



# City of Bay Minette

## Subdivision Plat Application

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

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

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

### APPLICATION TYPE

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

Pre-Application Conference Preferred Dates/Times: Pre-Application meeting was already held

### PROJECT CONTACTS

Owner Name: Abundant Life Christian Center, Inc. C/o Pastor Bruce D. Hooks, Sr. Phone: 251-937-2677

Developer: N/A Phone: \_\_\_\_\_

Authorized Agent/Application Contact: N/A

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

Mailing Address: \_\_\_\_\_

Surveyor Name: Cecil "Zeke" Hudson APLS Lic#: 29983-S

Surveying Firm Name: Rowe Engineering & Surveying City Business Lic#: 2024-766

Phone: 251-666-2766 Email: zeke@roweengineering.com

Engineer Name: N/A Registration #: \_\_\_\_\_

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

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

### SITE INFORMATION

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

Subdivision Name: Abundant Life Church Subdivision

Location: East line of Daphne Road, West of Byrne Street and South of Clay Street

Section: 16 Township: 2S Range: 3E Instrument# or Slide# of Existing Recorded Plat: N/A

Parcel ID/PPIN(s): 222237, 72605, 12565, 222248 & 273813

Total Acreage: 4.66 ac +/- Total # Lots: 1 Average Lot Size (sq ft) : N/A

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

### UTILITY PROVIDERS

Water: North Baldwin Utilities

Sewer: North Baldwin Utilities

Power: Alabama Power

Gas: North Baldwin Utilities

Telephone: AT&T

Internet: AT&T

**ACCESS**

Roadway Name: Daphne Road Total Frontage (linear feet): 347'

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

**SUBMITTAL DOCUMENTATION**

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

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

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

Signature of Applicant/Authorized Agent: Bruce D. Hooks Jr Date: 3/12/2024

**INTERNAL USE ONLY**

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

# Site Map

## SD-24003 Abundant Life Church

### Minor Subdivision Approval Request



**DAPHNE RD**

**PIN 222237**

**PIN 72605**

**PIN 12565**

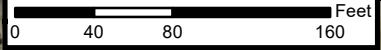
**PIN 222248**

**PIN 273813**

**ELM ST**

**BYRNE ST**

**EMANGO ST**



LEGEND

- R/W RIGHT-OF-WAY
(REC) RECORD
--- RIGHT-OF-WAY-LINE
--- CENTER LINE
--- FORESHORTENED LINE
--- FENCE LINE (AS NOTED)
--- FH HYDRANT
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

Jim Lowery & Angela Jackson
507 Daphne Rd
Bay Minette, AL 36507

05-23-05-16-1-003.015.002
(INSTRUMENT NO. 1268570)

Tommy Vedros
101 Graham Dr
Bay Minette, AL 36507

Allen Creppel & Tonya Hebert
516 Elm St
Bay Minette, AL 36507

Jason & Nicole Stewart
52864 Melvin Stewart Rd
Bay Minette, AL 36507

Nicole Stewart
52864 Melvin Stewart Rd
Bay Minette, AL 36507

Thomas & Mamie Burnette
P.O. Box 201
Bay Minette, AL 36507

Sevkan Hasan
47184-A Highway 59
Bay Minette, AL 36507

Betty Dove
516 Byrne St
Bay Minette, AL 36507

James & Judy Welch
528 Byrne St
Bay Minette, AL 36507

Luis Barragan & Luis Partida
24633 Day Rd
Robertsdale, AL 36567

Lynell Green
1808 Ohio St
Vallejo, CA 94590

P.O.C.
SW CORNER OF THE SW
1/4 OF THE NE 1/4 SEC.16,
T-2-S, R-3-E

W MANGO STREET
50' R/W

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE PLANNING COMMISSION

I, \_\_\_\_\_, the undersigned, as authorized by the Bay Minette Planning and Zoning Commission, hereby certifies that, at its meeting of the subdivision plot shown hereon has been found to comply with the City of Bay Minette Subdivision Regulations with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and written upon said plot and that the Planning Commission approved the within plot for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Authorized Representative

CERTIFICATE OF APPROVAL BY UTILITIES

CERTIFICATE OF APPROVAL BY Alabama Power Company
The undersigned, as authorized by the Alabama Power Company hereby approves the within plot for the recording of same in the Probate Office of Baldwin County, Alabama.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Authorized Representative

CERTIFICATE OF APPROVAL BY AT&T (Phone and Internet)

The undersigned, as authorized by the AT&T hereby approves the within plot for the recording of same in the Probate Office of Baldwin County, Alabama.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Authorized Representative

CERTIFICATE OF APPROVAL BY North Baldwin Utilities (Water, Sewer, and Gas)

The undersigned, as authorized by the North Baldwin Utilities hereby approves the within plot for the recording of same in the Probate Office of Baldwin County, Alabama.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Authorized Representative

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911 GIS/ADDRESSING

The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the road names as depicted on the within plot and hereby approves the within plot for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Authorized Representative

OWNER(S) ACCEPTANCE

The undersigned owner, Abundant Life Christian Center, Inc., does hereby accept and approve this plot and subdivision.

By: Bruce D. Hooks, Sr. (Pastor)

STATE OF ALABAMA
COUNTY OF BALDWIN

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Bruce D. Hooks Sr. whose name as authorized by Abundant Life Christian Center, Inc., is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said Abundant Life Christian Center, Inc.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

My Commission Expires: \_\_\_\_\_
NOTARY PUBLIC

NOTES

- 1.) Type of Survey: Subdivision
2.) Field Date(s): October 30-31, November 01, 07, 2023, January 24, 2024.
3.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
4.) All corners are set rod & cap (Rove) unless noted otherwise.
5.) This drawing does not reflect an easement or title search by the surveyor. Easements or Claims of easements may exist.
6.) Elevations on this plot are referenced to NAVD 88, established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
7.) BUILDING, FIRE AND UTILITY REQUIREMENTS
All lots shall comply with applicable utility and fire protection requirements, including without limitation, the Zoning Ordinance of the City of Bay Minette Zoning, the Subdivision Regulations of the City of Bay Minette, and the 2018 International Residential Code and 2021 International Fire Code, as adopted by the City of Bay Minette. No lot shall be eligible for a certificate of occupancy until all utility and fire protection requirements have been satisfied in connection therewith.
8.) Owner: Abundant Life Christian Center, Inc
P.O. Box 1523
Bay Minette, AL 36507
9.) Site Data:
Total number of Lots = 1
Zoning District = R-3
Total Area = 5.04 Acres
Front Setback = 40' Public/Semi-Public and Accessory Buildings
Side Setback = 35'
Rear Setback = 35'
10.) There is dedicated herewith a 10 foot utility easement on all lot lines and Common Areas adjacent to the Right-of-Way and a 5 foot easement on all side lines.
11.) The surveyor has reviewed the National Wetland Inventory Map and said map indicates no wetlands are present on the subject property.

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Cecil T. Hudson, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of Abundant Life Christian Center Inc., owner, situated in Baldwin County, Alabama and described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 16, Township 2 South, Range 3 East, Mobile County, Alabama, run South 89°-50'-47" East, 32.43 feet to a point on the Eastern right-of-way line of Daphne Road (50 foot right-of-way) and the Point of Beginning of the property herein described; thence continue South 89°-50'-47" East, 735.74 feet; thence North 13°-20'-57" West, 181.24 feet; thence South 67°-03'-35" West, 189.9 feet; thence North 11°-56'-25" West, 150.00 feet; thence North 14°-26'-25" West, 100.00 feet; thence North 27°-11'-25" West, 66.90 feet; thence South 58°-48'-35" West, 253.72 feet; thence North 02°-28'-57" East, 139.90 feet; thence North 89°-55'-39" West, 199.28 feet to a point on the Eastern right-of-way line of said Daphne Road; thence South 01°-43'-03" West and along said East right-of-way line, 220.05 feet; thence South 01°-46'-35" West and along said East right-of-way line, 210.02 feet to the Point of Beginning.

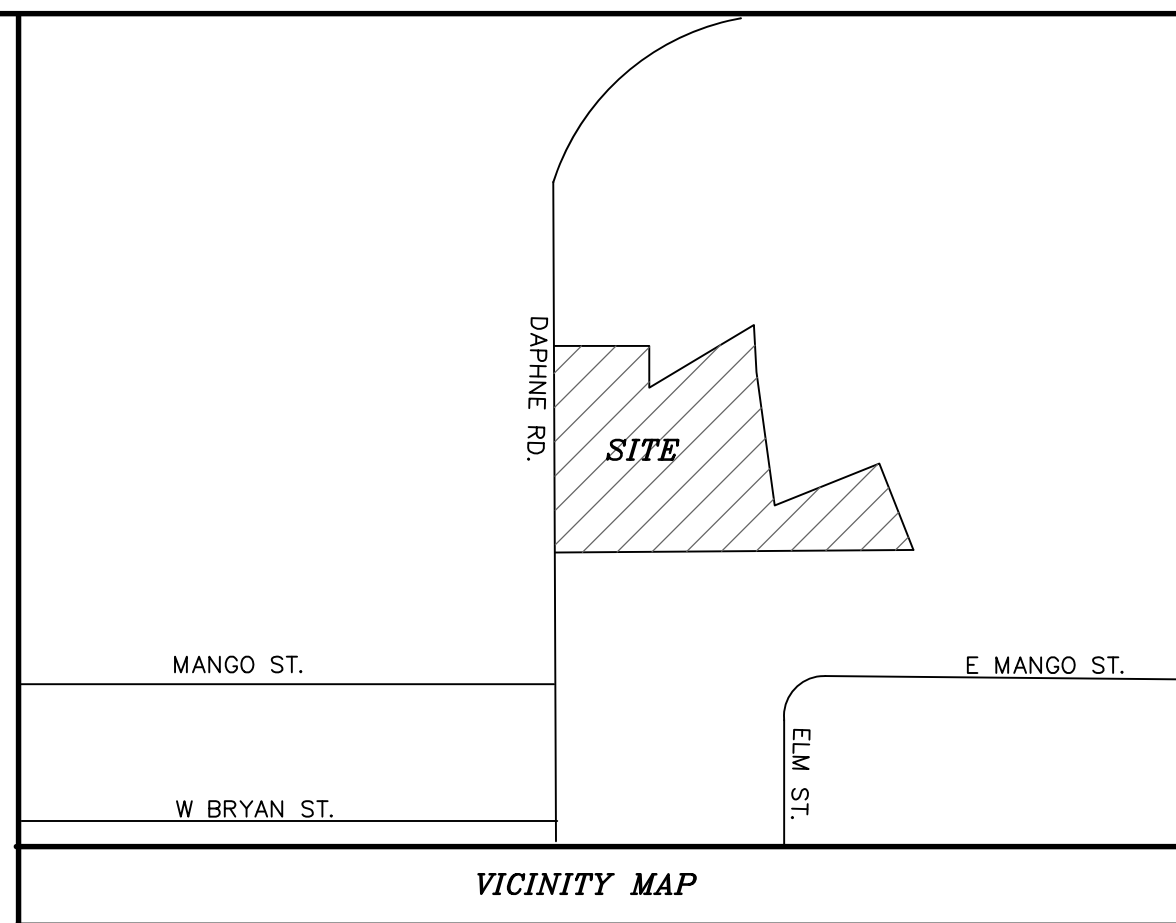
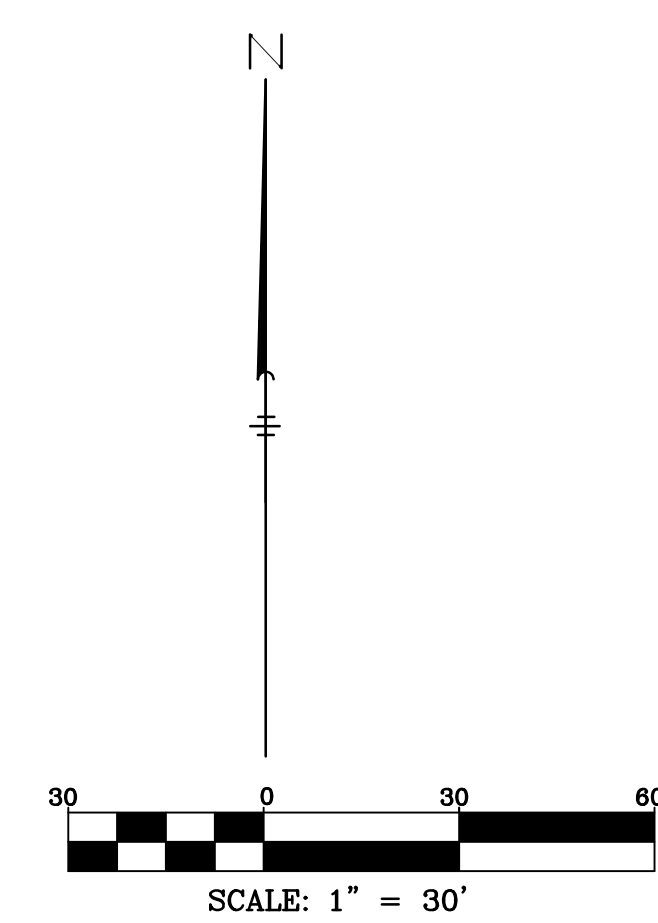
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0100300407 M, and dated April 19, 2019, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983-S
Prints not valid unless
they bear an original seal

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

ABUNDANT LIFE CHURCH SUBDIVISION
ROWE ENGINEERING & SURVEYING CONSULTING ENGINEERS
3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36693
PHONE 251-666-2766 • FAX 251-660-1040
DRAWING: 52882-BL.dwg JOB: 52882 PLAT DATE: SCALE:
DRAWN BY: BWL FB: 2076/72,75, 2081/4 January 26, 2024 1" = 30'
CHECKED BY: CTH 2083/15



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Rowe Engineering & Surveying