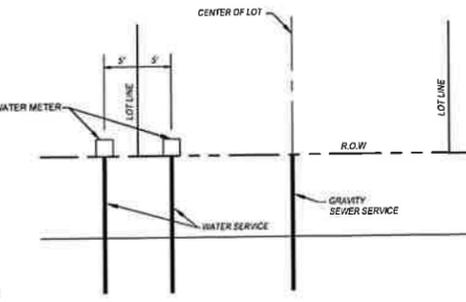


NOTE: ALL FIRE HYDRANTS TO BE MUELLER MANUFACTURER.

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

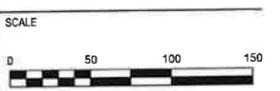


2533 FRIENDSHIP ROAD
DAWNE, AL 36528
251.991.9590

**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	2025.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

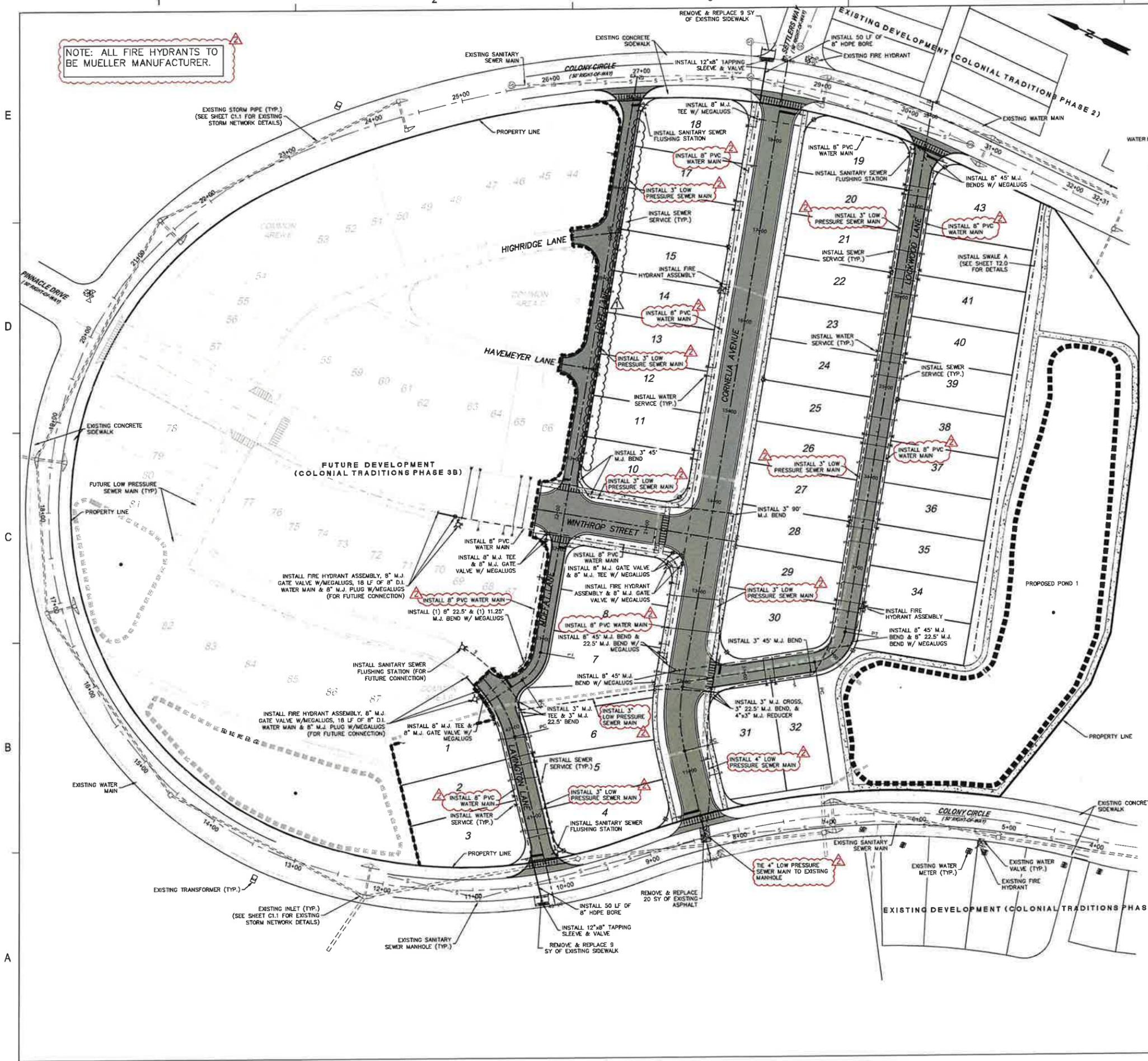
REVISIONS	
DRAWN BY	tgj
DESIGNED BY	ccb
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

TITLE
WATER AND SEWER PLAN

PROJECT NO. 50190518

C4.0

SHEET NO.



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



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2025.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

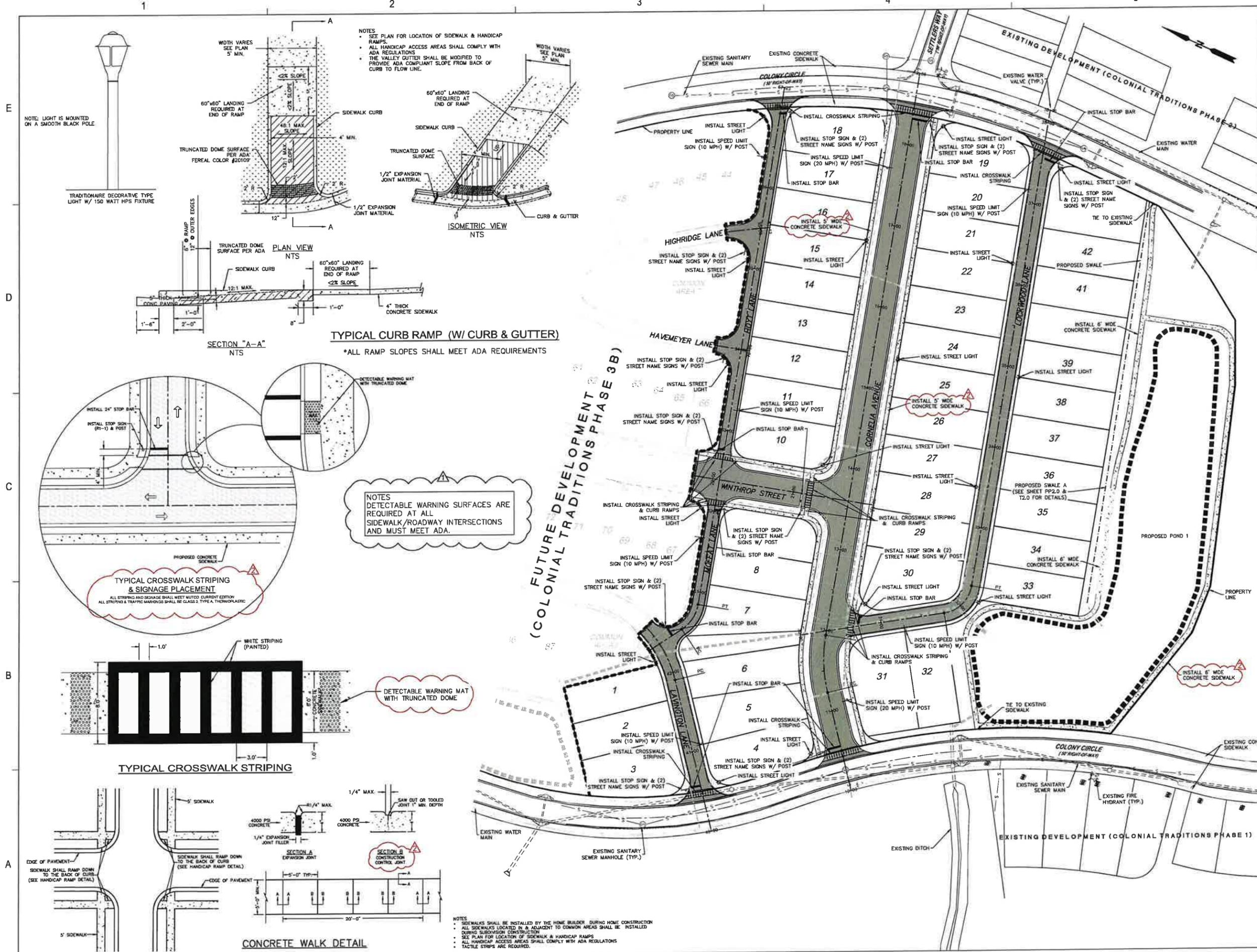
REVISIONS	DATE
DRAWN BY	tgglcbb
DESIGNED BY	tgj
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

**TITLE
SIDEWALK, SIGNAGE
& LIGHTING PLAN**

PROJECT NO. 50190518

C5.0

SHEET NO.



E
D
C
B
A

1 2 3 4 5

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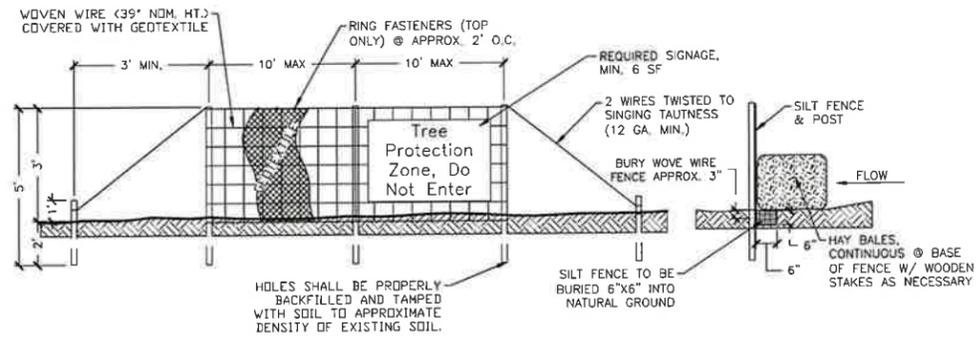
BC	Registration
Drawn	
VTV	
Project Manager	
LCW	
Principal	
253554-001	MEMBER 518
Project No.	
12.08.25	
Date	

Sheet Title

TREE PRESERVATION & REMOVAL PLAN

Sheet No.

TP100

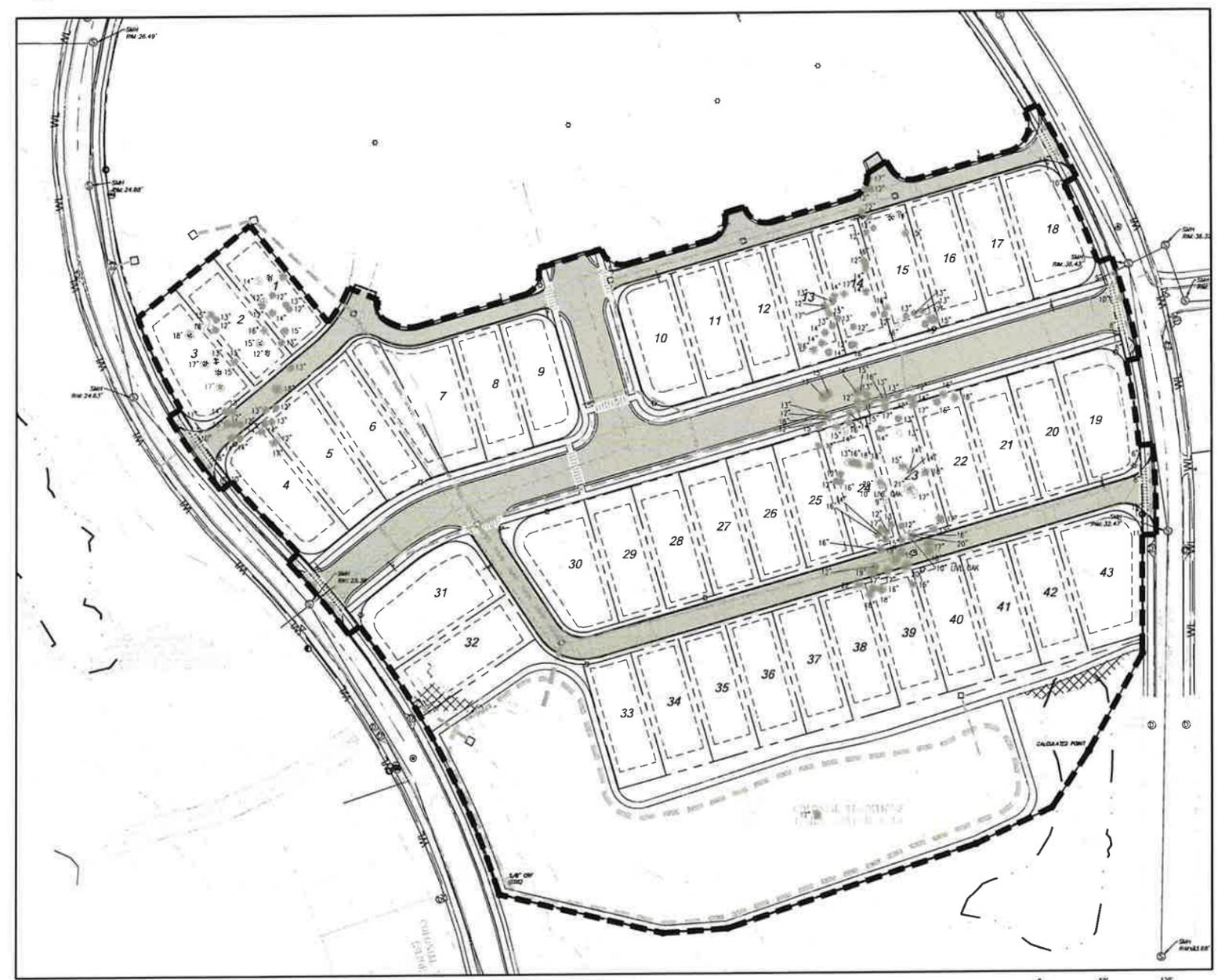


- NOTES**
- FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION. FENCING TYPE SHALL BE SILT FENCE & HAY BALES. NO ENTRY, STORAGE, TEMPORARY PARKING, OR DISTURBANCE IS ALLOWED WITHIN THE PROTECTED AREA.
 - THE FENCE SHALL BE ERECTED W/ A MIN. DISTANCE OF 20' FROM THE TRUNKS OF HERITAGE TREES & 10' FROM ALL 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"

329343.06-08



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 2/1P100 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
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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	Registration
Drawn	
VITW	
Project Manager	
LCW	
Principal	
253554-001	Member
Project No.	518
12.08.25	
Date	

Sheet Title

**LANDSCAPE
PLANTING PLAN**

Sheet No.
LP100



SUBDIVISION REGULATIONS

LANDSCAPING REQ. (6-6.C.2, STREET TREES)

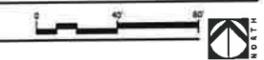
1 tree every 100 LF in alternating pattern
Neighborhood Street Trees provided, see landscape plan

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

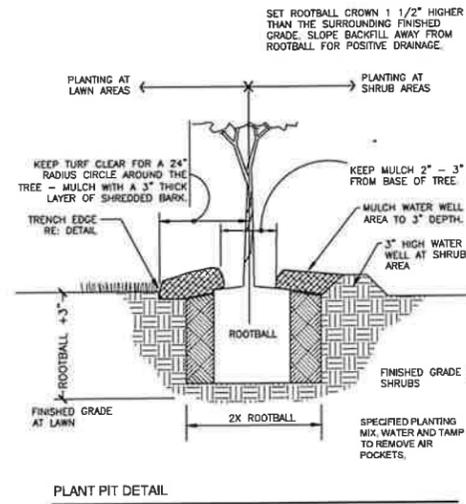
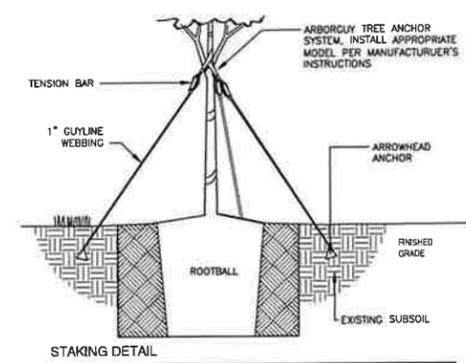
1 LANDSCAPE PLANTING PLAN
Scale: 1" = 40'



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

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	LT	33	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
	QN	27	QUERCUS NUTTALLII	NUTTALL OAK	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
	QV	11	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
	TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
SHRUBS								
	MC3	33	MYRICA CERIFERA	COMMON WAX MYRTLE	3 GAL		72" o.c.	SHRUB FORM, FULL TO GROUND
	SB	33	VIBURNUM ODO RATISSIMUM	SWEET VIBURNUM	3 GAL		48" o.c.	
GRASSES								
	SB3	105	SPARTINA BAKERI	SAND CORD GRASS	3 GAL		48" o.c.	
SOD/SEED								
	SOD	54,768 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD			



- 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**
- PLANTING SOIL SHALL BE CREATED BY AMENDING TOPSOIL WITH THE ADDITION OF COMPOST. 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 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 REQUIRED PER SOIL TEST (IF REQUESTED BY OWNER).
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS 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 REJECTION BY THE OWNER OR LANDSCAPE ARCHITECT AT ANY TIME.
 - 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 LONG LEAF 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 TREE PLANTING - GUY STRAP
1" = 1'-0" 329343.26-02

4 GENERAL PLANTING NOTES
1" = 1" 329399-01

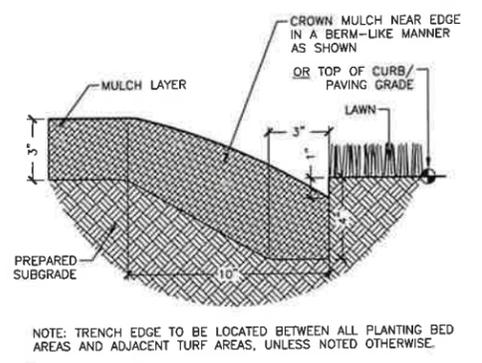
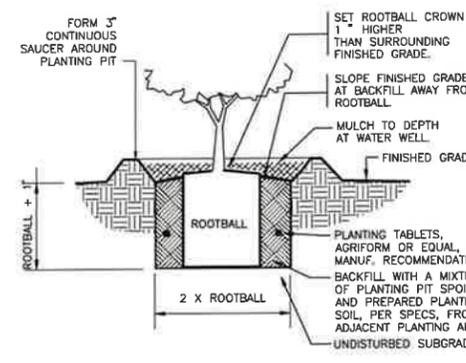
QUANTITY TAKEOFF DISCLAIMER:
QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

GENERAL NOTES

STREET TREE LOCATION DISCLAIMER:
1. DUE TO CITY REQUIREMENTS OF INTERNAL STREET TREES TO BE LOCATED WITHIN RIGH. WAYS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES AND/OR HARDSCAPE SURFACES WHERE TREES ARE TO BE LOCATED.

800-292-8525
#DIG (Cellular)
Dig Safely. **Alabama 1 Call**

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE.



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

Registration
STATE OF ALABAMA
LESTER CHAD WATSON
REGISTERED LANDSCAPE ARCHITECT
MEMBER 518