

CITY OF BAY MINETTE
PLANNING COMMISSION

AGENDA

November 10, 2021

Regular Meeting

8:00 a.m.

City Hall Council Chambers
301D'Olive Street, Bay Minette

- 1.) Call to Order
- 2.) Invocation and Pledge
- 3.) Approval of Minutes for the October 19, 2021 Regular Meeting
- 4.) Old Business
- 5.) New Business
 - a.) ES-2107 Boeschen Family Division
Disclosure of Prior Communications and/or Conflict of Interest
Request: Family Exemption for a 6-lot subdivision
Location: The subject property is located on Old Brady Road and Pine Grove Road

 - b.) SP-2107 Lieb Engineering Company LLC Site Plan Approval
Disclosure of Prior Communications and/or Conflict of Interest
Request: Site Plan Approval for Chuck Stevens Ford expansion
Location: The subject property is located at 1304 S US Hwy 31

 - c.) SE-2104 Danny & Sharron Stevens
Disclosure of Prior Communications and/or Conflict of Interest
Request: Special Exception approval for two duplexes
Location: The subject properties are located on E Hurricane Road
- 6.) Reports
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 7.) Adjournment

Bay Minette Planning Commission Regular Meeting Minutes

Minutes October 19, 2021

Monthly Meeting No. 10

The Bay Minette Planning Commission met in Regular *Rescheduled Session on Tuesday, October 19, 2021. The meeting was called to order at 8:03 a.m., by Chairman Stewart, in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:03 a.m. the following members were present:

Todd Stewart, Chairman
Robert A. "Bob" Wills, Mayor
William Taylor, Commission Member
Rob Madison, Building Official
Earl Emmons, Commission Member
Scotty Langham, Commission Member

Commission Members absent:

Wynter Crook, Commission Member
Ray Clark, Commission Member

Commission Members late:

Neal Covington, Commission Member

Other persons in regular attendance:

Clair Dorough, City Planner
Jessica Peed, Planning Assistant
Tammy Smith, City Administrator
Scotty Lewis, City Attorney
Jason Padgett, NBU
Steven Stewart, Fire Department
Kristina Pittman, Chamber of Commerce

GUESTS

James Thomas
Alyssa Hailey

INVOCATION

Chairman Stewart gave the invocation, followed by the pledge.

ITEM 3. Approval of the Minutes of the September 9, 2021 meeting. Commission Member “Mayor” Wills made a motion to approve the September minutes as written. The motion was seconded by Commission Member Emmons and was unanimously carried.

Commission Member Covington joined the Planning Commission meeting at 8:05am.

ITEM 4. Old Business

a.) SE-2103 North Mobile Towing

Chairman Stewart introduced the previously tabled request for a towing company located on S US Hwy 31. Mrs. Dorough stated she spoke with the applicant prior to the meeting, and per his request, he has decided to withdraw his application at this time. Mrs. Dorough states there is a 365-day time limit for the applicant to reapply, should he wish to move forward with this business one day.

ITEM 5. New Business:

a.) ES-2106 Overstreet Family Division

Disclosure of Prior Communications and/or Conflict of Interest

Request: Family Exemption for a 2-lot subdivision

Location: The subject property is located on Old Brady Road

Mayor Wills states he has been working with the applicant, Leon Overstreet, and recuses himself from the room.

Chairman Stewart asks if there were any other prior communications and/or conflicts of interested to which there were none at this time. Mrs. Dorough states this application was submitted prior to the new jurisdiction agreement and introduces the application request to subdivide into 2 parcels for a family division, and states it meets requirements for Exempt Subdivision. Chairman Stewart inquired as to if both Agent Authorizations were in order, to which Mrs. Dorough stated they were. Mr. Padgett states that water, gas and sewer were all available to that area. With no other questions or comments, Commission Member Covington moved to authorize the Chairman to sign the plat. Commission Member Langham seconded and it was unanimously carried, with the exception of Mayor Wills abstaining due to recusing himself because of his involvement in the subdivision request.

Mayor Wills re-enters the Planning Commission meeting.

- b.) SP-2105 The Broadway Group Site Plan Approval
Disclosure of Prior Communications and/or Conflict of Interest
Request: Site Plan Approval for a new commercial retail store
Location: The subject property is located at 2303 Hand Avenue

Chairman Stewart asked if there were any prior communication or conflicts to which there were none. Mrs. Dorough gave an introduction of the Site Plan request for a new commercial retail store, including that the land is Agricultural on the Land Use map, and is adjacent to other businesses. There is a brief discussion between the Fire Department and NBU, to which Mr. Stewart stated a fire hydrant is required and Mr. Padgett includes there is no impact on public infrastructure. Mrs. Dorough states the lot coverage will be at 29% including the parking lot. Chairman Stewart inquires to the applicant if ALDOT issued approval to which Mrs. Hailey states they have already received approval from ALDOT with no conditions or issues. There is a brief discussion including the dumpster enclosure detail, front/side elevations façade, green belt zone, stormwater detention outflow, shutter functions vs. decorations to include a more architectural feel and the species of trees. Chairman Stewart and Steven Stewart inquired to the egress door at the south end of the building that did not have a sidewalk for 150 ft to the front of the building. They also discussed whether there would be enough vehicular delivery maneuvering room without damaging the landscape or curbs. After a brief discussion, Commission Member Covington made a motion to approve the Site Plan with the conditions of adding the sidewalk from the rear egress door on the south side of the building to the front sidewalk and identifying and approving the truck turn radius. Commission Member Emmons seconded the motion and it was unanimously carried.

- c.) SP-2106 James Thomas Site Plan Approval
Disclosure of Prior Communications and/or Conflict of Interest
Request: Site Plan Approval for Auto Repair Shop
Location: The subject property is located at 1100 S Highway 31

Chairman Stewart asked if there were any prior communication or conflicts of interested to which there were none. Chairman Stewart inquired if the applicant was present to the meeting to which Mr. Thomas stated he was. Mrs. Dorough gave a brief introduction tot the Site Plan request for an Auto Repair Shop and stating that Table of Permitted Uses requires Planning Commission approval for this type of use in a B-2 zoning designation. She gives a layout of the surrounding businesses, the un-enclosed structures and trailers that Mr. Thomas is currently working out of on the property, and the materials that are stored outside including tires and waste material. Mrs. Dorough also states that this request came about as Mr. Thomas was attempting to obtain a City Business License, as he had previously been

operating without one. Mrs. Dorrough states the proposed use is not the issue, but rather the unenclosed metal carports, trailer and RV that aren't allowed, per Section 8.6 of the regulations, and due to this, she would recommend denial. Chairman Stewart states the Planning Commission is holding everyone who applies to a certain standard that are based on the current Ordinances. Mr. Thomas states he has been cleaning up the previous owners towing service trailer area and inquires if he is denied the timeframe he will have to clean out everything. Chairman Stewart states he does not believe there is not enough information to approve today, and the structure would need to be enclosed for this type request. He also states the proposed use is not the issue, but rather the factors stated including the un-enclosed structure and operating without a valid business license. There is a brief discussion on different options for a place of business for him to attempt to immediately move into so he can continue working, and also the best approach to deny the request at this time but one that would allow Mr. Thomas the opportunity to apply again once the pending issues were resolved. After discussing a few potential options, Mayor Wills made a motion to deny the proposed Site Plan for an Auto Repair Shop at the location of 1100 S US Hwy 31, due to the factors stated including the unenclosed metal buildings, trailer and RV; Greenbelt Zone requirements; and Site Plan submittal requirements. Commission Member Langham seconded and it was unanimously carried.

d.) RA-2102 Subdivision Regulation Amendments

Disclosure of Prior Communications and/or Conflict of Interest

Request: Public Hearing for Amendments to the Subdivision Regulations

Chairman Stewart asked if there were any prior communication or conflicts of interested to which there were none. Mrs. Dorrough discusses the changes and states the main change related to the fee schedule directory and the Subdivision content. Chairman Stewart states an amendment to the Subdivision Regulations required a Public Hearing at Planning Commission but does not require City Council action.

Chairman Stewart opened the Public Hearing for the Subdivision Regulation Amendment at 8:58am. With no questions or comments, Chairman Stewart closed the Public Hearing at 8:59am.

With no further questions or comments from the Planning Commission, Commission Member Covington made a motion to approve the modification to the Subdivision Regulation as written. Commission Member Langham seconded, and it was unanimously carried.

ITEM 6.

Reports:

a.) Mayor/Council Report

- Mayor Wills states he along with others recently met with the traffic engineer for the parking issues in downtown Bay Minette. He also states the Justice Center was approved for landscaping and engineering bids to begin in the first quarter. Mayor Wills states that Tammy Smith has been working for the FEMA reimbursement for Hurricane Sally and the reimbursement number has been reached, with only a few more approvals being required. He concludes by stating that the Baldwin County High School football team is going to the playoffs for the first time in fourteen years.

b.) Attorney – None

c.) Commissioner – None

d.) Planning Staff

- Mrs. Dorough states that a daytime UNA CAPZO training is being offered on 10/27/2021 and 10/28/2021 for anyone interested. She follows up on the recent Code Enforcement discussions stating that since Rob Madison became Code Enforcement Officer that he has been extremely busy with 57 cases being opened, 35 of those were closed, and 22 are still active. She includes that the City Council approved the revised Overgrowth and Mosquito Ordinance on first reading. Commission Member Madison states he plans to continue discussing the unsafe structure letters with Mr. Lewis so he is able to get started with that procedure. Mrs. Dorough states the next Planning Commission meeting is scheduled for Wednesday, November 10, 2021 instead of the normal Thursday meeting due to the Veterans Day holiday.

ITEM 7.

With no further business Chairman Stewart adjourned the meeting at 9:07 a.m.

DONE THIS THE 19th DAY OF OCTOBER 2021

Todd Stewart, Chairman

ATTEST:

Jessica Peed, Planning Coordinator



City of Bay Minette

Planning & Development Services

Planning Commission Staff Analysis

Case No. ES-2107
 Harry Boeschen Estate
 Family Exempt Subdivision Request
 November 10, 2021

Subject Property Information

Physical Location:	East of Pine Grove Rd, South of Brady Rd	Applicant:	Tammy Henry
Parcel Number:	05-23-06-23-0-000-004.004		7 Command Heights
Current Zoning:	R-2, Medium Density Single Family Residential		Spanish Fort, AL 36527
Current Land Use:	Residential	Owner:	Tammy Henry for Harry L.
Proposed Land Use:	Residential		Boeschen
Acreage:	127.00± acres		

	Adjacent Land Use	Adjacent Zoning
North	Pine Grove Elementary School / Residential	County Unzoned District 5
South	Undeveloped / Timberland & Residential	County Unzoned District 5
East	Undeveloped / Timberland	R-2 and County Unzoned District 5
West	Undeveloped / Timberland & Residential	County Unzoned District 5

Summary

The subject property, which consists of approximately 127.00± acres, has a zoning designation of R-2, Medium Density Single Family Residential. The property is primarily surrounded by property outside of city limits in the County's Unzoned Planning District 5. The request is to subdivide the property (PIN 299743) from one (1) parcel to six (6) parcels, for the purpose of a family division. Parcel A will contain 41.56 acres, Parcel B will contain 2.67 acres, Parcel C will contain 2.45 acres, Parcel D will contain 24.26 acres, Parcels E and F will contain approximately 20 acres. Parcel A will have 1,175± feet of frontage on Old Brady Road. Parcels B and C will have approximately 160 feet of frontage on Pine Grove Road, Parcel D has approximately 354 feet of frontage and access on Pine Grove Road. Parcels E and F will have a 40' Ingress, Egress and Utility Easement that is accessed from Old Brady Road through Parcel A. The remaining 17.03 acres will be combined with with the adjacent family owned property (PIN 3610), which is outside of city limits and is unzoned by the County.

Pending this approval, there will be a Minor Subdivision plat application submitted for Parcel A that will further divide the property. That future division does not qualify as an Exempt Subdivision since the family wishes to market those additional 4 lots to non-family members.

The request meets the requirements for item (c) of Section 8.1 relating to Exempt Subdivisions

Exempt Subdivision Review Criteria

The following Exempt Subdivision types are found in Section 8 of the *Subdivision Regulations of the City of Bay Minette*.

- a) *The resubdivision of land into six (6) or less lots, tracts, or parcels where each of the lots, tracts, or parcels established by the resubdivision fronts on an existing public road.*

- b) *Subdivision wherein the size of each and every resulting lot equals or exceeds ten (10) acres including existing public rights-of-way. Each parcel shall have frontage on publicly maintained road.*
- c) *The subdivision of property for the limited purpose of sale, deed or transfer of land by the owner to a person or persons, all of whom are members of the owner's immediate family. Each parcel which is subdivided pursuant to this subparagraph shall have deeded ingress/egress and utility access or easement that runs with the land of not less than 30 feet in width. A qualifying division hereunder is limited to a division among the following designated legally related immediate family members: spouse, children, siblings, parents, grandparents, grandchildren, nieces, nephews, or step-related individuals of the same status.*

In addition to the requirements set forth above, the following requirements must be satisfied:

- a) *Each lot created hereunder shall comply with all minimum lot size and setback requirements otherwise specified by the provisions herein or by provisions of the Zoning Ordinance;*

Maintenance of any easements, together with all improvements thereto, shall be the responsibility of all parties to which it is granted by (1) written agreement or (2) deed reference, and shall be noted on a recorded certified plat. Neither the City nor the County shall be responsible for any easement or improvements thereto.

Planning Commission Action

For exempt subdivisions, no public hearing shall be required, but shall be subject to review and approval of the Planning Commission for compliance with the requirements contained in Section 8. Upon consideration and approval by the Planning Commission, the Chairman shall be authorized to sign the plat on behalf of the Planning Commission.

The Planning Commission has the option to:

- Authorize the Chairman to sign the plat
- Authorize the Chairman to sign the plat with conditions
- Deny signatory authorization, with stated factors for the denial
- Table the request due to lack of information or applicant(s)

Certified Plat: The property owner shall be responsible for the preparation of a certified plat, in form as approved by the Planning Commission, to be filed in the Baldwin County Probate records upon receiving approval hereunder. In the event the property to be divided is an existing lot (or lots) of record in a recorded subdivision, the applicant shall be required to cause a certified plat, in form as approved by the Planning Commission, to be recorded in the Baldwin County Probate records upon receiving an exemption hereunder.

Limitation on resubmittal. Any property included as part of an exempt or administrative subdivision shall not be eligible for consideration for further subdivision as an exempt or administrative subdivision for a period of one (1) year from the date of the last exempt or administrative subdivision.

ES-2107, Harry Boeschen Estate Future Land Use Map



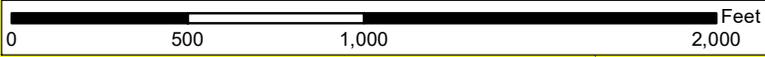
- Road Centerlines
<all other values>
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities
- BC Revenue Parcels
- Potential Wetlands

L BOESCHEN RD

OLD BRADY RD

PINE GROVE RD

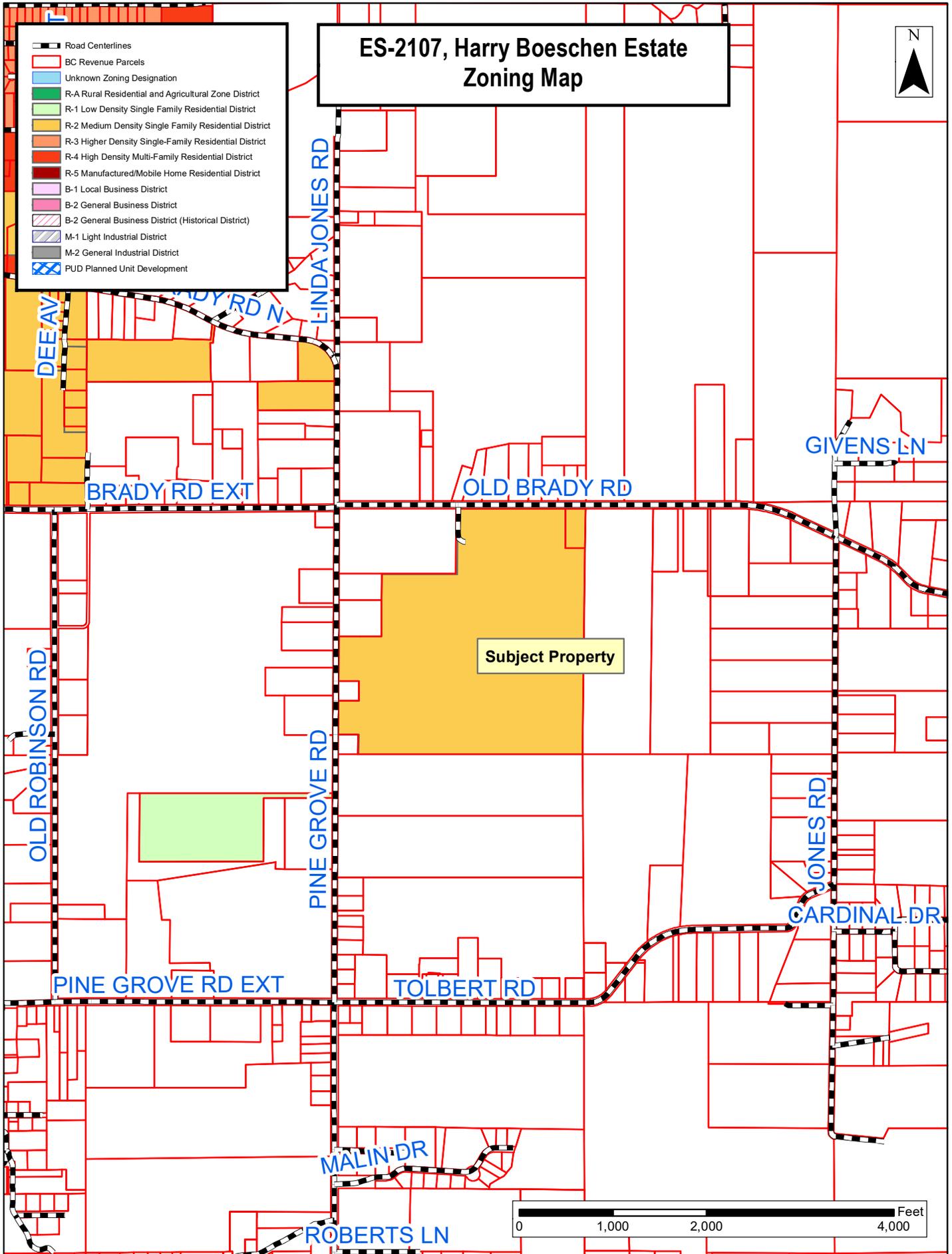
Subject Property



ES-2107, Harry Boeschen Estate Zoning Map



- Road Centerlines
- BC Revenue Parcels
- Unknown Zoning Designation
- R-A Rural Residential and Agricultural Zone District
- R-1 Low Density Single Family Residential District
- R-2 Medium Density Single Family Residential District
- R-3 Higher Density Single-Family Residential District
- R-4 High Density Multi-Family Residential District
- R-5 Manufactured/Mobile Home Residential District
- B-1 Local Business District
- B-2 General Business District
- B-2 General Business District (Historical District)
- M-1 Light Industrial District
- M-2 General Industrial District
- PUD Planned Unit Development



ES-2107, Harry Boeschen Estate Site Map



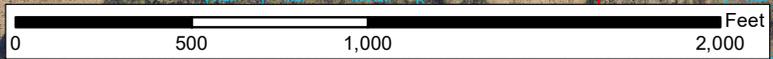
- Road Centerlines
- BC Revenue Parcels
- Potential Wetlands

L BOESCHEN RD

OLD BRADY RD

PINE GROVE RD

Subject Property





City of Bay Minette

Exempt Subdivision Application

OFFICE USE ONLY
ES- _____
Fee- \$200 + \$10/per Lot

301 D'Olive Street · Bay Minette, Alabama 36507
Phone (251) 580-1650 · COBM_Planning@ci.bay-minette.al.us

Owner Name: TAMMY HEARY FOR HARRY BOESCHEN ESTATE
Phone Number: 251-463-2563 Email: tammy.heary@thryv.com
Address: _____

Street / PO Box City State Zip

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

DAVID LOWERY
Phone Number: 937-2757 Email: dlsurvey25@hotmail.com

Name of Subdivision: BOESCHEN FAMILY S-D

Subdivision Location: EAST OF PINE GROVE RD - SOUTH OF BRADY RD

Parcel/PPIN #: 299743

Total Acreage: 127[±] # of Parcels Existing: 1

Lot Sizes: 17.53 - 2.43- # of Lots Proposed: 6

Reason for request: FAMILY SPLIT FOR 3 PARCELS AND
3 PARCELS DEEDED TO ADJACENT LANDOWNER.
WILL BE MORE THAN 20 ACRES.
~~PER 15660 - OWNER ROONEY MAY~~
~~43620 PINE GROVE RD~~

Signature: [Signature] Date: 9-16-21

Fees

Application Fee: \$200.00
No. of Parcels: 36 X \$10 = \$ 360 Paid: Cash Credit Card
Total \$ 200.00 Check # _____
5260

Submittal Requirements

- Application
 - Fee
 - Survey/Certified Plat showing existing parcel(s)
 - Survey/ Certified Plat showing proposed subdivision in accordance with Exempt Subdivision Regulations
 - Agent Authorization Form (if applicant is not the owner)
 - Certification for Family Administrative Form (if applicable)
- *Exempt Subdivision Regulations are included with packet
- 2 Hard Copies; 1 with the original seal
 - Electronic Copy sent to COBM_Planning@ci.bay-minette.al.us

Version 1.2 7/22/2020



City of Bay Minette

Planning & Development Services

Planning Commission Staff Analysis

Case No. SP-2107
 Lieb Engineering Company
 Chuck Stevens Ford Expansion
 November 10, 2021

Subject Property Information

Physical Location:	1304 S US Hwy 31 & 2 adjacent lots	Applicant:	Lieb Engineering Company, LLC
Parcel No. // PPIN:	05-23-05-21-2-003-025.000 // 13958		1290 Main St Ste E
	05-23-05-21-2-003-001.001 // 46638		Daphne, AL 36526
	05-23-05-21-2-003-001.000 // 46799	Owner:	Stevens Automotive LLC
Current Zoning:	B-2, General Business District		P.O. Box 1296
Current Land Use:	Automotive Sales		Bay Minette, AL 36507
Proposed Land Use:	Automotive Sales Expansion		
Acreage:	PPIN 13958 – 4± acres		
	PPIN 46638 - .4± acres		
	PPIN 46799 - .7± acres		

	Adjacent Land Use	Adjacent Zoning
North	Vacant, Car Wash, Auto Repair	R-3, Higher Density Single Family Residential B-2, General Business District
South	Vacant Land	R-3, Higher Density Single Family Residential B-2, General Business District
East	International Paper, Industrial	M-2, General Industrial District
West	William F. Green Veterans Home	R-3, Higher Density Single Family Residential

Summary

The subject property, which consists of approximately 5.17± total acres is currently zoned B-2, General Business District. The property is located at 1304 S US Hwy 31 with two adjacent lots. This Site Plan request is for the expansion of the existing Chuck Stevens Ford location. In the B-2 zoning district, any new construction requires that commercial structures receive Planning Commission Site Plan approval.

Current Zoning District

6.3.2 B-2, General Business District. This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

8.9 Site Plan. A site plan shall be required for all residential multi-family projects involving the construction of three (3) or more dwelling units; all commercial structures, all industrial structures, and other uses as required by the Planning Commission prior to a building permit being issued. Site plan reviews shall be accomplished by the Planning Commission to assure compliance with the provisions of this Zoning Ordinance to ensure conformity with its purpose as stated in Article 1. Eleven (11) sets of site plans shall be submitted no less than ten (10) days prior to the Planning Commission meeting at which they are to be reviewed. The City Planner shall have the discretion to accept electronic submittals in satisfaction of some or all of the submittal requirements.

Staff Analysis and Findings

The following guidelines for Uses Requiring Planning Approval are found in Article 8 – District Requirements in the *Zoning Ordinance of the City of Bay Minette* and are to be considered when an application is being reviewed for site plan approval.

1.) Is the Location and Site Plan appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection and other public facilities; not causing undue traffic congestion or creating a traffic hazard. As this is an existing automotive dealership with only a slight expansion of the structure's footprint, the proposed use should have a nominal impact on public infrastructure. No concerns were expressed from the BMPD, BMFD, Public Works or North Baldwin Utilities regarding the application.

2.) Being in harmony with the orderly and appropriate development of the district in which the use is located. The proposed use is consistent with its historical use and the current zoning designation of B-2, General Business District.

3.) Other matters which may be appropriate in relation to *Section 8.9 Site Plan*

a) *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.*

- Site: 225,070±sq ft // 5.17± acres
- Proposed Building Area: 21,308 ±sq ft // 9.48% lot coverage
- Other Impervious Surface Area: 115,367±sq ft // 51.26% lot coverage
- Total Impervious Surface Area: 136,675± sq ft // 60.74% lot coverage
- Landscaped Area: 91,734± sq ft // 40.76% lot coverage

b) *The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common open space and such facilities.*

N/A

c) *The use and maximum height, bulk and location of all buildings and other structures to be located on the site.* Building elevations are included in the submitted plans. The proposal is to renovate the existing dealership facility with primarily interior modifications and a slight expansion of the foot print to extend the front façade and pave the northern parking area at Freeview and Hwy 31. Building height is proposed at 24 feet, 4 inches with the maximum height allowed in business districts at 50 feet. The use is required to contain 64 parking spaces and 96 are provided.

d) *The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities or other purposes.*

N/A

e) *The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.*

N/A

f) *In the 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.*

N/A

g) *Where required by the Alabama Department of Transportation ("ALDOT"), the Building Official shall be proved proof that the applicant has submitted a driveway permit application to ALDOT. In the event that any type of traffic study is required by the ALDOT, copies thereof shall be provided to the Building Official.*

There is existing access to Highway 31, with no changes proposed.

h) *Front and side architectural elevations.*

Included in submittals. Section 8.6 Metal Buildings will not apply as the majority of the building will not be constructed with metal cladding.

i) *The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations as set forth in the sign ordinance.*

Signage will require a Sign Permit prior to construction/installation. Draft elevations show less than 200 square feet of building signage and the maximum allowable is approximately 286 square feet (front façade of 143 linear feet x 2 square feet of allowable display space = 286 square feet maximum allowed building signage)

j) *Landscape plans.*

The plans have met the minimum requirements of the Greenbelt Zone by providing the 19 trees required and have provided the 13 trees required for parking lot islands. The submitted plans have exceeded the 15% minimum landscaped area (33,761 sq ft required) and provided more than 40% (91,734 sq ft) of landscaped/open green space area.

k) *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.*

The parking lot addition is proposed for 30,036 sq ft, (.690 acres) and drainage will tie in with the existing stormwater facilities at Hwy 31 and Freeview Avenue. The owner of the property is responsible for any increased runoff that may cause damage to neighboring properties.

Staff Recommendation // Planning Commission Action

Staff Recommendation: Based on the submitted information and the analysis above, staff recommends that the proposed Site Plan Request for Chuck Stevens Ford, Renovations and New Showroom be Approved.

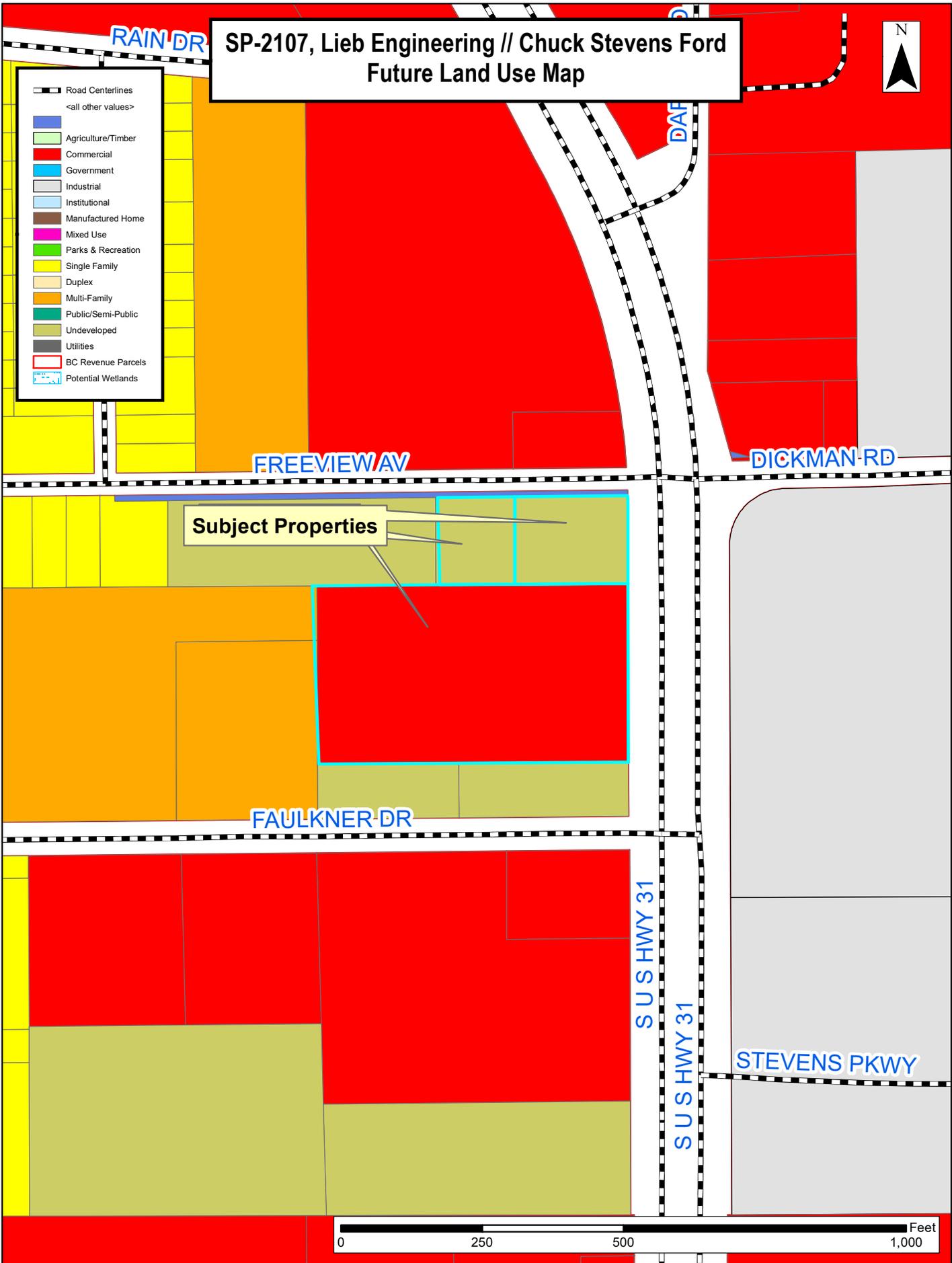
For Site Plan Approval, the Planning Commission makes the final decision and has the option to:

- Approve the Site Plan
- Approve the Site Plan with conditions
- Deny the Site Plan, with stated factors for the denial
- Table Request, due to lack of information

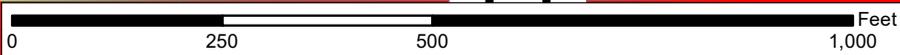
SP-2107, Lieb Engineering // Chuck Stevens Ford Future Land Use Map



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- Mixed Use
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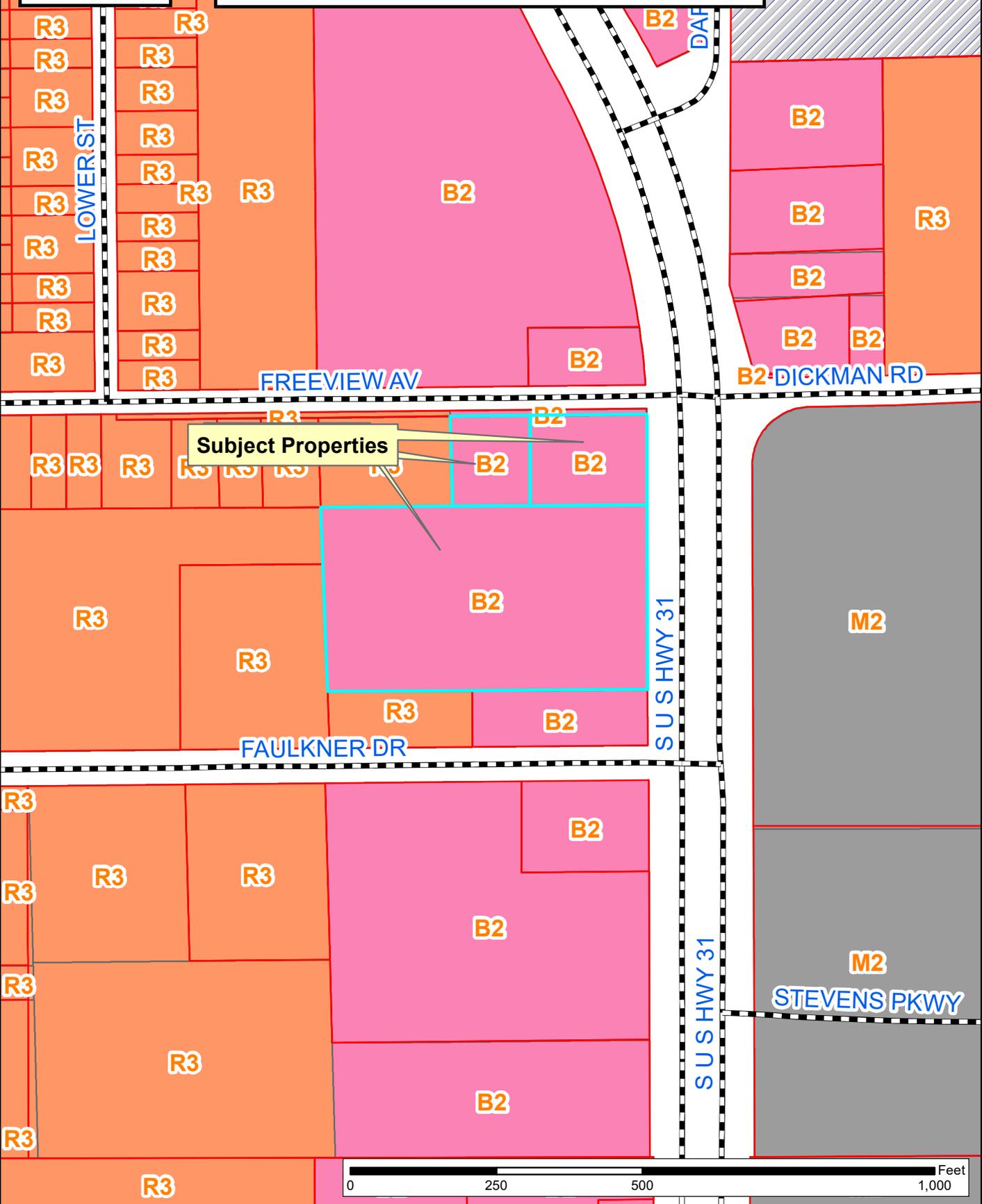


Subject Properties



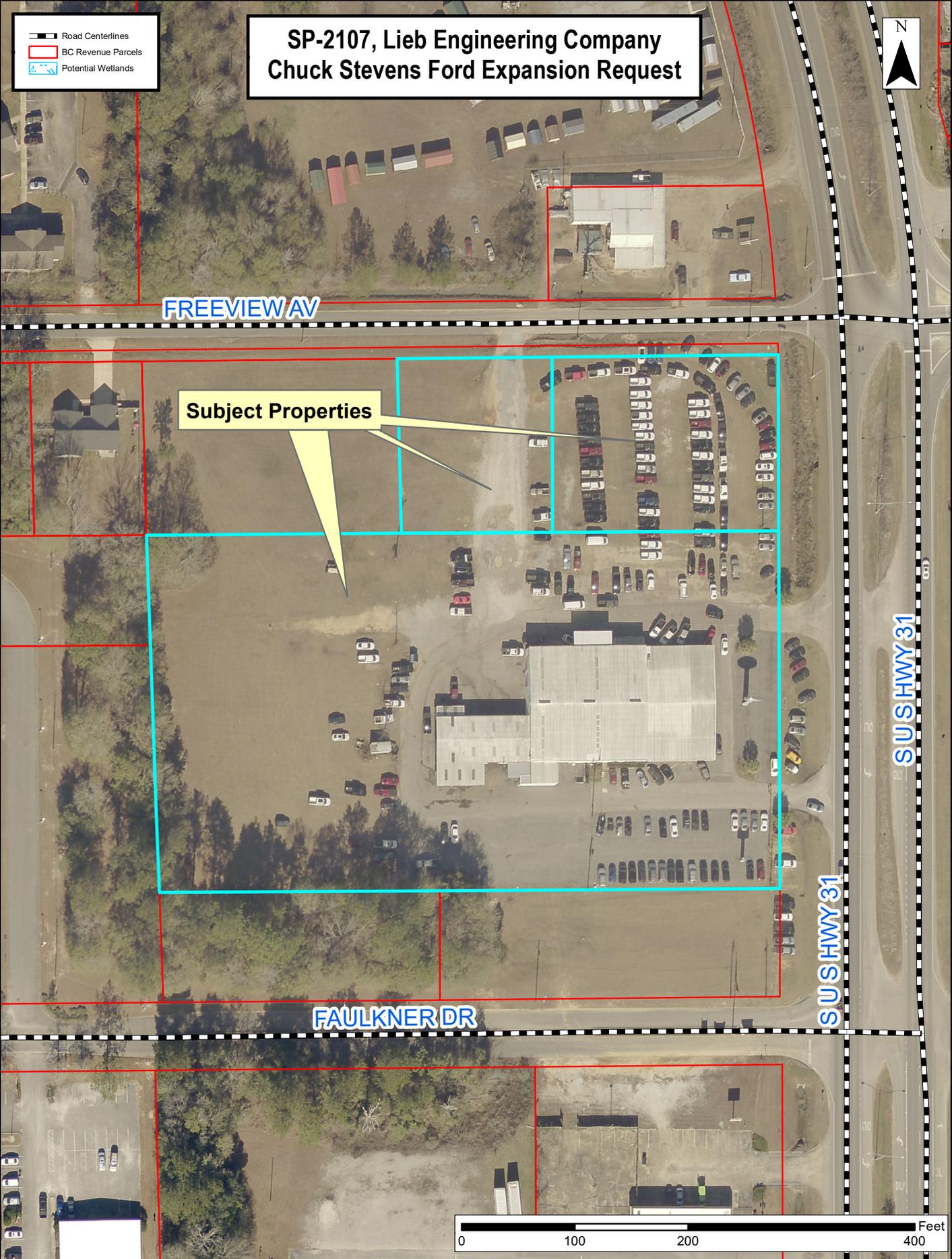
SP-2107, Lieb Engineering // Chuck Stevens Ford Zoning Map

- Road Centerlines
- BC Revenue Parcels
- Potential Wetlands

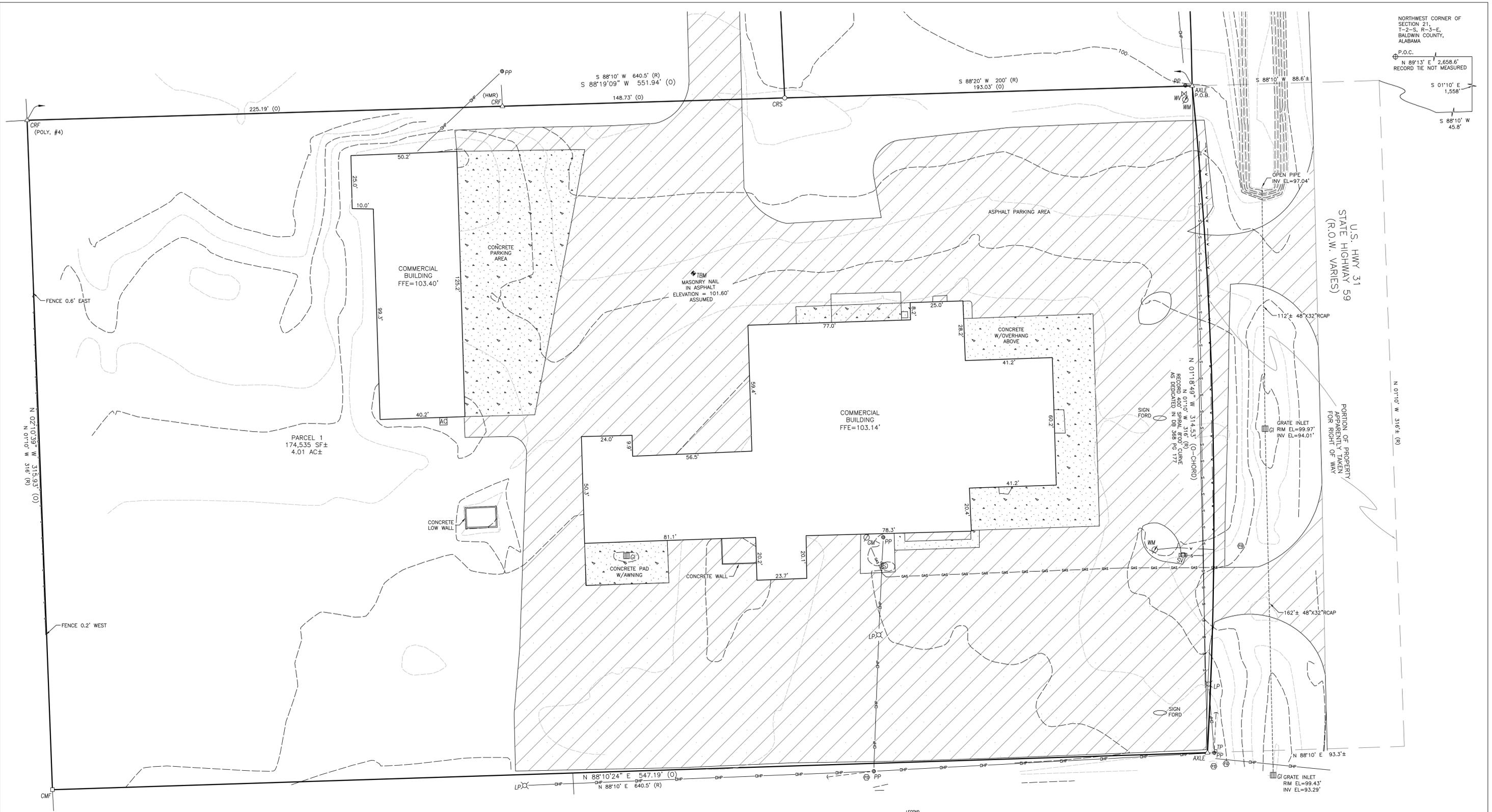


-  Road Centerlines
-  BC Revenue Parcels
-  Potential Wetlands

**SP-2107, Lieb Engineering Company
Chuck Stevens Ford Expansion Request**



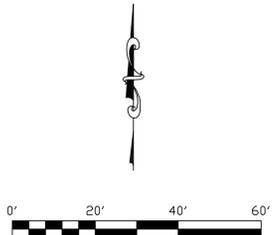
NORTHWEST CORNER OF SECTION 21, T-2-S, R-3-E, BALDWIN COUNTY, ALABAMA
 P.O.C.
 N 89°13' E 2,658.6'
 RECORD TIE NOT MEASURED
 S 01°10' E 1,558'
 S 88°10' W 45.8'



U.S. HWY 31
 STATE HIGHWAY 59
 (R.O.W. VARIES)
 PORTION OF PROPERTY APPARENTLY TAKEN FOR RIGHT OF WAY

BALDWIN COUNTY ALABAMA
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 89°13' EAST A DISTANCE OF 2,658.6 FEET TO A POINT; THENCE SOUTH 01°10' EAST A DISTANCE OF 1,558 FEET TO A POINT; THENCE SOUTH 88°10' WEST A DISTANCE OF 45.8 FEET TO A POINT; THENCE SOUTH 88°10' WEST A DISTANCE OF 88.6 FEET MORE OR LESS TO A POINT ON THE WEST MARGIN OF ALABAMA STATE HIGHWAY 59 A.K.A U.S. HIGHWAY 31 MARKED BY AN AXLE AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DEPARTING SAID WEST MARGIN SOUTH 88°19'09" WEST A DISTANCE OF 551.94 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 02°10'39" EAST A DISTANCE OF 315.93 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE NORTH 88°10'24" EAST A DISTANCE OF 547.19 FEET TO A POINT ON THE AFORESAID MARGIN MARKED BY AN AXLE AND BEING ON A 400', 8'00" SPIRAL CURVE TO THE LEFT; THENCE ALONG SAID WEST RIGHT OF WAY, AND SAID SPIRAL CURVE A DISTANCE OF 314.85 FEET MORE OR LESS (CHORD BEARS NORTH 01°18'49" WEST, 314.53 FEET) TO THE POINT OF BEGINNING; CONTAINING 174,535 SQUARE FEET (4.01 ACRES), MORE OR LESS.

I HEREBY CERTIFY 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.



- LEGEND**
- △ CRF CAPPED IRON ROD FOUND
 - △ CTF CAPPED TOP PIPE FOUND
 - △ OTF OPEN TOP IRON PIPE FOUND
 - △ RBF REBAR IRON FOUND
 - △ IPF IRON PIN FOUND
 - CRS CAPPED IRON ROD SET
 - (R) RECORD
 - (O) OBSERVED
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - X — WOOD FENCE
 - LP LIGHT POLE
 - PP POWER POLE
 - SV SANITARY SEWER MANHOLE
 - SV SANITARY SEWER VALVE
 - SV ELECTRICAL TRANSFORMER
 - GM GAS METER
 - WM WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - DTP TELEPHONE PEDESTAL

- NOTES:**
1. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 2. RECORD DIMENSIONS BASED ON VENDORS LIEN DEED RECORDED IN INSTRUMENT NUMBER 782339 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. STIBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES, IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
 6. ELEVATIONS ARE ASSUMED AND CONTOURS RUN AT 0.5' INTERVALS

PARTY CHECK: SC		DRAWN: TS		CHECKED: BAG		CLIENT: STEVENS AUTOMOTIVE	
DATE: 5/21/21		SCALE: 1"=20'		TITLE: TOPOGRAPHIC SURVEY			
DRAWING NUMBER: 20-819		SHEET: 135/3		1304 US HIGHWAY 31 SOUTH BAY MINETTE, AL			



GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION.
- CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO LIEB ENGINEERING IMMEDIATELY. THE CONTRACTOR SHALL EXERCISE DUE CARE TO PROTECT THEM FROM DAMAGE DURING EXCAVATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL EXCAVATIONS SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT OSHA STANDARDS AND SPECIFICATIONS.
- THIS PROPERTY IS IN ZONE "X" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 407 FOR BALDWIN COUNTY AND MAP NUMBER 0100300407M AS PER REVISED MAP DATED APRIL 19, 2019.
- SURVEY DATA WAS COMPILED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY SMITH CLARK & ASSOCIATES, LLC.

SITE DEMOLITION NOTES:

- ALL EXISTING IMPROVEMENTS SHALL REMAIN WITHIN THE LIMITS OF CONSTRUCTION UNLESS SPECIFICALLY NOTED, TO BE REMOVED.
- CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING ITEMS TO BE SALVAGED, REMOVED AND REUSED, ETC. CONTRACTOR TO USE CAUTION NOT TO DAMAGE THESE ITEMS DURING REMOVAL AND/OR REUSE. ANY DAMAGED ITEMS SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
- ANY AND ALL UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED. COORDINATE WITH UTILITY PROVIDER PRIOR TO REMOVAL/RELOCATION.
- SAWCUT EXISTING HARDSCAPES AT LIMITS OF REMOVAL. ASPHALT PAVING SHALL BE MILLED A MINIMUM OF 8" TO ENSURE A SMOOTH TRANSITION TO PROPOSED ASPHALT PAVING.
- CONTRACTOR TO DISPOSE OF ALL DEMOLITION AND CONSTRUCTION DEBRIS AT LEAST WEEKLY IN AN APPROVED MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, RELOCATION OR PROTECTION OF ALL ABOVE AND BELOW GROUND EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS UNLESS NOTED.

LAYOUT NOTES:

- TOPOGRAPHY AND SITE BOUNDARIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. IMMEDIATELY NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING TO THE BACK OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF LIEB ENGINEERING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.
- CONTRACTOR SHALL FOLLOW STATE REQUIREMENTS FOR SURVEY PRACTICES FOR CONSTRUCTION LAYOUT WORK.

GRADING NOTES:

- THE LIMITS OF CLEARING SHALL BE AT THE EDGE OF PROPOSED GRADING OR THE PROPERTY LINE, WHICHEVER IS LESS.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
- ALL TOP SOIL WITHIN LIMITS OF CONSTRUCTION SHALL BE STRIPPED AND STOCKPILED ON SITE IN AN APPROVED MANNER. TOPSOIL SHALL BE SPREAD 6" DEEP ON ALL NON HARDSCAPE AREAS TO BRING TO FINISHED GRADE. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF OFF SITE IN AN APPROVED MANNER.
- IN CUT AREAS, SUBGRADE SHALL BE SCARIFIED A MINIMUM OF 1' AND RECOMPACTED BEFORE PLACING FILL OR ANY OTHER IMPROVEMENTS. RECOMPACTION SHALL MEET THE SPECIFIED DENSITY AND MOISTURE CONTENT IN GRADING NOTE #6.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SUBGRADE AFTER IT HAS BEEN INITIALLY PREPPED DUE TO INCLEMENT WEATHER AND CONSTRUCTION TRAFFIC.
- ALL STRUCTURAL FILL MATERIAL SHALL BE A SANDY MATERIAL FREE OF ORGANICS, DEBRIS, AND OTHERWISE DELETERIOUS MATERIALS AND CONTAINING BETWEEN 12 AND 25 PERCENT PASSING THE NO. 200 SIEVE AND 95 PERCENT OR LESS PASSING THE NO. 40 SIEVE, BY WEIGHT. MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 98 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-0698, AT A FIELD MOISTURE WITHIN ± 3 PERCENT OF OPTIMUM. ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
- PIPE BEDDING SHALL BE "SELECT SAND." THE MATERIAL SHALL CONTAIN LESS THAN 10% PASSING THE #200 SIEVE AND 90% OR LESS PASSING THE #40 SIEVE, BY WEIGHT. MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-0698, AT A FIELD MOISTURE WITHIN ± 3 PERCENT OF OPTIMUM. ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
- SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL FOUNDATIONS, PAVING, ETC.. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED ABOVE.
- THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE SLOPE IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE. HANDICAP RAMPS SHALL NOT EXCEED 1:12 SLOPE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE.
- THE FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING(S) AT LEAST 1.0%. THE FINISHED GRADE SHALL BE 6" BELOW THE BUILDING FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED ON DRAWINGS. WATERPROOFING SHALL BE REQUIRED AT ALL LOCATIONS WHICH THE FINISHED GRADE IS ABOVE THE FINISHED FLOOR ELEVATION. CONTRACTOR SHALL NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- FINISHED GRADES ARE SHOWN ON THIS PLAN. CONTRACTOR SHALL MAKE THE APPROPRIATE HOLDDOWNS FOR SUBGRADE ELEVATIONS.
- CONTRACTOR SHALL PROVIDE FOR PERSONNEL AND VEHICULAR PROTECTION AT ANY OPEN EXCAVATIONS IN ACCORDANCE WITH 29 CFR PART 1926 AS WELL AS ANY REQUIREMENTS FOR EXCAVATIONS GREATER THAN FOUR (4) FEET IN DEPTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING ADJACENT TO EXISTING STRUCTURES AND UNDERGROUND UTILITIES DURING ALL EXCAVATION OPERATIONS. TYPE OF SHORING AND PROCEDURE TO BE FOLLOWED MAY BE SUBJECT TO THE ENGINEER'S REVIEW BUT THE STRUCTURAL ADEQUACY OF THESE SYSTEMS, AS WELL AS DAMAGES TO THE EXISTING FACILITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 2,500 SQUARE FEET OF AREA PER 8" LIFT.
- COMPACTION WITHIN LIMITED SPACES (I.E. MANHOLES, INLETS, UTILITY TRENCHES) SHOULD BE BACKFILLED AND COMPACTED SYSTEMATICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. SAND BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR.
- DEWATERING SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION. ROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES. INSTALL A DEWATERING SYSTEM TO KEEP SUBGRADES DRY AND CONVEY GROUND WATER AWAY FROM EXCAVATIONS. MAINTAIN UNTIL DEWATERING IS NO LONGER REQUIRED.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED THROUGHOUT CONSTRUCTION. PONDING AND STANDING WATER SHALL BE KEPT TO A MINIMUM.

EROSION CONTROL NOTES:

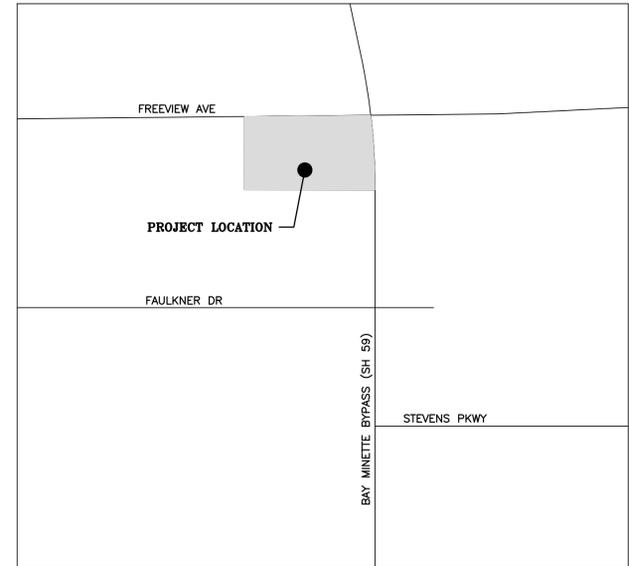
- SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A "NOTICE OF REGISTRATION"(NOR) FROM ADEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES & REGULATIONS. DOCUMENTATION OF INSPECTIONS BY A Q.C.I. OR Q.C.P. SHALL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO THE OWNER AT HIS/HER REQUEST. ANY AND ALL FEES, FINES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
- EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATLES , CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
- AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
- DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
- A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY TIME.
- ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
- ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATLES, BRUSH BERMS, ETC.
- WATLES OR SILT FENCING SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET AS INSTALLED.
- GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GEOTEXTILE SHALL BE PLACED ON ALL DITCH BOTTOMS & 1' UP EACH SIDE. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN SC250 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS, PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES, STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES, PUBLICIZING POLLUTION PREVENTION CONCEPTS THROUGH POSTERS, WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS, AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
- AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT MITIGATED OR UNPRESEEN BY THIS SET OF PLANS.
- ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 13 DAYS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH ALDOT SPECIFICATIONS SECTION 652 AND 656.

STORM DRAINAGE NOTES:

- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL STORM PIPE MATERIALS TO LIEB ENGINEERING PRIOR TO INSTALLATION AND/OR FABRICATION.
- ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT THE LOWPOINTS. GRADING SHALL BE TO DIRECT RUNOFF TO THESE INLETS. NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. VERIFY ALL PIPE SLOPES, INVERTS, AND POINTS OF CONNECTION PRIOR TO CONSTRUCTION. NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM PIPE GRADES AND POINTS OF CONNECTION PRIOR TO INSTALLATION. LIEB ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATIONS PRIOR TO CONSTRUCTION.

TRAFFIC CONTROL NOTES:

- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE LATEST EDITION AND REVISION OF PART VI OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPROVED TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION WITHIN WORK AREAS SHOWN AND DESCRIBED IN PART VI OF THE MUTCD.
- PERMANENT ROADWAY SIGNS OR TEMPORARY CONSTRUCTION SIGNS WHICH ARE NOT APPLICABLE OR INAPPROPRIATE FOR THE CURRENT CONDITIONS SHALL BE COVERED OR REMOVED.
- THE DIMENSIONS SHOWN OR DESCRIBED FOR LOCATING CONSTRUCTION SIGNS ARE NOMINAL. THE ACTUAL DIMENSIONS SHALL BE ADJUSTED TO BEST FIT LOCAL CONDITIONS AND PROVIDE MAXIMUM VISIBILITY.
- IF TRAFFIC CONTROL DEVICES ARE NECESSARY FOR PROPER WARNING AND TRAFFIC CONTROL AFTER SUNSET, THEN AS A MINIMUM, TYPE "B" WARNING LIGHTS SHALL BE PLACED ON THE FIRST WARNING SIGN AND CHANNELIZING DRUM AND TYPE "A" REFLECTIVE SHEETING SHALL BE REQUIRED ON ALL SIGNS.
- HAZARDOUS CONDITIONS ON OPEN ROADWAYS SUCH AS PAVEMENT DROP-OFFS IN EXCESS OF 2", CONSTRUCTION MATERIALS, VEHICLES, OR EQUIPMENT STORED OR PLACED WITHIN THE ROADWAY RIGHT-OF-WAY, AND OPEN TRENCHES ACROSS OR NEAR THE ROADWAY SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR IS ON SITE AND WORKING, AND PROPER TRAFFIC CONTROL MEASURES ARE BEING TAKEN.
- THE CONTRACTOR SHALL KEEP OPEN ROADWAYS CLEAN AND FREE OF CONSTRUCTION DEBRIS, DIRT, LOOSE GRAVEL OR OTHER MATERIAL THAT MAY CAUSE HAZARDOUS DRIVING CONDITIONS.
- TRAFFIC CONTROL DEVICES SHALL MEET THE STANDARD MATERIAL AND INSTALLATION REQUIREMENTS SPECIFIED IN THE CURRENT EDITION OF THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ROADWAYS AND DRIVEWAYS SHALL REMAIN OPEN DURING CONSTRUCTION.
- CHANNELIZING DEVICES SHALL BE PLACED AT 10' ON CENTER ALONG MINIMUM 20' RADII TO CHANNELIZE TRAFFIC INTO AND OUT OF INTERSECTING ROAD AND DRIVES WITHIN AREAS WHERE CHANNELIZING DEVICES ARE REQUIRED. TEMPORARY REGULATORY SIGNS SUCH AS STOP SIGNS AND YIELD SIGNS SHALL BE PLACED AS NECESSARY FOR PROPER TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD.



VICINITY MAP
NIS.

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION

REVISIONS		
A	ISSUED FOR REVIEW	10/19/2021

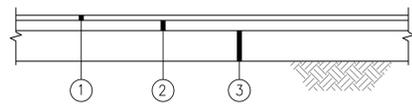
LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 8/1/2021	SCALE: N/A
2020-054	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

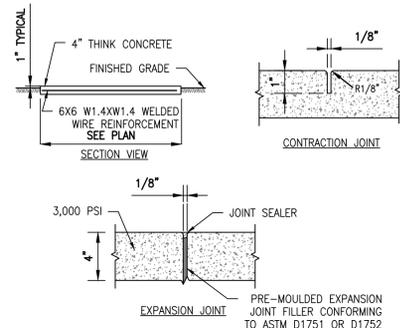
CHUCK STEVENS FORD -- PHASE TWO	
CIVIL GENERAL NOTES	
BALDWIN COUNTY, AL	
OWNER: STEVENS AUTOMOTIVE, LLC	
SHEET NUMBER	C1.0 A
1 OF 3	
10/19/2021	





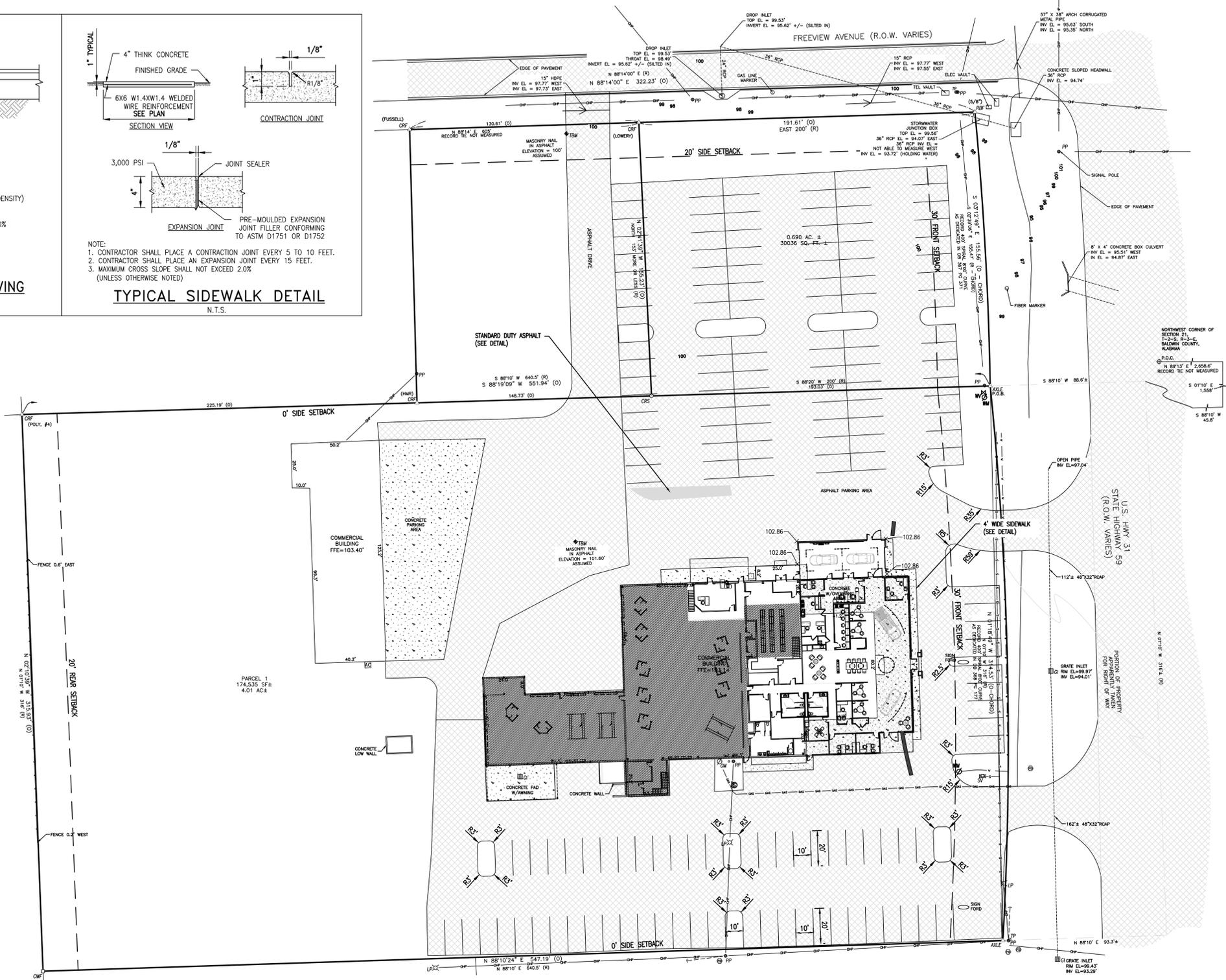
- ① REQUIRED 2 INCH BITUMINOUS WEARING SURFACE (220 lb/sy 3/4" MAX. AGG MIX) (ALDOT 424A)
- ② 6" CRUSHED AGGREGATE BASE (100% STANDARD DENSITY) (ALDOT 825)
- ③ 24" A-2-4 STRUCTURAL FILL (COMPACTED TO 100% STANDARD DENSITY)

STANDARD DUTY ASPHALT PAVING
N.T.S.



TYPICAL SIDEWALK DETAIL
N.T.S.

NOTE:
1. CONTRACTOR SHALL PLACE A CONTRACTION JOINT EVERY 5 TO 10 FEET.
2. CONTRACTOR SHALL PLACE AN EXPANSION JOINT EVERY 15 FEET.
3. MAXIMUM GROSS SLOPE SHALL NOT EXCEED 2.0% (UNLESS OTHERWISE NOTED)



- NOTES:**
- SEE SHEET C1.0 FOR CIVIL GENERAL NOTES.
 - ELEVATIONS AND COORDINATES ARE ASSUMED. NOT TRUE ELEVATIONS. NOT STATE PLANE.

- LEGEND:**
- EXISTING ASPHALT PAVING
 - ASPHALT PAVING
 - CONCRETE SIDEWALK

- SITE DATA:**
- PROPOSED USE: CAR DEALERSHIP
 - PARCEL ID: 05-23-05-21-2-003-025.000
05-23-05-21-2-003-001.001
05-23-05-21-2-003-001.000
 - TOTAL SITE: 5.17 AC. (225,071 S.F.)
 - BUILDING HEIGHT: 24'-4"
 - BUILDING COVERAGE: 0.49 AC. (21,308 S.F.)(9.48%)
 - IMPERVIOUS COVERAGE: 3.14± AC. (136,675 S.F.)(60.74%)
 - LANDSCAPE COVERAGE: 2.10± AC. (91,556 S.F.)(40.62%)
 - PARKING REQUIRED: 64
 - PARKING PROVIDED: 96
 - LANDSCAPE REQUIRED: 15%
 - LANDSCAPE PROVIDED: 40.62%
 - LANDSCAPE IN FRONT/SIDE YARD REQUIRED: 0.04± AC. (1,690 S.F.)
 - LANDSCAPE IN FRONT/SIDE YARD PROVIDED: 0.21± AC. (8,978 S.F.)
 - LANDSCAPE IN FRONT/SIDE YARD PROVIDED: 0.21± AC. (8,978 S.F.)
 - SETBACKS: FRONT 30' (HIGHWAY 31)
SIDE 20' (FREEVIEW AVE.)
REAR 20'

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION

REVISIONS	ISSUED FOR REVIEW	10/19/2021
A		

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NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER: 2020-054
DRAWN BY: JLG
CHECKED BY: CJL
DATE: 8/1/2021
APPROVED BY: CJL
SCALE: 1"=30'
ENGR: CJL

CHUCK STEVENS FORD -- PHASE TWO
GRADING PLAN
BALDWIN COUNTY, AL
OWNER: STEVENS AUTOMOTIVE, LLC
SHEET NUMBER: 3 OF 3
C3.0 A



NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Chuck Stevens Ford
Bay Minette, Alabama

Revisions		
No.	Date	Revisions / Submissions
1	10.19.21	PERMIT SUBMITTAL

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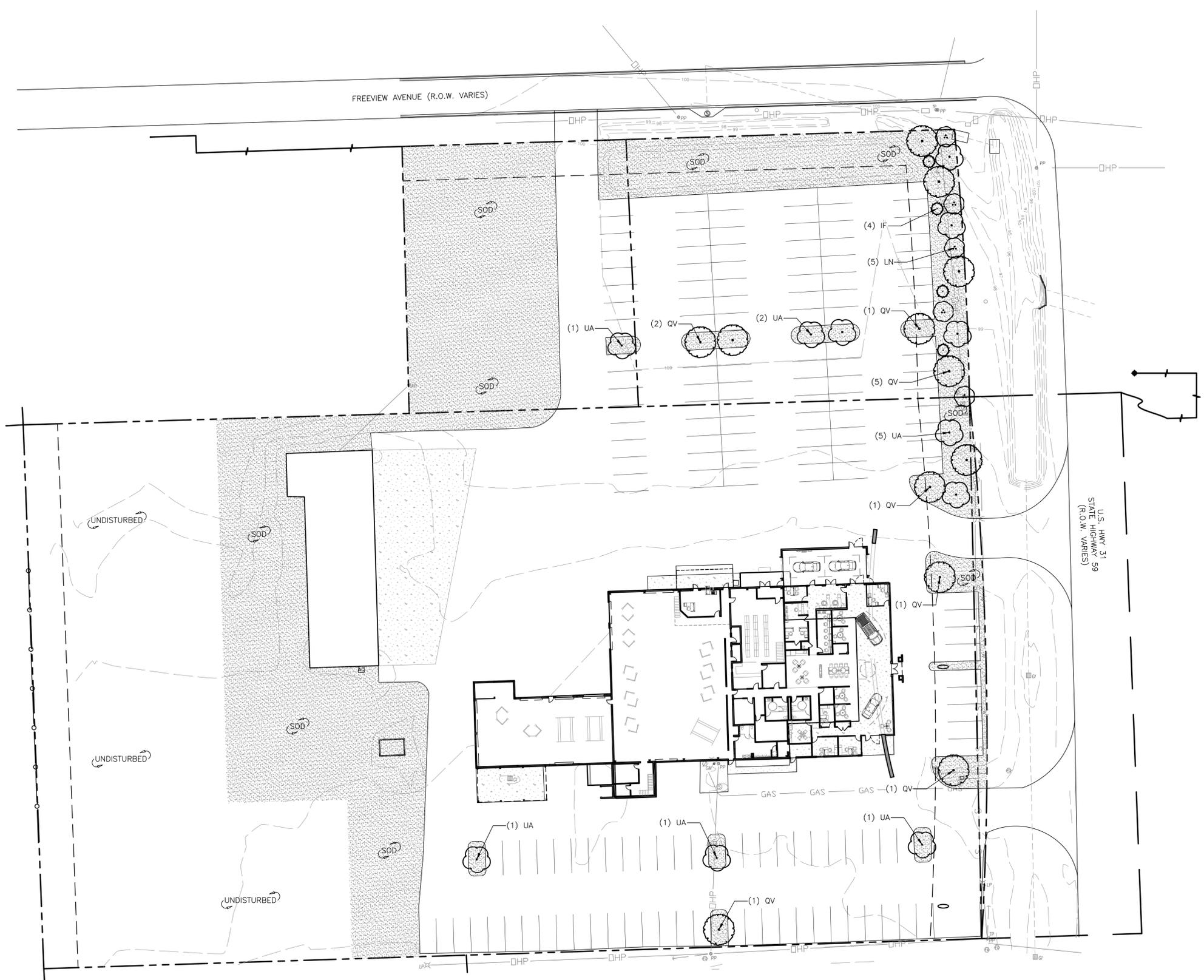
BH	Drawn	
DM	Project Manager	
LCW	Principal	
212047-008	Project No.	
10.19.21	Date	

Sheet Title

**LANDSCAPE
PLANTING PLAN**

Sheet No.

LP100



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
	IF	4	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY STANDARD, TREE-FORM	B&B OR CONT	3" CAL	8' OA
	LN	5	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE MINIMUM 3 TRUNKS, EACH WITH A MINIMUM CALIPER OF 3/4"; FULL HEAD	30 GAL		8'-10'
	QV	12	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	3.5" CAL	12'
	UA	11	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	3.5" CAL	12'
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	
	SOD	49,726 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD		

LANDSCAPE AREA REQUIREMENTS (10.5.1)

Total Site Area:	225,070 s.f.
Required Landscape Area (15%):	33,761 s.f.
Provided Landscape Area:	91,734 s.f.

GREEN BELT TREE REQUIREMENTS (10.6.4)

Trees

1 tree per 25 LF ROW @ 471.0 LF = 18.84 trees

Total Frontage Trees Required: 19 trees

Total Frontage Trees Provided: 19 trees

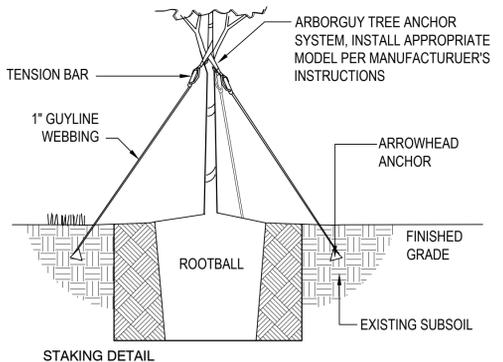
PARKING LOT ISLAND TREE REQUIREMENTS (10.10.4)

Trees

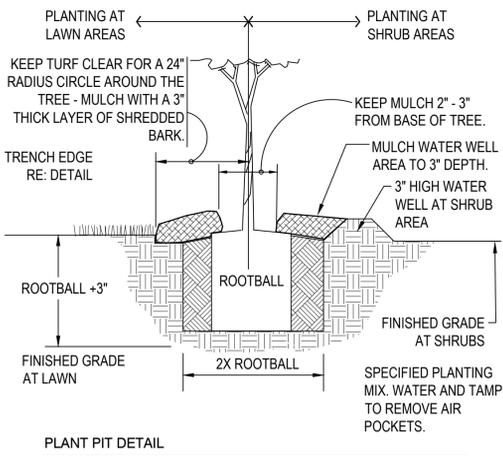
1 tree per 1 island @ 13 islands = 13.00 trees

Total Parking Lot Trees Required: 13 trees

Total Parking Lot Trees Provided: 13 trees

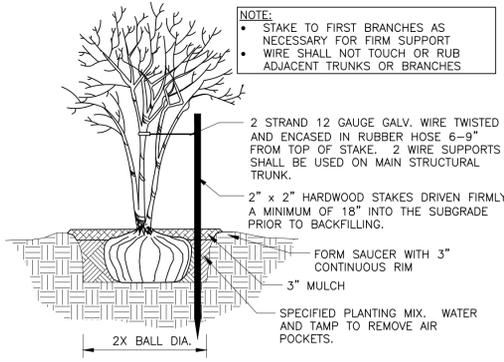


SET ROOTBALL CROWN 1 1/2" HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL FOR POSITIVE DRAINAGE.



1 TREE PLANTING - GUY STRAP

1" = 1'-0"



2 MULTI-TRUNK TREE STAKING

1/2" = 1'-0"

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

PLANT MATERIAL AND PLANTING

- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC. UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDDED HARDWOOD MULCH
 - 3" DEPTH LONGLEAF PINESTRAW, SETTLED
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
- ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

3 GENERAL PLANTING NOTES

1" = 1"

landscape architecture
land planning
placemaking

was DESIGN
landscape architects

Foley, Alabama
P. 251.948.7181

Mobile, Alabama
P. 251.344.4023

Jackson, Mississippi
P. 601.790.0781

Pensacola, Florida
P. 850.203.4252

www.was-design.com

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Chuck Stevens Ford
Bay Minette, Alabama

Revisions		Revisions / Submissions	
No.	Date		
	10.19.21	PERMIT SUBMITTAL	

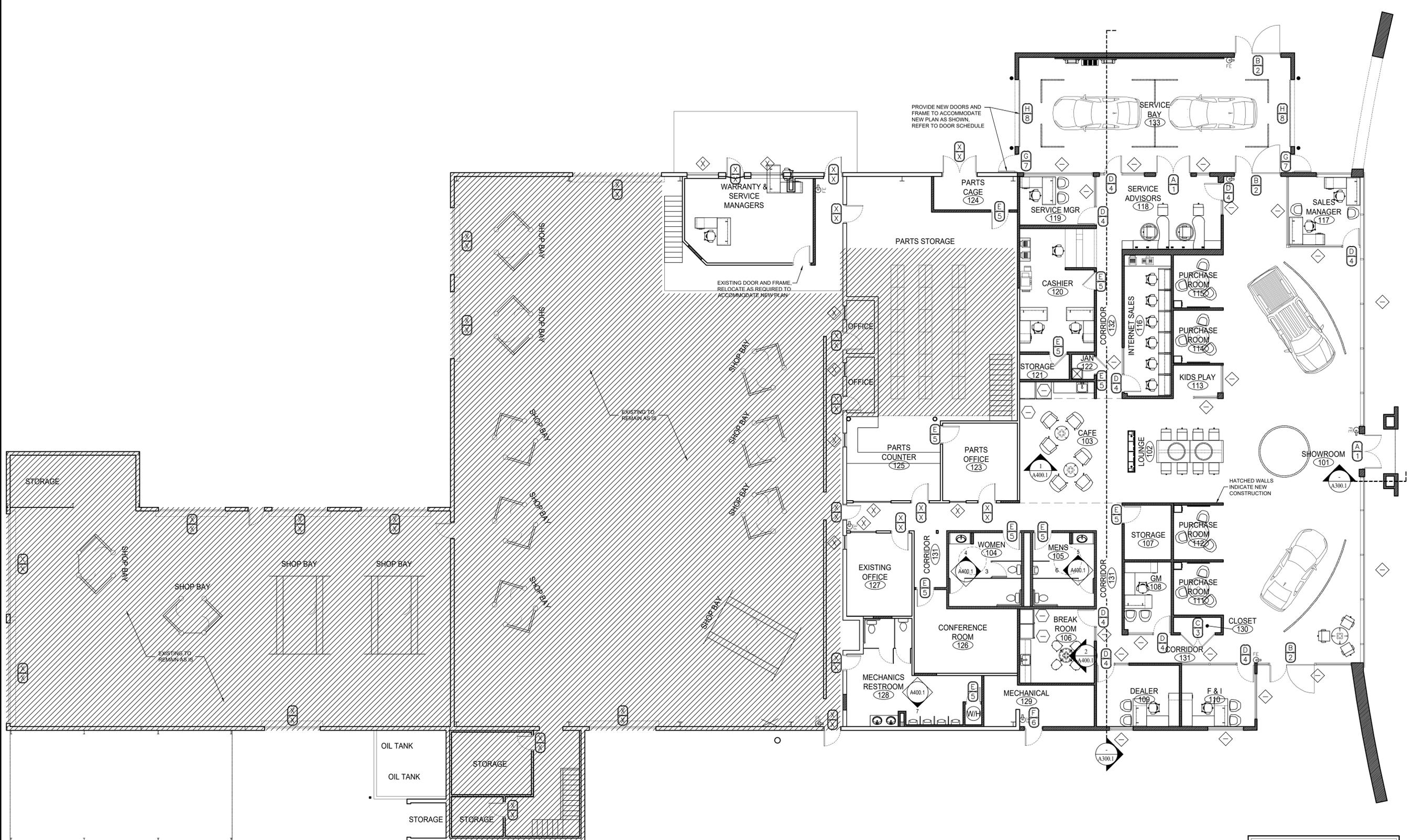
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BH Drawn	Registration
DM Project Manager	
LCW Principal	
212047-008 Project No.	
10.19.21 Date	

Sheet Title

LANDSCAPE PLANTING DETAILS

Sheet No. **LP500**



1 ARCHITECTURAL FLOOR PLAN
SCALE: 1/8"=1'-0"

FLOOR PLAN LEGEND	
	HATCHED WALLS = NEW CONSTRUCTION
	NOT IN SCOPE = NO WORK IN THIS AREA

GENERAL NOTES	
1.	SEE SPECS FOR HARDWARE SCHEDULE
2.	CONTRACTOR IS TO PROVIDE & INSTALL ALL REQUIRED FIRE EXTINGUISHERS IN LOCATIONS AS DESIGNATED IN THE FLOOR PLAN ABOVE. VERIFY ALL LOCATIONS WITH THE LOCAL FIRE INSPECTOR AND THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
	FEC-R FIRE EXTINGUISHER CABINET-RECESSED: SEE PLAN FOR LOCATION
	FEC-W FIRE EXTINGUISHER- WALL MTD.: SEE PLAN FOR LOCATION
	INSTALL ALL FIRE EXTINGUISHERS WITH A RECESSED ENCLOSURE OR BRACKET AS SPECIFIED THAT IS COMPATIBLE WITH EACH UNIT.
3.	SEE SHEET A400.1 FOR EQUIPMENT SCHEDULE.

FLOOR PLAN LEGEND	
	DOOR TYPE DOOR SYMBOL (REFER TO SHEET A500.1) (XX DENOTES EXISTING)
	FRAME TYPE
	WINDOW TYPE (REFER TO SHEET A500.1) (X DENOTES EXISTING)
	EQUIPMENT (REFER TO SHEET A400.1) (X DENOTES EXISTING)
ROOM NAME ROOM #	ROOM FINISH TARGET; SEE SHEET A400.1 FOR ROOM FINISH SCHEDULE

P.O. Box 529
22615 Highway 59 North
Robertsdale, Alabama 36567
Office: 251.947.3864
Fax: 251.947.3138

ADAMS STEWART ARCHITECTS, LLC
Architecture, Planning
Interiors, Construction Administration

FOR REVIEW ONLY

ISSUE	DATE	DESCRIPTION
1	10/23/21	REVIEW DRAWINGS
2		
3		
4		

**Renovations and New Showroom for:
Chuck Stevens Ford**
1304 Highway 31 South
Bay Minette, Alabama

PROJECT NO: 20-021
SHEET NO:
ARCHITECTURAL FLOOR PLAN
A100.2

SIGNAGE REQUIRED:
 21 S.F. FORD SIGN REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH. 888.856.7880

SIGNAGE REQUIRED:
 31 S.F. FORD SIGN REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH. 888.856.7880

TOWER REQUIRED:
 ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ARCONIC REYNOBOND LONG BRUSHED ALUMINUM OR FORD APPROVED EQUAL. PREFABRICATED TOWER PROVIDED & INSTALLED BY "AGI" PH.888.856.7880

SIGNAGE REQUIRED:
 39" HIGH DEALER NAME LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH.888.856.7880

GLAZING SYSTEM REQUIRED:
 CLEAR ANODIZED ALUMINUM CURTAINWALL -OR- STOREFRONT SYSTEM W/ BUTT GLAZING AND HORIZONTAL MULLIONS AT 4'-0" O.C.

BRAND WALL REQUIRED:
 ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ARCONIC REYNOBOND LONG BRUSHED ALUMINUM OR FORD APPROVED EQUAL. PROVIDE BACKING AS REQUIRED, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

METAL CLADDING REQUIRED:
 RIBBED METAL PANELS (EXPOSED, PAINTED FASTENER): ALCOA SLATE GREY OR FORD APPROVED EQUAL. REFER TO WWW.FORDSIGNATUREDESIGN.COM FOR SPECIFICATIONS



GENERAL NOTES:

ANY EXISTING SIGN(S) TO BE RELOCATED, INCLUDING THE BRAND SIGN(S) (PYLON OR MONUMENT) MUST BE PROCESSED THROUGH THE FORD RETAIL I.D. PROGRAM.

LOCAL ARCHITECT TO VERIFY IN FIELD ALL EXISTING BUILDING CONDITIONS.

Preliminary Design



Chuck Stevens Ford

Proposed Front Exterior Elevation

A 601

Date: 09.30.2020
 City / State / Zip: Bay Minette, AL

ADDITIONAL PROTOTYPICAL DRAWINGS AND DETAILS FOR THE FORD SIGNATURE FACILITY DESIGN CAN BE FOUND AT WWW.FORDSIGNATUREDESIGN.COM



For communication of design intent only. Local architect must review for code compliance. These drawings are not suited or intended for construction or fabrication. All contents on this sheet are confidential. Information and all rights therein are and will remain the property of Ford Motor Company.

Scale: 3/32" = 1'-0"



Staff Analysis and Findings

The following standards for reviewing special exception requests are found in *Section 14.4 Establishment and Membership of the Board of Adjustment* of the *Zoning Ordinance of the City of Bay Minette*. The Planning Commission will review the request against the criteria below and will submit an advisory recommendation to the Board of Adjustment. The BOA shall review request against the criteria below and, after a public hearing, will make the final decision only upon the concurring vote of four Board members.

1.) Compliance with the Comprehensive Plan

The property is designated as Single Family on the Future Land Use Map; as is the bulk of property from Daphne Road east to the Railroad and from E Ellis Street south beyond E Hurricane Road. However, that same area plus more is currently zoned R-3, Higher Density Single Family, allowing for the two-family use by Special Exception.

2.) Compliance with any other approved planning document

N/A

3.) Compliance with the standards, goals, and intent of this ordinance

The intent of this ordinance, among others, is to provide for the orderly development of the city, in order to promote the health, safety, convenience, order, prosperity and general welfare of the residents. This proposed use is compatible with the surrounding property and as the properties are currently vacant, development would be beneficial to the area.

4.) The character of the surrounding property, including any pending development activity

This properties are adjacent to an existing single-family residence to the north and what appears to be a vacant residence to the south. To the west, the properties back up to existing single family residential and to the east, the properties front E Hurricane and the railroad tracks. Staff is unaware of any pending development in the area.

5.) Adequacy of public infrastructure to support the proposed development

The property is on a portion of E Hurricane Road that is not paved. To meet BMPD Fire Code requirements, the property owner will be responsible for installing a fire hydrant and the cost of improvements to the roadway for an all-weather surface – approximately 250 feet – and provide space for fire apparatus to turn around. According to NBU, sewer is available but water service is not. The property owner will be responsible for the extension of the waterline, which will also include pipe sizing adequate to provide flow for the required fire hydrant.

6.) Impacts on natural resources, including existing conditions and ongoing post-development conditions

Impacts on natural resources are expected to be nominal.

7.) Compliance with other laws and regulations of the city

According to Section 8.8.3 Special Exceptions, if the Special Exception is approved by the Board of Adjustment, the property owner will be required to submit an application with plans for Site Plan Approval to the Planning Commission.

8.) Compliance with other applicable laws and regulations of other jurisdictions

N/A

9.) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values. Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Negative impacts are expected to be minimal as this property is adjacent to existing residential and along the railroad. The additional development and improvements required to the roadway and waterlines, the proposal is expected to increase area property values.

10.) Overall benefit to the community

The properties are currently undeveloped. The new construction and improvements required to the roadway and waterlines, the proposal is expected to increase area property values.

11.) Compliance with sound planning principles

The intent of this ordinance, among others, is to provide for the orderly development of the city, in order to promote the health, safety, convenience, order, prosperity and general welfare of the residents. This proposed use is compatible with the surrounding property and based on the existing adjacent property, is an orderly progression of development. The existing zoning designation allows for the use through Special Exception process and no obvious reasons for denial have surfaced.

12.) Compliance with the terms and conditions of any zoning approval

N/A

13.) Any other matter relating to the health, safety, and welfare of the community.

N/A

14.) Other matters which may be appropriate

The two lots are considered lots of record and are part of the C.A. Thompson Subdivision No. 6. The plat has a 20 foot right of way extending along the railroad track from E Hurricane an approximate distance of 960 feet to the south. The railroad right of way is approximately 100 feet in width.

Staff Recommendation

Staff recommends that the Special Exception request for construction and use of (1) Duplex per each parcel in a R-3, Higher Density Single Family Residential District be recommended for approval to the Board of Adjustment.

Planning Commission Action

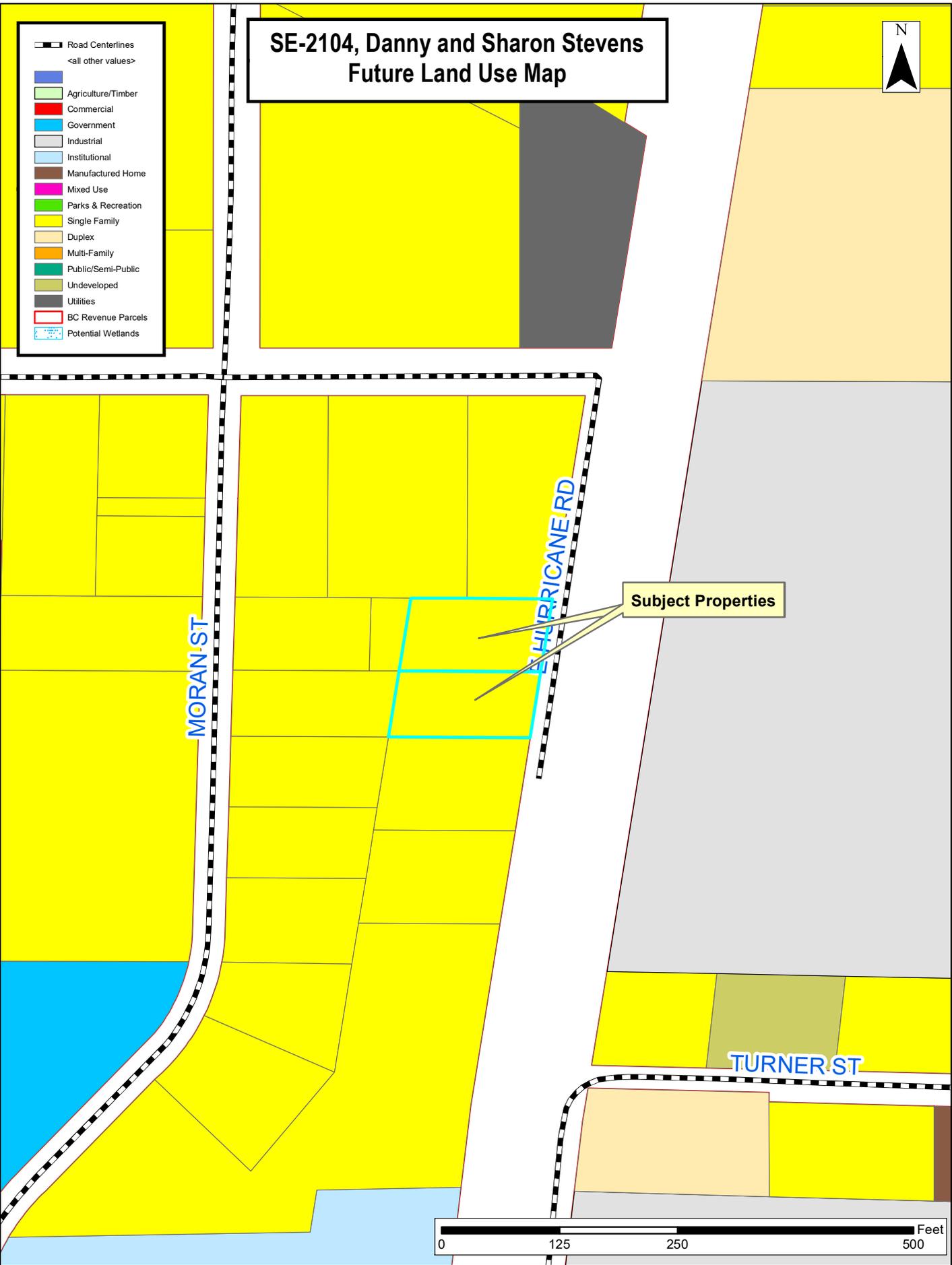
The Planning Commission makes an advisory recommendation to the Board of Adjustment and has the option to:

- Recommend Approval to the Board of Adjustment
- Recommend Approval with Conditions to the Board of Adjustment
- Recommend Denial to the Board of Adjustment, with stated factors for the denial
- Tabled due to lack of information

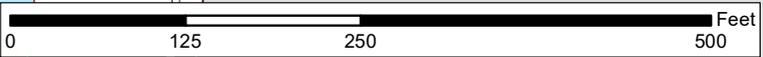
SE-2104, Danny and Sharon Stevens Future Land Use Map



- Road Centerlines
<all other values>
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities
- BC Revenue Parcels
- Potential Wetlands



Subject Properties



SE-2104, Danny and Sharon Stevens Future Land Use Map

-  Road Centerlines
-  BC Revenue Parcels
-  Potential Wetlands
-  Unknown Zoning Designation
-  R-A Rural Residential and Agricultural Zone District
-  R-1 Low Density Single Family Residential District
-  R-2 Medium Density Single Family Residential District
-  R-3 Higher Density Single-Family Residential District
-  R-4 High Density Multi-Family Residential District
-  R-5 Manufactured/Mobile Home Residential District
-  B-1 Local Business District
-  B-2 General Business District
-  B-2 General Business District (Historical District)
-  M-1 Light Industrial District
-  M-2 General Industrial District
-  PUD Planned Unit Development



M2

M2

M2

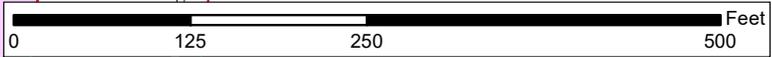
R3

B1

B1

Subject Properties

TURNER ST



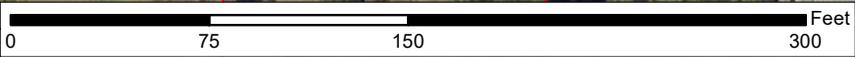
SE-2104, Danny and Sharon Stevens Future Land Use Map



-  Road Centerlines
-  BC Revenue Parcels
-  Potential Wetlands

E HURRICANE RD

Subject Properties





City of Bay Minette

Special Exception Application

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_Planning@ci.bay-minette.al.us

<i>Office Use Only</i>	
SE - <u>2104</u>	
Fee: \$250	
Paid: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	
<input type="checkbox"/> Check - # _____	

Are you the property owner? Yes No

(If you are not the property owner you must submit an Agent Authorization Form signed by the property owner)

SHARRON A STEVENS

Name: DANNY P. STEVENS SR + Date: AUG. 25, 2021

Mailing Address: P.O. Box 366

City: BAYMINETTE State: AL Zip Code: 36507

Phone Number: 251-599-1443 Email: DANNY.STEVENS@ATT.NET
251-377-6348

Site Information

Property Address: NO PRESENT ADDRESS

or Property Location: BAYMINETTE, BETWEEN SOUTHERN MOST PART OF MORAN ST., + RAIL ROAD TRACK, BEHIND 1005 MORAN ST

*Parcel No.: 05-23-05-1-000.003.002 *PPIN No.: 7783

*Parcel or PPIN information must be completed
05-23-05-21-1-000.003.012 PPIN 203439

Current Zoning: SINGLE FAMILY

The purpose of this Special Exception is to allow:

DANNY + SHARRON TO CHANGE THE ZONING TO ALLOW 2 DUPLEXES TO BE BUILT ON THESE PARCELS

What grounds or conditions exist to warrant the approval of the Special Exception? WE FEEL THAT THERE

**Special Exception ordinance excerpt and review criteria is included in packet*

IS NOT ANY EXISTING GROUNDS TO WARRANT THIS EXCEPTION. BUT WE WILL ASSURE THE COMMITTEES THAT WE WILL COMPLY WITH ALL ORDINANCES THAT IS REQUESTED. WE FEEL THAT THESE UNITS WILL ADD VALUE TO THIS AREA OF BAYMINETTE, AS WELL AS TO ADD A SAFE HEATHY ENVIRONMENT FOR OUR GROWING CITY.

I, the undersigned applicant, understands that payment of these fees does not entitle me to approval of this Special Exception and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Danny P. Stevens Sr. / *Sharon A. Stevens* Aug. 25, 2021

Signature of Applicant (Owner of Property or Authorized Agent)

Date

Submittal Requirements

- Application
- Fee
- Agent Authorization Form (if applicant is not the owner)
- Complete Legal Description of Property
- Plot Plan or Survey – indicating any existing structures, proposed structures, and setbacks from property lines.