

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
02.13.26	CITY SUBMITTAL

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



Sheet Title

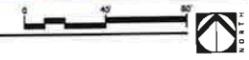
**MASTER PLAN
 RENDERING**

Sheet No.

MP100



1 LANDSCAPE MASTER PLAN
 Scale: 1" = 40'



SITE DATA:
 CURRENT ZONING: BG/PUD
 TYP. SINGLE-FAMILY RESIDENTIAL LOT SIZE: 46'x120'
 LIN. FT. STREETS: 979 LF
 LIN. FT. ALLYS: 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

SETBACKS:
 FRONT: 15 FT.
 REAR: 5 FT.
 SIDE: 5.50 FT.
 SIDE STREET: 15 FT.

DEVELOPER/OWNER:
 DILWORTH DEVELOPMENT, INC.
 2124 MOORES MILL RD.
 AUBURN, AL 36830
 PARCEL #05-01-09-29-4-001-002.008
 (INS #1969174)

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

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 0100300929M, COMMUNITY NUMBER 015000, PANEL NUMBER 0929, SUFFIX M, AND MAP NUMBER 0100300933M, 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 IN 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 PLAT, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREBY SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS 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.

 SIGNATURE _____
 PRINT _____

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT _____ OF DILWORTH DEVELOPMENT, INC. IS SIGNED TO THE NAME AS _____ 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 PLAT 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 PLAT 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 PLAT NOT ASSOCIATED WITH PROVISIONS OF POTABLE WATER AND SANITARY SEWER SERVICE TO THE PROPERTY DESCRIBED BY THIS PLAT 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 PLAT 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 WITHIN PLAT 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 PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

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 PLAT 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 PLAT 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 PLAT 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 PLAT 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 PLAT 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 PLAT 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 PLAT 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 PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

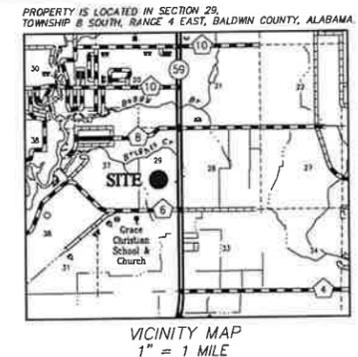
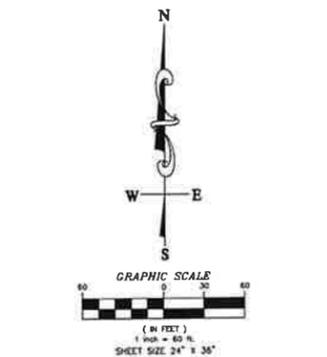
CITY ENGINEER _____ DATE _____

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 PLAT 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 PLAT.

JASON N. ESTES _____ DATE _____

LINE	BEARING	LENGTH	BEARING	LENGTH
1	N74°01'01"W	160.90'	N74°01'01"E	160.90'
2	N74°01'01"E	46.00'	N74°01'01"W	46.00'
3	N74°01'01"W	46.00'	N74°01'01"E	46.00'
4	N74°01'01"E	46.00'	N74°01'01"W	46.00'
5	N74°01'01"W	46.00'	N74°01'01"E	46.00'
6	N74°01'01"E	46.00'	N74°01'01"W	46.00'
7	N74°01'01"W	46.00'	N74°01'01"E	46.00'
8	N74°01'01"E	46.00'	N74°01'01"W	46.00'
9	N74°01'01"W	46.00'	N74°01'01"E	46.00'
10	N74°01'01"E	46.00'	N74°01'01"W	46.00'
11	N74°01'01"W	46.00'	N74°01'01"E	46.00'
12	N74°01'01"E	46.00'	N74°01'01"W	46.00'
13	N74°01'01"W	46.00'	N74°01'01"E	46.00'
14	N74°01'01"E	46.00'	N74°01'01"W	46.00'
15	N74°01'01"W	46.00'	N74°01'01"E	46.00'
16	N74°01'01"E	46.00'	N74°01'01"W	46.00'
17	N74°01'01"W	46.00'	N74°01'01"E	46.00'
18	N74°01'01"E	46.00'	N74°01'01"W	46.00'
19	N74°01'01"W	46.00'	N74°01'01"E	46.00'
20	N74°01'01"E	46.00'	N74°01'01"W	46.00'
21	N74°01'01"W	46.00'	N74°01'01"E	46.00'
22	N74°01'01"E	46.00'	N74°01'01"W	46.00'
23	N74°01'01"W	46.00'	N74°01'01"E	46.00'
24	N74°01'01"E	46.00'	N74°01'01"W	46.00'
25	N74°01'01"W	46.00'	N74°01'01"E	46.00'
26	N74°01'01"E	46.00'	N74°01'01"W	46.00'
27	N74°01'01"W	46.00'	N74°01'01"E	46.00'
28	N74°01'01"E	46.00'	N74°01'01"W	46.00'
29	N74°01'01"W	46.00'	N74°01'01"E	46.00'
30	N74°01'01"E	46.00'	N74°01'01"W	46.00'
31	N74°01'01"W	46.00'	N74°01'01"E	46.00'
32	N74°01'01"E	46.00'	N74°01'01"W	46.00'
33	N74°01'01"W	46.00'	N74°01'01"E	46.00'
34	N74°01'01"E	46.00'	N74°01'01"W	46.00'
35	N74°01'01"W	46.00'	N74°01'01"E	46.00'
36	N74°01'01"E	46.00'	N74°01'01"W	46.00'
37	N74°01'01"W	46.00'	N74°01'01"E	46.00'
38	N74°01'01"E	46.00'	N74°01'01"W	46.00'
39	N74°01'01"W	46.00'	N74°01'01"E	46.00'
40	N74°01'01"E	46.00'	N74°01'01"W	46.00'
41	N74°01'01"W	46.00'	N74°01'01"E	46.00'
42	N74°01'01"E	46.00'	N74°01'01"W	46.00'
43	N74°01'01"W	46.00'	N74°01'01"E	46.00'
44	N74°01'01"E	46.00'	N74°01'01"W	46.00'
45	N74°01'01"W	46.00'	N74°01'01"E	46.00'
46	N74°01'01"E	46.00'	N74°01'01"W	46.00'
47	N74°01'01"W	46.00'	N74°01'01"E	46.00'
48	N74°01'01"E	46.00'	N74°01'01"W	46.00'
49	N74°01'01"W	46.00'	N74°01'01"E	46.00'
50	N74°01'01"E	46.00'	N74°01'01"W	46.00'
51	N74°01'01"W	46.00'	N74°01'01"E	46.00'
52	N74°01'01"E	46.00'	N74°01'01"W	46.00'
53	N74°01'01"W	46.00'	N74°01'01"E	46.00'
54	N74°01'01"E	46.00'	N74°01'01"W	46.00'
55	N74°01'01"W	46.00'	N74°01'01"E	46.00'
56	N74°01'01"E	46.00'	N74°01'01"W	46.00'
57	N74°01'01"W	46.00'	N74°01'01"E	46.00'
58	N74°01'01"E	46.00'	N74°01'01"W	46.00'
59	N74°01'01"W	46.00'	N74°01'01"E	46.00'
60	N74°01'01"E	46.00'	N74°01'01"W	46.00'
61	N74°01'01"W	46.00'	N74°01'01"E	46.00'
62	N74°01'01"E	46.00'	N74°01'01"W	46.00'
63	N74°01'01"W	46.00'	N74°01'01"E	46.00'
64	N74°01'01"E	46.00'	N74°01'01"W	46.00'
65	N74°01'01"W	46.00'	N74°01'01"E	46.00'
66	N74°01'01"E	46.00'	N74°01'01"W	46.00'
67	N74°01'01"W	46.00'	N74°01'01"E	46.00'
68	N74°01'01"E	46.00'	N74°01'01"W	46.00'
69	N74°01'01"W	46.00'	N74°01'01"E	46.00'
70	N74°01'01"E	46.00'	N74°01'01"W	46.00'
71	N74°01'01"W	46.00'	N74°01'01"E	46.00'
72	N74°01'01"E	46.00'	N74°01'01"W	46.00'
73	N74°01'01"W	46.00'	N74°01'01"E	46.00'
74	N74°01'01"E	46.00'	N74°01'01"W	46.00'
75	N74°01'01"W	46.00'	N74°01'01"E	46.00'
76	N74°01'01"E	46.00'	N74°01'01"W	46.00'
77	N74°01'01"W	46.00'	N74°01'01"E	46.00'
78	N74°01'01"E	46.00'	N74°01'01"W	46.00'
79	N74°01'01"W	46.00'	N74°01'01"E	46.00'
80	N74°01'01"E	46.00'	N74°01'01"W	46.00'
81	N74°01'01"W	46.00'	N74°01'01"E	46.00'
82	N74°01'01"E	46.00'	N74°01'01"W	46.00'
83	N74°01'01"W	46.00'	N74°01'01"E	46.00'
84	N74°01'01"E	46.00'	N74°01'01"W	46.00'
85	N74°01'01"W	46.00'	N74°01'01"E	46.00'
86	N74°01'01"E	46.00'	N74°01'01"W	46.00'
87	N74°01'01"W	46.00'	N74°01'01"E	46.00'
88	N74°01'01"E	46.00'	N74°01'01"W	46.00'
89	N74°01'01"W	46.00'	N74°01'01"E	46.00'
90	N74°01'01"E	46.00'	N74°01'01"W	46.00'
91	N74°01'01"W	46.00'	N74°01'01"E	46.00'
92	N74°01'01"E	46.00'	N74°01'01"W	46.00'
93	N74°01'01"W	46.00'	N74°01'01"E	46.00'
94	N74°01'01"E	46.00'	N74°01'01"W	46.00'
95	N74°01'01"W	46.00'	N74°01'01"E	46.00'
96	N74°01'01"E	46.00'	N74°01'01"W	46.00'
97	N74°01'01"W	46.00'	N74°01'01"E	46.00'
98	N74°01'01"E	46.00'	N74°01'01"W	46.00'
99	N74°01'01"W	46.00'	N74°01'01"E	46.00'
100	N74°01'01"E	46.00'	N74°01'01"W	46.00'



- GENERAL NOTES:**
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
 - 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.
 - ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
 - THERE IS DEDICATED HERETHWITH 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.
 - THERE IS A DEDICATED DRAINAGE UTILITY AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF ALL COMMON AREAS.
 - THERE IS DEDICATED HERETHWITH A 15 FEET DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAYS.
 - THERE IS DEDICATED HERETHWITH A 5 FEET DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE PRIVATE ALLEYS.
 - THERE IS DEDICATED HERETHWITH A 5 FEET DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES FOR LOTS 98 THROUGH 105.
 - 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.
 - THERE IS DEDICATED HERETHWITH 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.
 - FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE MINIMUM.

- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
 - THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
 - 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.
 - SURVEY WAS CONDUCTED IN MARCH 6, 2025, AND IS RECORDED IN FIELD BOOK 338 PAGE 65 AND IN AN ELECTRONIC DATA FILE.
 - BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE, D102, NAD83 (2011).
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
 - ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
 - THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
 - THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
 - IMPROVEMENTS MAYBE EXAGGERATED FOR CLARITY.
 - SOURCE OF INFORMATION: COLONIAL TRADITIONS, SLIDE 2382-D & E, RE-RECORDED IN SLIDE 2919-A & B, INSTRUMENT #1969174; COLONIAL TRADITIONS PHASE 1, SLIDE 2887-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 COMPOSED 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.

COLONIAL TRADITIONS PHASE 3A

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

PRELIMINARY PLAT - NOT FOR RECORDING
 JANUARY 28, 2025 - SHEET 1 OF 1

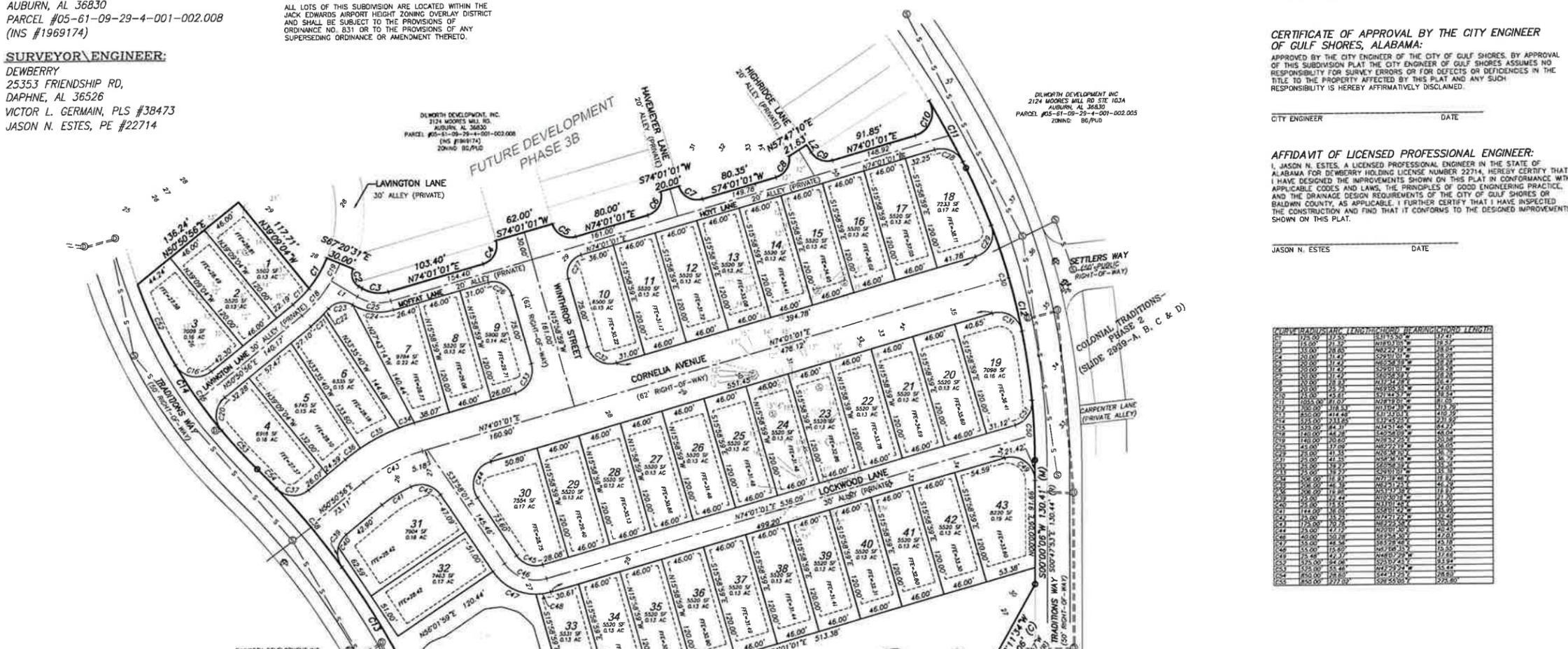
PRELIMINARY PLAT- FOR REVIEW					
DESIGN	XXX	DRAWN	A.S.C./V.L.G.	CHKD.	V.L.G.
ENG	J.N.E	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.
				SCALE	1"=60'
				PROJ. NO.	50185608
				FILE	50185608_PRELIM
				SHEET	1 OF 1



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

LEGEND:

- = CAPPED REBAR FOUND (VOLKERT CA-0085-LS)
- = REBAR FOUND
- (M) = MEASURED BEARING AND DISTANCE
- (R) = RECORDED BEARING AND DISTANCE
- INS = INSTRUMENT
- INV = INVERT
- RCP = REINFORCED CONCRETE PIPE
- BSL = BUILDING SETBACK LINE
- SMH = SEWER MANHOLE
- DMH = DRAINAGE MANHOLE
- ⊗ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊖ = WATER VALVE
- S — = SEWER LINE
- 30 — = EXISTING ELEVATION CONTOUR
- = PINE TREE
- = SYCAMORE
- = OAK TREE



CONSTRUCTION PLANS FOR COLONIAL TRADITIONS PHASE 3A

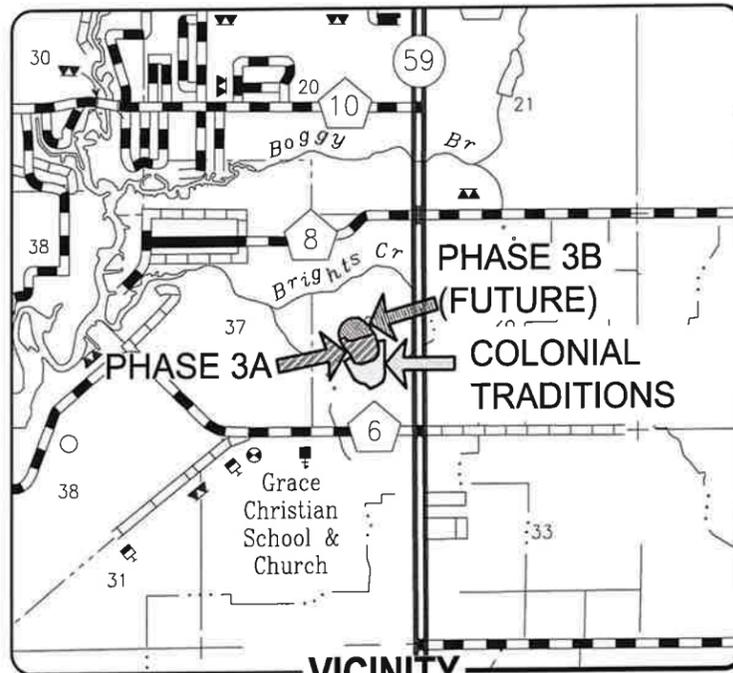
Prepared For:
VALOR COMMUNITIES
GULF SHORES, ALABAMA

ROAD CLASSIFICATION: LOCAL
POSTED SPEED LIMIT: 20 MPH (MAIN ROADS), 10 MPH (ALLEYS)

ROADWAY DATA TABLE

ROAD NAME	ROAD LENGTH	DESIGN SPEED	SHEET INDEX
CORNELIA AVENUE	815 Ft	20 MPH	PP1.1
LOCKWOOD LANE	745 Ft	10 MPH	PP1.2
WINTHROP STREET	193 Ft	20 MPH	PP1.3
LAVINGTON LANE	228 Ft	10 MPH	PP1.4
HOYT LANE	473 Ft	10 MPH	PP1.5
MOFFAT LANE	224 Ft	10 MPH	PP1.5

SPECIFICATIONS



VICINITY
MAP



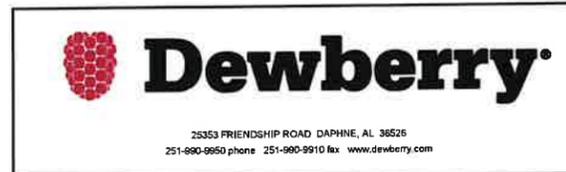
Jason N. Estes
Signature

12-8-25
Date:

JASON N. ESTES
Project Engineer

22714
Reg. No.

Prepared By:



Date: DECEMBER 2025
Project Number: 50190518

**PRELIMINARY- NOT
FOR CONSTRUCTION**

INDEX:

SHEET NO.	SHEET TITLE
C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C0.2	TYPICAL ROADWAY SECTIONS & DETAILS
C1.0	OVERALL LAYOUT
C1.1-C1.2	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	SPOT GRADING & FFE PLAN
C4.0	WATER & SEWER PLAN
C4.1	FIRE SAFETY PLAN
C5.0	SIDEWALK, STREET LIGHT & SIGNAGE PLAN
PP1.0 - PP1.5	PLAN PROFILE SHEET (ROADWAY)
PP2.0	PLAN PROFILE (SWALE A)
PP2.1	PLAN PROFILE (STORM DRAIN)
T1.0	POND DETAIL SHEET
T2.0 - T2.1	DRAINAGE DETAILS
T3.0	BEST MANAGEMENT PRACTICES DETAILS
X1.00 - X1.04	CROSS SECTIONS (ROADWAY)

INDEX

REVISIONS:

#	DATE	BY	DESCRIPTION
1	2025.12.12	ccb	Revised per internal review
2	2025.01.09	tgg	Revised per City of Gulf Shores review comments

REVISIONS

ISSUE:

DATE	BY	DESCRIPTION

ISSUE

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

SEAL



**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/cob
DESIGNED BY	nll
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

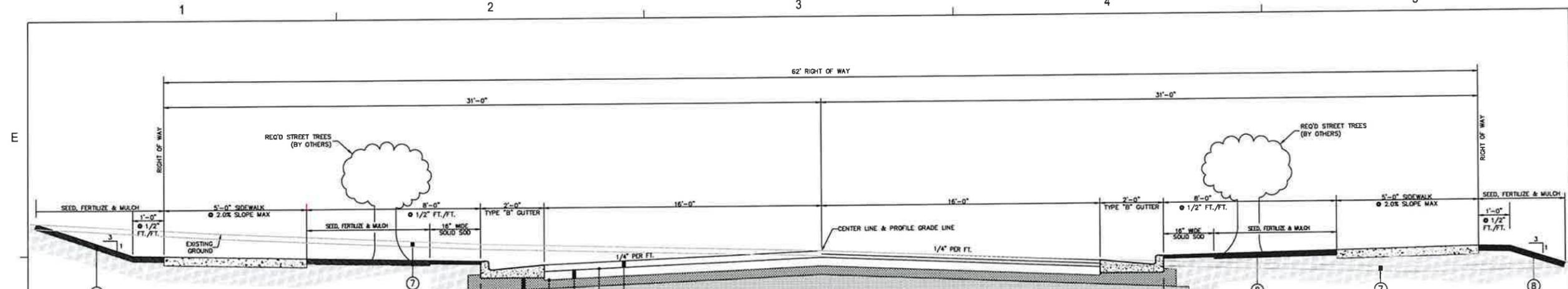
TITLE

TYPICAL SECTIONS

PROJECT NO. 501905-8

C0.2

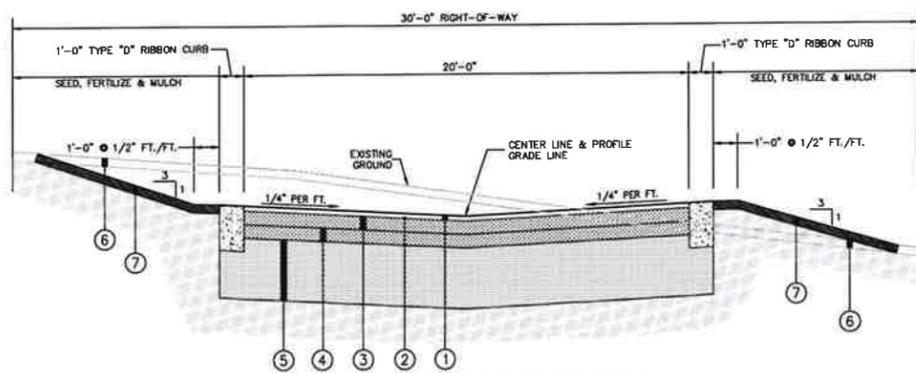
SHEET NO.



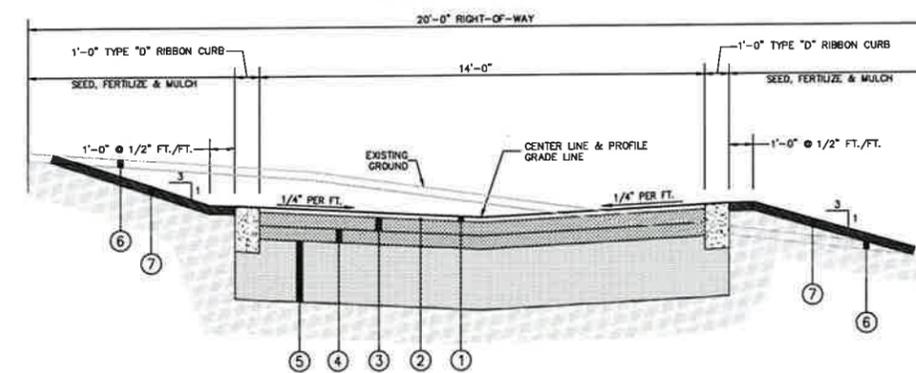
ROADWAY STRUCTURE DESCRIPTION (CORNELIA & WINTHROP)

- 424-A SUPERPAVE WEARING SURFACE, 1 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**



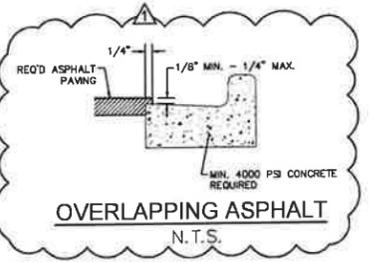
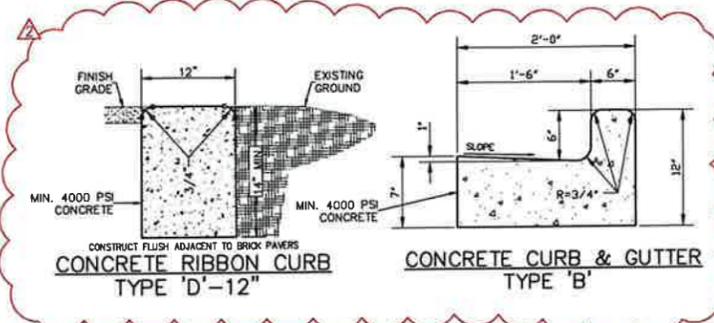
**TYPICAL ALLEY SECTION
LOCKWOOD LANE
LAVINGTON LANE**



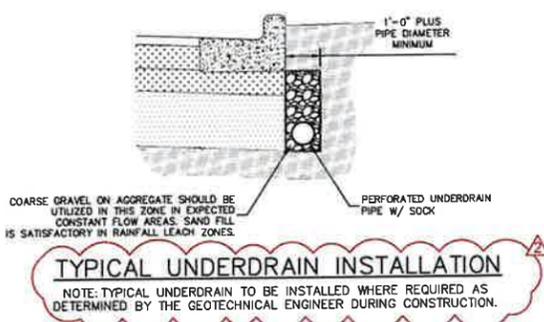
**TYPICAL ALLEY SECTION
HIGHRIDGE LANE
HAVEMEYER LANE
MOFFAT LANE
HOYT LANE**

ROADWAY STRUCTURE DESCRIPTION (ALLEYS)

- 424-A WEARING SURFACE, 1 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



- ADDITIONAL CURB INFORMATION**
- 4,000 P.S.I. CONCRETE
 - EXPANSION JOINTS REQUIRED AT MAXIMUM SPACING OF 80 LF. AND ALL CURB P.T.'S AND P.C.'S.
 - CONSTRUCTION JOINTS REQUIRED AT A MAXIMUM SPACING OF 10 LF.
 - EXPANSION JOINT MATERIAL TO BE USED WHERE NEW CONSTRUCTION MEETS EXISTING.



TYPICAL UNDERDRAIN INSTALLATION
NOTE: TYPICAL UNDERDRAIN TO BE INSTALLED WHERE REQUIRED AS DETERMINED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

**COLONIAL TRADITIONS
PHASE 3A
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▲	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2025.01.09
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REVISIONS

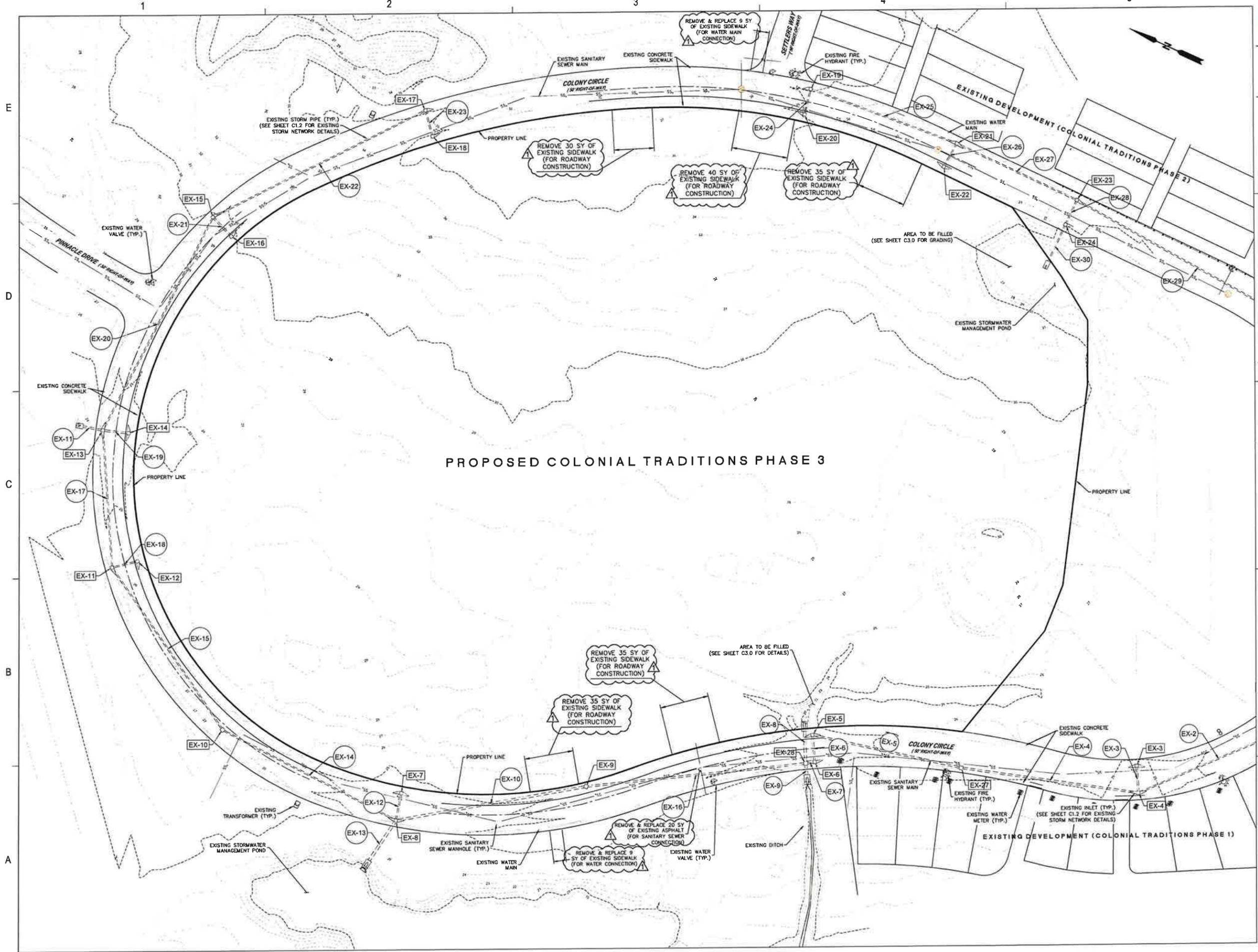
DRAWN BY	lsg
DESIGNED BY	n/a
APPROVED BY	jpe
CHECKED BY	ccb
DATE	December 2025

TITLE
**EXISTING
CONDITIONS &
DEMOLITION PLAN**

PROJECT NO. 50190518

C1.1

SHEET NO.



**COLONIAL TRADITIONS
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REVISIONS

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**BEST MANAGEMENT
PRACTICES PLAN**

PROJECT NO. 50190518

C2.0

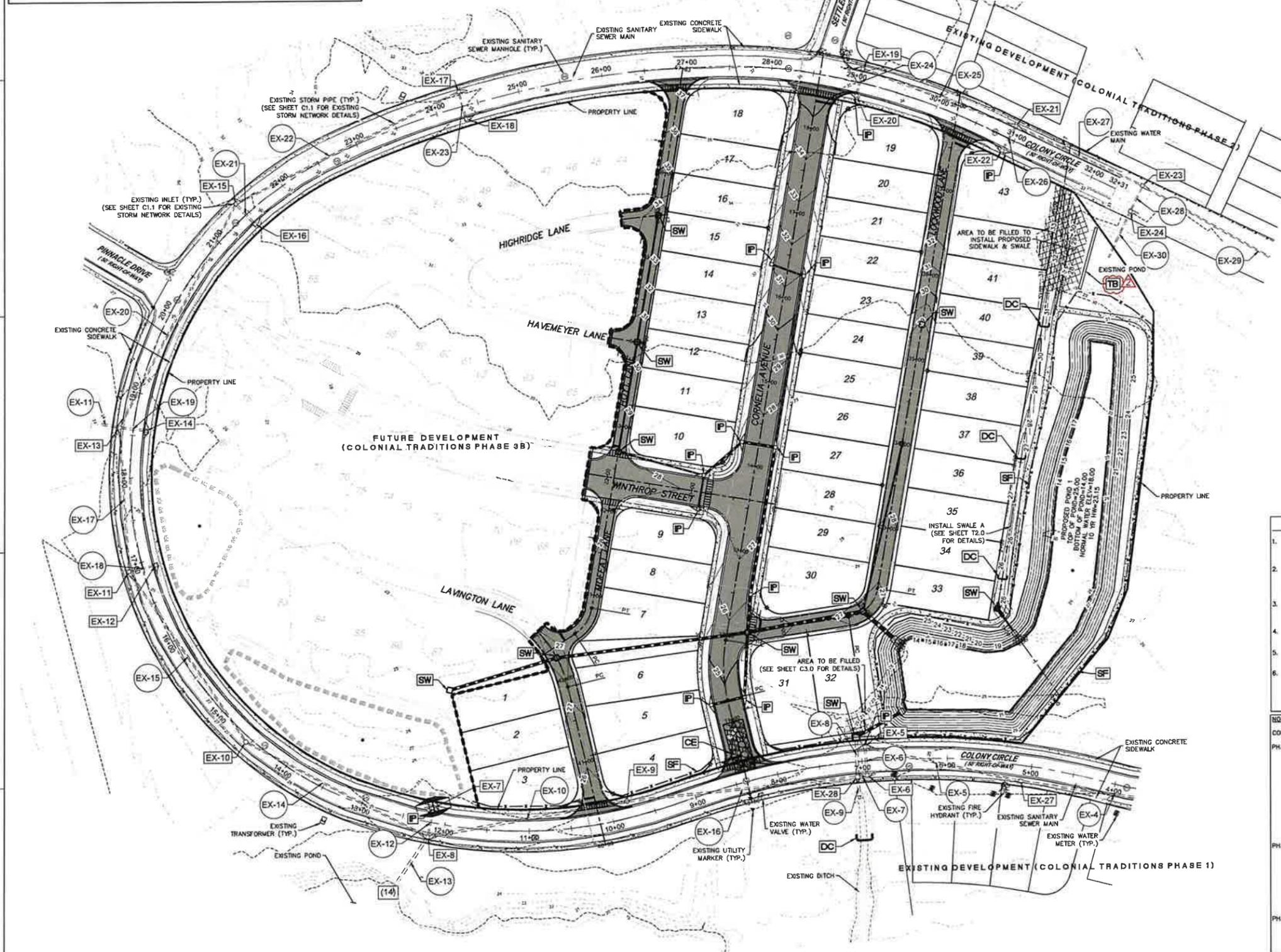
SHEET NO.

LEGEND (BMPs)

- CONSTRUCTION EXIT (20'x50' MINIMUM)
- DITCH CHECKS
- CURB INLET PROTECTION
- SILT FENCE (TYPE "A")
- STRAW WATTLES
- FLOATING TURBIDITY BARRIER

DISTURBED AREA:
7.83 ACRES

PRE-ROAD PAVING- SILT SAVER
POST-ROAD PAVING- CURB INLET PROTECTION



- TYPICAL PRACTICES AND MAINTENANCE:**
- CONSTRUCTION EXIT**- INSTALL PRIOR TO LAND DISTURBING ACTIVITIES. GRADE, COMPACT AND ADD ROCK AS NEEDED TO MAINTAIN ADEQUATE GROUND COVER, REDUCING VEHICLE TRACKING.
 - TYPE "A" SILT FENCE**- INSTALL AS INDICATED ALONG PERIMETER OF DISTURBED AREAS. REMOVE SEDIMENT WHEN IT REACHES 3/4 HEIGHT OF FENCE. REPAIR OR REPLACE DAMAGED AREAS IMMEDIATELY TO MAINTAIN ADEQUATE RETENTION OF SEDIMENT AND PROTECTION OF SENSITIVE AREAS.
 - INLET PROTECTION**- INSTALL PRE-ROAD PROTECTION CURB INLET PROTECTION IN A TIMELY MANNER. REPAIR OR REPLACE DAMAGED OR SEDIMENT LADEN DEVICES. REMOVE SEDIMENT THAT SETTLES NEAR INLETS IMMEDIATELY.
 - DITCH CHECKS**- INSTALL STRAW WATTLES AS DITCH CHECKS PERPENDICULAR TO DITCH FLOW TO REDUCE FLOW VELOCITY EVERY 2' IN ELEVATION DROP.
 - REMOVE SEDIMENT** THAT LEAVES DISTURBED AREAS IMMEDIATELY TO PREVENT OR REDUCE OFFSITE IMPACTS, ESPECIALLY IN ROADWAYS.
 - SEED AND MULCH OR PERMANENT VEGETATION**- APPLY TEMPORARY MULCH TO AREAS LEFT DISTURBED FOR LONGER THAN 7 DAYS. APPLY TEMPORARY SEED AND MULCH IF DISTURBED FOR MORE THAN 13 DAYS. PLANT SEASONALLY APPROPRIATE VEGETATION. REPLANT AS NEEDED IF VEGETATION FAILS. INSTALL PERMANENT VEGETATION AS SOON AS FINAL GRADING COMPLETE.

- NOTES:**
- CONTRACTOR SHALL FOLLOW THE PHASING SEQUENCE BELOW:
- PHASE 1:**
- INSTALL PERIMETER SILT FENCE AND CONSTRUCTION ENTRANCE. APPLY TEMPORARY SEED AND MULCH TO AREAS LEFT DISTURBED FOR LONGER THAN 10 DAYS. PLANT SEASONALLY APPROPRIATE VEGETATION. REPLANT AS NEEDED IF VEGETATION FAILS. INSTALL PERMANENT VEGETATION AS SOON AS FINAL GRADING COMPLETE. LAKE EMBANKMENT, SWALES, AND DITCHES MUST BE SOODED. ALL DETENTION BASIN SLOPES MUST BE PERMANENTLY STABILIZED PRIOR TO FINAL INSPECTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AND FREE OF CONSTRUCTION DEBRIS AND TRASH. ALL DEBRIS SHALL BE PLACED IN ON-SITE DUMPSTER OR REMOVED. BMP'S SHOULD BE INSPECTED WEEKLY OR AFTER RAINFALL OF 3/4" OR GREATER IN 24 HRS. ANY ITEM NEEDING MAINTENANCE SHALL BE ADDRESSED IMMEDIATELY.
 - CUT/FILL SITE TO SUB-GRADE. INSTALL ALL UNDERGROUND UTILITIES AND STORM DRAINAGE.
- PHASE 2:**
- INSTALL TEMPORARY BMP'S (SEDIMENT TRAPS, INLET PROTECTION) & PERMANENT STABILIZATION (SOO) ON ALL POND BANKS.
 - INSTALL BUILDING SLABS, CURB AND OUTER CONTAIN AND/OR REMOVE ALL CONSTRUCTION DEBRIS.
 - BMP'S SHOULD BE INSPECTED WEEKLY OR AFTER RAINFALL OF 3/4" OR GREATER IN 24 HRS. ANY ITEM NEEDING MAINTENANCE SHALL BE ADDRESSED IMMEDIATELY.
- PHASE 3:**
- ALL DISTURBED AREAS HAVE BEEN GRADED AND PERMANENT VEGETATION IS WELL ESTABLISHED IN ALL AREAS OF PROJECT.
 - ALL CONSTRUCTION DEBRIS REMOVED.
 - ALL SEDIMENT AND EROSION CONTROL DEVICES REMOVED. (SILT FENCES, SEDIMENT TRAPS, ETC.)

PLEASE NOTE:
THESE BEST MANAGEMENT PRACTICES SHEETS DEPICTED THE MINIMUM REQUIREMENTS. ADDITIONAL BMP'S MAY BE REQUIRED. SEE ADEM CBMP PLAN FOR ADDITIONAL INFORMATION.

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REVISIONS

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

TITLE
GRADING & DRAINAGE PLAN

PROJECT NO. 50190518

C3.0

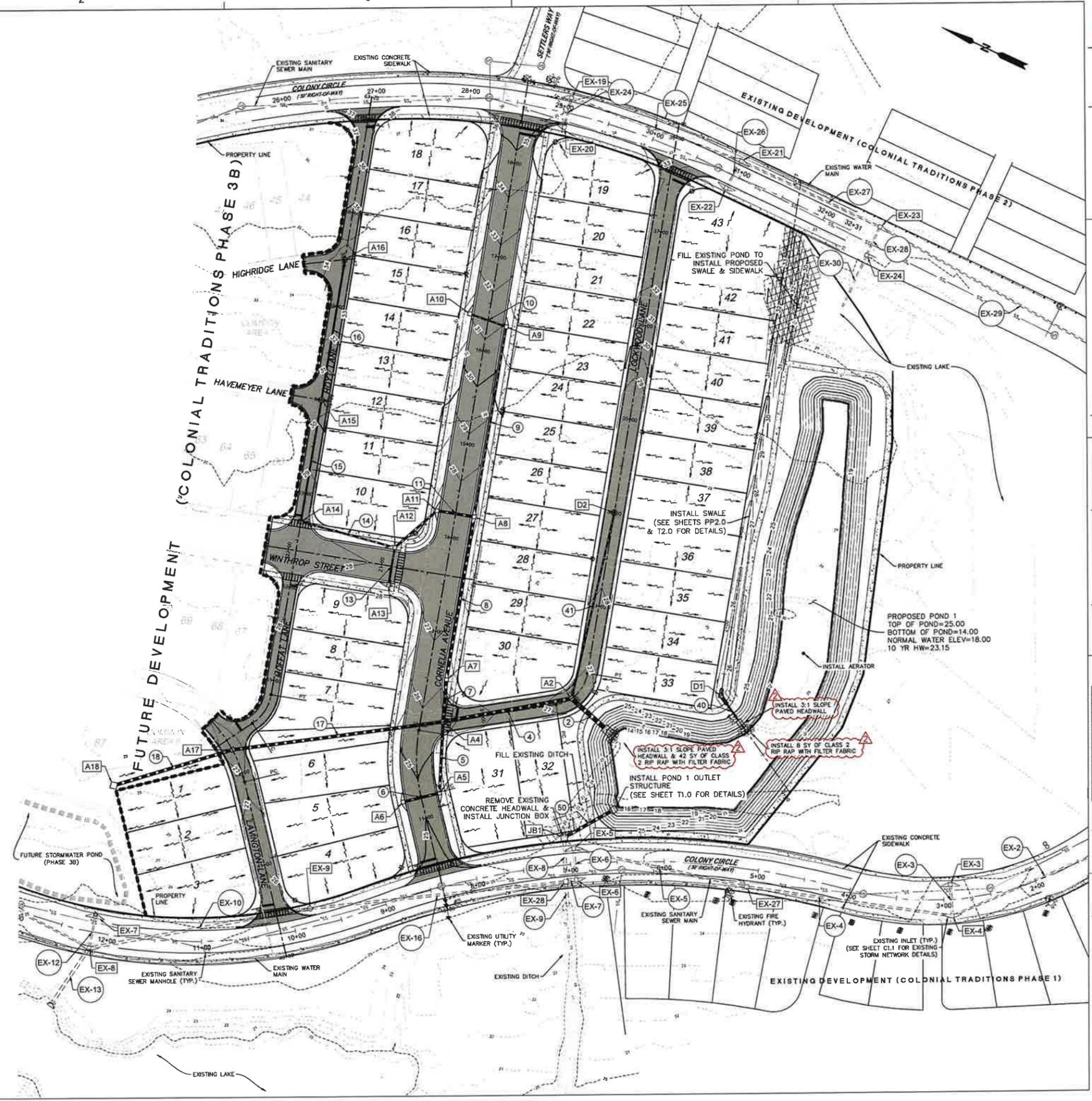
SHEET NO.

STRUCTURE TABLE

ID NO.	DETAILS
A2	INSTALL GUTTER INLET THROAT ELEV: 16.72 PIPE 30"V ELEV IN: 21.04 (PIPE 4) PIPE 41"V ELEV IN: 21.50 (PIPE 41) INV ELEV OUT: 21.04 (PIPE 2)
A4	INSTALL GUTTER INLET THROAT ELEV: 25.57 PIPE 30"V ELEV IN: 21.47 (PIPE 5) PIPE 7"V ELEV IN: 21.47 (PIPE 7) PIPE 17"V ELEV IN: 21.47 (PIPE 17) INV ELEV OUT: 21.47 (PIPE 4)
A5	INSTALL S2 INLET THROAT ELEV: 24.09 PIPE 8"V 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"V ELEV IN: 22.50 (PIPE 8) INV ELEV OUT: 21.89 (PIPE 7)
A8	INSTALL S2 INLET THROAT ELEV: 28.85 PIPE 8"V ELEV IN: 23.72 (PIPE 9) PIPE 11"V ELEV IN: 23.72 (PIPE 11) INV ELEV OUT: 23.72 (PIPE 8)
A9	INSTALL S1 INLET THROAT ELEV: 30.50 PIPE 10"V ELEV IN: 24.74 (PIPE 10) INV ELEV OUT: 24.74 (PIPE 9)
A10	INSTALL S1 INLET THROAT ELEV: 30.54 INV ELEV OUT: 24.84 (PIPE 10)
A11	INSTALL S2 INLET THROAT ELEV: 28.85 PIPE 12"V ELEV IN: 23.92 (PIPE 12) INV ELEV OUT: 23.92 (PIPE 11)
A12	INSTALL S1 INLET THROAT ELEV: 27.00 PIPE 14"V ELEV IN: 24.22 (PIPE 14) PIPE 13"V ELEV IN: 24.22 (PIPE 13) INV ELEV OUT: 24.22 (PIPE 12)
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"V ELEV IN: 24.74 (PIPE 15) INV ELEV OUT: 24.74 (PIPE 14)
A15	INSTALL GUTTER INLET THROAT ELEV: 30.00 PIPE 16"V ELEV IN: 26.00 (PIPE 16) INV ELEV OUT: 26.00 (PIPE 15)
A16	INSTALL GUTTER INLET THROAT ELEV: 24.13 INV ELEV OUT: 29.62 (PIPE 16)
A17	INSTALL GUTTER INLET THROAT ELEV: 26.77 PIPE 18"V ELEV IN: 22.16 (PIPE 18) INV ELEV OUT: 22.16 (PIPE 17)
A18	INSTALL YARD INLET THROAT ELEV: 28.40 INV ELEV OUT: 22.50 (PIPE 18)
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"V ELEV IN: 17.56 (PIPE 50)

PIPE TABLE

PIPE NAME	SIZE
INSTALL 58 LF OF 31.3"x51.1" ARCP INV ELEV IN: 21.04 INV ELEV OUT: 18.00 SLOPE: 5.28%	2
INSTALL 134 LF OF 26.6"x43.75" ARCP INV ELEV IN: 21.47 INV ELEV OUT: 21.04 SLOPE: 0.31%	4
INSTALL 71 LF OF 18"x28.5" ARCP INV ELEV IN: 21.70 INV ELEV OUT: 21.47 SLOPE: 0.31%	5
INSTALL 37 LF OF 18"x28.5" ARCP INV ELEV IN: 21.84 INV ELEV OUT: 21.70 SLOPE: 0.35%	6
INSTALL 41 LF OF 22.5"x36.25" ARCP INV ELEV IN: 21.69 INV ELEV OUT: 21.47 SLOPE: 0.50%	7
INSTALL 171 LF OF 30" RCP INV ELEV IN: 23.72 INV ELEV OUT: 22.50 SLOPE: 0.70%	8
INSTALL 200 LF OF 18" RCP INV ELEV IN: 24.74 INV ELEV OUT: 23.72 SLOPE: 0.50%	9
INSTALL 37 LF OF 18" RCP INV ELEV IN: 24.84 INV ELEV OUT: 24.74 SLOPE: 0.50%	10
INSTALL 37 LF OF 30" RCP INV ELEV IN: 23.92 INV ELEV OUT: 23.72 SLOPE: 0.50%	11
INSTALL 55 LF OF 24" RCP INV ELEV IN: 24.22 INV ELEV OUT: 23.92 SLOPE: 0.50%	12
INSTALL 37 LF OF 18" RCP INV ELEV IN: 24.42 INV ELEV OUT: 24.22 SLOPE: 0.50%	13
INSTALL 100 LF OF 18" RCP INV ELEV IN: 24.74 INV ELEV OUT: 24.22 SLOPE: 0.50%	14
INSTALL 126 LF OF 18" RCP INV ELEV IN: 26.00 INV ELEV OUT: 24.74 SLOPE: 0.97%	15
INSTALL 148 LF OF 18" RCP INV ELEV IN: 29.62 INV ELEV OUT: 26.00 SLOPE: 2.42%	16
INSTALL 221 LF OF 36" RCP INV ELEV IN: 22.16 INV ELEV OUT: 21.47 SLOPE: 0.31%	17
INSTALL 126 LF OF 36" RCP INV ELEV IN: 22.16 INV ELEV OUT: 22.55 SLOPE: 0.29%	18
INSTALL 39 LF OF 18" RCP INV ELEV IN: 20.00 INV ELEV OUT: 19.00 SLOPE: 2.56%	40
INSTALL 196 LF OF 18" RCP INV ELEV IN: 24.00 INV ELEV OUT: 21.50 SLOPE: 1.24%	41
INSTALL 57 LF OF 36" RCP INV ELEV IN: 18.00 INV ELEV OUT: 17.56 SLOPE: 0.73%	50



E
D
C
B
A

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REVISIONS

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

TITLE
SPOT GRADING & FFE PLAN

PROJECT NO. 50190518

C3.1

SHEET NO.



E
D
C
B
A

1 2 3 4 5