



Newcastle Development, LLC
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February 9, 2023

City of Alabaster Planning & Zoning Commission
1953 Municipal Way, Suite 101
Alabaster, AL 35007

RE: Walker Springs Waterside Phase 1 – Letter of Proposed Improvements (Common Areas)

Dear Commission Members:

Within Waterside Phase 1 of Walker Springs are three proposed Common Area spaces. The planned use and intent of each of these areas are identified below.

Waterside Phase 1:

Common Area 1 (203,436.34 sf) – Green Space and/or Undisturbed Buffer

Common Area 2 (6,515.58 sf) – Access for Pond & Walking Trail

Common Area 3 (429,483.17 sf) – Pond & Walking Trail

Detailed landscaping and usage plans are being developed. Future alterations and modifications may be needed based on specific site or design constraints.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon D. Todd".

Brandon D. Todd, P.E.
Engineering Manager

Cc: Mr. Brian Binzer, City Manager
Mr. Fred Hawkins, Director of Environmental, Engineering and Building Services
Ms. Vanessa McGrath, City Planner & Zoning Administrator
Mr. James Cassidy, P.E., Insite Engineering