



Newcastle Development, LLC
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Pelham, AL 35124
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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 2 – Public Improvements

Dear Commission Members:

No outside entities (County, State, Utility Boards) are affected in this subdivision of property.

In the Walker Springs Parkway plat, Lot A and Lot B (Sheet PL-2) will be created for future transfer to ALDOT for the widening of Highway 119. A portion of property along the eastern boundary of the site will be deeded to Shelby County for the widening of Smokey Road (CR12). This is noted on Sheet PL-6 of the Parkway submittal.

Nonresidential sites will be platted in future phases of the project in accordance with the approved Master Plan.

Future park sites and/or easements will be platted in future phases in accordance with the approved Master Plan and the Developer's Agreement.

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