUNITY NUMBER 015000, PANEL 0295, SUFFIX "M", DATED APRIL 19, 2019.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON APRIL 28, 2018 AND IS RECORDED IN AN ELECTRONIC FILE.
5. BEARINGS BASED ON STATE PLANE GRID, ALABAMA WEST ZONE, USING GPS OBSERVATIONS.
6. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY.
7. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

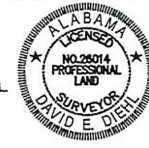
SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

COMMENCE AT A CAPPED REBAR (POLY) AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 89 DEGREES 40 MINUTES 49 SECONDS WEST, A DISTANCE OF 908.80 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 1704.63 FEET TO A CAPPED REBAR (FAIRHOPE) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 640.48 FEET TO A CAPPED REBAR (DIEHL) ON THE SOUTH MARGIN OF MORRIS ROAD; THENCE RUN NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 200.00 FEET TO A REBAR (NO CAP) ON THE EAST MARGIN OF JOSHUA DRIVE; THENCE RUN SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 639.68 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE DEPARTING SAID EAST MARGIN, RUN SOUTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 199.51 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 2.93 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

[Signature] 05-10-2019
 DAVID E DIEHL AL. P.L.S. NO. 26014 DATE
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



CERTIFICATION BY OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____

OWNER _____

CERTIFICATION BY NOTARY PUBLIC:

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF _____ DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL
 THIS _____ DAY OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

CERTIFICATION OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS _____ DAY OF _____

PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE _____

CERTIFICATION OF COUNTY ENGINEER:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE CITY OF BAY MINETTE PLANNING COMMISSION UNDER THEIR EXTRATERRITORIAL PLANNING JURISDICTION AUTHORITY.

NO ROADS ACCEPTED FOR MAINTENANCE
 DATED THIS _____ DAY OF _____

COUNTY ENGINEER _____

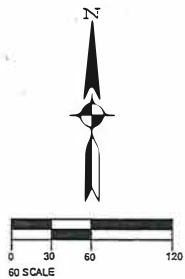
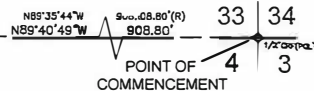
JOSHUA DRIVE SUBDIVISION

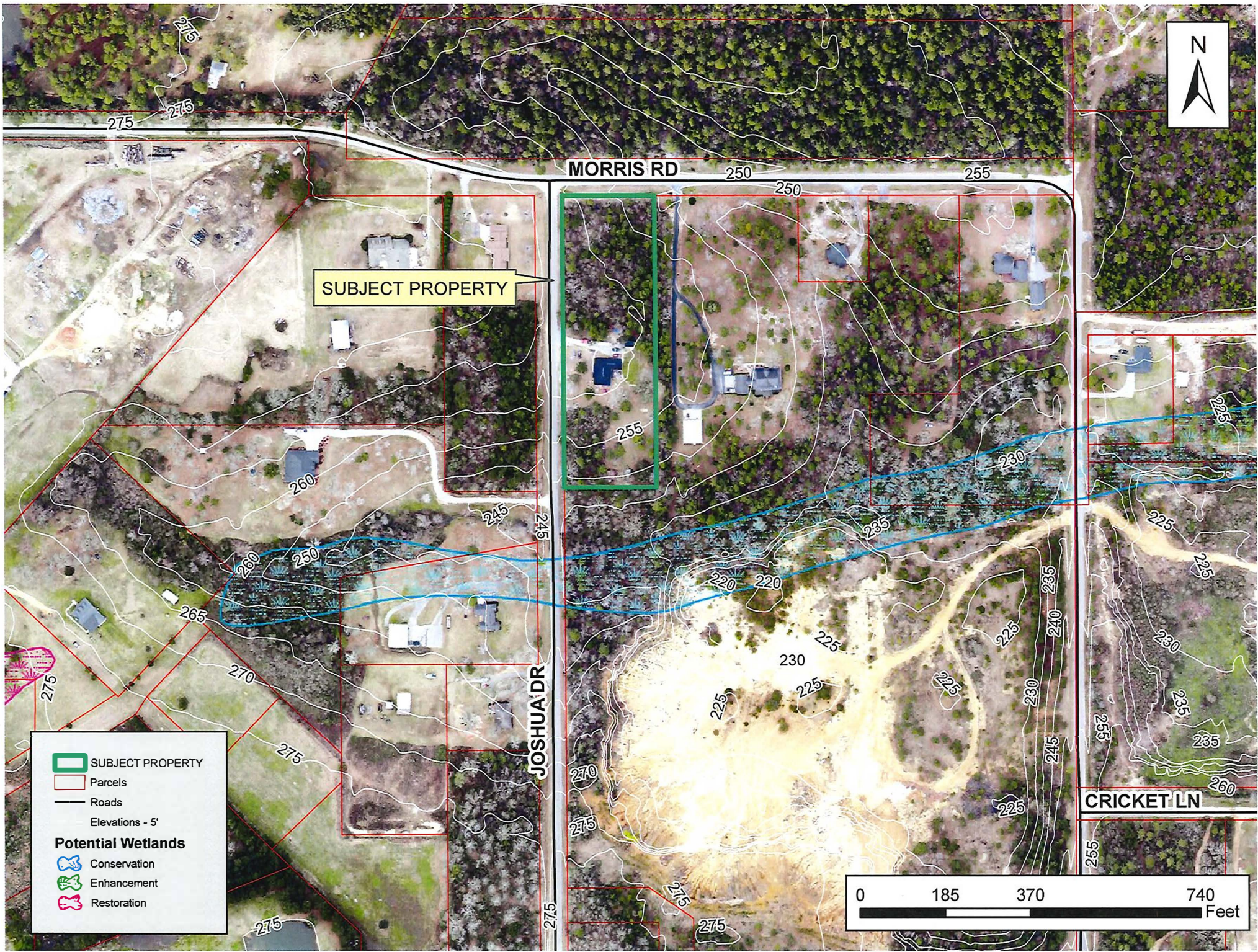
BOUNDARY SURVEY & FAMILY DIVISION

PAUL D. HICKS



| | |
|----------|----------------------|
| DRAWN | DED |
| CHKD. | DED |
| PROJ MGR | DED |
| SCALE | 1"=80' |
| PROJECT | 20180468 |
| FILE | JOSHUA DRIVE SUB.DWG |
| SHEET | 1 OF 1 |





SUBJECT PROPERTY

MORRIS RD

JOSHUA DR

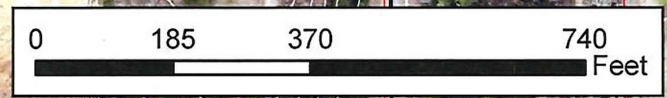
CRICKET LN

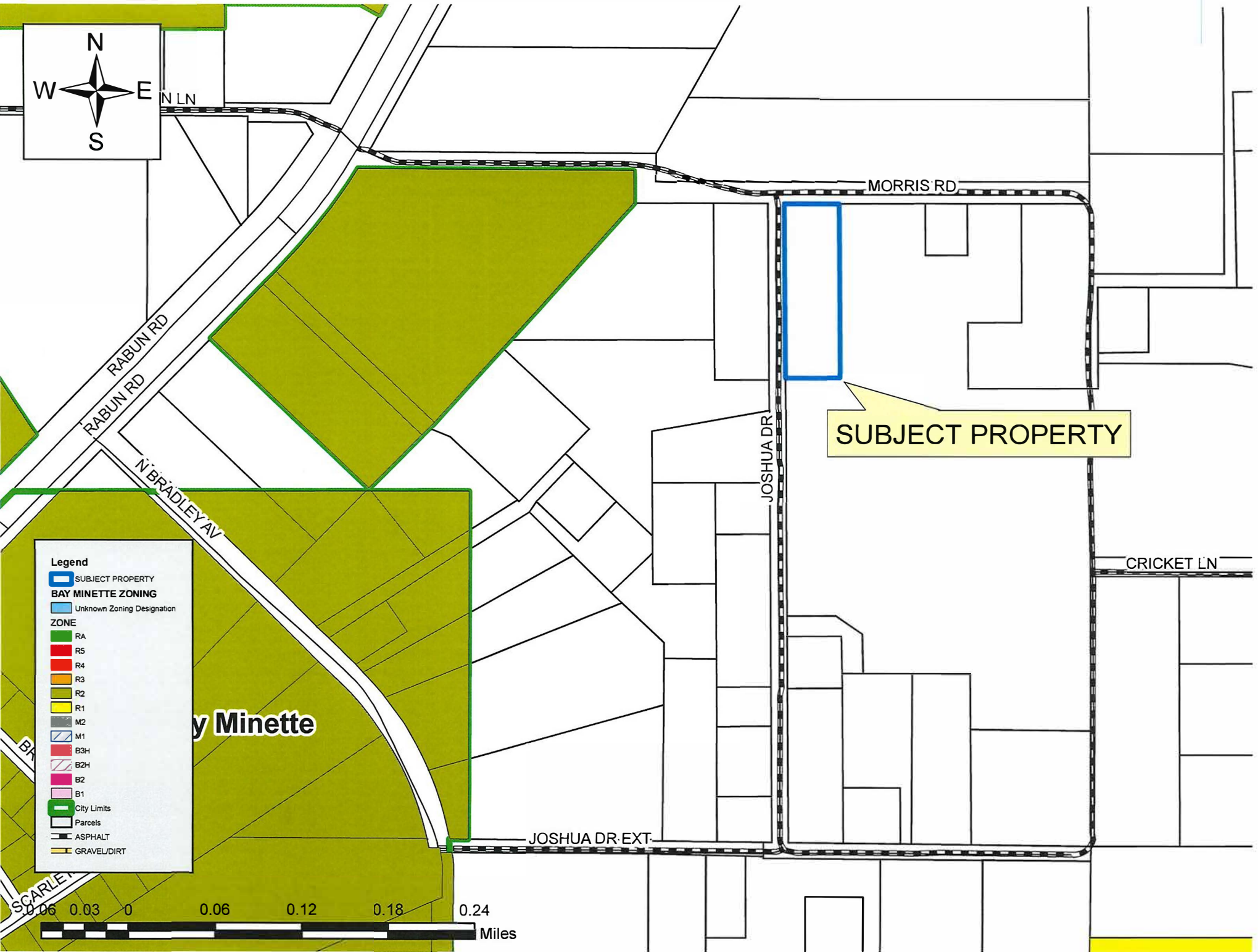
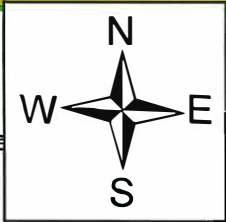
Legend

- SUBJECT PROPERTY
- Parcels
- Roads
- Elevations - 5'

Potential Wetlands

- Conservation
- Enhancement
- Restoration

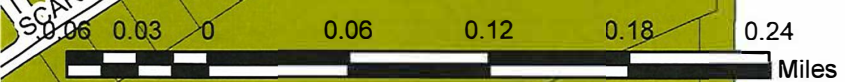




Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING**
- Unknown Zoning Designation
- ZONE**
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT

SUBJECT PROPERTY





City of Bay Minette

Application for Administrative Subdivision

Date: 5-25-19

Name of Subdivision: N/A

Name of Owner: Mike D'Olive

Address: _____

Street / PO Box City State Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

S.E. Civil

Address: _____

Street / PO Box City State Zip

Subdivision Location: N/A

Total Acreage: 6.95 # of Parcels Existing: _____

Average Lot Size: _____ # of Lots Proposed: _____

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

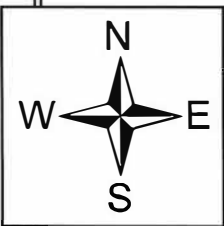
Agent / Applicant Name: MIKE D'OLIVE

Signature: Mike D'Olive

Date: 5-25-19

Total \$ 160.00 (CIL#121 paid \$160.00 2/3)

Cost - \$150.00 plus \$10.00 per parcel



PRIVATE

ROCK-HILL RD. EXT.

ROCK-HILL RD.

0

0.05

0

0.1

0.2

0.3

0.4

Miles

EMMONS RD

UNNAMED

OSCAR HOWARD RD.
LEE AV

FAULKNER RD

SUBJECT PROPERTY

SCOTTISH LN

SCOTTISH LN E

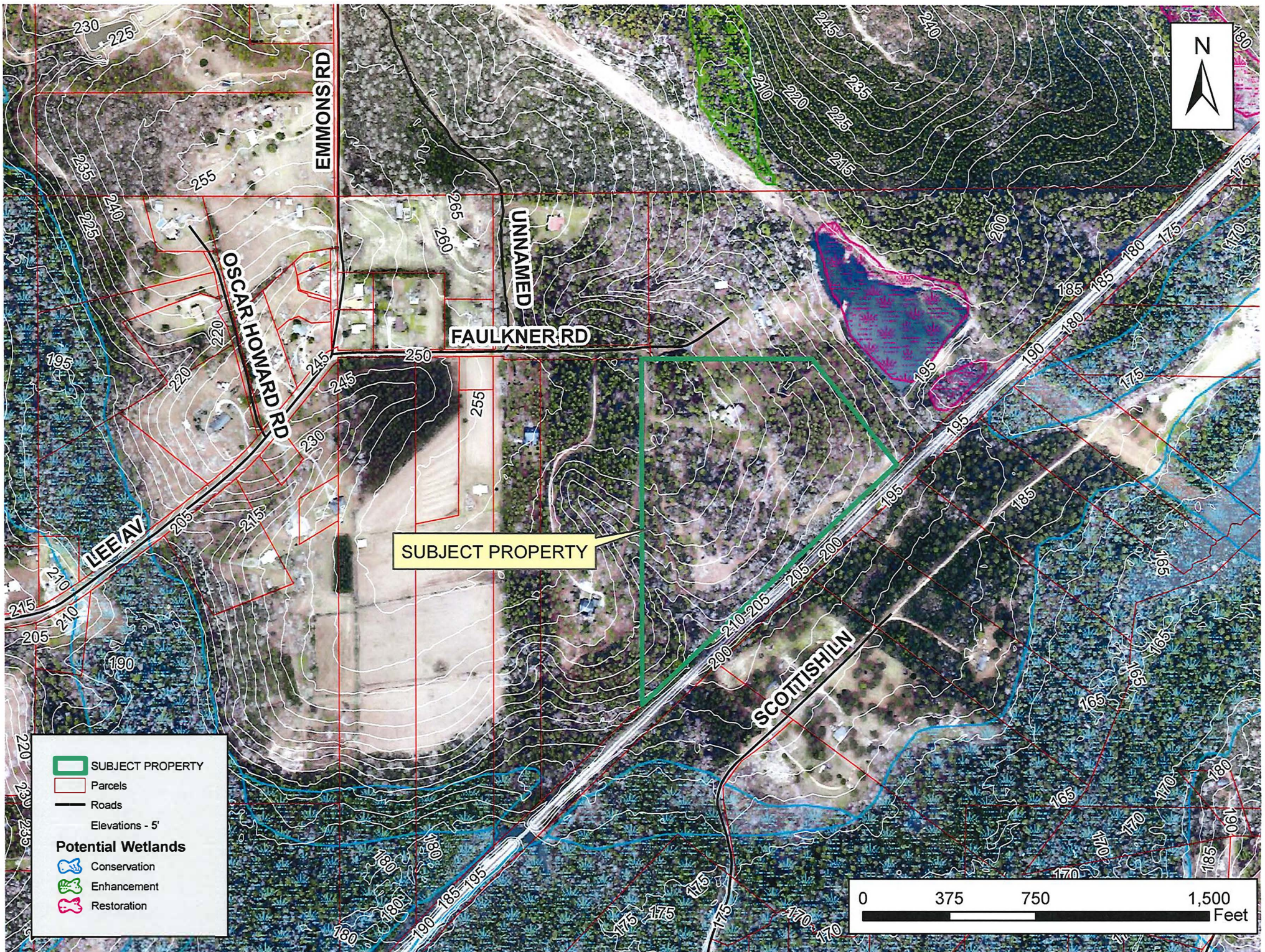
WILSON LN

U.S. HWY. 31
OLD CARNEY RD

Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING
 - Unknown Zoning Designation
- ZONE
 - RA
 - R5
 - R4
 - R3
 - R2
 - R1
 - M2
 - M1
 - B3H
 - B2H
 - B2
 - B1
- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT

Bay Minette



BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/Recd. 4/20/2019 10:33 AM
TOTAL \$ 22.00
4 Pages

1756879



STATE OF ALABAMA)
 *
COUNTY OF BALDWIN)

CORRECTION WARRANTY DEED

THIS INDENTURE, made and entered into on this the 29th day of April, 2019, by and between MICHAEL HAYES D'OLIVE and BETH CHRISTENSEN D'OLIVE, husband and wife, hereinafter referred to as the parties of the first part, and JAMES COPELAND and VIOLA COPELAND, as Trustees of the William J. Isbell Testamentary Trust created under the Last Will and Testament of William J. Isbell, deceased, dated the 12th day of December, 2012, hereinafter referred to as the parties of the second part,

WITNESSETH:

The parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them this day in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the parties of the second part the following described real property situated in Baldwin County, Alabama, to-wit:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN EAST, 673.87 FEET TO A POINT; THENCE RUN S00°14'21"W, 720.00 FEET TO A POINT; THENCE RUN EAST, 644.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S00°06'20"E, 483.77 FEET TO A POINT; THENCE RUN S56°45'56"E, 339.90 FEET TO A POINT; THENCE RUN S47°13'03"E, 384.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOUISVILLE & NASHVILLE RAILROAD (100' RIGHT-OF-WAY); THENCE RUN N46°41'04"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 716.71 FEET TO A POINT; THENCE RUN N38°33'54"W, 562.22 FEET TO A POINT; THENCE RUN WEST, 738.44 FEET TO THE POINT OF BEGINNING, CONTAINING 15.40 ACRES.

LESS AND EXCEPT THE PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN EAST, 673.87 FEET TO A POINT; THENCE RUN S00°14'21"W, 720.00 FEET TO A POINT; THENCE RUN EAST, 644.49 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°06'20"E, 483.77 FEET TO A POINT; THENCE RUN S56°45'56"E, 35.91 FEET TO A POINT; THENCE RUN N00°06'20"W, 503.45 FEET TO A POINT; THENCE RUN WEST, 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN EAST, 673.87 FEET TO A POINT; THENCE

RUN S00°14'21"W, 720.00 FEET TO THE POINT OF BEGINNING; THENCE RUN EAST, 846.49 FEET TO A POINT; THENCE RUN N00°14'21"E, 60.00 FEET TO A POINT; THENCE RUN WEST, 846.49 FEET TO A POINT; THENCE RUN S00°14'21"W, 60.00 FEET TO THE POINT OF BEGINNING.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Restrictive Covenants as contained in deed from James H. Faulkner, Jr. and Beverly H. Faulkner to Michael Hayes D'Olive and Beth Christensen D'Olive, dated 08/25/1995 and recorded in Real Property Book 643, page 1207.
2. Reservation of oil, gas and minerals and all rights in connection therewith as contained in deed from C. E. Garrett and Mamie E. Garrett to James H. Faulkner, Jr., dated 07/07/1966 and recorded in Deed Book 368, page 641.
3. Reservation of oil, gas and minerals and all rights in connection therewith as contained in deed from James H. Faulkner, Jr. and Beverly H. Faulkner to Michael Hayes D'Olive and Beth Christensen D'Olive, dated 08/25/1995 and recorded in Real Property Book 643, page 1207.
4. Rights of others in and to the easement described above.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

THIS DEED IS GIVEN FOR NOMINAL CONSIDERATION IN ORDER TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DEED DATED 04/09/2019, FILED FOR RECORD 04/10/2019 AS INSTRUMENT NUMBER 1753496 FROM MICHAEL HAYES D'OLIVE AND BETH CHRISTENSEN D'OLIVE, HUSBAND AND WIFE, TO JAMES COPELAND AND VIOLA COPELAND AS TRUSTEES OF THE WILLIAM J. ISBELL TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF WILLIAM J. ISBELL, DECEASED, DATED THE 12TH DAY OF DECEMBER 2012.

TOGETHER WITH ALL AND SINGULAR, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in anywise appertaining;

TO HAVE AND TO HOLD unto the said JAMES COPELAND and VIOLA COPELAND, as Trustees of the William J. Isbell Testamentary Trust created under the Last Will and Testament of William J. Isbell, deceased, dated the 12th day of December, 2012, their successors and assigns, forever.

This conveyance is made subject to restrictive covenants, easements and reservations, if any, applicable to said property of record in the Probate Court records of Baldwin County, Alabama.

The parties of the first part for themselves, their heirs, executors and administrators, hereby covenant and warrant to and with the said party of the second part, their successors and assigns, that they are seized of an indefeasible estate in and to the said property; that they will guarantee the peaceable possession thereof; that the said property is free from all liens and encumbrances, and that they will, and their heirs, executors and administrators will forever warrant and defend the same unto the said parties of the second part, their successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals on the day and year first above written.

GRANTORS:

Michael Hayes D'Olive
MICHAEL HAYES D'OLIVE

Beth Christensen D'Olive
BETH CHRISTENSEN D'OLIVE

GRANTEES:

James Copeland
James Copeland, as Trustee of the William J. Isbell Testamentary Trust created under the Last Will and Testament of William J. Isbell, deceased, dated the 12th day of December 2012

Viola Copeland
Viola Copeland, as Trustee of the William J. Isbell Testamentary Trust created under the Last Will and Testament of William J. Isbell, deceased, dated the 12th day of December 2012

STATE OF ALABAMA

COUNTY OF BALDWIN

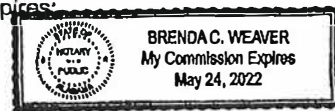
I, the undersigned authority, a Notary Public, within and for said County and State, hereby certify that MICHAEL HAYES D'OLIVE and BETH CHRISTENSEN D'OLIVE, whose names are signed to the foregoing conveyance and who are known to me acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 21st day of April, 2019.

Brenda C. Weaver
NOTARY PUBLIC
My Commission Expires:

STATE OF ALABAMA

COUNTY OF BALDWIN



I, the undersigned authority, a Notary Public, within and for said County and State, hereby certify that JAMES COPELAND and VIOLA COPELAND, whose names as Trustees of the William J. Isbell Testamentary Trust created under the Last Will and Testament of William J. Isbell, deceased, dated the 12th day of December 2012, are signed to the foregoing conveyance and who are known to me acknowledged before me on this day that, being informed of the contents of said conveyance, they, in their

capacity as such Trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 23rd day of April, 2019.



NOTARY PUBLIC

My Commission Expires: 11/23/19

PROPERTY ADDRESS: 116300 Faulkner Dr. Bay Minette, AL 36507

ADDRESS OF GRANTORS:
MICHAEL HAYES D'OLIVE and
BETH CHRISTENSEN D'OLIVE

800 West 12th St
Bay Minette AL 36507

ADDRESS OF GRANTEE:
JAMES COPELAND and
VIOLA COPELAND,
as Trustees of the William J. Isbell
Testamentary Trust

9397 Gay Rd. Ext.
Faulkner, AL 36532

THIS INSTRUMENT PREPARED BY:
L. D. OWEN, III
Attorney at Law
135 Hand Avenue
Bay Minette, Alabama 36507



City of Bay Minette

Application for Administrative Subdivision

Date: 1/6/19

Name of Subdivision: _____

Name of Owner: ANAND PATEL

Address: POB Bay Minette AL 36507
Street / PO Box City State Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

Address: _____
Street / PO Box City State Zip

Subdivision Location: Hwy 59 + CHARLIE CRAXER RD.

Total Acreage: 10 # of Parcels Existing: 1

Average Lot Size: _____ # of Lots Proposed: 3

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: ANAND PATEL

Signature: [Signature]

Date: 1/6/19

Total \$ 150.00

Cost - \$150.00 plus \$10.00 per parcel

City of Bay Minette

Application for Site Plan Review

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 Planning Commission to grant a Site Plan Review for the location to determine if it Meets the regulations of the Land Use and Development Ordinance as indicated below, and for the reasons stated.

1- Personal Information:

ANAND PATEL - BAY MINETTE HOSPITALITY, LLC
POB 424
BAY MINETTE, AL 36507

2- Location of the Site Plan Review Request:

HWY 59 + CHARLIE CRAKER DR.
BAY MINETTE, AL

3. - Reason for Request:

HOTEL DEVELOPMENT

Dated this 6 day of JANUARY, 20 19

APK
Owner or Authorized Representative

Consult the Industrial Development Board before Site Plan can be reviewed

Application fee \$50.00

City of Bay Minette
Subdivision Regulations

7.3 Preliminary Plat Content: Major Subdivisions

The preliminary plat shall contain the following information:

1. Name and address of the owner of record and subdivider and name and registration number of surveyor.
2. Proposed name of subdivision and its acreage.
3. North Point, graphic scale of not less than 1 inch equals 100 50 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.
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 RECORDING".

7.4 Presentation and approval of the Final Plat

Oscar Waters

From: apatel keyhospitality.com <apatel@keyhospitality.com>
Sent: Tuesday, December 18, 2018 12:35 PM
To: Oscar Waters
Subject: Hotel Subdivision
Attachments: BM Hampton Site Plan.pdf; BM Survey.pdf

Hi Oscar,

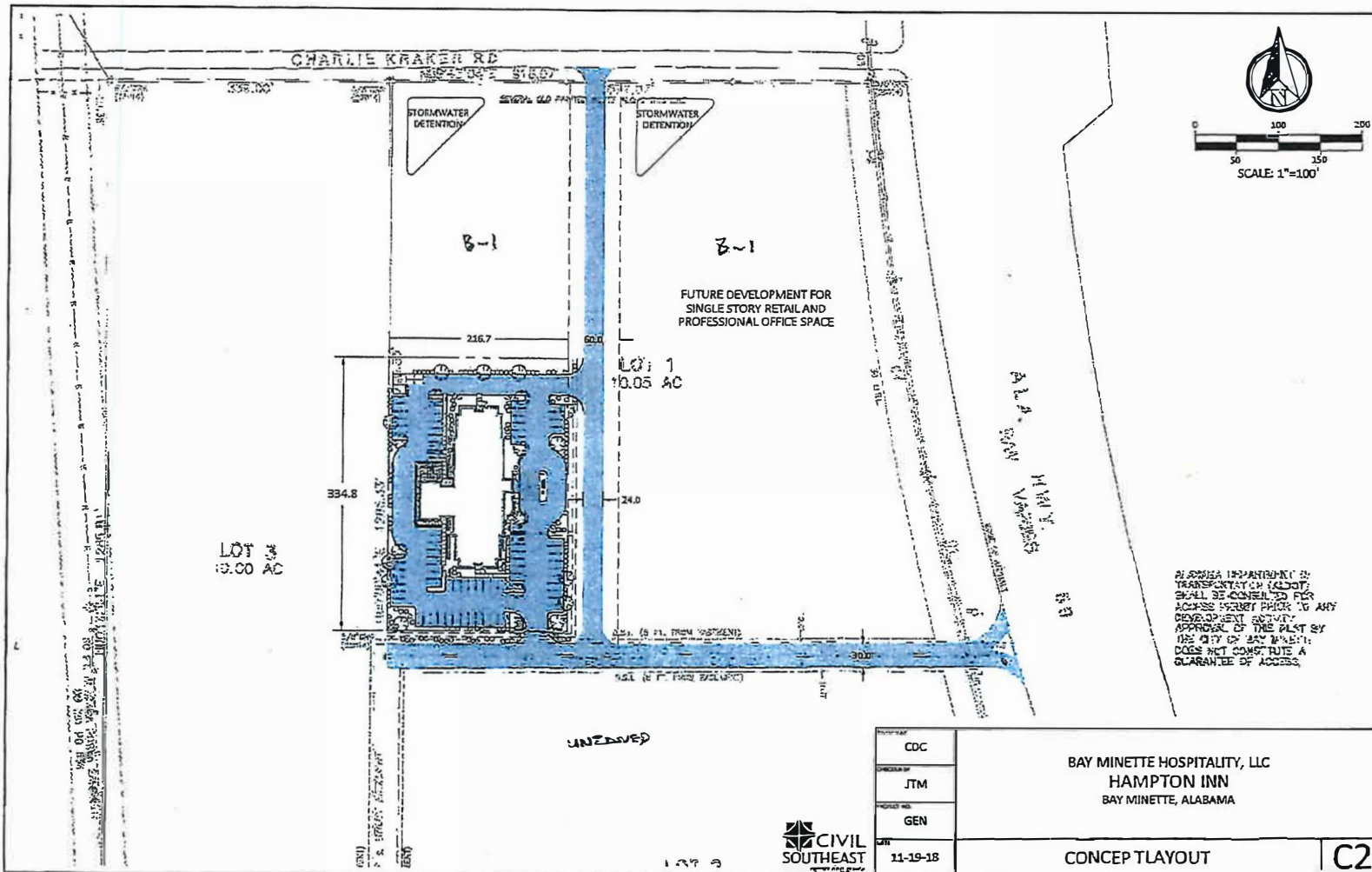
Please see attached. We are Lot 1 on the survey. The lot is 10 acres and the site plans shows improvements for that site. We want to apply for rezoning, ^{N/A} site plan approval and subdivision. Please let me know if you need anything else. You can email or call me @ 251.583.2618.

Thanks,

Anand

Mr. Patel
w/ BM Hampton
251-583-2618

1-3
Called
& emailed



AS SHOWN IMPARTIALLY BY
 TRANSFER OF TITLE
 SHALL BE OBTAINED FOR
 ACCESS PRIOR TO ANY
 DEVELOPMENT OR
 APPROVAL OF THE PLAT BY
 THE CITY OF BAY MINETTE.
 DOES NOT CONSTITUTE A
 GUARANTEE OF ACCESS.

| | | | |
|-------------|----------|---|----|
| PROJECT NO. | CDC | BAY MINETTE HOSPITALITY, LLC HAMPTON INN BAY MINETTE, ALABAMA | C2 |
| DESIGNED BY | JTM | | |
| PROJECT NO. | GEN | | |
| DATE | 11-19-18 | CONCEPT LAYOUT | |





SUBJECT PROPERTY



STATE HWY 59

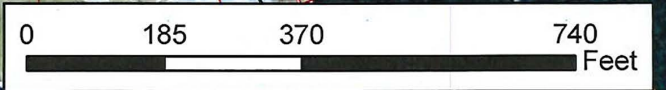
JAYCEE RD

PARK AV

CLARK AV

MCMEANS AV

-  SUBJECT_PROPERTY
-  Parcels
-  Roads
-  ASPHALT
-  GRAVEL/DIRT
-  Elevations - 5'
- Potential Wetlands**
-  Conservation
-  Enhancement
-  Restoration





SUBJECT PROPERTY



JAYCEE RD

Bay Minette

STATE HWY 59

PARK AV

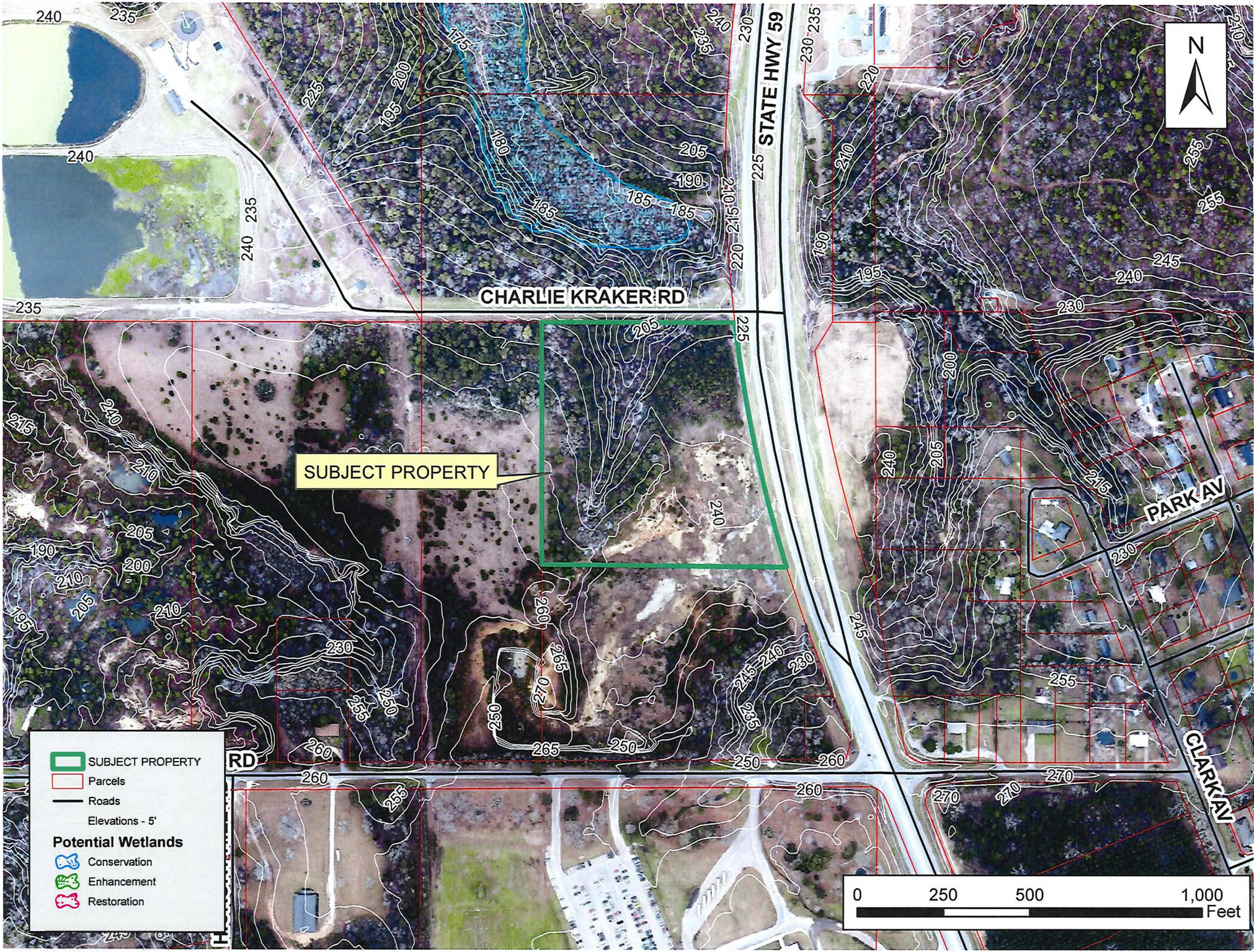
CLARK AV

MCMEANS AV

Legend

- SUBJECT_PROPERTY
- City Limits
- BAY MINETTE ZONING**
- Unknown Zoning Designation
- ZONE**
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- Parcels
- ASPHALT
- GRAVEL/DIRT





240

235

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220

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245

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240

255

255

235

240

235

CHARLIE KRAKER RD

STATE HWY 59

SUBJECT PROPERTY

205

240

215

240

210

210

205

200

190

210

205

210

230

235

250

260

265

250

245

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270

PARK AV
CLARK AV

N

SUBJECT PROPERTY

Parcels

Roads

Elevations - 5'

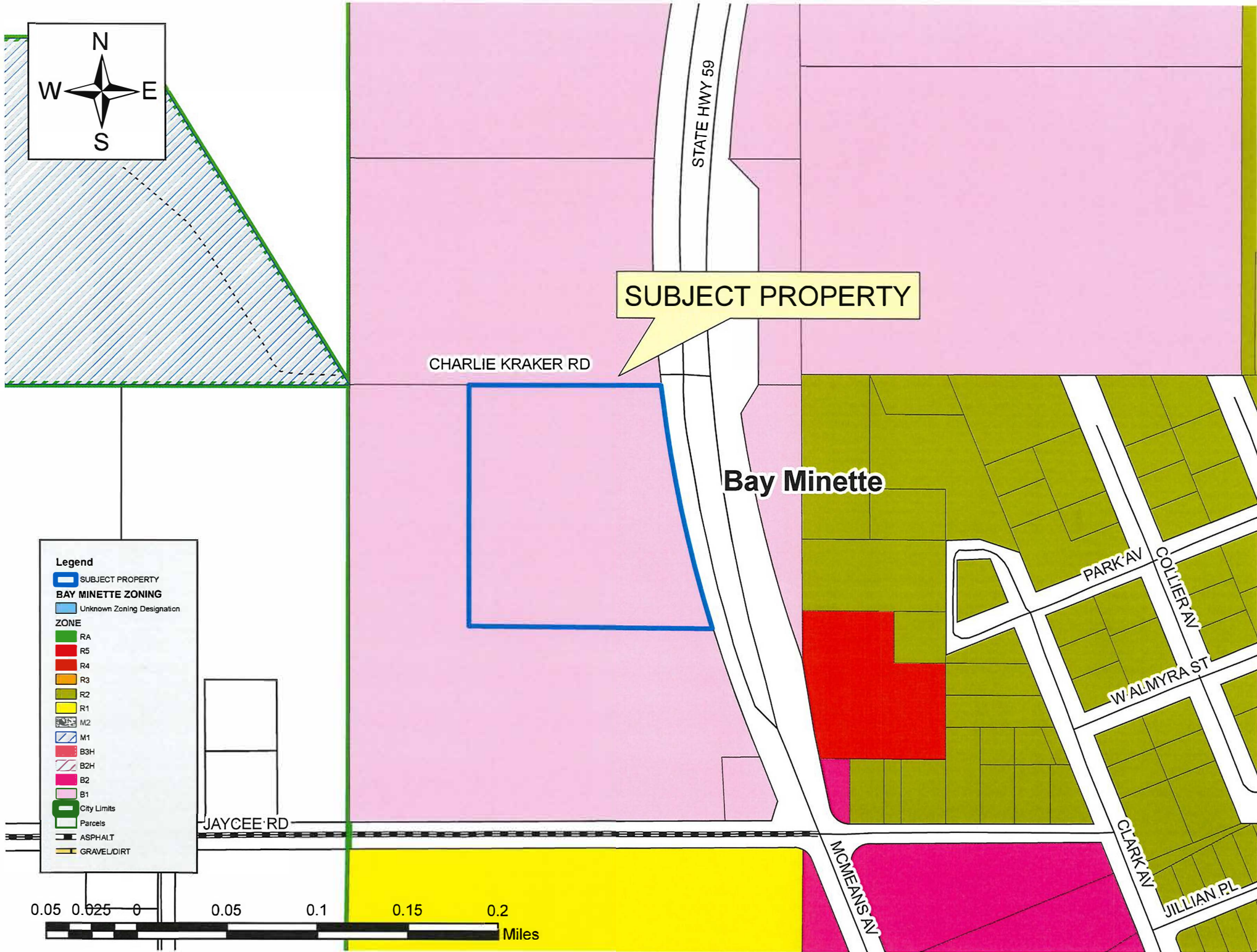
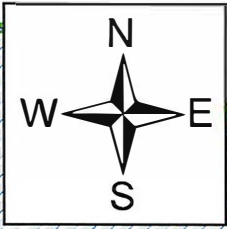
Potential Wetlands

Conservation

Enhancement

Restoration

0 250 500 1,000 Feet



SUBJECT PROPERTY

CHARLIE KRAKER RD

Bay Minette

PARK AV

COLLIER AV

WALMYRA ST

CLARK AV

JILLIAN PL

MCMEANS AV

JAYCEE RD

Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING**
- Unknown Zoning Designation
- ZONE**
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT



City of Bay Minette

Application for Site Plan Review

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 Planning Commission to grant a Site Plan Review for the location to determine if it Meets the regulations of the Land Use and Development Ordinance as indicated below, and for the reasons stated.

1- Personal Information:
CHARLES S. STEVENS (251) 747-5737
chuck@csaemail.com

2- Location of the Site Plan Review Request:
1304 Hwy 31, Bay Minette, AL 36507

3- Reason for Request:
selling current repair bays.

Dated this 8 day of May, 2019

Owner or Authorized Representative

Consult the Industrial Development Board before Site Plan can be reviewed

Application fee \$50.00



City of Bay Minette
Planning Commission
Site Plan Review Check List

Date 5/9/19

Project Shop expansion

Applicant Chuck Stevens Automotive

Stevens
Automotive,
LLC

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.
- B. A vicinity map showing the site relation to surrounding property.
- 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.
- 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.
- F. Zoning classification of site and of adjacent properties. (Article VI)
- 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.

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)

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

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.

L. Parking design standards and improvement requirements (Section 9.2) and Off-street loading and unloading space. (Section 9.3) *not retail, current parking only*

- 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)
 - 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) *No signs at this*

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) *none for this project*

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

Q. Surface Drainage and Erosion and sediment control (Section 7.13 and 7.14)

R. Screening, Lighting and Space. (Section 7.16) *current lighting*

S. Location of garbage disposal facilities/buffer (if applicable) *current garbage service*

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.

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. *using current driveway*

- 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.

Planning and Zoning Administrator

Fire Inspector

Comments:

We are moving our current service bays from Stevens Parkway across from Ford, next to international paper. This property is under contract.. We are building 5 additional bays for higher roof line vehicles. These vehicles are also wider and longer than standard trucks, SUV's, and cars.

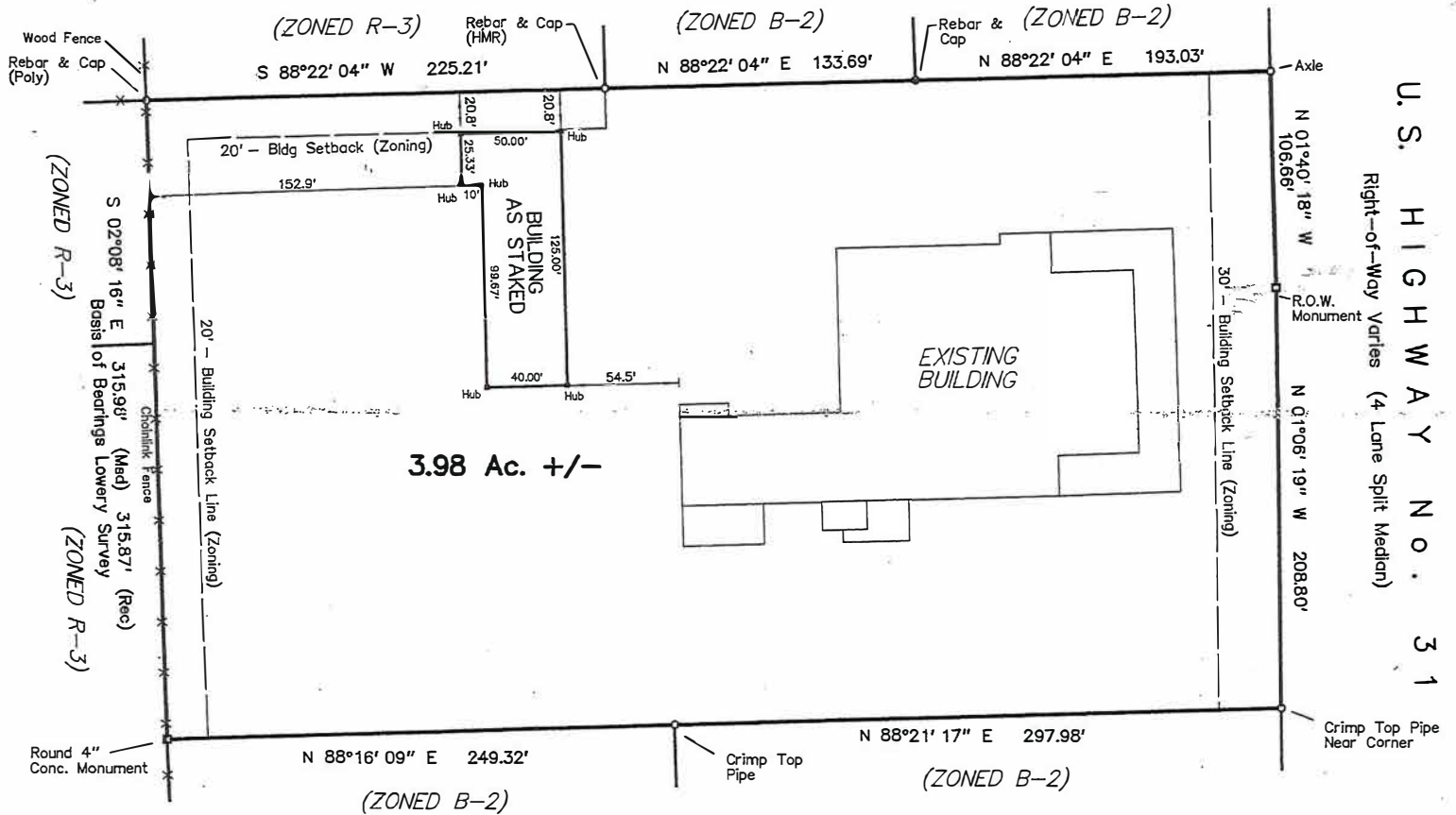
Thank,

Chuck Stevens

one bathroom, storage shelving, ac unit,
employee break area/office



1" = 60'



STATE OF ALABAMA
(COUNTY OF BALDWIN)

I, MATTHEW S. KOUNTZ, A REGISTERED LAND SURVEYOR, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ALL ACCORDING TO MY SURVEY MADE THIS THE 9TH DAY OF MAY, 2019.

I FURTHER STATE THAT I HAVE REVIEWED THIS DRAWING AND DETERMINED THAT THE BUILDING AREA SHOWN HEREON CAN BE POSITIONED ON THE LOT AS STAKED WITHOUT ENCRANCHING OVER BUILDING SETBACK LINE.

MATTHEW S. KOUNTZ, P.L.S.
ALABAMA REG. NO. 20359

CONSTRUCTION LAYOUT FOR "CHUCK STEVENS"

SURVEYOR'S NOTE:
THE LOCATION OF THE BUILDING AS STAKED IS PER CLIENT INSTRUCTION.

PROJECT NO: 19071CSO
DATE: 05/09/19
SCALE: 1" = 60'
DRAWN BY: MK
FIELD WORK: 05/08
FIELD BOOK: RGR3
SHEET 1 OF 1 SHEETS

LEGEND
 RP = POWER POLE
 RE = RECORD
 RL = RECORD LINE
 PS = FOUND IRON PIN
 CP = COVERED PITCH
 CONC = CONCRETE
 FOL = POINT OF BEGINNING
 ARC = ARC LENGTH
 LID = UNDERGROUND
 ELEV = ELEVATION
 M = MARKER
 TP = TELEPHONE PEDESTAL
 CATV = CABLE TELEVISION
 C/L = MORE OR LESS
 CALC = CALCULATED

GEO-SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING
 129 Club Drive
 Fairhope, Alabama 36532
 Phone: (251) 990-0815 Fax: (251) 990-0866

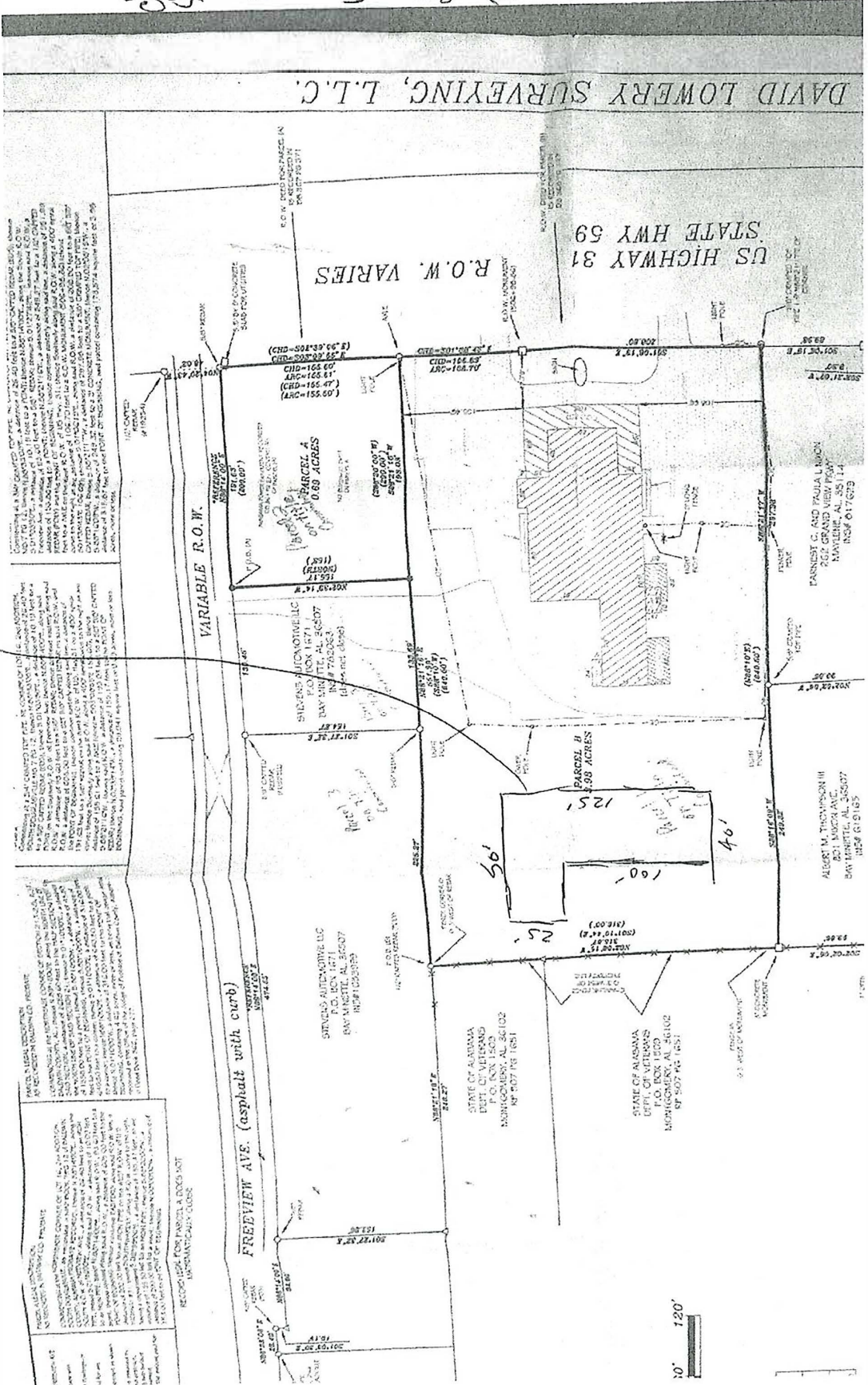


| REVISIONS | | |
|-------------|------|----|
| DESCRIPTION | DATE | BY |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CHUCK STEVENS FORD
 1304 STATE HIGHWAY 59 SOUTH
 BAY MINETTE, AL 36507

Plz advise
 Jk!

OSCAR - They want building
 in this area as close to
 the North P/LK as possible -
 (30' from P/LK)



Oscar Waters

From: jimakountz <jimakountz@bellsouth.net>
Sent: Tuesday, April 30, 2019 11:20 AM
To: Oscar Waters
Subject: Re: <EXTERNAL> Pin 13958 Chuck Stevens
Attachments: chucksketch.pdf

Hello!

Please see rough sketch where they want the new metal building to go behind existing building.

From the north proper line they want to be 30' from north line.

Please advise:

PARCEL 23-05-21-2-003-025.000

PPIN 013958

1. They can put another building on this parcel
2. Setbacks from North line = _____
 South line = _____
 Front line (being from Hwy 59) = _____
 Back line = _____
3. Zoning "B2"?

Many thanks!

On Tuesday, April 30, 2019, 9:53:34 AM CDT, Oscar Waters <OWaters@ci.bay-minette.al.us> wrote:

I'll look at it when I get back to office.

Sent from my iPhone

On Apr 30, 2019, at 9:37 AM, JIMA KOUNTZ <jimakountz@bellsouth.net<mailto:jimakountz@bellsouth.net>> wrote:

Ok now on this parcel, Chuck Stevens has a building there if you see Ariel photo, he wants to put the metal building as shown on attached sketch on this parcel.

1. Can he put another building on this parcel?
2. What are setbacks?
 North side setback
 South side setback
 East setback

West setback
Zoning? Is it B2?

See sketch..

My cell 251 504 4662

<Resized_20190430_092657.jpeg>

Sent from my iPhone

Preliminary Plans Sign-off Sheet

Customer: Danny Pulliam / Chuck Stevens Automotive
Address: Hwy 31 South
Bay Minette, AL 36507

Job#: V031319-3

Bldg Size: 40 x 125 x 20 w/10 x 25 bump-out

I, Danny Pulliam and/or Chuck Stevens,
Understand that by signing this release, I/we agree with all measurements, quantities, and specifications on the building plans. I also understand that by signing this release, plans will be sent into final drafting for review and permit (if applicable).

Also by signing this release, I/we agree with the color choices of:

Roof - Gavalume
Walls - Ash-gray (Choose one wall color)
Trim - Ash-gray (Choose one trim color)

Customer Accepted

Date

RETURN TO VALOR STEEL BUILDINGS PROMPTLY

FAX: 251-626-6220
EMAIL: allen@valorsteelbuildings.com
Address: 590 US Hwy 98 – Suite 3
Daphne, AL 36526

OWNER:

DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE
HWY. 31 SOUTH
BAY MINETTE, AL 36507

JOB NO: V031319-3

BLDG. SIZE: 40 x 125 x 20
(1:12 PITCH)

- AB1 of 2 - Anchor Bolt Placement
- AB2 of 2 - Anchor Bolt Plan
- F1 of 3 - Foundation Plan
- F2 of 3 - Door Notch Plan
- F3 of 3 - Footer Sections
- 1 of 4 - Roof Framing Plan
- 2 of 4 - Sidewall Framing Elev.
- 3 of 4 - Endwall Framing Elev.
- 4 of 4 - Rigid Frame Elev.
- SH1 of 3 - Roof Sheeting Plan
- SH2 of 3 - Sidewall Sheeting Elev.
- SH3 of 3 - Endwall Sheeting Elev.
- D1 of 6 - Detail Sheet #1
- D2 of 6 - Detail Sheet #2
- D3 of 6 - Detail Sheet #3
- D4 of 6 - Detail Sheet #4
- D5 of 6 - Detail Sheet #5
- D6 of 6 - Detail Sheet #6

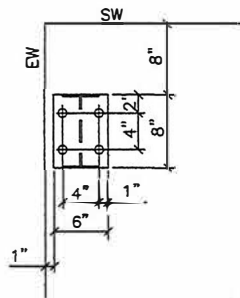
THIS IS TO CERTIFY THAT THE REFERENCED STRUCTURE IS DESIGNED TO WITHSTAND A ROOF LIVE LOAD OF 12 P.S.F. FOR THE PRIMARY FRAMING, 18 P.S.F. FOR ENDWALL FRAMING AND 20 P.S.F. FOR THE SECONDARY FRAMING IN ADDITION TO THE DEAD LOAD OF THE BUILDING. IT IS ALSO DESIGNED FOR A 150 M.P.H. WIND SPEED w/3 SECOND GUST. EXPOSURE "B", RISK CATEGORY 2 THESE LOADS ARE APPLIED AS RECOMMENDED BY THE INTERNATIONAL BUILDING CODE, 2012.

ENGINEER'S STAMP



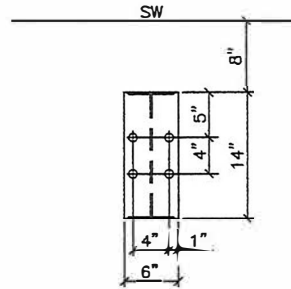
590 US HWY 98
SUITE 3
DAPHNE, AL 36526
LOCAL (251) 379-8042
TOLL FREE (855) 55-VALOR
www.valorsteelbuildings.com

6" x 8" x 3/8" R
 (4) 15/16" Ø HOLES



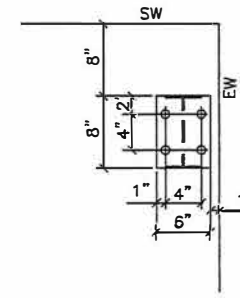
A I N.T.S.
B SIM. OPP. HAND

6" x 14" x 3/8" R
 (4) 15/16" Ø HOLES



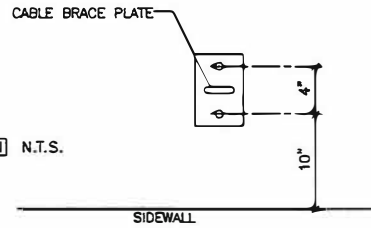
C E G J N.T.S.
D F H K SIM. OPP. HAND

6" x 8" x 3/8" R
 (4) 15/16" Ø HOLES



L N.T.S.
M SIM. OPP. HAND

4" x 6" x 3/8" R
 (2) 15/16" Ø HOLES

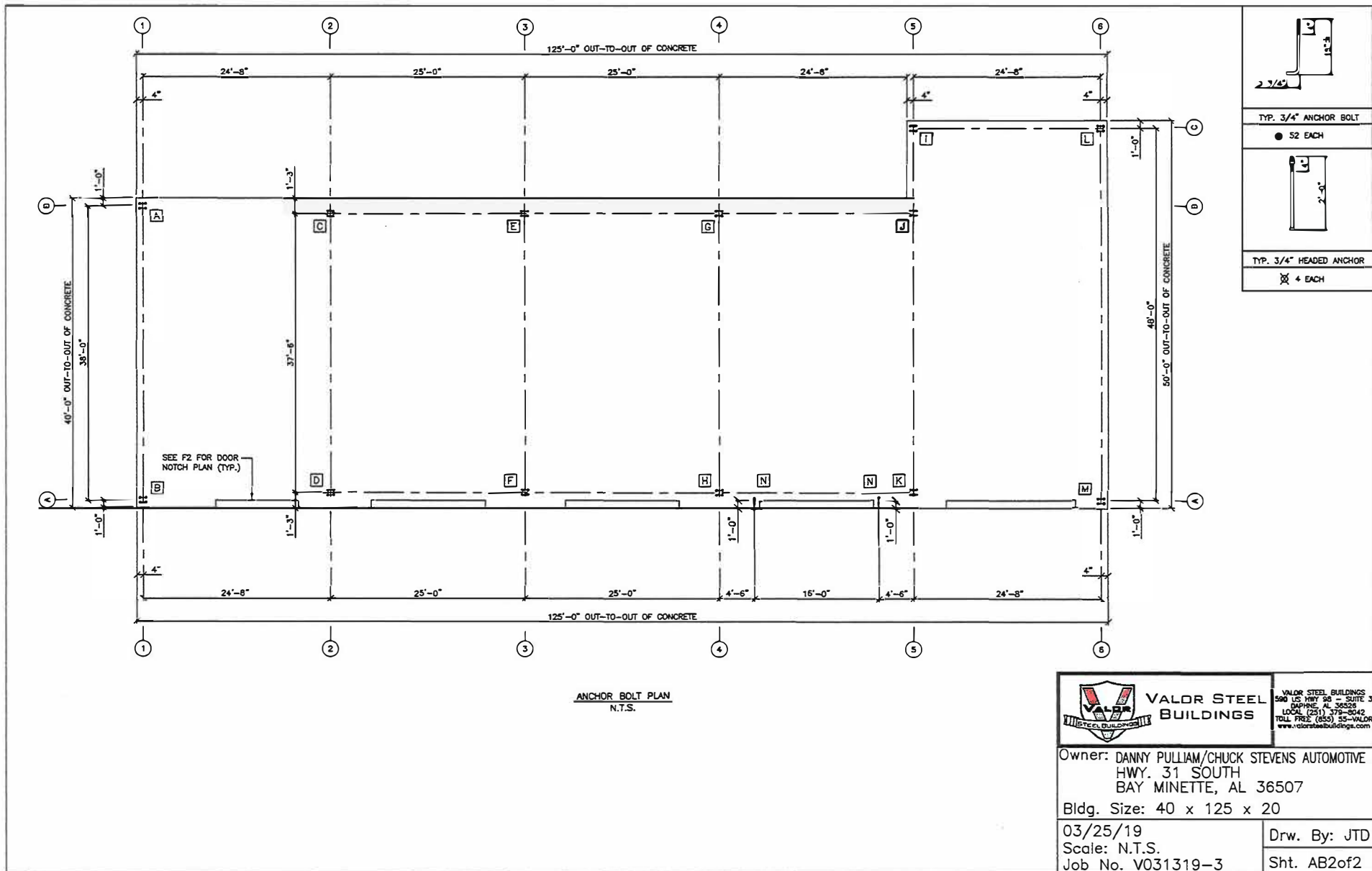


N N.T.S.

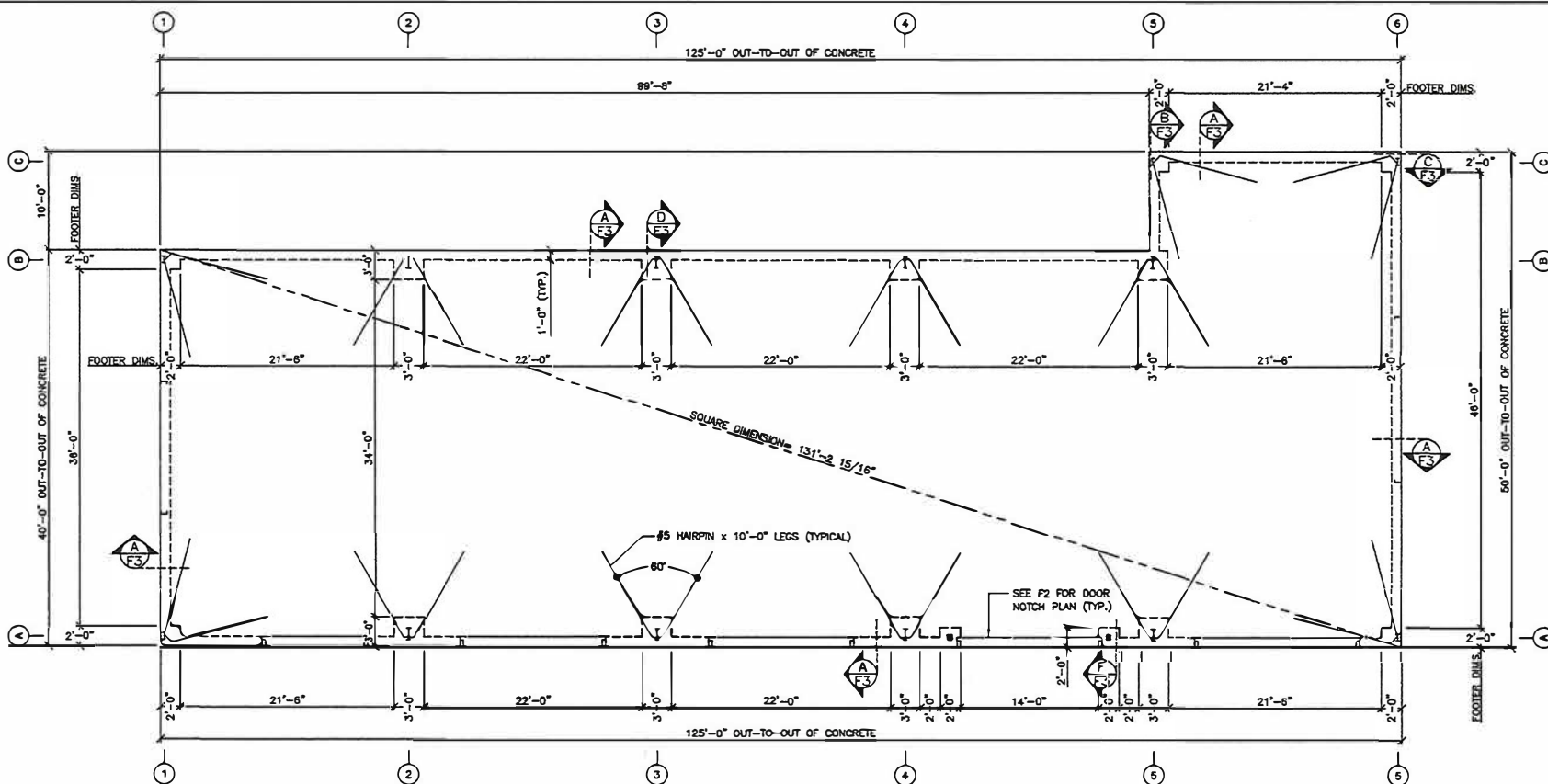
| | | |
|---|--|--|
|  | VALOR STEEL BUILDINGS | <small>VALOR STEEL BUILDINGS 500 US HWY 98 - SUITE 3 DAPHNE, AL 36528 LOCAL (251) 379-6042 TOLL FREE (855) 55-VALOR www.valorsteelbuildings.com </small> |
| | Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 Bldg. Size: 40 x 125 x 20 | |

03/25/19
 Scale: N.T.S.
 Job No. V031319-3

Drw. By: JTD
 Sht. AB1of2



| | |
|--|--|
| | VALOR STEEL BUILDINGS <small>590 US HWY 90 - SUITE 3 DAPHNE, AL 36528 LOCAL (251) 379-3042 TOLL FREE (855) 35-VALOR www.valorsteelbuildings.com</small> |
| | VALOR STEEL BUILDINGS |
| Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 Bldg. Size: 40 x 125 x 20 | |
| 03/25/19 Scale: N.T.S. Job No. V031319-3 | Drw. By: JTD Sht. AB2of2 |

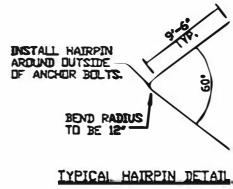


FOUNDATION PLAN
N.T.S.

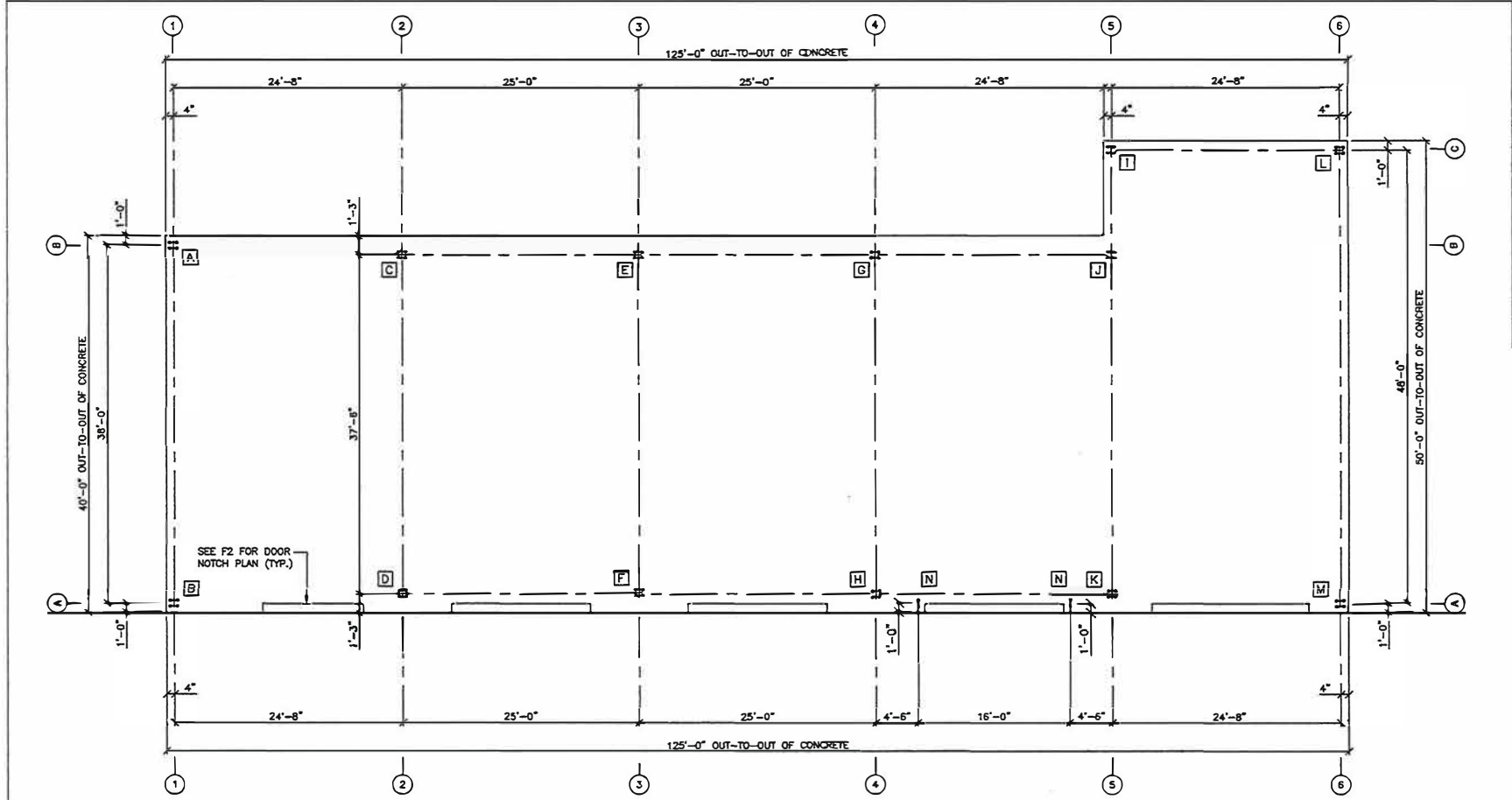
CONCRETE AND REINFORCEMENT STEEL

- DESIGN, MATERIAL, WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OR REVISION OR THE FOLLOWING STANDARDS UNLESS NOTED OTHERWISE:
 ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES"
 ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING"
 CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL"
- CONCRETE SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 S1, GRADE 60.
- FOUNDATION DESIGN BASED ON A SOIL BEARING CAPACITY OF 1,500 P.S.F.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- UNLESS NOTED OTHERWISE, THE MINIMUM LAP FOR BAR SPLICES AND THE MINIMUM EMBEDMENT FOR DOWELS SHALL BE:

| BAR SIZE | SPLICE LENGTH OR EMBEDMENT |
|----------|----------------------------|
| #3 | 1'-1" |
| #4 | 1'-3" |
| #5 | 1'-6" |
| #6 | 2'-1" |
- ALL REINFORCING HOOKS SHALL BE STANDARD ACI HOOKS UNLESS NOTED OTHERWISE.
- A 1/2" EPDMASTIC PREFORMED EXPANSION JOINT SHALL BE PLACED AT ALL LOCATIONS NOTED ON THE DRAWINGS AND ALSO AROUND ALL FOUNDATIONS WHICH PROJECT THROUGH CONCRETE SLABS.
- A 6 MIL. POLYETHYLENE VAPOR BARRIER IS REQUIRED UNDER ALL SLABS ON GRADE, IN ENCLOSED AREAS.



| | |
|--|--|
| VALOR STEEL BUILDINGS | VALOR STEEL BUILDINGS 500 US HWY 98 - SUITE 3 DAPHNE, AL 36505 LOCAL (251) 379-8042 TOLL FREE (855) 55-VALOR www.valorsteebuildings.com |
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| 03/25/19 Scale: N.T.S. Job No. V031319-3 | Drw. By: JTD Sht. F1of3 |



TYP. 3/4" ANCHOR BOLT

● 52 EACH

TYP. 3/4" HEADED ANCHOR

⊗ 4 EACH

ANCHOR BOLT PLAN
N.T.S.

VALOR STEEL BUILDINGS

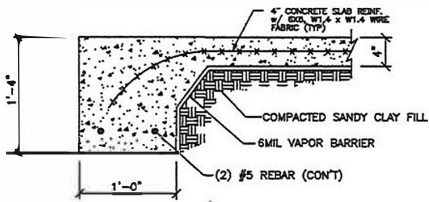
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www.valorsteelbuildings.com

Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE
HWY. 31 SOUTH
BAY MINETTE, AL 36507

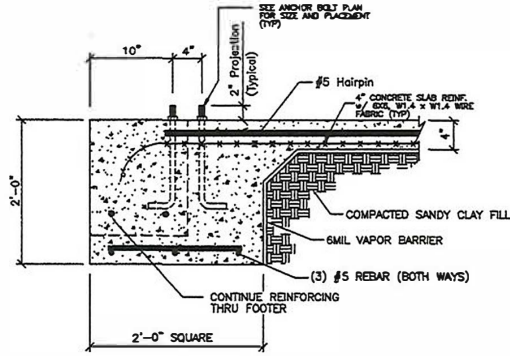
Bldg. Size: 40 x 125 x 20

03/25/19
Scale: N.T.S.
Job No. V031319-3

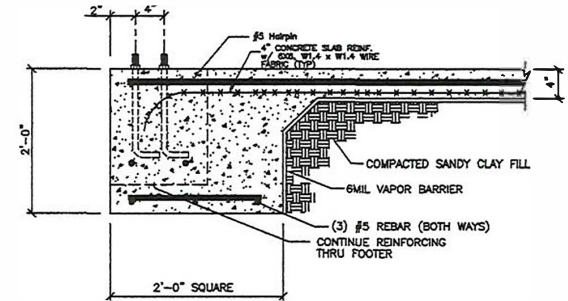
Draw. By: JTD
Sht. AB2of2



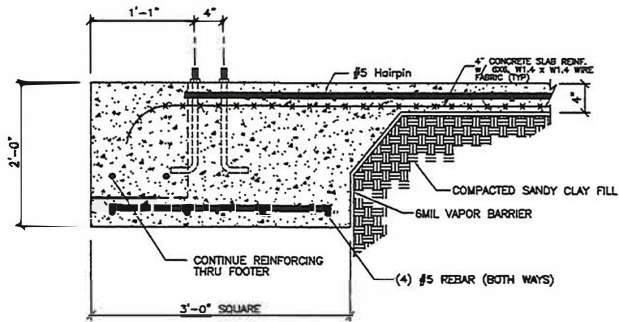
A N.T.S.
F3



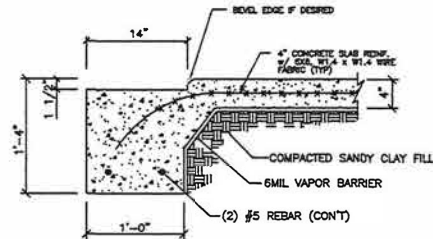
E N.T.S.
F3



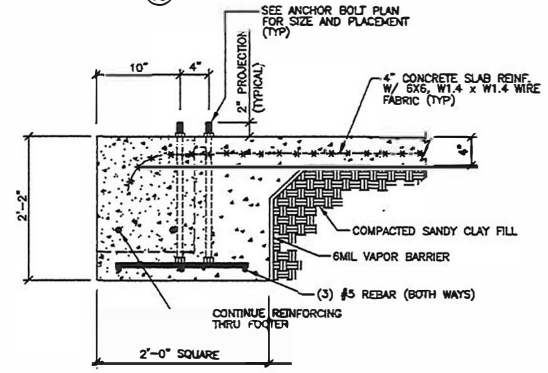
D N.T.S.
F3




B N.T.S.
F3

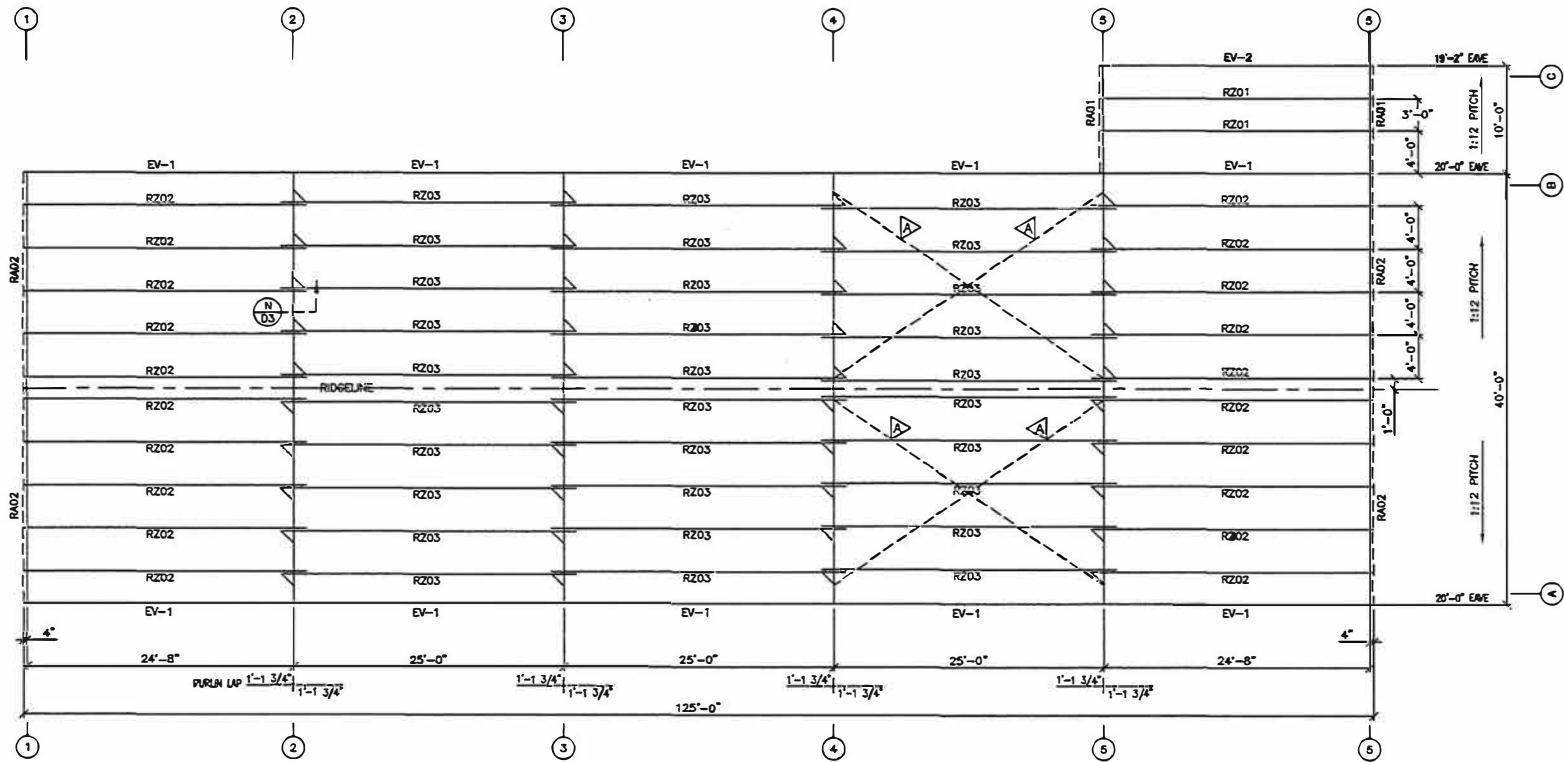


F N.T.S.
F3



C N.T.S.
F3


| | | |
|---|------------------------------|---|
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| | | Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 Bldg. Size: 40 x 125 x 20 |
| 03/25/19 Scale: N.T.S. Job No. V031319-3 | | Drw. By: JTD Sht. F3of3 |



ROOF FRAMING PLAN
N.T.S.

△ 3/8" ∅ E.H.S. CABLE BRACING - MEASURE @ 31'-0" EA.

| | | | | |
|------|---|---------------------------|-------------|--------|
| EV-1 | - | 8" - 14GA D.S. EAVE STRUT | 24'-11 1/2" | 10 EA. |
| EV-2 | - | " | 25'-3 1/2" | 1 EA. |
| RZ01 | - | 8" x 2 1/2" - 16GA ZEE | 25'-3 1/2" | 2 EA. |
| RZ02 | - | " | 26'-1 1/2" | 20 EA. |
| RZ03 | - | 8" x 2 1/2" - 14GA ZEE | 27'-3 1/2" | 30 EA. |
| RA01 | - | 4" x 2" - 16GA ANGLE | 10'-4" | 2 EA. |
| RA02 | - | " | 20'-4" | 4 EA. |



VALOR STEEL BUILDINGS

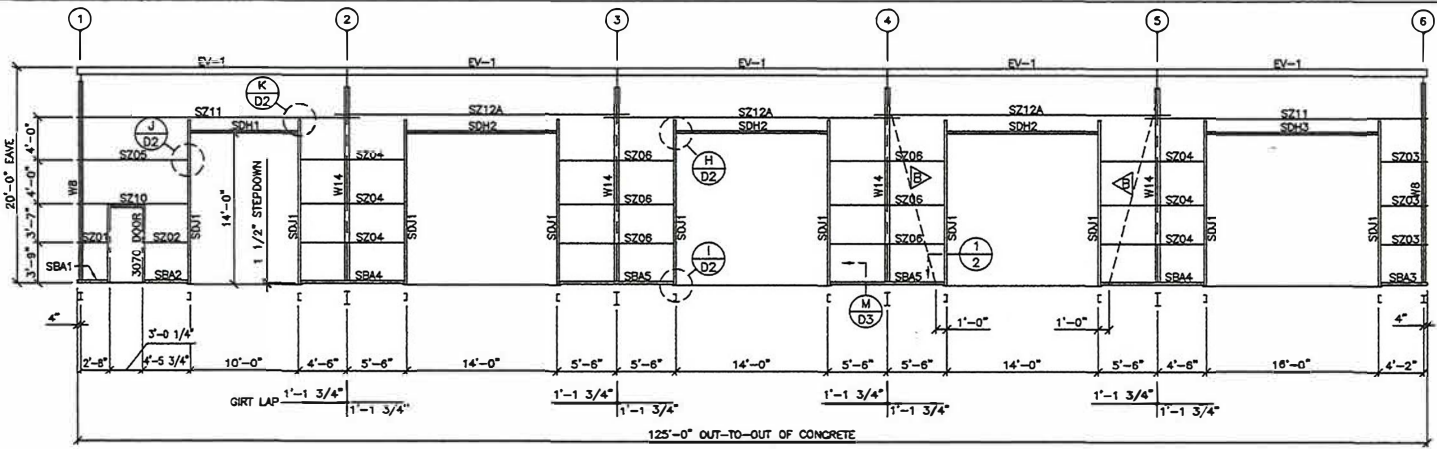
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BAY MINETTE, AL 36507

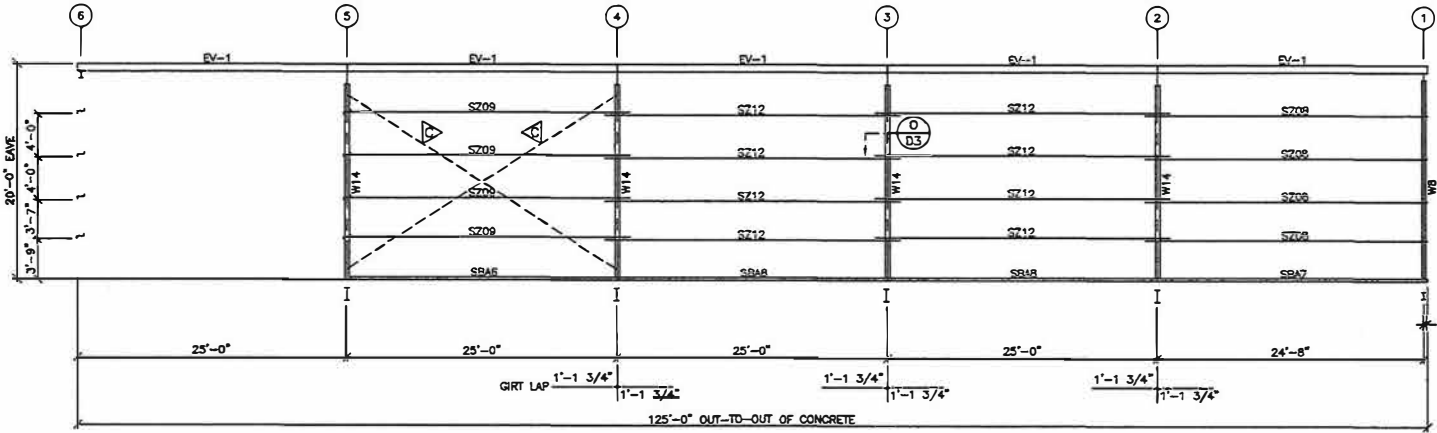
Bldg. Size: 40 x 125 x 20

03/25/19
Scale: N.T.S.
Job No. V031319-3

Drw. By: JTD
Sht. 1 of 4



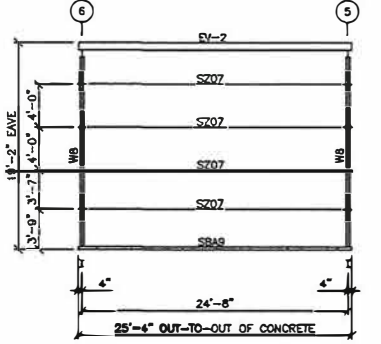
SIDEWALL FRAMING ELEV. ● COL. LINE A
N.T.S.



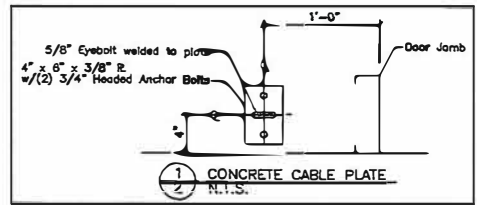
SIDEWALL FRAMING ELEV. ● COL. LINE B
N.T.S.

- ▷ 3/8" Ø E.H.S. CABLE BRACING - MEASURE @ 17'-9" EA.
- ◁ 3/8" Ø E.H.S. CABLE BRACING - MEASURE @ 29'-10" EA.

| | | | | |
|-------|---|----------------------------|-------------|--------|
| EV-1 | - | 8" x 14GA. D.S. EAVE STRUT | 24'-11 1/2" | 10 EA. |
| EV-2 | - | " | 25'-3 1/2" | 1 EA. |
| SDH1 | - | 8" x 2 1/2" - 14GA CEE | 10'-0" | 1 EA. |
| SDH2 | - | " | 14'-0" | 3 EA. |
| SDH3 | - | " | 15'-0" | 1 EA. |
| SDJ1 | - | " | 15'-2 3/4" | 10 EA. |
| SZ01 | - | 8" x 2 1/2" - 16GA ZEE | 2'-9" | 1 EA. |
| SZ02 | - | " | 4'-2 3/4" | 1 EA. |
| SZ03 | - | " | 4'-3" | 3 EA. |
| SZ04 | - | " | 9'-6 1/2" | 2 EA. |
| SZ05 | - | " | 10'-3" | 1 EA. |
| SZ06 | - | " | 10'-8 1/2" | 6 EA. |
| SZ07 | - | " | 25'-3 1/2" | 4 EA. |
| SZ08 | - | " | 28'-1 1/2" | 4 EA. |
| SZ09 | - | " | 25'-5 1/2" | 4 EA. |
| SZ10 | - | 8" x 2 1/2" - 14GA ZEE | 10'-3" | 1 EA. |
| SZ11 | - | " | 25'-1 1/2" | 2 EA. |
| SZ12 | - | " | 27'-3 1/2" | 8 EA. |
| SZ12A | - | " | 27'-3 1/2" | 3 EA. |
| SBA1 | - | 3" x 3" - 16GA ANGLE | 2'-9 1/4" | 1 EA. |
| SBA2 | - | " | 4'-0 1/4" | 1 EA. |
| SBA3 | - | " | 4'-3 1/4" | 1 EA. |
| SBA4 | - | " | 9'-6 1/2" | 2 EA. |
| SBA5 | - | " | 10'-6 1/2" | 2 EA. |
| SBA6 | - | " | 24'-8 3/4" | 1 EA. |
| SBA7 | - | " | 24'-11 3/4" | 1 EA. |
| SBA8 | - | " | 25'-0" | 2 EA. |
| SBA9 | - | " | 25'-4" | 1 EA. |



SIDEWALL FRAMING ELEV. ● COL. LINE C
N.T.S.



VALOR STEEL BUILDINGS

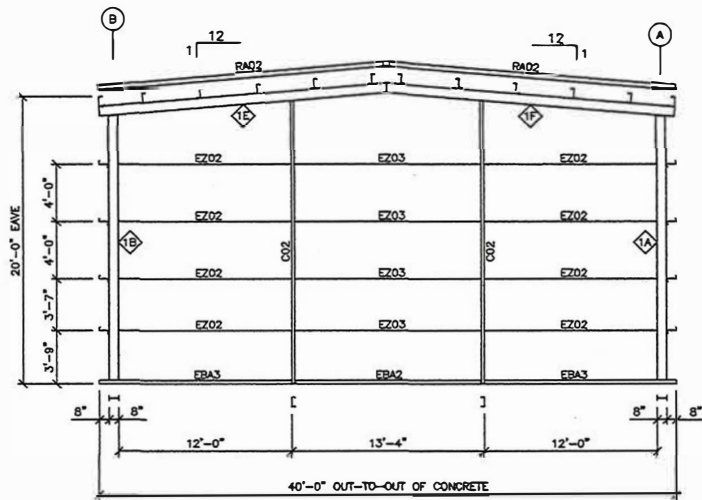
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590 US HWY 80 - SUITE 3
DAPHNE, AL 36526
LOCAL (251) 779-3042
TOLL FREE (855) 55-VALOR
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Owner: **DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE**
HWY. 31 SOUTH
BAY MINETTE, AL 36507

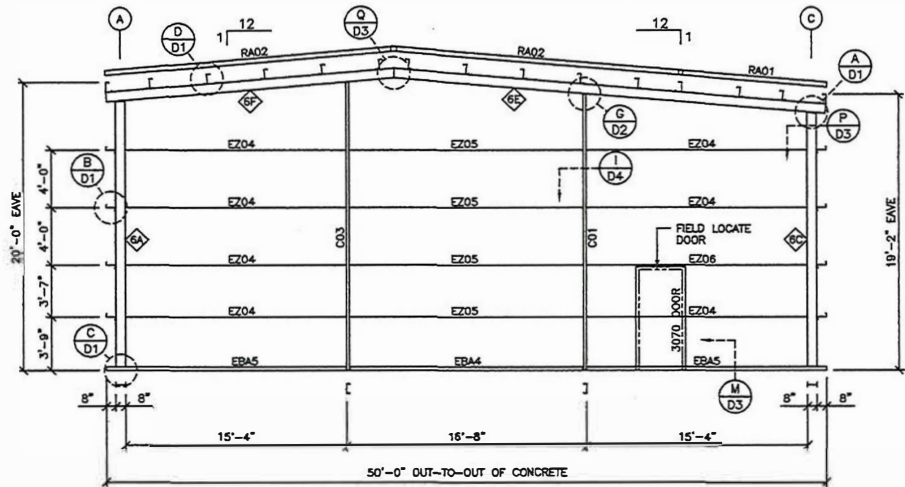
Bldg. Size: 40 x 125 x 20

03/25/19
Scale: N.T.S.
Job No. V031319-3

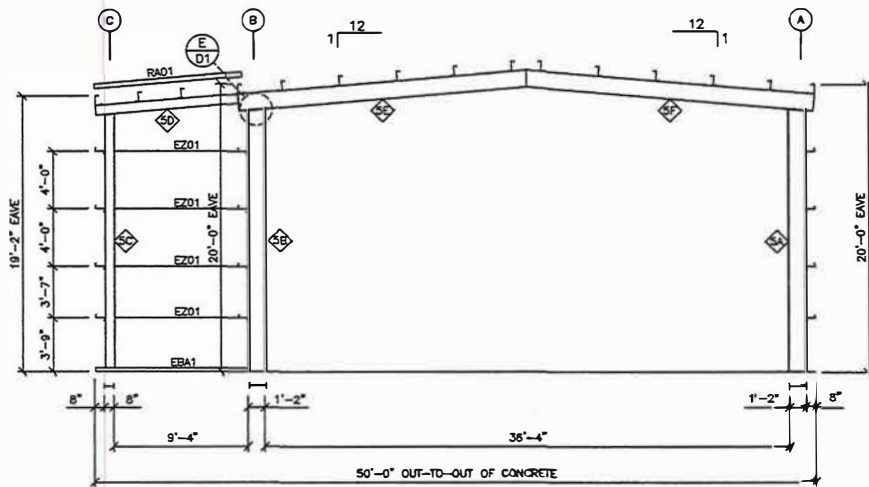
Drw. By: JTD
Sht. 2 of 4



ENDWALL FRAMING ELEV. ● COL LINE 1
N.T.S.



ENDWALL FRAMING ELEV. ● COL LINE 6
N.T.S.



ENDWALL FRAMING ELEV. ● COL LINE 5
N.T.S.

| | | |
|----------|---|-------------------------------|
| EC-5C | W8x10 COLUMN - TRAVEL LENGTH w/PLATES OF HIGH SIDE = 17'-11 1/4" | LOW SIDE = 17'-10 5/8" |
| 1B-1A-6A | W8x10 COLUMN - TRAVEL LENGTH w/PLATES OF HIGH SIDE = 18'-9 1/4" | LOW SIDE = 18'-8 5/8" |
| 5B-5A | W14x22 COLUMN - TRAVEL LENGTH w/PLATES OF HIGH SIDE = 18'-3 3/4" | LOW SIDE = 18'-2 9/16" |
| 5D | W8x10 RAFTER - TRAVEL LENGTH w/PLATES OF TOP FLANGE = 10'-0 1/16" | BOTTOM FLANGE = 10'-0 1/16" |
| 1E-1F-6F | W8x10 RAFTER - TRAVEL LENGTH w/PLATES OF TOP FLANGE = 20'-0 13/16" | BOTTOM FLANGE = 20'-0 3/16" |
| 6E | W8x10 RAFTER - TRAVEL LENGTH w/PLATES OF TOP FLANGE = 30'-1 1/4" | BOTTOM FLANGE = 30'-0 9/16" |
| 5F | W14x22 RAFTER - TRAVEL LENGTH w/PLATES OF TOP FLANGE = 20'-0 13/16" | BOTTOM FLANGE = 19'-11 11/16" |
| 5E | W14x22 RAFTER - TRAVEL LENGTH w/PLATES OF TOP FLANGE = 20'-1 3/16" | BOTTOM FLANGE = 20'-0 1/16" |

| | | | |
|------|--------------------------|-------------|-------|
| C01 | - 8" x 2 1/2" - 14GA CEE | 19'-2 3/8" | 1 EA. |
| C02 | - " " " " | 19'-9" | 2 EA. |
| C03 | - " " " " | 20'-0 3/8" | 1 EA. |
| EZ01 | - 8" x 2 1/2" - 16GA ZEE | 9'-3 1/2" | 4 EA. |
| EZ02 | - " " " " | 11'-11 1/2" | 8 EA. |
| EZ03 | - " " " " | 12'-10 1/2" | 4 EA. |
| EZ04 | - " " " " | 15'-3 1/2" | 7 EA. |
| EZ05 | - " " " " | 16'-2 1/2" | 4 EA. |
| EZ06 | - 8" x 2 1/2" - 14GA ZEE | 15'-3 1/2" | 1 EA. |
| EBA1 | - 3" x 3" - 16GA ANGLE | 10'-7 3/4" | 1 EA. |
| EBA2 | - " " " " | 12'-9 1/2" | 1 EA. |
| EBA3 | - " " " " | 13'-3 3/4" | 2 EA. |
| EBA4 | - " " " " | 16'-1 1/2" | 1 EA. |
| EBA5 | - " " " " | 16'-7 3/4" | 2 EA. |
| RA01 | - 4" x 2" - 16GA ANGLE | 10'-4" | 2 EA. |
| RA02 | - " " " " | 20'-4" | 4 EA. |

VALOR STEEL BUILDINGS

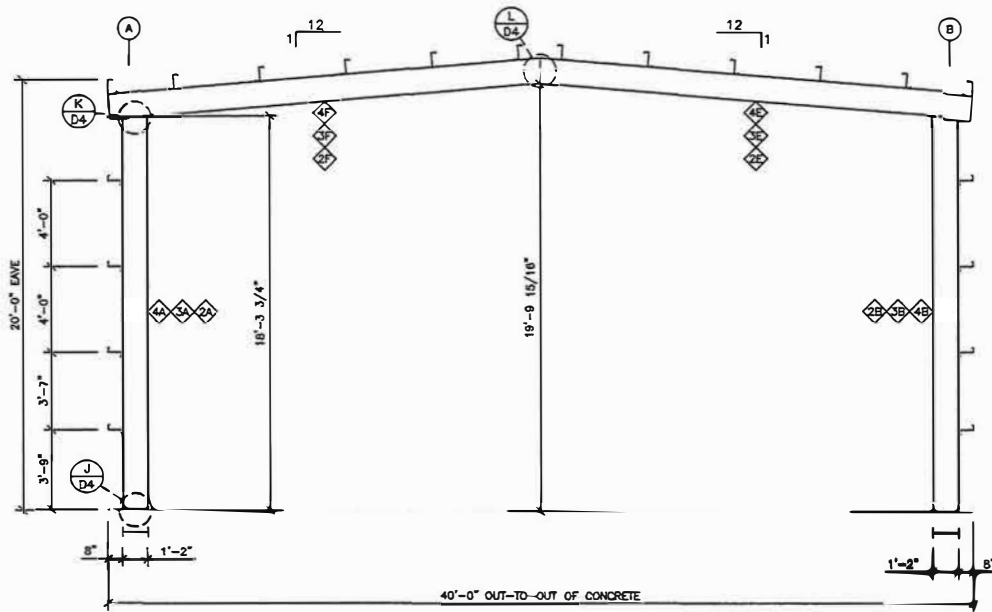
VALOR STEEL BUILDINGS
580 U.S. HWY 58 - SUITE 3
DREWSVILLE, GA 30096
LOCAL (770) 372-2042
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Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE
HWY. 31 SOUTH
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Bldg. Size: 40 x 125 x 20

03/25/19
Scale: N.T.S.
Job No. V031319-3

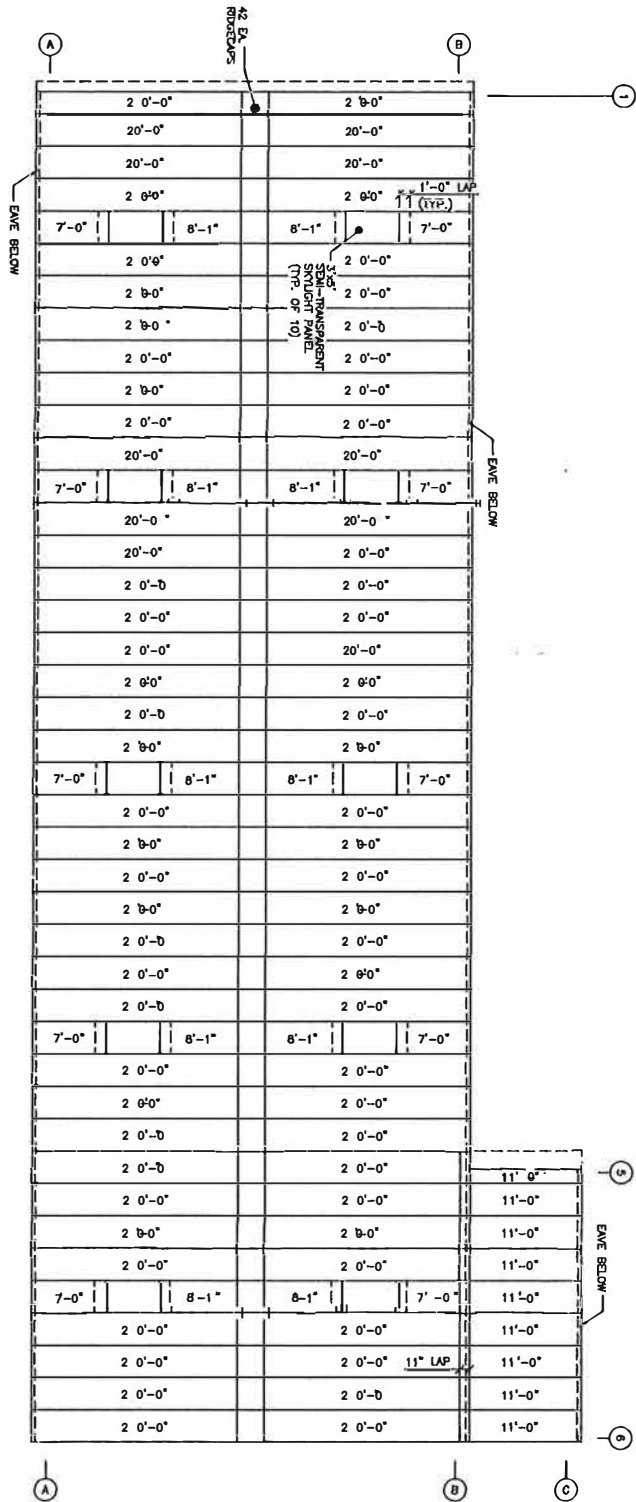
Drw. By: JTD
Sht. 3of4



RIGID FRAME ELEV. @ COL. LINE 4, 3 & 2
N.T.S.


| | |
|--|--|
| | W14x22 COLUMN - TRAVEL LENGTH w/PLATES OF HIGH SIDE = 18'-3 3/4" LOW SIDE = 18'-2 9/16" |
| | W14x22 RAFTER - TRAVEL LENGTH w/PLATES OF TOP FLANGE = 20'-0 13/16" BOTTOM FLANGE = 19'-11 11/16" |

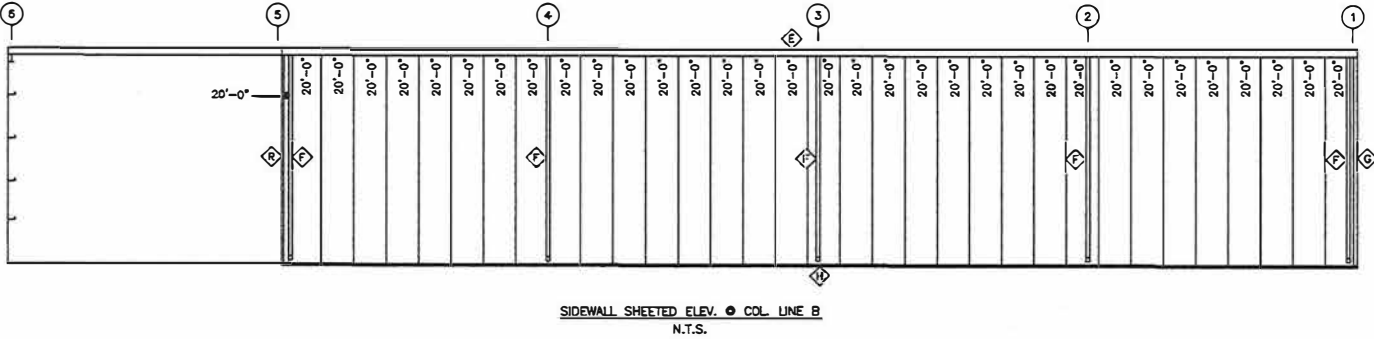
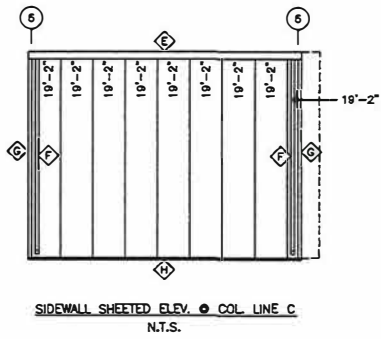
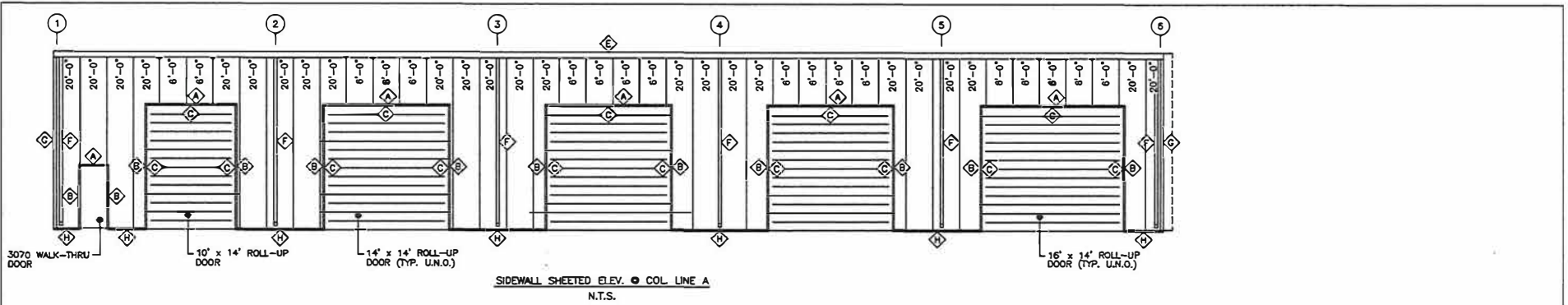
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|--|---|
| | VALOR STEEL BUILDINGS <small>VALOR STEEL BUILDINGS 590 US HWY 90 - SUITE 3 DAPHNE, AL 36526 LOCAL (251) 379-8042 TOLL FREE (800) 85-VALOR www.valorsteelbuildings.com</small> |
| | Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 Bldg. Size: 40 x 125 x 20 |
| 03/25/19 Scale: N.T.S. Job No. V031319-3 | Drw. By: JTD Sht. 4 of 4 |



ROOF SHEATHING PLAN
N.T.S.

NOTE: ALL ROOF PANELS ARE 26 GAUGE

| | |
|--|---|
|  <p>VALDOR STEEL BUILDINGS</p> <p>VALDOR STEEL BUILDINGS 5801 US HWY 90 SOUTH DAPHNE, AL 36526 TOLL FREE (855) 555-VALDOR www.valdorsteelbuildings.com</p> | <p>Owner: DANNY PULLAW/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507</p> |
| | <p>Bldg. Size: 40 x 125 x 20</p> |
| <p>03/25/19 Scale: N.T.S. Job No. V031319-3</p> | <p>Drw. By: JTD SHT. SH1 of 3</p> |



STANDARD TRIM LEGEND (SOME TRIM PROFILES MAY NOT APPLY TO THIS PROJECT)

| | | | |
|--|---------------------|--|--------------------|
| | J HEAD TRIM | | PEAK BOX |
| | J JAMB TRIM | | THOMAS FLASHING |
| | C DOOR CASING | | 8" EAVE TRIM |
| | 8" EAVE TRIM | | TRANSITION TRIM |
| | STANDARD GUTTER | | FLAT BASE TRIM |
| | DOWNSPOUT w/KICKOUT | | INSIDE ANGLE TRIM |
| | OUTSIDE CORNER TRIM | | OUTSIDE ANGLE TRIM |
| | BASE TRIM | | POST TRIM |
| | RAKE TRIM | | INSIDE CORNER TRIM |

VALOR STEEL BUILDINGS

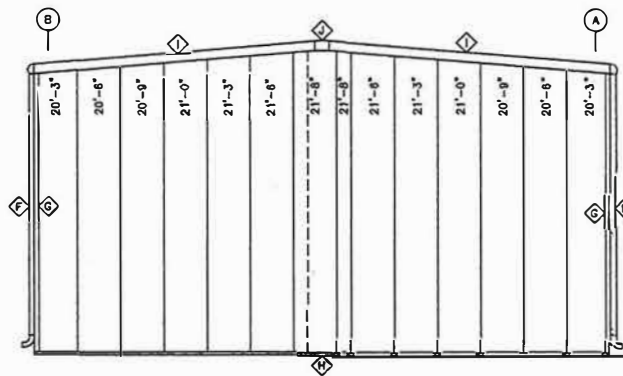
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560 US HWY 90 - SUITE 3
DAPHNE, AL 36528
LOCAL (205) 778-8640
TOLL FREE (800) 85-VALOR
www.valorsteelbuildings.com

Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE
HWY. 31 SOUTH
BAY MINETTE, AL 36507

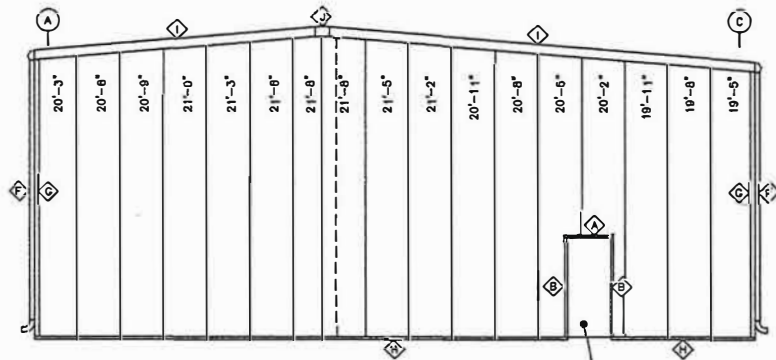
Bldg. Size: 40 x 125 x 20

03/25/19
Scale: N.T.S.
Job No. V031319-3

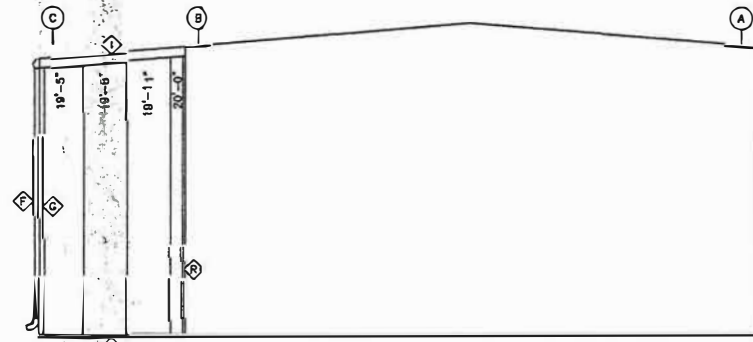
Drw. By: JTD
Sht. SH2of3



ENDWALL SHEETED ELEV. ● COL. LINE 1
N.T.S.




ENDWALL SHEETED ELEV. ● COL. LINE 6
N.T.S.

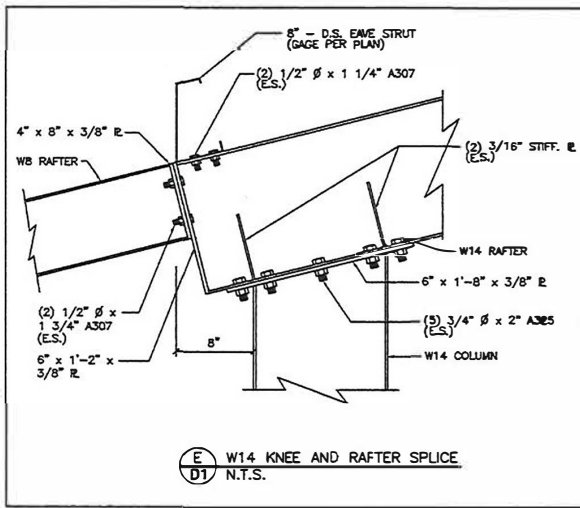
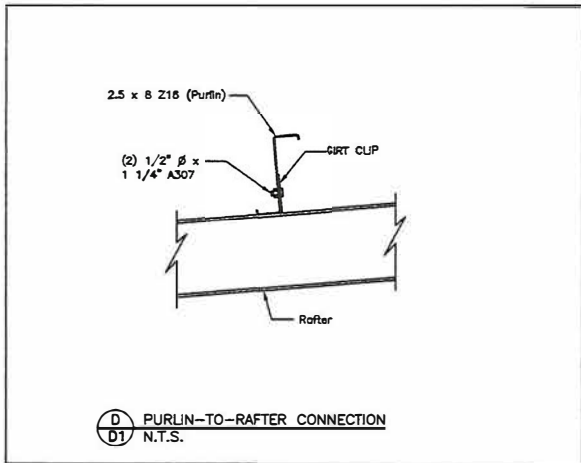
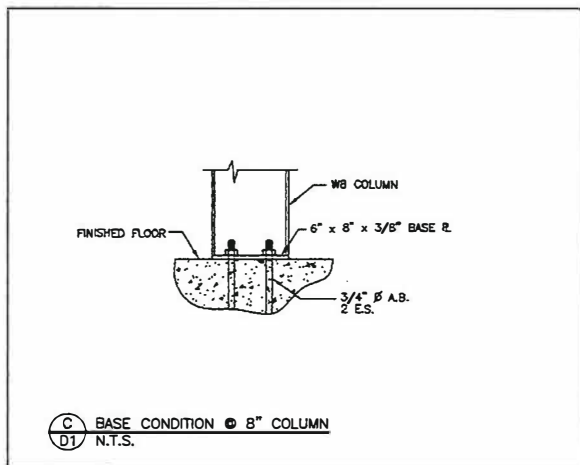
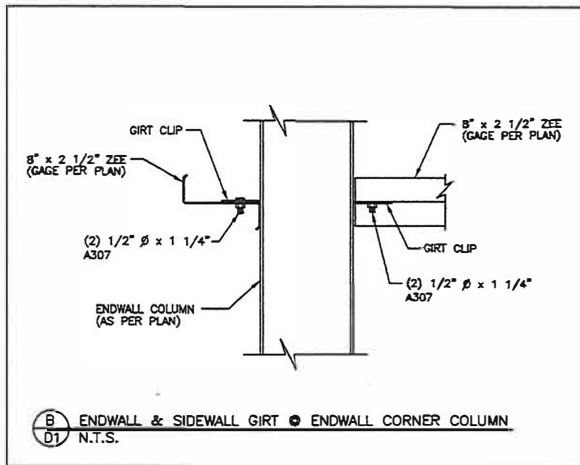
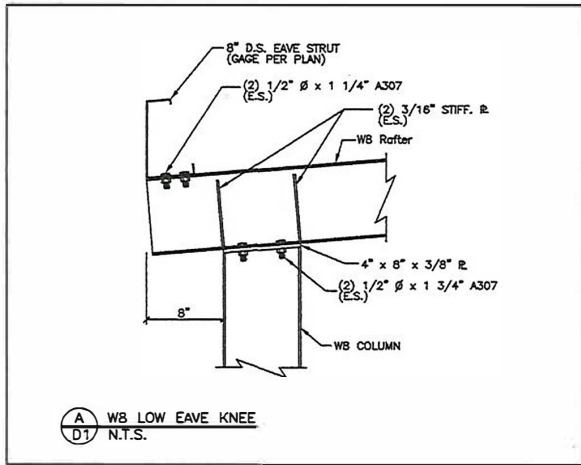


ENDWALL SHEETED ELEV. ● COL. LINE 5
N.T.S.

STANDARD TRIM LEGEND (SOME TRIM PROFILES MAY NOT APPLY TO THIS PROJECT)

| | | | |
|---|---------------------|---|--------------------|
| ⓐ | HEAD TRIM | ⓓ | PEAK BOX |
| ⓑ | JAMB TRIM | ⓔ | THOMAS FLASHING |
| ⓒ | DOOR CASING | ⓕ | TRANSITION TRIM |
| ⓓ | 8" EAVE TRIM | ⓖ | FLAT BASE TRIM |
| ⓔ | STANDARD GUTTER | ⓗ | INSIDE ANGLE TRIM |
| ⓕ | DOWNSPOUT w/KICKOUT | ⓘ | OUTSIDE ANGLE TRIM |
| ⓖ | OUTSIDE CORNER TRIM | ⓙ | POST TRIM |
| ⓗ | BASE TRIM | ⓚ | INSIDE CORNER TRIM |
| ⓓ | RAKE TRIM | | |

| | |
|--|---|
|  VALOR STEEL BUILDINGS | VALOR STEEL BUILDINGS 590 US HWY 98 - SUITE 3 DAPHNE, AL 36526 LOCAL (251) 379-8042 TOLL FREE (855) 55-VALOR www.valorsteelbuildings.com |
| | Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 Bldg. Size: 40 x 125 x 20 |
| 03/25/19 Scale: N.T.S. Job No. V031319-3 | Drw. By: JTD Sht. SH3of3 |

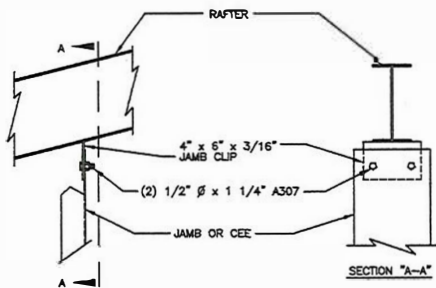


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|---|------------------------------|---|
|  | VALOR STEEL BUILDINGS | <small>VALOR STEEL BUILDINGS 590 US HWY 98 - SUITE 3 DUNN, AL 36526 LOCAL (251) 379-9042 TOLL FREE (855) 55-VALOR www.valorsteelbuildings.com</small> |
| | | |

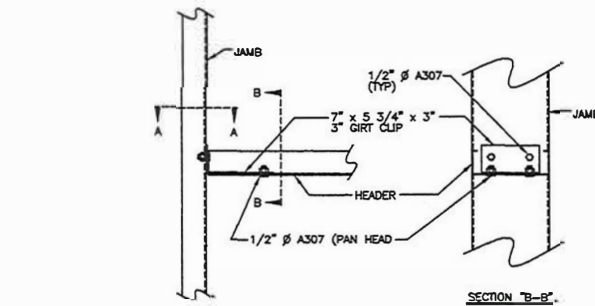
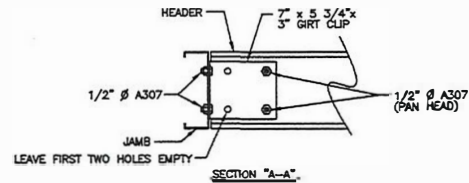
Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE
HWY. 31 SOUTH
BAY MINETTE, AL 36507

Bldg. Size: 40 x 125 x 20

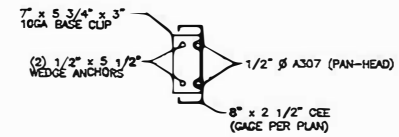
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| 03/25/19 | Drw. By: JTD |
| Scale: N.T.S. | |
| Job No. V031319-3 | Sht. D1 of 6 |



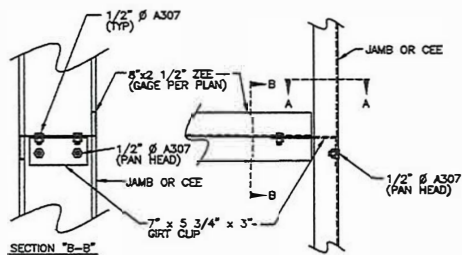
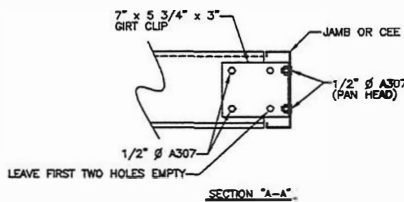
E JAMB OR CEE TO RAFTER
D2 N.T.S.



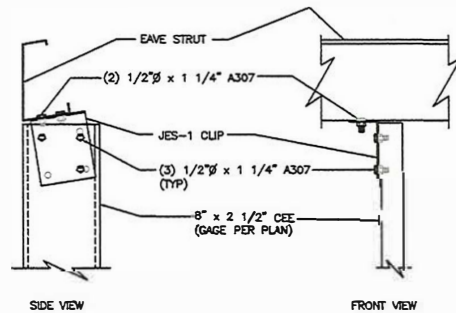
F HEADER TO JAMB
D2 N.T.S.




H CEE-TO-CONCRETE
D2 N.T.S.

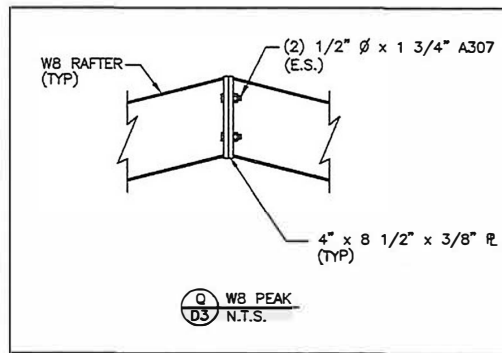
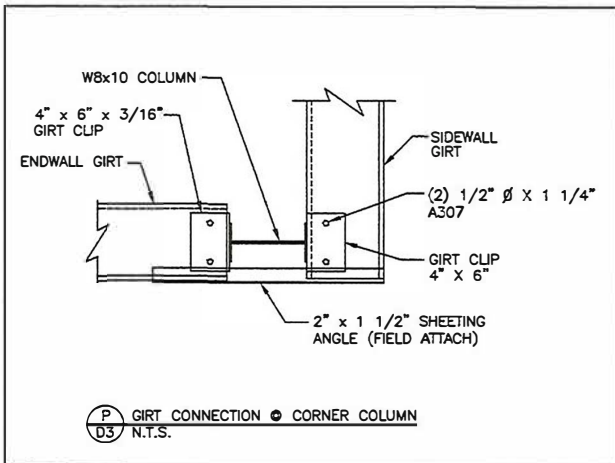
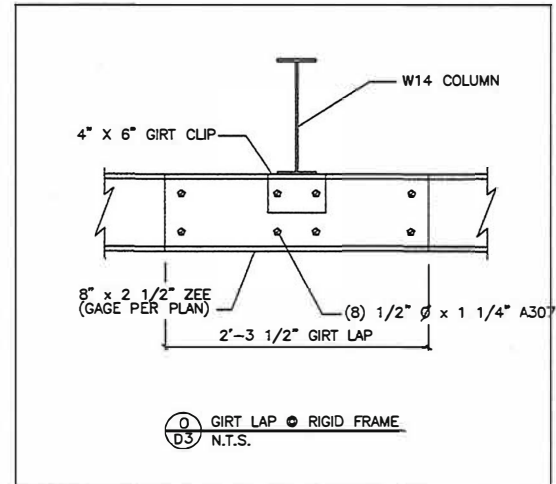
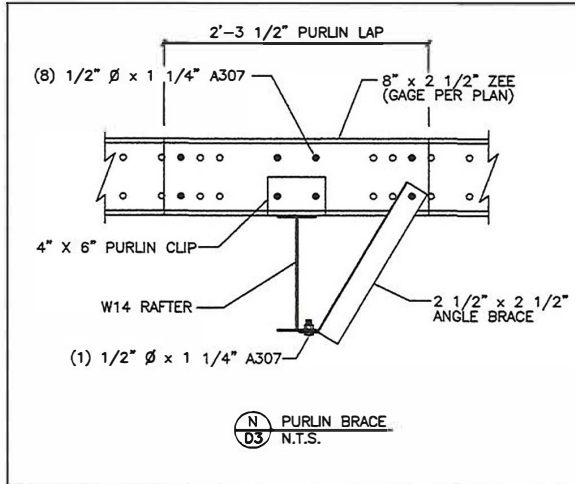
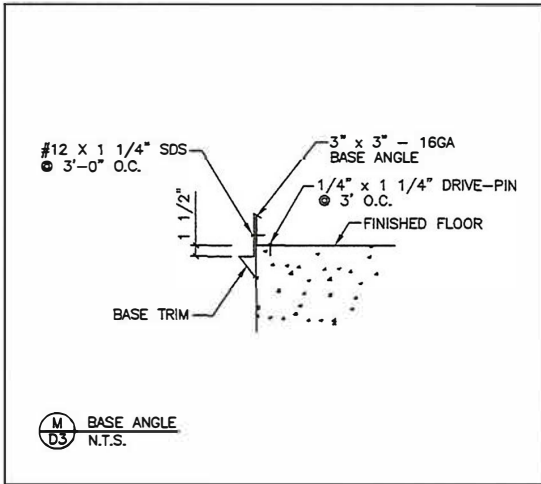



G ZEE TO JAMB OR CEE
D2 N.T.S.

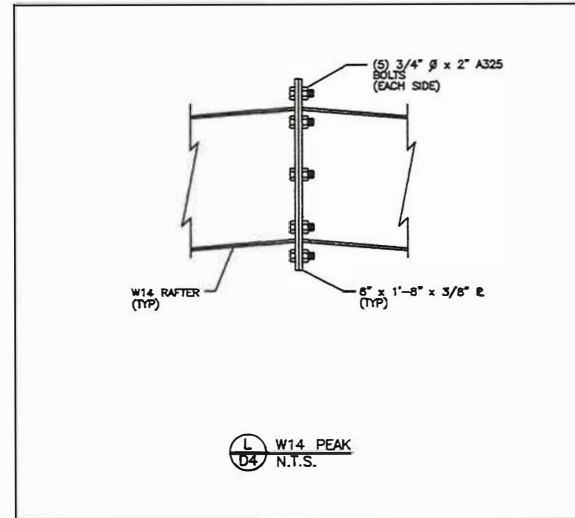
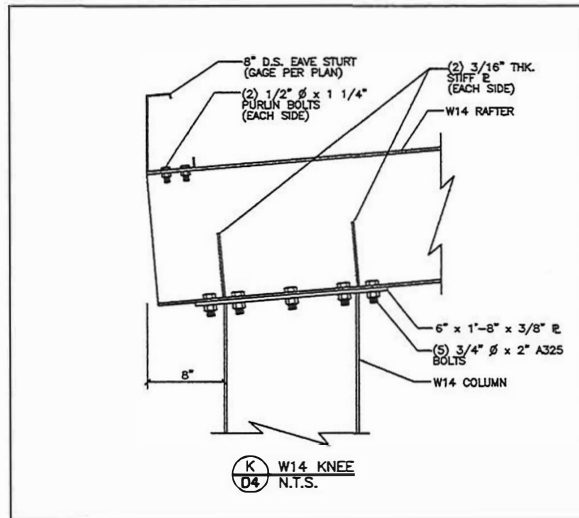
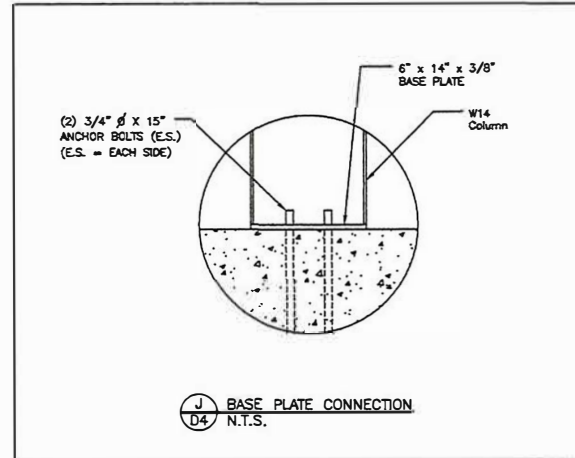
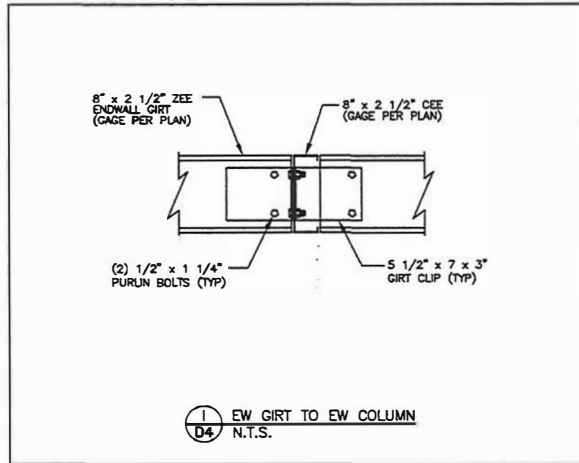


I CEE TO EAVE STRUT
D2 N.T.S.

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|---|--|---|
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| | Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 Bldg. Size: 40 x 125 x 20 | |
| 03/25/19 Scale: N.T.S. Job No. V031319-3 | | Drw. By: JTD Sht. D2of6 |



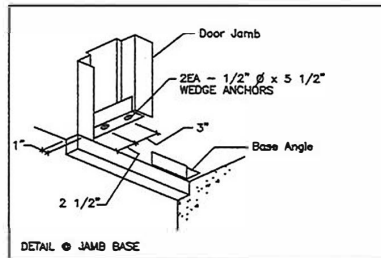
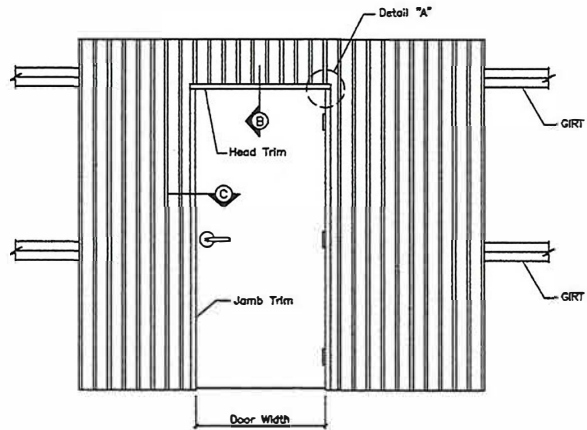
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|---|--|--|
|  | VALOR STEEL BUILDINGS | <small>VALOR STEEL BUILDINGS 590 US HWY 98 - SUITE 3 DAPHNE, AL 36526 LOCAL (251) 373-8042 TOLL FREE (855) 55-VALOR www.valorsteelbuildings.com</small> |
| | Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 Bldg. Size: 40 x 125 x 20 | |
| 03/25/19 Scale: N.T.S. Job No. V031319-3 | | Drw. By: JTD Sht. D3of6 |



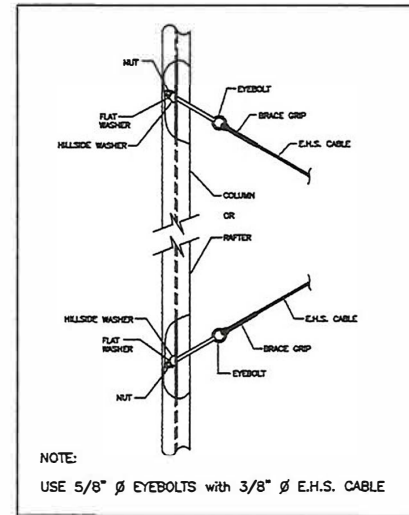
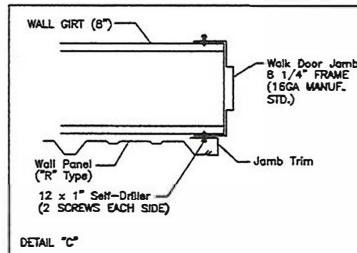
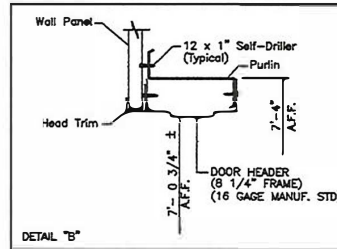
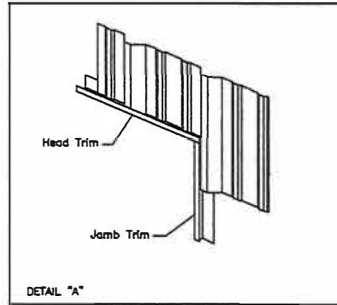
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| | VALOR STEEL BUILDINGS | <small>VALOR STEEL BUILDINGS 590 US HWY 58 - SUITE 3 DARVEE, AL 36028 LOCAL (251) 775-2642 TOLL FREE (855) 85-VALOR www.valorsteelbuildings.com</small> |
| | Owner: DANNY PULLIAM/CHUCK STEVENS AUTOMOTIVE HWY. 31 SOUTH BAY MINETTE, AL 36507 | |

Bldg. Size: 40 x 125 x 20

| | |
|-------------------|--------------|
| 03/25/19 | Drw. By: JTD |
| Scale: N.T.S. | |
| Job No. V031319-3 | Sht. D4of6 |



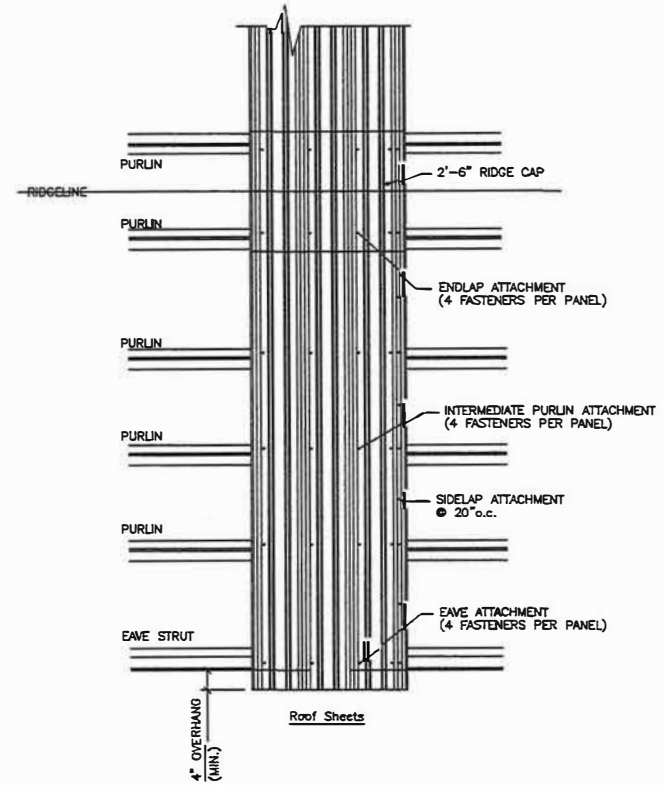
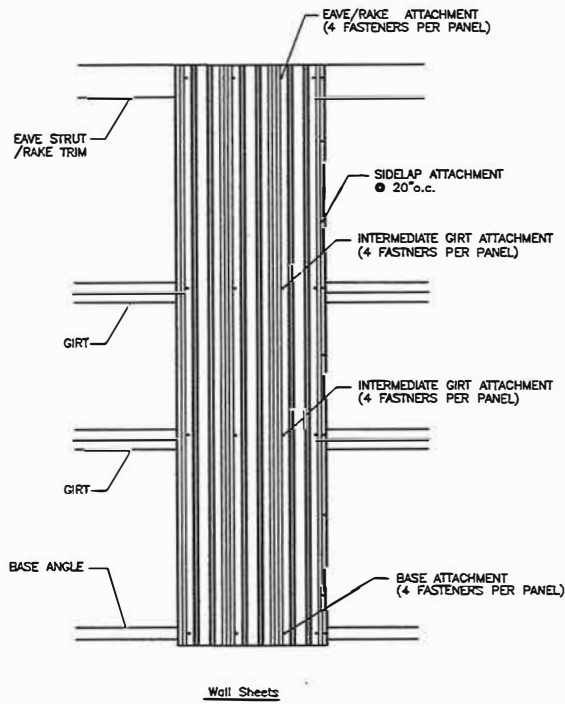
NOTES:
 1. ALL DETAILS ARE SHOWN WITH 8" DEEP STRUCTURAL MEMBERS AND STANDARD WALL PANELS.
 2. REFER TO INFORMATION FURNISHED BY DOOR MANUFACTURER FOR COMPLETE DOOR INSTALLATION INSTRUCTIONS.
 3. MEMBER SCREWS ARE USED TO ATTACH PANEL AND/OR TRIM TO THE STRUCTURALS. THESE FASTENERS MAY BE SELF-DRILLING OR SELF-TAPPING.



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 590 US HWY 90 - SUITE 3
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 HWY. 31 SOUTH
 BAY MINETTE, AL 36507
 Bldg. Size: 40 x 125 x 20
 03/25/19
 Scale: N.T.S.
 Job No. V031319-3

Dr. By: JTD
 Sht. D5of6



STANDARD SCREW PATTERNS

NOTES:

SIDELAP

1. 1/2" x 3/32" TAPE SEALER MUST BE INSTALLED BETWEEN WEATHER INFILTRATION POINT AND FASTENER. (ROOF ONLY)
2. INSTALL 1/4" - 14 x 7/8" LAP TEK FASTENERS AT 20" ON CENTER.
3. WHEN POSSIBLE, INSTALL PANELS SUCH THAT SIDELAPS ARE NESTED AWAY FROM PREVAILING WINDS.
4. 1/4" - 14 x 7/8" LAP ZACS ARE AVAILABLE AS AN ALTERNATIVE WHEN LONG LIFE FASTENERS ARE DESIRED.

ENDLAP

1. DOUBLE BEAD TAPE SEALER MUST BE INSTALLED BETWEEN WEATHER INFILTRATION POINT AND FASTENER.
2. INSTALL 12 - 14 x 1" SELF-DRILLING FASTENERS ON EACH SIDE OF MAJOR RIBS OF PANEL (TWO FASTENERS PER FOOT)
3. 12 - 14 x 1" ZAC SELF-DRILLING ARE AVAILABLE AS AN ALTERNATE WHEN LONG LIFE FASTENERS ARE DESIRED.

| | | |
|--|--|--|
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| 03/25/19 Scale: N.T.S. Job No. V031319-3 | | Drw. By: JTD Sht. D6of6 |