

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

A Landscape Development Plan for
Colonial Traditions Ph. 3a
Gulf Shores, Alabama

Revisions		
No.	Date	Revisions / Submissions
12.08.25		CITY SUBMITTAL
01.16.26		CITY SUBMITTAL

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BC Drawn	
VTW Project Manager	
LCW Principal	
253554-001 Project No.	
12.08.25 Date	

Sheet Title

**MASTER PLAN
RENDERING**

Sheet No.
MP100



1 LANDSCAPE MASTER PLAN
Scale: 1" = 40'



SITE DATA:
 CURRENT ZONING: PUD
 TYP. SINGLE-FAMILY RESIDENTIAL LOT SIZE: 46'x120'
 LIN. FT. STREETS: 979 LF
 LIN. FT. ALLEYS: 1,687 LF
 NUMBER OF LOTS: 43
 LARGEST LOT: 8,220 SF (LOT 43)
 SMALLEST LOT: 5,502 SF (LOT 1)
 DENSITY: 4.05 UNITS/AC
 TOTAL AREA: 10.63 AC±

UTILITY PROVIDERS:
 ELECTRIC: BALDWIN EMC
 WATER: GULF SHORES UTILITIES
 SEWER: GULF SHORES UTILITIES
 GAS: RIVIERA

DEVELOPER/OWNER:
 DILWORTH DEVELOPMENT, INC.
 2124 MOORES MILL RD.
 AUBURN, AL 36830
 PARCEL #05-61-09-29-4-001-002.008
 (INS #1969174)

SURVEYOR/ENGINEER:
 DEWBERRY
 25353 FRIENDSHIP RD.
 DAPHNE, AL 36526
 VICTOR L. GERMAIN, PLS #38473
 JASON N. ESTES, PE #22714

PURPOSE STATEMENT
 THE PURPOSE OF THE SUBDIVISION IS TO CREATE 43 ADDITIONAL SINGLE-FAMILY RESIDENTIAL LOTS TO THE COLONIAL TRADITIONS PUD.

WETLAND NOTICE
 BY APPROVAL OF THIS PLAN, THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ANY LOT DELINEATED ON THIS PLAN WHICH MAY BE ENCUMBERED BY ANY WETLANDS IS OR WILL BE SUITABLE FOR IMPROVEMENT OR OTHER DEVELOPMENT.

PURCHASERS ARE ON NOTICE THAT IMPROVEMENT OF PROPERTY ENCUMBERED BY WETLANDS WILL REQUIRE SEPARATE PERMITTING BY FEDERAL AND/OR STATE AUTHORITIES UNDER SUCH LAW AND REGULATIONS GOVERNING WETLANDS AS MAY BE IN EFFECT FROM TIME TO TIME.

FLOOD ZONE INFORMATION:
 THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100302904, COMMUNITY NUMBER 015000, PANEL NUMBER 0929, SUFFIX M, AND MAP NUMBER 010030933M, COMMUNITY NUMBER 015000, PANEL NUMBER 0933, SUFFIX M, MAPS EFFECTIVE DATE APRIL 19, 2019.

CERTIFICATE OF COVENANTS AND RESTRICTIONS RECORDED:
 REFERENCE THE SUPPLEMENTAL DECLARATION TO THE DECLARATION OF PROTECTIVE COVENANTS OF COLONIAL TRADITIONS PHASE 3A AS RECORDED IN INSTRUMENT NUMBER _____ PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

JACK EDWARDS AIRPORT HEIGHT OVERLAY DISTRICT:
 ALL LOTS OF THIS SUBDIVISION ARE LOCATED WITHIN THE JACK EDWARDS AIRPORT HEIGHT ZONING OVERLAY DISTRICT AND SHALL BE SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 831 OR TO THE PROVISIONS OF ANY SUPERSEDING ORDINANCE OR AMENDMENT THERETO.

CERTIFICATION OF OWNERSHIP AND DEDICATION:
 THIS IS TO CERTIFY THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAN, AND THAT WE 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, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS RECORDED IN A SEPARATE DOCUMENT.

DATED THIS _____ DAY OF _____ 2025.

BY: DILWORTH DEVELOPMENT, INC.

BY: _____ SIGNATURE _____ PRINT _____

ITS: _____

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA: _____
 COUNTY OF BALDWIN: _____
 I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF DILWORTH DEVELOPMENT, INC. IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND WITH AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR SAID COMPANY.
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2025.

MY COMMISSION EXPIRES: _____

CERTIFICATION BY GULF SHORES UTILITIES:
 THE UTILITIES BOARD OF THE CITY OF GULF SHORES HEREBY CERTIFIES THAT, AS OF THE DATE OF THIS CERTIFICATION, POTABLE WATER SERVICE (IS/IS NOT) AVAILABLE AND SANITARY SEWER SERVICE (IS/IS NOT) AVAILABLE TO THE PROPERTY DESCRIBED BY THIS PLAN TAKEN AS A WHOLE. THE BOARD DOES NOT CERTIFY THAT THE INFRASTRUCTURE NECESSARY TO PROVIDE POTABLE WATER SERVICE AND SANITARY SEWER SERVICE TO THE INDIVIDUAL LOTS SHOWN ON THIS PLAN HAS BEEN INSTALLED AS OF THE DATE OF THIS CERTIFICATION OR WILL BE INSTALLED IN THE FUTURE. FURTHER, THE BOARD MAKES NO STATEMENT REGARDING AND ASSUMES NO RESPONSIBILITY FOR ANY PARTICULAR OF THIS PLAN NOT ASSOCIATED WITH PROVISIONS OF POTABLE WATER AND SANITARY SEWER SERVICE TO THE PROPERTY DESCRIBED BY THIS PLAN TAKEN AS A WHOLE AND HEREBY AFFIRMATIVELY DISCLAIMS ANY SUCH RESPONSIBILITY.

GENERAL MANAGER SIGNATURE _____ DATE _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC:
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING:
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAN AND HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE FIRE MARSHAL OF GULF SHORES, ALABAMA:
 APPROVED BY THE FIRE MARSHAL OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAN THE FIRE MARSHAL OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

FIRE MARSHAL _____ DATE _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF GULF SHORES, ALABAMA:
 APPROVED BY THE CITY OF GULF SHORES PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAN THE PLANNING COMMISSION OF THE CITY OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CHAIRMAN _____ DATE _____

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR OF GULF SHORES, ALABAMA:

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF GULF SHORES BY APPROVAL OF THIS SUBDIVISION PLAN THE PLANNING DIRECTOR OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER OF GULF SHORES, ALABAMA:

APPROVED BY THE CITY ENGINEER OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAN THE CITY ENGINEER OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CITY ENGINEER _____ DATE _____

AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:

I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR DEWBERRY HOLDING LICENSE NUMBER 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS SHOWN ON THIS PLAN IN CONFORMANCE WITH APPLICABLE CODES AND LAWS, THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, AND THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF GULF SHORES OR BALDWIN COUNTY, AS APPLICABLE. I FURTHER CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTION AND FIND THAT IT CONFORMS TO THE DESIGNED IMPROVEMENTS SHOWN ON THIS PLAN.

JASON N. ESTES _____ DATE _____

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. COMMON AREAS AND STORMWATER FACILITIES ARE NOT THE RESPONSIBILITY OF THE CITY OF GULF SHORES TO MAINTAIN AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE SHOWN.
5. THERE IS A DEDICATED DRAINAGE, UTILITY AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF ALL COMMON AREAS.
6. THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAYS.
7. THERE IS DEDICATED HERewith A 5 FOOT DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE PRIVATE ALLEYS.
8. THERE IS DEDICATED HERewith A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES FOR LOTS 9B THROUGH 10B.
9. MAINTENANCE OF PRIVATE ALLEYS WILL BE ADEQUATELY AND CONTINUOUSLY FINANCED BY ASSESSMENTS AGAINST ADJOINING PROPERTIES ESTABLISHED BY COVENANTS AND ADMINISTERED THROUGH A HOME OWNERS ASSOCIATION.
10. THERE IS DEDICATED HERewith A 20 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS (10 FEET EACH SIDE IF COMMON LOT LINES) AND A 10 FOOT DRAINAGE EASEMENT (5 FEET EACH SIDE) ALONG ALL SIDE LOT LINES.
11. FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE MINIMUM.

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
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 IN MARCH 6, 2025; AND IS RECORDED IN FIELD BOOK 338 PAGE 65 AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE, DATUM NAD83 (2011).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 83.
8. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
9. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
10. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
11. IMPROVEMENTS MAYBE EXAGGERATED FOR CLARITY.
12. SOURCE OF INFORMATION: COLONIAL TRADITIONS, SLIDE 2382-D & E, RE-RECORDED IN SLIDE 2919-A & B INSTRUMENT #1969174; COLONIAL TRADITIONS PHASE 1, SLIDE 2897-A, B & C, COLONIAL TRADITIONS PHASE 2, SLIDE 2939-A, B, C & D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

LEGAL DESCRIPTION:

LOT 7A, A RESUBDIVISION OF LOT 7, COLONIAL TRADITIONS, AS RECORDED AT SLIDE _____ IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

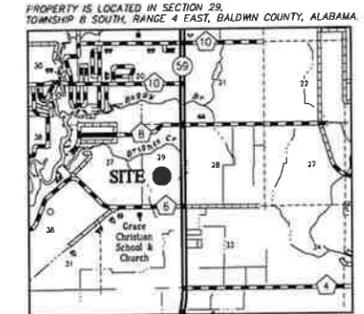
(DESCRIPTION COMPILED FROM PROBATE RECORDS AND FIELD SURVEY)

SURVEYOR'S CERTIFICATE:

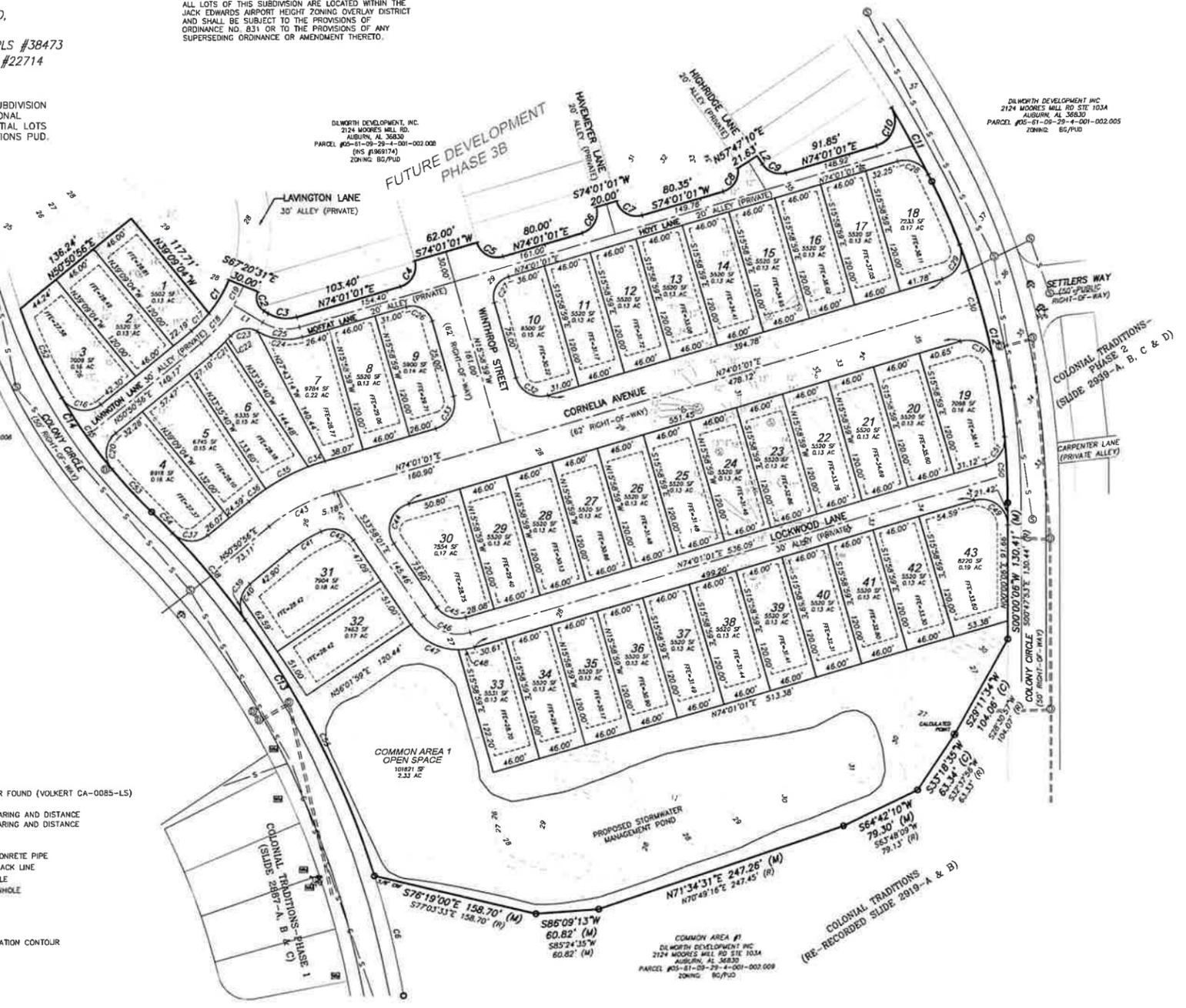
STATE OF ALABAMA
 COUNTY OF BALDWIN
 WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAN OF THE DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

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.

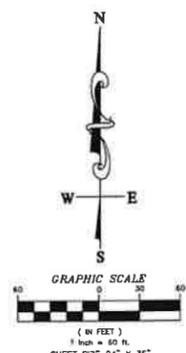
VICTOR L. GERMAIN, AL P.L.S. NO. 38473 DATE _____
 DEWBERRY
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



VICINITY MAP
 1" = 1 MILE



LINE	BEARING	DISTANCE	AREA	REMARKS
1	S74°01'01"W	20.00'		LOT 1
2	N74°01'01"E	46.00'		LOT 1
3	S74°01'01"W	20.00'		LOT 1
4	N74°01'01"E	46.00'		LOT 1
5	S74°01'01"W	20.00'		LOT 1
6	N74°01'01"E	46.00'		LOT 1
7	S74°01'01"W	20.00'		LOT 1
8	N74°01'01"E	46.00'		LOT 1
9	S74°01'01"W	20.00'		LOT 1
10	N74°01'01"E	46.00'		LOT 1
11	S74°01'01"W	20.00'		LOT 1
12	N74°01'01"E	46.00'		LOT 1
13	S74°01'01"W	20.00'		LOT 1
14	N74°01'01"E	46.00'		LOT 1
15	S74°01'01"W	20.00'		LOT 1
16	N74°01'01"E	46.00'		LOT 1
17	S74°01'01"W	20.00'		LOT 1
18	N74°01'01"E	46.00'		LOT 1
19	S74°01'01"W	20.00'		LOT 1
20	N74°01'01"E	46.00'		LOT 1
21	S74°01'01"W	20.00'		LOT 1
22	N74°01'01"E	46.00'		LOT 1
23	S74°01'01"W	20.00'		LOT 1
24	N74°01'01"E	46.00'		LOT 1
25	S74°01'01"W	20.00'		LOT 1
26	N74°01'01"E	46.00'		LOT 1
27	S74°01'01"W	20.00'		LOT 1
28	N74°01'01"E	46.00'		LOT 1
29	S74°01'01"W	20.00'		LOT 1
30	N74°01'01"E	46.00'		LOT 1
31	S74°01'01"W	20.00'		LOT 1
32	N74°01'01"E	46.00'		LOT 1
33	S74°01'01"W	20.00'		LOT 1
34	N74°01'01"E	46.00'		LOT 1
35	S74°01'01"W	20.00'		LOT 1
36	N74°01'01"E	46.00'		LOT 1
37	S74°01'01"W	20.00'		LOT 1
38	N74°01'01"E	46.00'		LOT 1
39	S74°01'01"W	20.00'		LOT 1
40	N74°01'01"E	46.00'		LOT 1
41	S74°01'01"W	20.00'		LOT 1
42	N74°01'01"E	46.00'		LOT 1
43	S74°01'01"W	20.00'		LOT 1
44	N74°01'01"E	46.00'		LOT 1
45	S74°01'01"W	20.00'		LOT 1
46	N74°01'01"E	46.00'		LOT 1
47	S74°01'01"W	20.00'		LOT 1
48	N74°01'01"E	46.00'		LOT 1
49	S74°01'01"W	20.00'		LOT 1
50	N74°01'01"E	46.00'		LOT 1
51	S74°01'01"W	20.00'		LOT 1
52	N74°01'01"E	46.00'		LOT 1
53	S74°01'01"W	20.00'		LOT 1
54	N74°01'01"E	46.00'		LOT 1
55	S74°01'01"W	20.00'		LOT 1
56	N74°01'01"E	46.00'		LOT 1
57	S74°01'01"W	20.00'		LOT 1
58	N74°01'01"E	46.00'		LOT 1
59	S74°01'01"W	20.00'		LOT 1
60	N74°01'01"E	46.00'		LOT 1
61	S74°01'01"W	20.00'		LOT 1
62	N74°01'01"E	46.00'		LOT 1
63	S74°01'01"W	20.00'		LOT 1
64	N74°01'01"E	46.00'		LOT 1
65	S74°01'01"W	20.00'		LOT 1
66	N74°01'01"E	46.00'		LOT 1
67	S74°01'01"W	20.00'		LOT 1
68	N74°01'01"E	46.00'		LOT 1
69	S74°01'01"W	20.00'		LOT 1
70	N74°01'01"E	46.00'		LOT 1
71	S74°01'01"W	20.00'		LOT 1
72	N74°01'01"E	46.00'		LOT 1
73	S74°01'01"W	20.00'		LOT 1
74	N74°01'01"E	46.00'		LOT 1
75	S74°01'01"W	20.00'		LOT 1
76	N74°01'01"E	46.00'		LOT 1
77	S74°01'01"W	20.00'		LOT 1
78	N74°01'01"E	46.00'		LOT 1
79	S74°01'01"W	20.00'		LOT 1
80	N74°01'01"E	46.00'		LOT 1
81	S74°01'01"W	20.00'		LOT 1
82	N74°01'01"E	46.00'		LOT 1
83	S74°01'01"W	20.00'		LOT 1
84	N74°01'01"E	46.00'		LOT 1
85	S74°01'01"W	20.00'		LOT 1
86	N74°01'01"E	46.00'		LOT 1
87	S74°01'01"W	20.00'		LOT 1
88	N74°01'01"E	46.00'		LOT 1
89	S74°01'01"W	20.00'		LOT 1
90	N74°01'01"E	46.00'		LOT 1
91	S74°01'01"W	20.00'		LOT 1
92	N74°01'01"E	46.00'		LOT 1
93	S74°01'01"W	20.00'		LOT 1
94	N74°01'01"E	46.00'		LOT 1
95	S74°01'01"W	20.00'		LOT 1
96	N74°01'01"E	46.00'		LOT 1
97	S74°01'01"W	20.00'		LOT 1
98	N74°01'01"E	46.00'		LOT 1
99	S74°01'01"W	20.00'		LOT 1
100	N74°01'01"E	46.00'		LOT 1



COLONIAL TRADITIONS PHASE 3A

A RE-SUB OF LOT 7A, COLONIAL TRADITIONS (SLIDE 2919-A & B)

PRELIMINARY PLAT - NOT FOR RECORDING
 NOVEMBER 25, 2025 - SHEET 1 OF 1

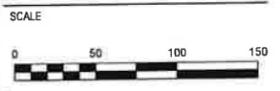
PRELIMINARY PLAT - FOR REVIEW			
DESIGN	XXX	DRAWN	A.S.C./V.L.G.
ENG	J.N.E	SURVEYOR	V.L.G.
CHKD.		PROJ MGR	C.C.B.
SCALE		1"=60'	
PROJ. NO.		50185608	
FILE		50185608_PRELIM	
SHEET		1 OF 1	



**COLONIAL TRADITIONS
PHASE 3A
VALOR COMMUNITIES
GULF SHORES, ALABAMA**



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

DRAWN BY	lbg
DESIGNED BY	ccb
APPROVED BY	jpe
CHECKED BY	ccb
DATE	December 2025

**GRADING &
DRAINAGE PLAN**

PROJECT NO. 50190519

C3.0

SHEET NO.

ID NO.	DETAILS
A2	INSTALL GUTTER INLET THROAT ELEV. 26.72 PIPE 4" INV ELEV IN: 21.04 (PIPE 4) PIPE 4" INV ELEV IN: 21.50 (PIPE 41) INV ELEV OUT: 21.04 (PIPE 2)
A4	INSTALL GUTTER INLET THROAT ELEV. 25.57 PIPE 3" INV ELEV IN: 21.47 (PIPE 5) PIPE 3" INV ELEV IN: 21.47 (PIPE 7) PIPE 12" INV ELEV IN: 21.47 (PIPE 17) INV ELEV OUT: 21.47 (PIPE 4)
A5	INSTALL S2 INLET THROAT ELEV. 24.09 PIPE 8" INV ELEV IN: 21.70 (PIPE 6) INV ELEV OUT: 21.70 (PIPE 5)
A6	INSTALL S2 INLET THROAT ELEV. 24.09 INV ELEV OUT: 21.84 (PIPE 6)
A7	INSTALL S1 INLET THROAT ELEV. 25.64 PIPE 8" INV ELEV IN: 22.50 (PIPE 8) INV ELEV OUT: 21.69 (PIPE 7)
A8	INSTALL S2 INLET THROAT ELEV. 26.85 PIPE 8" INV ELEV IN: 23.72 (PIPE 9) PIPE 11" INV ELEV IN: 23.72 (PIPE 11) INV ELEV OUT: 23.72 (PIPE 8)
A9	INSTALL S1 INLET THROAT ELEV. 30.50 PIPE 12" INV ELEV IN: 24.74 (PIPE 10) INV ELEV OUT: 24.74 (PIPE 9)
A10	INSTALL S1 INLET THROAT ELEV. 30.84 INV ELEV OUT: 24.94 (PIPE 10)
A11	INSTALL S2 INLET THROAT ELEV. 26.85 PIPE 12" INV ELEV IN: 23.92 (PIPE 12) INV ELEV OUT: 23.92 (PIPE 11)
A12	INSTALL S1 INLET THROAT ELEV. 27.00 PIPE 14" INV ELEV IN: 24.22 (PIPE 14) PIPE 13" INV ELEV IN: 24.22 (PIPE 13) INV ELEV OUT: 24.22 (PIPE 13)
A13	INSTALL S1 INLET THROAT ELEV. 27.00 INV ELEV OUT: 24.42 (PIPE 13)
A14	INSTALL GUTTER INLET THROAT ELEV. 28.01 PIPE 15" INV ELEV IN: 24.74 (PIPE 15) INV ELEV OUT: 24.74 (PIPE 14)
A15	INSTALL GUTTER INLET THROAT ELEV. 30.00 PIPE 16" INV ELEV IN: 26.00 (PIPE 16) INV ELEV OUT: 26.00 (PIPE 15)
A16	INSTALL GUTTER INLET THROAT ELEV. 34.13 INV ELEV OUT: 29.62 (PIPE 16)
A17	INSTALL GUTTER INLET THROAT ELEV. 36.77 PIPE 18" INV ELEV IN: 22.16 (PIPE 18) INV ELEV OUT: 22.16 (PIPE 17)
A18	INSTALL YARD INLET THROAT ELEV. 28.40 INV ELEV OUT: 22.55 (PIPE 16)
D1	INSTALL YARD INLET THROAT ELEV. 25.00 INV ELEV OUT: 20.00 (PIPE 40)
D2	INSTALL GUTTER INLET THROAT ELEV. 27.98 INV ELEV OUT: 24.00 (PIPE 41)
JB1	INSTALL JUNCTION BOX THROAT ELEV. 25.00 PIPE 50" INV ELEV IN: 17.56 (PIPE 50)

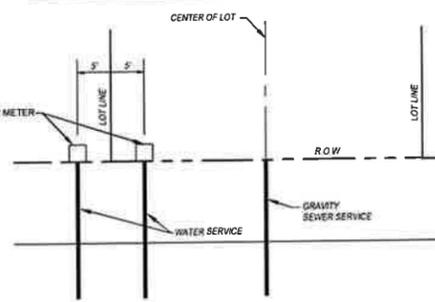
PIPE NAME	SIZE
2	INSTALL 56 LF OF 31.3"x51.1" ARCP INV ELEV IN: 21.04 INV ELEV OUT: 18.00 SLOPE: 5.28%
4	INSTALL 134 LF OF 26.6"x43.75" ARCP INV ELEV IN: 21.47 INV ELEV OUT: 21.04 SLOPE: 0.31%
5	INSTALL 71 LF OF 18"x28.5" ARCP INV ELEV IN: 21.70 INV ELEV OUT: 21.47 SLOPE: 0.31%
6	INSTALL 37 LF OF 18"x28.5" ARCP INV ELEV IN: 21.84 INV ELEV OUT: 21.70 SLOPE: 0.35%
7	INSTALL 41 LF OF 22.5"x38.25" ARCP INV ELEV IN: 21.59 INV ELEV OUT: 21.47 SLOPE: 0.50%
8	INSTALL 171 LF OF 30" RCP INV ELEV IN: 23.72 INV ELEV OUT: 22.50 SLOPE: 0.70%
9	INSTALL 200 LF OF 18" RCP INV ELEV IN: 24.74 INV ELEV OUT: 23.72 SLOPE: 0.50%
10	INSTALL 37 LF OF 18" RCP INV ELEV IN: 24.94 INV ELEV OUT: 24.74 SLOPE: 0.50%
11	INSTALL 37 LF OF 30" RCP INV ELEV IN: 23.92 INV ELEV OUT: 23.72 SLOPE: 0.50%
12	INSTALL 55 LF OF 24" RCP INV ELEV IN: 24.22 INV ELEV OUT: 23.92 SLOPE: 0.50%
13	INSTALL 37 LF OF 18" RCP INV ELEV IN: 24.42 INV ELEV OUT: 24.22 SLOPE: 0.50%
14	INSTALL 100 LF OF 18" RCP INV ELEV IN: 24.74 INV ELEV OUT: 24.22 SLOPE: 0.50%
15	INSTALL 126 LF OF 18" RCP INV ELEV IN: 26.00 INV ELEV OUT: 24.74 SLOPE: 0.97%
16	INSTALL 146 LF OF 18" RCP INV ELEV IN: 28.62 INV ELEV OUT: 26.00 SLOPE: 2.42%
17	INSTALL 221 LF OF 36" RCP INV ELEV IN: 22.16 INV ELEV OUT: 21.47 SLOPE: 0.31%
18	INSTALL 126 LF OF 36" RCP INV ELEV IN: 22.16 INV ELEV OUT: 22.55 SLOPE: 0.29%
40	INSTALL 39 LF OF 18" RCP INV ELEV IN: 20.00 INV ELEV OUT: 19.00 SLOPE: 2.39%
41	INSTALL 196 LF OF 18" RCP INV ELEV IN: 24.00 INV ELEV OUT: 21.50 SLOPE: 1.24%
50	INSTALL 57 LF OF 36" RCP INV ELEV IN: 18.00 INV ELEV OUT: 17.56 SLOPE: 0.73%



E
D
C
B
A

NOTE: ALL FIRE HYDRANTS TO BE MUELLER MANUFACTURER.

NOTE: ALL UTILITY INSTALLATIONS (WATER & SEWER) SHALL CONFORM WITH GULF SHORES UTILITIES SPECIFICATIONS IN PLACE AT THE TIME OF THE PRE-CONSTRUCTION MEETING.



WATER SERVICE & SEWER LATERAL LOCATION PLAN

NOTE: LOCATION OF THE WATER SERVICES AND SANITARY SEWER LATERALS SHALL BE MARKED IN THE CONCRETE GUTTER WITH THE LETTER "W" FOR WATER SERVICE AND "S" FOR THE SEWER LATERALS.

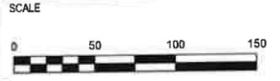


2333 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

**COLONIAL TRADITIONS
PHASE 3A
VALOR COMMUNITIES
GULF SHORES, ALABAMA**



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

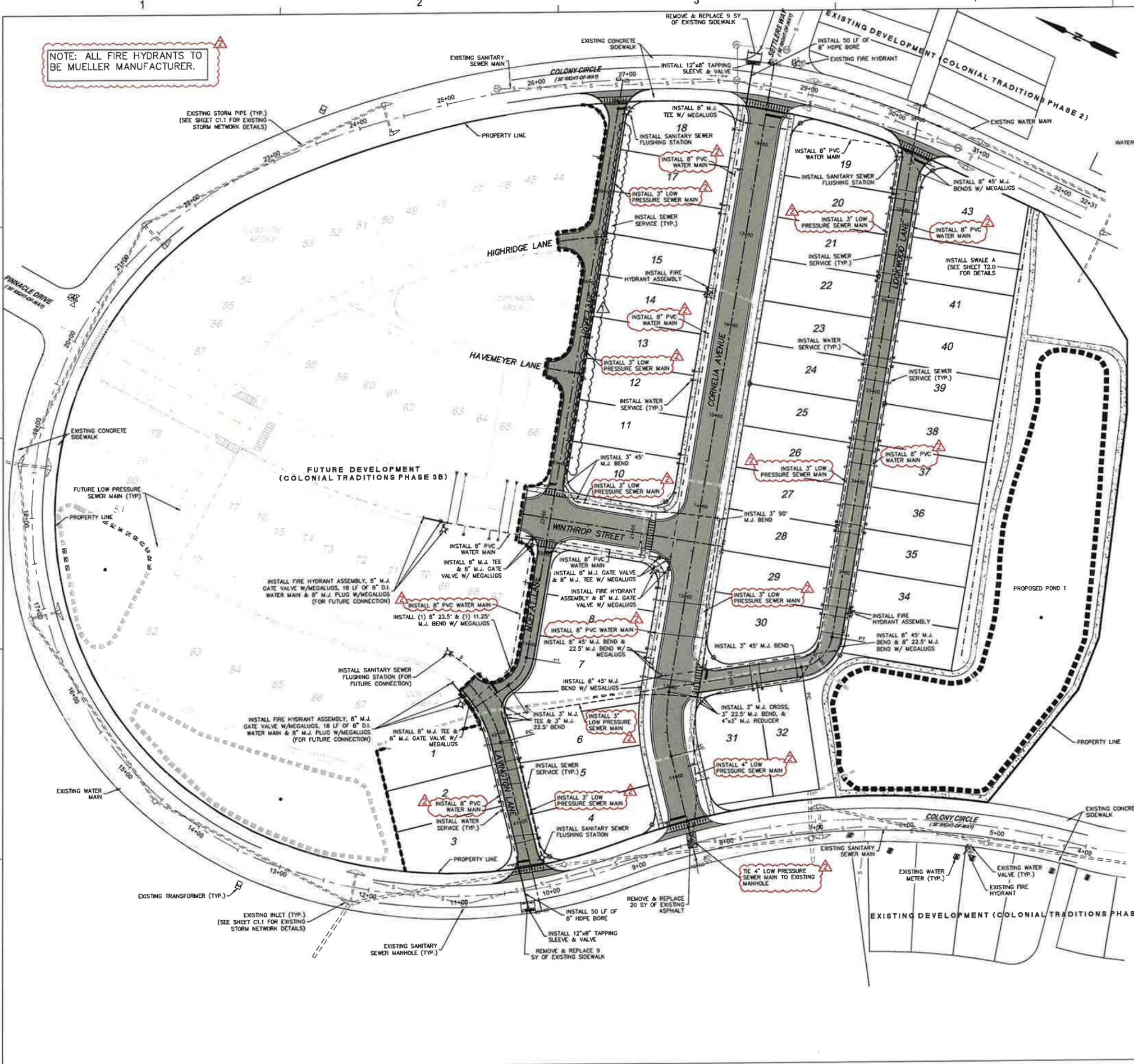
DRAWN BY	lbg
DESIGNED BY	ccb
APPROVED BY	jpe
CHECKED BY	ccb
DATE	December 2025

TITLE
WATER AND SEWER PLAN

PROJECT NO. 50190518

C4.0

SHEET NO.



**COLONIAL TRADITIONS
PHASE 3A
VALOR COMMUNITIES
GULF SHORES, ALABAMA**



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

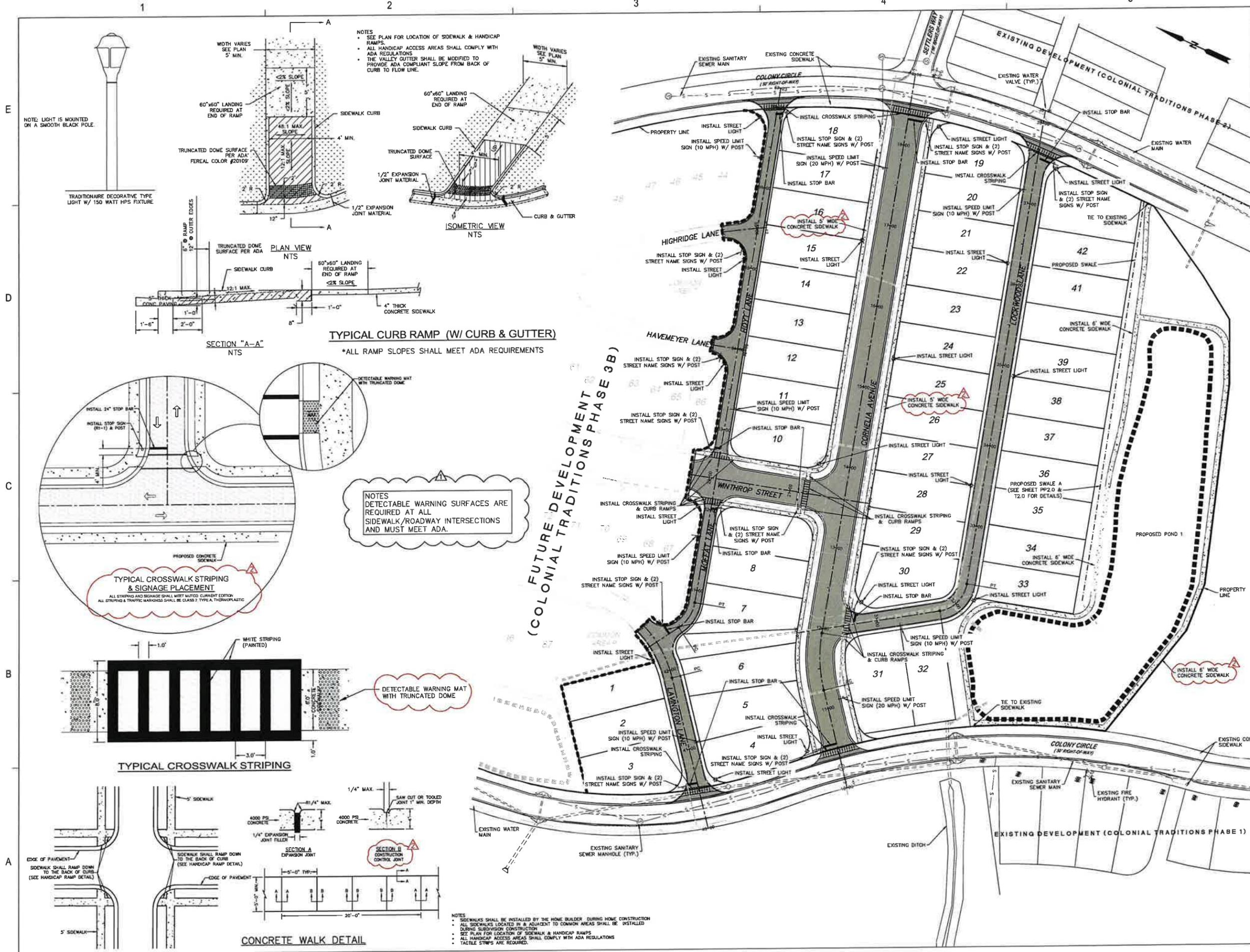
DRAWN BY	lgg/czb
DESIGNED BY	lgg
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

TITLE
**SIDEWALK, SIGNAGE
& LIGHTING PLAN**

PROJECT NO. 50190518

C5.0

SHEET NO.





**PRELIMINARY
NOT FOR
CONSTRUCTION**

SCALE
N/A

NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

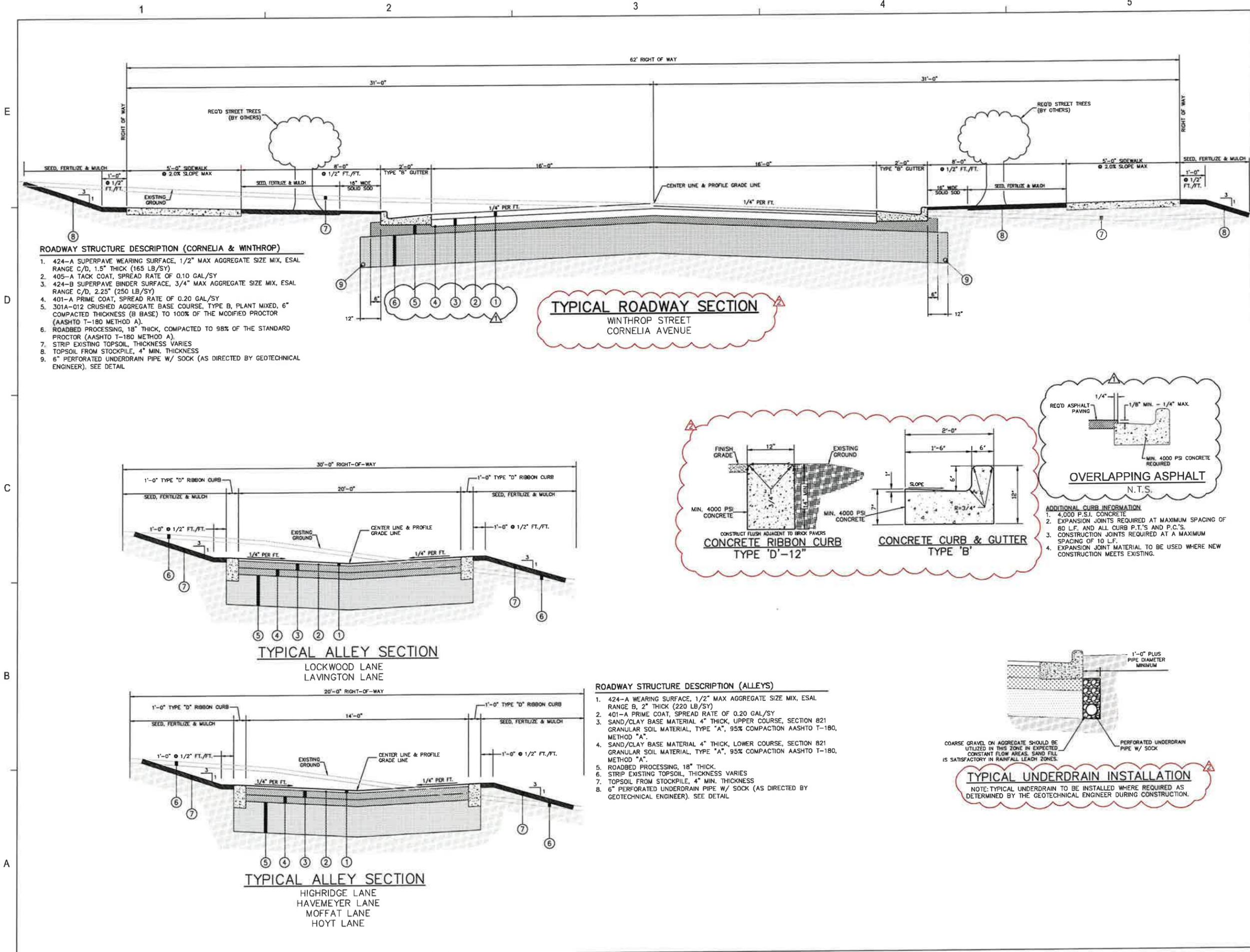
DRAWN BY	lgg/lcb
DESIGNED BY	n/a
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

TITLE
TYPICAL SECTIONS

PROJECT NO. 50190516

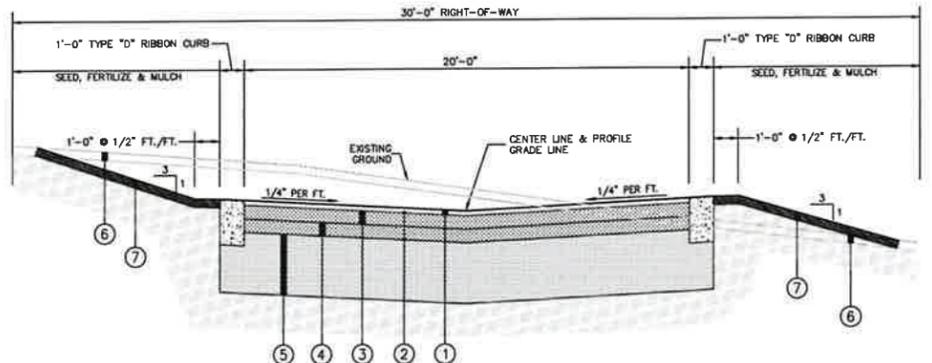
C0.2

SHEET NO.

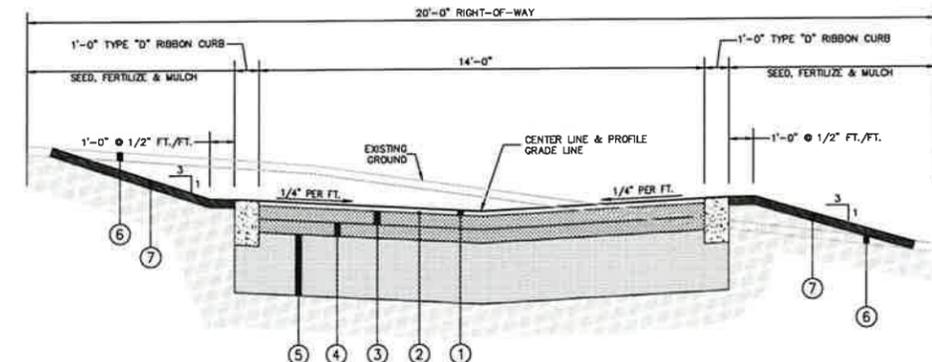


- ROADWAY STRUCTURE DESCRIPTION (CORNELIA & WINTHROP)**
- 424-A SUPERPAVE WEARING SURFACE, 1/2" MAX AGGREGATE SIZE MIX, ESAL RANGE C/D, 1.5" THICK (165 LB/SY)
 - 405-A TACK COAT, SPREAD RATE OF 0.10 GAL/SY
 - 424-B SUPERPAVE BINDER SURFACE, 3/4" MAX AGGREGATE SIZE MIX, ESAL RANGE C/D, 2.25" (250 LB/SY)
 - 401-A PRIME COAT, SPREAD RATE OF 0.20 GAL/SY
 - 301A-012 CRUSHED AGGREGATE BASE COURSE, TYPE B, PLANT MIXED, 6" COMPACTED THICKNESS (B BASE) TO 100% OF THE MODIFIED PROCTOR (AASHTO T-180 METHOD A).
 - ROADBED PROCESSING, 18" THICK, COMPACTED TO 98% OF THE STANDARD PROCTOR (AASHTO T-180 METHOD A).
 - STRIP EXISTING TOPSOIL, THICKNESS VARIES
 - TOPSOIL FROM STOCKPILE, 4" MIN. THICKNESS
 - 6" PERFORATED UNDERDRAIN PIPE W/ SOCK (AS DIRECTED BY GEOTECHNICAL ENGINEER), SEE DETAIL

TYPICAL ROADWAY SECTION
WINTHROP STREET
CORNELIA AVENUE

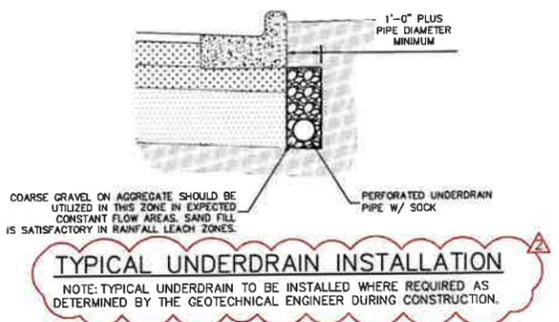
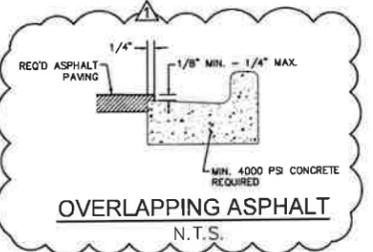
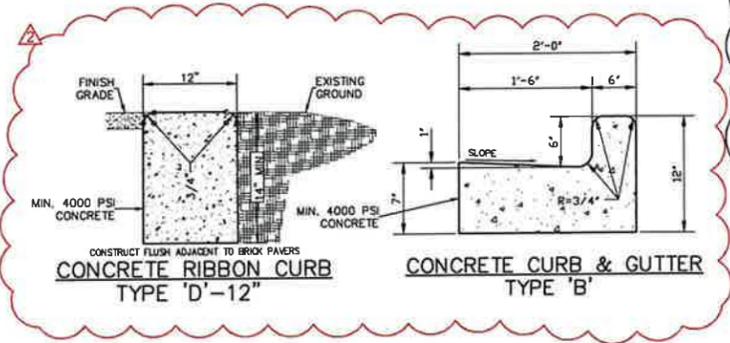


TYPICAL ALLEY SECTION
LOCKWOOD LANE
LAVINGTON LANE



TYPICAL ALLEY SECTION
HIGHRIDGE LANE
HAVEMEYER LANE
MOFFAT LANE
HOYT LANE

- ROADWAY STRUCTURE DESCRIPTION (ALLEYS)**
- 424-A WEARING SURFACE, 1/2" MAX AGGREGATE SIZE MIX, ESAL RANGE B, 2" THICK (220 LB/SY)
 - 401-A PRIME COAT, SPREAD RATE OF 0.20 GAL/SY
 - SAND/CLAY BASE MATERIAL 4" THICK, UPPER COURSE, SECTION 821 GRANULAR SOIL MATERIAL, TYPE "A", 95% COMPACTION AASHTO T-180, METHOD "A".
 - SAND/CLAY BASE MATERIAL 4" THICK, LOWER COURSE, SECTION 821 GRANULAR SOIL MATERIAL, TYPE "A", 95% COMPACTION AASHTO T-180, METHOD "A".
 - ROADBED PROCESSING, 18" THICK.
 - STRIP EXISTING TOPSOIL, THICKNESS VARIES
 - TOPSOIL FROM STOCKPILE, 4" MIN. THICKNESS
 - 6" PERFORATED UNDERDRAIN PIPE W/ SOCK (AS DIRECTED BY GEOTECHNICAL ENGINEER). SEE DETAIL



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

A Landscape Development Plan for
Colonial Traditions Ph. 3a
Gulf Shores, Alabama

Revisions		
No.	Date	Revisions / Submissions
12	08.25	CITY SUBMITTAL
01	16.26	CITY SUBMITTAL

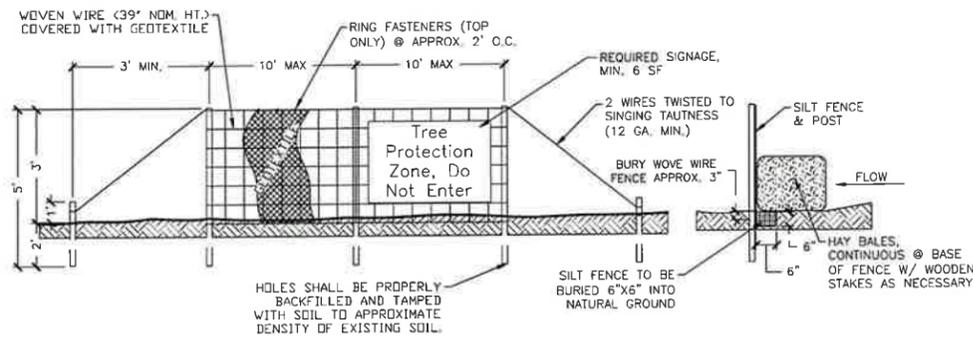
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BC	Registration
Drawn	
VITW	
Project Manager	
LCW	
Principal	
253554-001	MEMBER
Project No.	518
12.08.25	MEMBER
Date	518

Sheet Title

**TREE PRESERVATION
& REMOVAL PLAN**

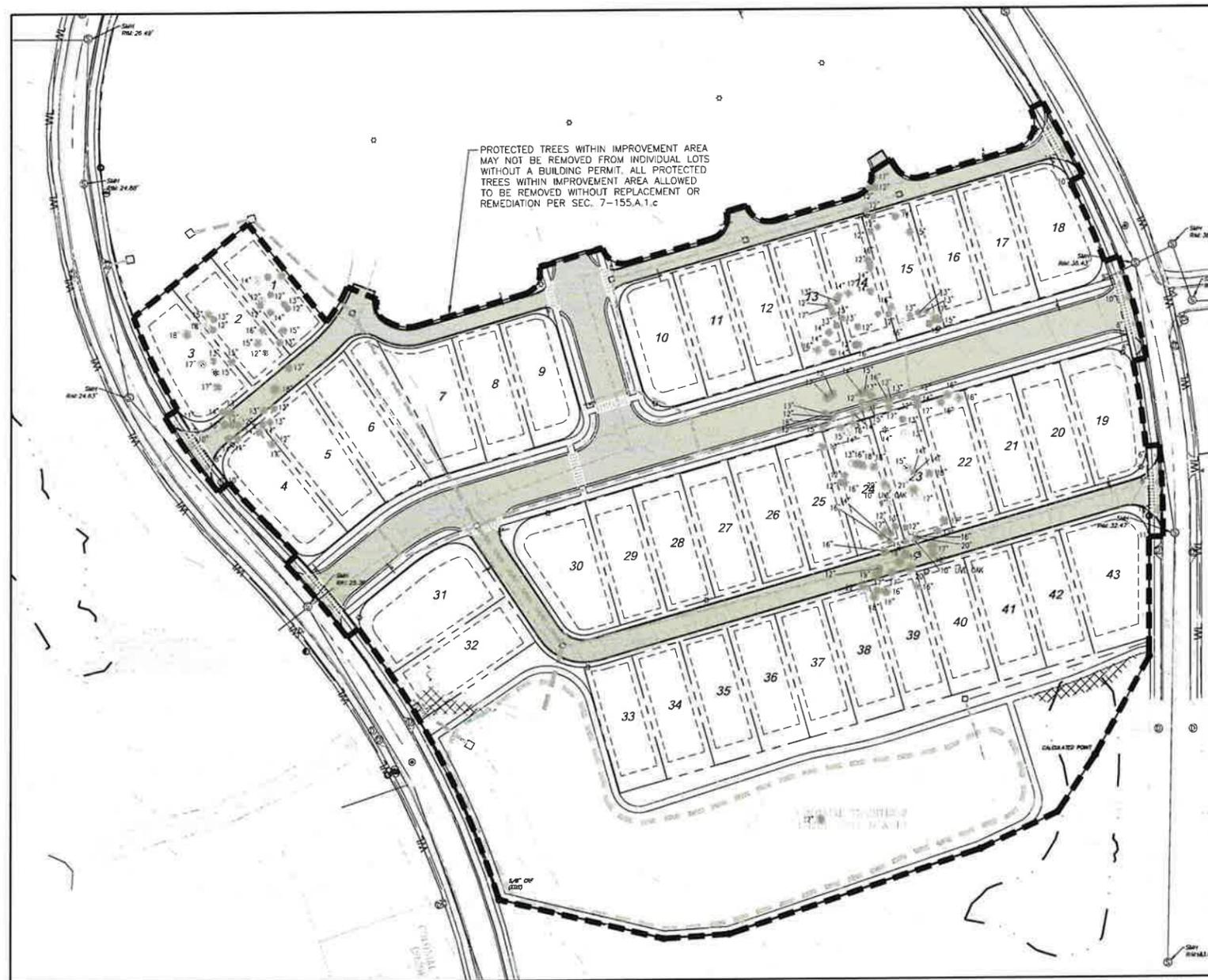
Sheet No.
TP100



- NOTES**
- FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION. FENCING TYPE SHALL BE SILT FENCE & HAY BALES. NO ENTRY, STORAGE, TEMPORARY PARKING, OR DISTURBANCE IS ALLOWED WITHIN THE PROTECTED AREA.
 - THE FENCE SHALL BE ERECTED W/ A MIN. DISTANCE OF 20' FROM THE TRUNKS OF HERITAGE TREES & 10' FROM ALL OTHER RETAINED TREES. IF INSTALLING UNDERGROUND UTILITIES NEAR TREE ROOTS BECOMES A HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER TREE ROOTS.
 - ALL ROOTS TO BE REMOVED DURING SITE CLEARING &/OR CONSTRUCTION SHALL BE SEVERED CLEANLY AT THE PERIMETER OF THE PROTECTED RADIUS.
 - FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGE ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED. POST HOLES AND TRENCHES LOCATED CLOSE TO RETAINED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
 - FENCING CANNOT BE REMOVED UNTIL LAND ALTERATION, SITE CLEARING, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
 - TREE PROTECTION SIGNAGE TO BE A MINIMUM OF 6 SQUARE FEET READING "Tree Protection Zone, Do Not Enter"

2 TREE PROTECTION FENCE - GULF SHORES
1/2" = 1'-0"

329343.06-09



TREE PRESERVATION NOTES

- TREE SURVEY DISCLAIMER:**
- ALL TREE SURVEY INFORMATION HAS BEEN PROVIDED TO LANDSCAPE ARCHITECT BY DEWBERRY.
- TREE PRESERVATION/REMOVAL NOTES:**
- ALL TREES PROPOSED FOR REMOVAL ARE IN A SHADE OF GRAY & ALL TREES TO BE PRESERVED ARE SHOWN IN BLACK.
 - TREES SHOWN FOR REMOVAL WITHIN THE IMPROVEMENT AREA ARE NOT INCLUDED IN TREE REMOVAL CALCULATIONS.
 - IF TREE PROTECTION REQUIRED, REFER TO DETAIL 2/TP100 FOR TREE PROTECTION FENCING INSTALLATION.

GENERAL NOTES

- CLEARING OF OPEN SPACE:**
- ALL OPEN SPACE AREAS ARE TO BE CLEARED AND SODED FOR ACTIVE RECREATIONAL ACTIVITIES.

1 TREE PRESERVATION & REMOVAL PLAN
Scale: 1" = 60'

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

A Landscape Development Plan for
Colonial Traditions Ph. 3a
 Gulf Shores, Alabama

Revisions		
No.	Date	Revisions / Submissions
12.08.25		CITY SUBMITTAL
01.16.26		CITY SUBMITTAL

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BC	Registration
Drawn	
VITW	
Project Manager	
LCW	
Principal	
253554-001	
Project No.	
12.08.25	
Date	

Sheet Title

**LANDSCAPE
 PLANTING PLAN**

Sheet No.
LP100



SUBDIVISION REGULATIONS		
LANDSCAPING REQ. (6-6.C.2, STREET TREES)		
1 tree every	100 LF in alternating pattern	
Neighborhood Street Trees provided, see landscape plan		
LANDSCAPING REQ. (6-6.C.4, LAKES & RETENTION/DETENTION AREAS)		
3 trees per	100 LF of perimeter	@ 1363.0 LF = 40.89 trees
		Total Trees Required: 41 trees
		Total Trees Provided: 41 trees
Provide native deep-rooted shoreline plantings		
Shoreline plantings provided, see landscape plan		