



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
July 15, 2025
TIME: 5:50 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request to Advertise for PH - Rezoning, Logan Drive, 211 Acres, from R-1 and C-3 to PUD.
 2. Request to Advertise for PH - Rezoning, South Uniroyal Road, 174.2 Acres, from R-1 and M-1 to PUD.
 3. Request to Advertise for PH - Rezoning and PUD Amendment, The Mill PUD, 1st Ave, 39.64 Acres, Rezoning 1.37 acres from C-2 to PUD and amendment to current PUD.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
 1. Bid - Grade, Drain, Base & Pave Thomason Drive and Center Hills Drive - ENG.
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

"In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130."

City of Opelika

Planning Commission Report

Action Requested:	Rezoning 211 acres from R-1 and C-3 to PUD
Location of Property:	Logan Drive
Property Owner(s):	Freeman JJLP Hayes Eiford, Samford Group, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD (Planned Unit Development)

Staff Comments:

The applicant is requesting rezoning 211 acres from a R-1 (low density residential) and C-3 (general commercial) zoning districts to a PUD (planned unit development) zoning district for a residential community. Last month the applicant brought a similar plan to the Planning Commission which was denied. This plan has been altered to respond to some of the concerns raised by the commission at that time. Most notable among the changes are the removal of the 40 foot wide lots, removal of the central green, and more detail showing the access to Columbus Parkway.

The PUD development consists of a mixture of single-family detached homes with a variety of lot sizes. The proposed development uses many open spaces and buffers to create a shielded boundary around the development. This development has a 2-mile walking trail in open spaces to make this buffer a useable green space. The overall density is 2.60 units per acre. The development has 541 traditional single family home lots. This is seven more lots than the previous submittal. This would include a mix of 65-ft. front access lots and 50-ft. front access lots, 40-ft. front access lots. The development will include 12 platted open spaces totaling 85 acres.

The development has 541 single family home lots. This would include a mix of (233) 65-ft. front access and (308) 50-ft. front access lots. There are The setbacks and lot requirements for the 65-ft. lots are:

- Front: 10-ft.
- Side: 3-ft. (10 ft from adjacent home)
- Rear: 20-ft.
- Side on Street 10-ft.
- Minimum Lot Size 7,250 sq. ft.
- Floor Area Ratio Maximum of 0.50
- Front Access- side parking or rear garages

There are 308 50-ft. single-family lots. The setbacks and lot requirements for the 50-ft. lots are:

Front: 20-ft.
Side: 3-ft. (10 ft from adjacent home)
Rear: 20-ft.
Side on Street 10-ft.
Minimum Lot Size 5,500 sq. ft.
Floor Area Ratio Maximum of 0.60
Front Access- driveway or a garage in front

The applicant has provided samples of the proposed homes. They have also provided typical layouts for the lots. However, it should be noted that some exhibits display the side setbacks as 5 feet while others show 3 feet. Staff recommend gateway cladding standards apply to all the single-family uses.

The development is shows access to Columbus Parkway through a new street with an additional connection to Logan Drive. The master plan also shows connection to Wildwood Drive in Creekstone as a fire access lane. This is required for a developments exceeding 30 homes. The plan does not show this road ever being paved as full connection or connection to Scenic Oaks. While the additional connection may meet fire code, having 541 with only one access out forces all traffic to specific point. All streets should have sidewalks on both sides. This includes the new street to Columbus Parkway.

Use	Master Plan
Single-family	541
50 ft lots	219
65 ft lots	241
Open Space Lots	12

Open Space

The master development plan also shows a significant amount of open space and amenity lots. This development includes 12 open spaces. Three (3) of the open spaces will be pocket parks with flat green spaces, three (3) will be playgrounds and one (1) will have a clubhouse and pool with parking. Several areas are connected to a 2-mile walking trail which extends around the perimeter of the development. The mail kiosks will be located with the pool and clubhouse park near the entrance. Overall, there appears to be over 90 acres set aside for open space, amenities, and detention. The open space comprises over 43% of the site.

Buffering

The applicant notes and shows a total of 54 acres undisturbed land to buffer this development and serve as a natural amenity. In the PUD narrative each single-family home is required to have one (1) tree (1" caliper) in the narrative. Staff recommend having one (1) tree per residential home either located within the right-of-way with approval or in the front yard.

Discussion:

The applicant is proposing a large master plan community with a variety of residential lot types. The applicant has embraced concepts like connectivity, useable open space, and increased design. The development is located in a growing area of the city. Additionally, the development proposes to use pedestrian oriented designs that are recommended in the City of Opelika's Master Plan. Staff believe the proposed plan is in alignment with the PUD Criteria in Section 8.18. E. However, one issue that was raised and is still not clear what connections to streets will be made and at what point. Relying on a single access for connection, does not provide adequate connection for the residents. This may be able to be addressed through more analysis of traffic or a phasing plan that would address how, where and when streets are connected based on the number of lots which in specific phases. This could also ensure that proposed amenities are completed along with adjacent residential developments.

Staff recommendation:

At this time, staff cannot recommend approval due to unknowns related to access. If Planning Commission sends a positive recommendation be sent to City Council to approve the Bridgewater Master Plan subject to the following:

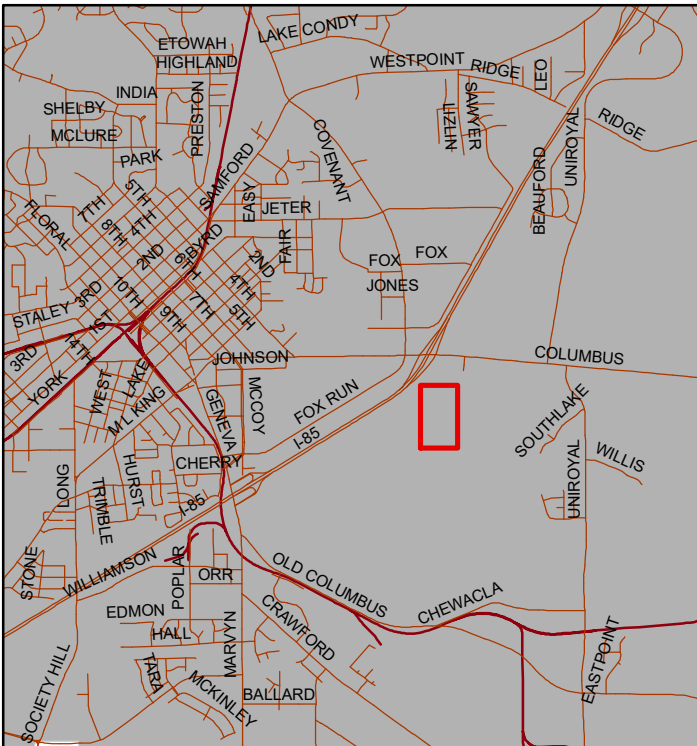
- 1. The development shall follow the standards and densities found within the written report.**
- 2. Sidewalks shall be required on both sides of the street.**
- 3. All utilities shall be underground.**
- 4. Single-family lots shall have one (1) tree per detached residential home either located within the right-of-way with approval or in the front yard. Landscaping should also include foundation plantings or shrubs.**
- 5. Gateway cladding standards and buffers shall apply to all single family uses.**
- 6. Dividing the C-3 portion into a lot from the PUD portions.**

At the June 24th meeting, the Planning Commission voted to send a positive recommendation to City Council to approve the rezoning request.

This map illustrates the land use zones of the City of Columbus, Georgia. The zones are color-coded and labeled as follows:

- Commercial Zones (Red):** C1, C2, C3
- Residential Zones (Yellow):** R1, R2, R3, R4M
- Industrial Zones (Green):** I1, I2
- Public Use Zones (Blue):** PUD

Major roads shown include I-85, I-75, and I-20. The map also features a dashed line indicating a specific boundary or project area. The city name 'COLUMBUS' is prominently displayed in the center, and 'CREEKSTONE' is labeled in the bottom right corner.



The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without

Samford Group, LLC
2449 Moore's Mill Road, Suite 120
Auburn, AL 36830

MEMO TO: City of Opelika Planning Commission
Attention: Mr. Matt Mosley, AICP
FROM: Hayes Eiford, PE (Samford Group, LLC)
RE: PUD Request for Bridgewater – Opelika, Alabama
DATE: May 28, 2025

Pursuant to Section 8.18 of the City of Opelika Zoning Ordinance regarding Planned Unit Developments (PUD), we respectfully submit this request for review and approval of a PUD currently identified as Bridgewater.

1. Location and intensity of proposed uses and activities

The proposed development spans approximately 208 acres located south of Columbus Parkway and east of Interstate 85. The project will be a single-family residential neighborhood, consisting entirely of detached single-family homes ranging from 50'-65' lots.

The community will include 541 total dwelling units, yielding a proposed density of 2.60 dwelling units per acre.

2. Physical Description of proposed facilities

All buildings within the development will adhere to a unified architectural style to ensure cohesive aesthetics across all product types. Examples of the types of homes that are being proposed have been included in this package.

Typical Lots

65' Single Family Detached Home Standards – 233 Proposed

- *Minimum Lot Size of 7,250 SF*
- *Minimum Lot Width of 65'*
- *10' Front Setback*
- *20' Rear Setback*
- *3' Side Setback (Minimum 10' Separation Between Houses)*
- *10' Side on Street Setback*
- *Floor Area Ratio Maximum of 0.50*

50' Single Family Detached Home Standards – 308 Proposed

- *Minimum Lot Size of 5,500 SF*
- *Minimum Lot Width of 50'*
- *20' Front Setback*
- *20' Rear Setback*
- *3' Side Setback (Minimum 10' Separation Between Houses)*
- *10' Side on Street Setback*
- *Floor Area Ratio Maximum of 0.60*

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will feature 12 platted open spaces totaling approximately 85 acres.

Key Amenities

- *Clubhouse & Pool: Central gathering place with pool and parking, available for resident events and recreation.*
- *Wooded Park: A centrally located natural preserve retaining existing hardwoods for unstructured play and passive enjoyment.*

- *Three Playgrounds: Strategically placed across the site to maximize accessibility for families.*
- *~2-Mile Walking Trail: Meandering through preserved wooded areas for resident wellness and connectivity.*
- *Three Pocket Parks: Landscaped green spaces with relatively flat terrain for casual play and community use.*
- *Sidewalk Network: A 4' sidewalk system throughout the development to enhance walkability and connect homes to amenities.*
- *Preserve Area: Approximately 65 acres of undisturbed land to buffer adjacent development and serve as a lasting natural amenity.*

Landscape Standards

One street tree (1" Caliper) shall be required for each single family detached residential lot and shall be installed at the time of the landscaping of the completed home.

4. General designation of utilities

Sanitary Sewer: *Proposed to connect to existing mains along the western and northern edges of the site.*

Water Service: *Proposed to be extended from Logan Drive and ultimately connect to Wildwood Drive or other City-constructed infrastructure within future ROW.*

Storm Sewer: *Managed through a combination of no-detention bypass and on-site attenuation in accordance with City regulations and coordination with the City Engineer.*

Power, Gas, and Internet: *Installed by respective utility providers across the site.*

5. General statement of form of site management proposed for common open spaces and facilities

Until the formation of the Homeowners Association (HOA), the Developer will retain responsibility for maintenance and management of all open spaces and shared amenities.

6. Development Phasing Regulations

The subject development shall abide by the following regulations to be enforced by the withholding of final plat approval by the Opelika Planning Department:

- *Prior to the final platting of the 31st lot, a temporary secondary fire access must be constructed in compliance with the City of Opelika Fire Department regulations.*
- *Prior to the final platting of the 151st lot, a permanent secondary access point must be constructed and approved by the City of Opelika Engineering Department.*
- *Prior to the final platting of the 50th lot, the clubhouse and pool must be fully constructed and available for resident use.*
- *All community amenities must be constructed and made available to residents at the time the adjacent lots to each amenity are final platted.*



SITE DATA

JURISDICTION: CITY OF OPELIKA
PROPOSED ZONING: PUD
SITE AREA: ±208 AC.
OPEN AREA: ±90.75 AC.
PROPOSED DENSITY: 2.60 DU/AC.

LOT LEGEND

SINGLE FAMILY DETACHED LOTS
(50' WIDE TYP)

308 LOTS

SINGLE FAMILY DETACHED LOTS
(65 WIDE TYP)

233 LOTS

TOTAL LOTS:

541 LOTS

SAMFORD GROUP

SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830
SAMFORDGROUP.LLC.COM

DESCRIPTION:	
DATE:	
REV:	

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

Authorized By: Gregory H. Eiford, Jr.
Alabama License Number: 53032

811

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

DESIGN TEAM:

DRAWN BY: --
DESIGNED BY: --
REVIEWED BY: --

SCALE & NORTH ARROW:

NORTH ARROW

0 240 480

120 360

SCALE: 1"=240'

JOB NUMBER: --
DATE: 5/29/2025

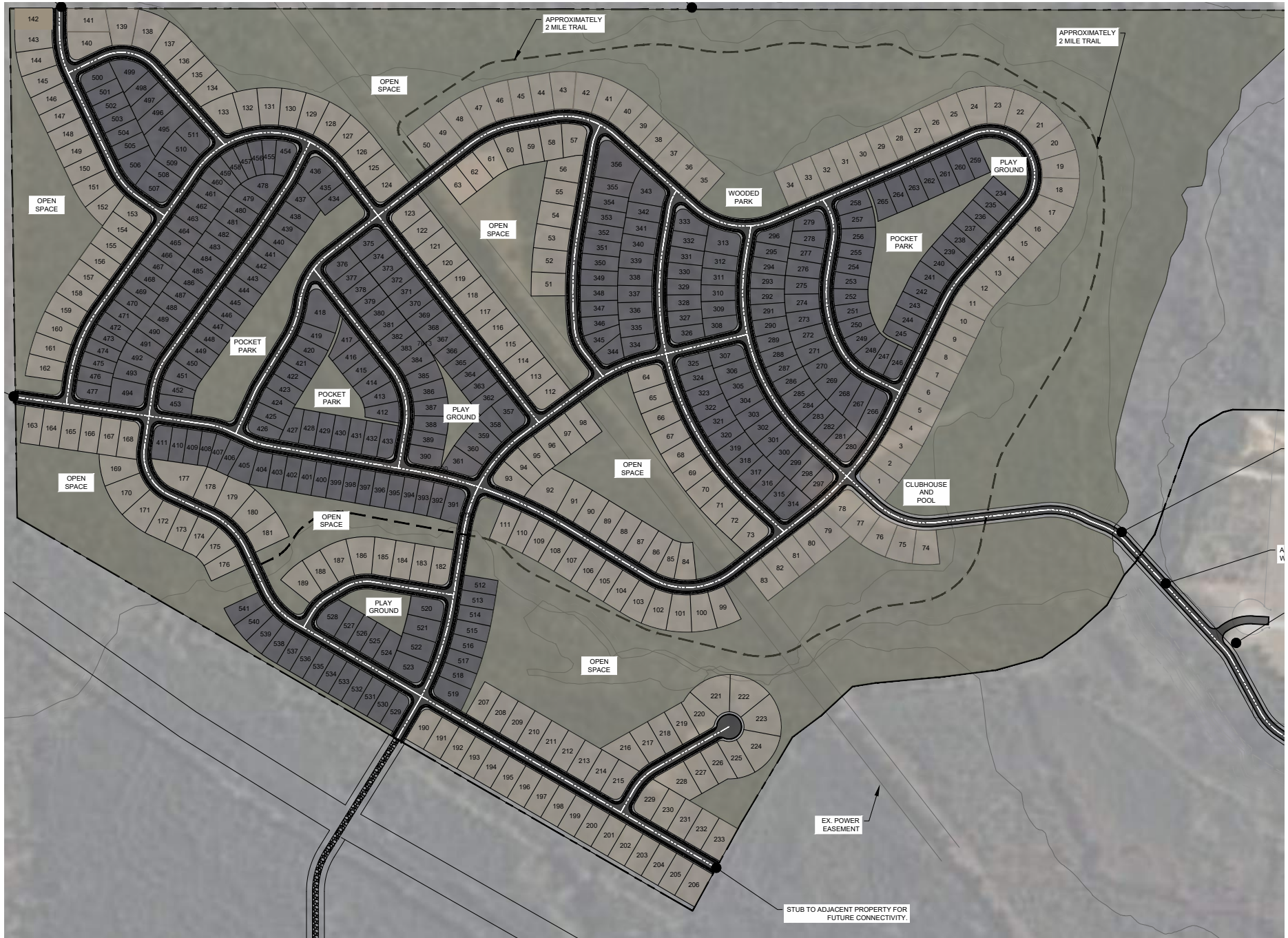
SHEET TITLE:
BRIDGEWATER PUD
CONCEPT PLAN

1 OF 1

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BRIDGEWATER



ACTIVE OPEN SPACES





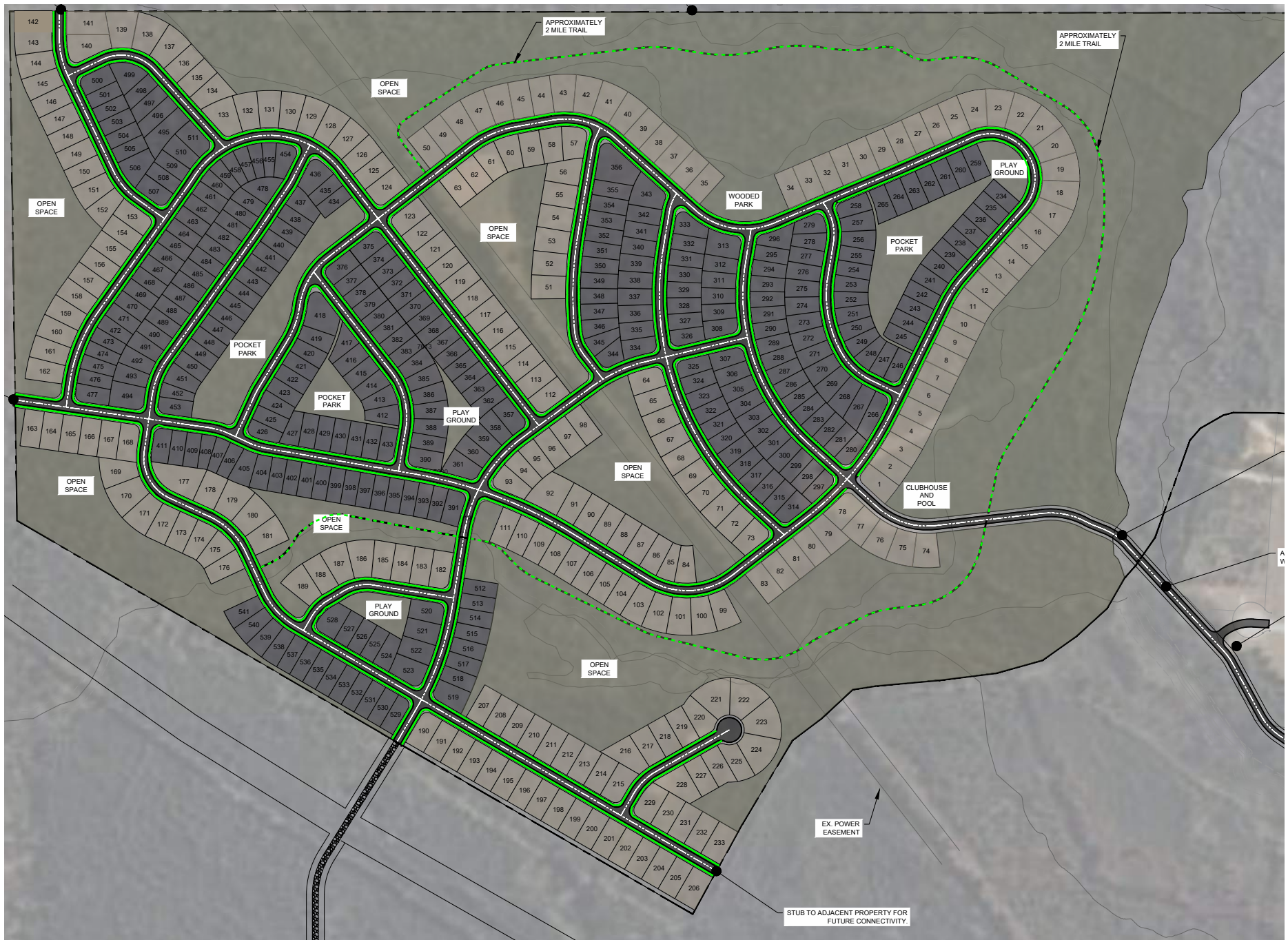




PRESERVED OPEN SPACE



WALKABILITY





POOL/CLUBHOUSE







SITE DATA

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PROPOSED ZONING:
SITE AREA:
PROPOSED DENSITY:

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PUD
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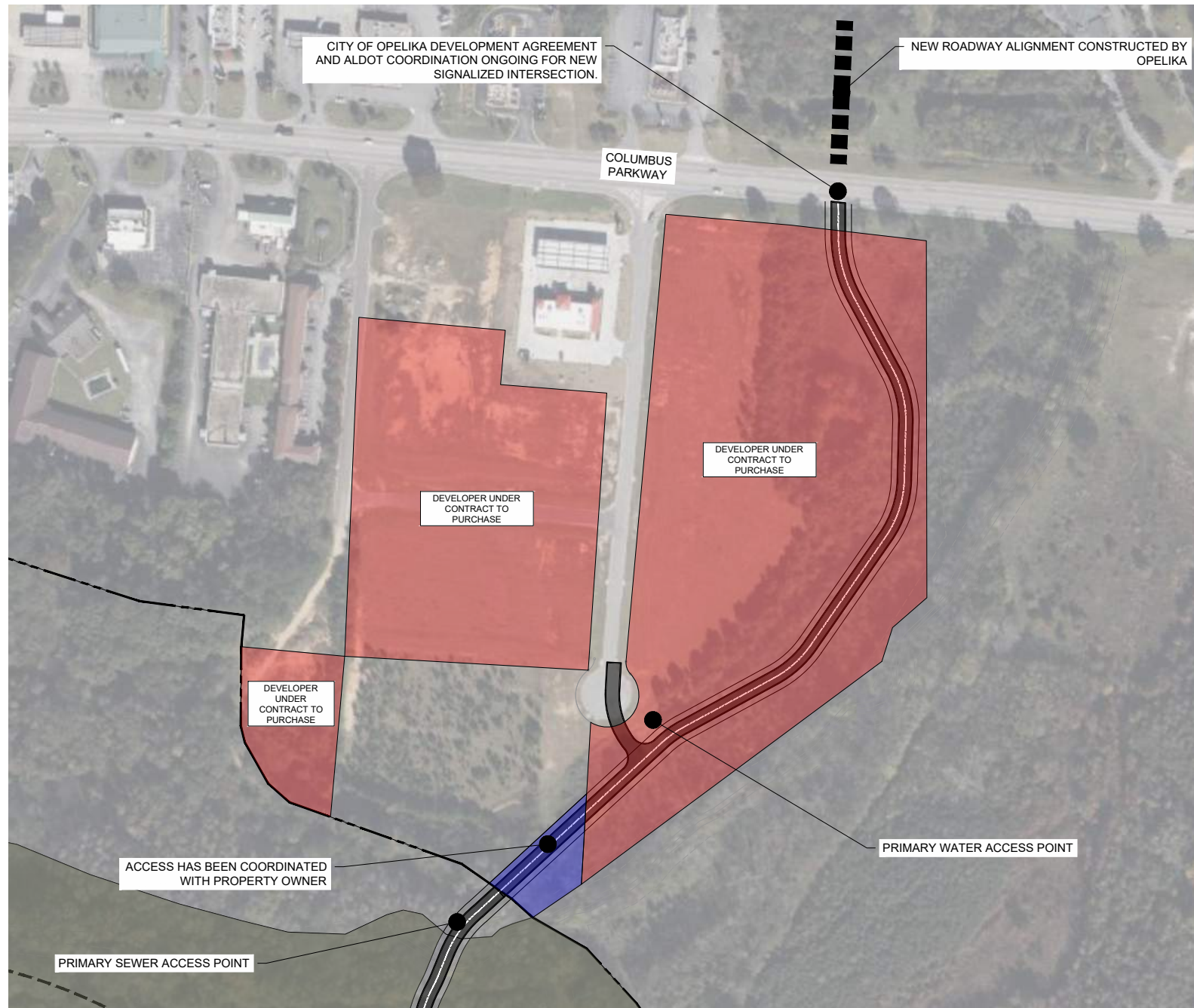
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CONCEPT PLAN

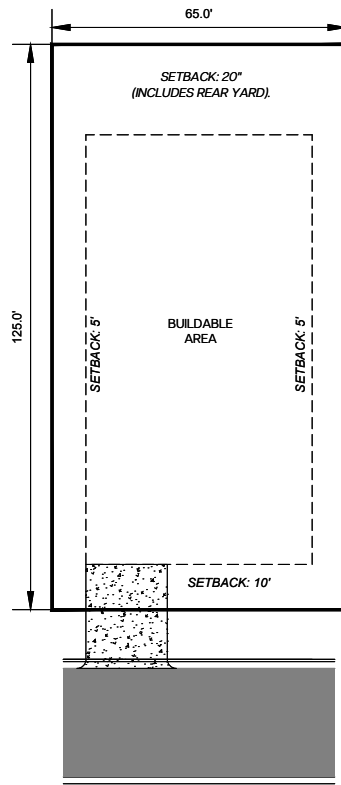
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DETAIL OF PRIMARY ACCESS

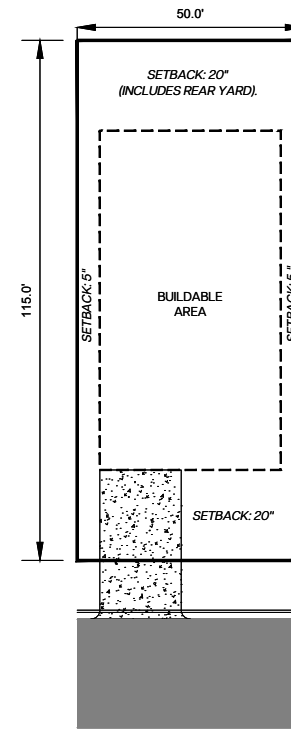


TYPICAL LOT LAYOUTS



65' Lots

- 10' Front Setback
- 85' Pad Depth
- 20' Rear Setback
- 20' Rear Yard
- 5' Side Setbacks
- 0.50 Maximum FAR



50' Lots

- 20' Front Setback
- 75' Pad Depth
- 20' Rear Setback
- 20' Rear Yard
- 5' Side Setbacks
- 0.60 Maximum FAR

ELEVATIONS - 50' LOTS



ELEVATIONS - 65' LOTS



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: E-8c

Action Requested: Rezoning 174.2 acres – 141.9 acres - R-1 and M-1 to PUD
32.3 acres - R-1 to PUD(annexation)

Location of Property: South Uniroyal Road and Old Columbus Road

Property Owner(s): Rebecca Walton Young and Oline Walton Price
Hayes Eiford, authorized representative

Current Zoning: M-1 and R-1

Proposed Zoning: PUD

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	PUD	Drakes Landing, single family homes
South	R-2 & R-1	Undeveloped and single-family residential
East	PJ	Planning Jurisdiction
West	M-1, R-1	Undeveloped and single-family homes

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A 174.2 acre rezoning request is from a R-1 (rural) and M-1 (manufacturing) zoning district to a PUD (planned unit development) zoning district (Mayfair PUD). The 174.2 acres include a 32.3 acre annexation property located on the east side as shown on master plan (or see agenda item 8a). The 174.2 acre rezoning property is subject to annexing 32.3 acres. Agenda 8a is the request to annex 32.3 acres.

The 174.2 acre rezoning property is located on the east side of South Uniroyal Road. It is located directly across from the intersection of Chewacla Road and South Uniroyal, north of the intersection with Old Columbus Road. The property is adjacent to Drakes Landing on the north and the railroad on the south. The subject property contains 401 single family lots with a significant amount of open space.

The area around the subject property has traditionally been more rural with some light industrial property adjacent to South Uniroyal Road. The zoning through it area is R-1, M-1 (along S. Uniroyal Road), with some PUDs, R-2, and R-3 where development had occurred. The proposed Mayfair master plan is all single family lots with an overall density of 2.3 units per acre. The development is divided into three minimum lot widths (50', 60' & 70') and three lot sizes:

156 lots - 50'x130' = 6,500 square feet, (39% of the 401 lots)

146 lots – 60'x130' = 7,800 sf, (36% of the 401 lots)
99 lots – 70' x 130' = 9,100 sf, (25% of the 401 lots)

The 99 largest lots at 9,100 sf (70' foot wide) are similar in lot area and lot width to the R-3 zoning district; the R-3 minimum lot size and lot width is 10,000 sf and 70' lot width. The 302 lots with either 50' minimum lot width or 60' width are similar in size to the R-4 or R-5 zoning district. Our R-4 and R-5 zones require a minimum 60' lot width and minimum 7,500 sf lot size.

Development	Zoning	Lot Width	Lot Area	Density	Open Space
Mayfair	PUD	50-70 ft	6,500 – 9,100 ft	2.3	75 acres
Drakes Landing	PUD	60 ft	15,000 ft	1.25	59 acres
East Pointe	R-2	80 ft	15,000 ft	1.5	0 acres
Creekstone	R-2/R-3	70 – 80 ft	10,000 ft	2.18	6 acres

The minimum setbacks for all 401 lots are:

Front: 25 feet,
Rear: 20 feet
Side: 10 feet
Side on Street: 10 feet

From a land use perspective, the proposed master plan introduces lots both smaller in area and width than nearby developments. The nearest lots smaller than 60 feet are in the Cobblestone neighborhood further down S. Uniroyal Road. While Drakes Landing does have 60 foot lots, the lot sizes are closer to the R-2 zoning requirement. The lot sizes are much smaller than any other in the immediate area. The larger 70 ft lots in Mayfair are close in size to the R-3 lots in Creekstone. It should be noted that the Mayfair development does have much more open space than other nearby developments. The open space will be discussed more later in the report.

As previously mentioned the development is accessed from two new streets that intersect South Uniroyal Road. The southernmost entrance is across from Chewacla Road. This street is the primary spine through the development. It may need to be examined for traffic calming purposes as it is very long and straight. The streets are about 540 feet apart. The master plan shows seven interior residential streets for 401 single family home lots. While the development does not provide cross access, there is not much opportunity for other connections due to existing developments and the railroad. The adjacent property on the south side of the rezoning property is a 100 foot wide railroad right-of-way. The railroad ROW borders the entire rezoning property on the south side with no cross access public street to the rezoning property along the south property line.

The north adjacent property is the Drakes Landing PUD approved in 2020 (150 acres, 190 single family home lots, minimum 15,000 sf). About 18 Drakes Landing single family home lots border the rezoning property along the north property line. The Mayfair master plan shows an open space buffer area along the north property line at least 300 feet wide from the Mayfair single family lots to the Drakes Landing PUD lots.

The Mayfair master plan has 75 acres of open space for the 174.2 acre PUD development or 43% of the total development is open space. The open space includes 9 smaller areas or pocket parks

that are adjacent to single family lots; these open spaces near homes range from 21,000 sf to 2.7 acres. The largest area of open space is along the north property line: 49 acres of the total 75 acres of open space borders the north property line. Along the south property line the adjacent property is a 100 foot wide railroad right of way. On the south property line, a 30 foot buffer area is adjacent to the Mayfair single family home lots and the 100' railroad right-of-way. Most of the open space appears to be passive or unusable by the residents. It provides space, but there are no amenities discussed as part of the development.

Landscaping proposed for the PUD is at least one street tree (1" caliper) for each single family home lot. Staff recommends for corner lots, a street tree should be installed on each street. Also, add trees on open space areas facing streets; trees should be spaced apart as distances between trees on adjacent single family home lots. Preserving existing trees counts toward base point requirements. Some open space areas may have existing trees and vegetation that should remain undisturbed to serve as buffers; preserving trees count toward meeting landscape requirements. The retention/detention ponds in open space areas should also be screened.

At the time of this report, there are no details about the housing. The buildings are likely front entry, but no other details are known. Some of the 50 foot lots will only have 30 foot wide homes with the 10 foot side setbacks. There are no details related to garages, architecture, materials or other details.

An HOA (Homeowner's Association) needs to be established to provide property maintenance rules and use restrictions for the open space, pocket park areas and any other guidelines for the Mayfair PUD.

This PUD is located adjacent to the City limits with larger lot sizes. The 60-ft and, especially, the 50-ft lots are smaller than any other lots in the surrounding areas. There are also concerns about what quality of the development without additional information. If the Planning Commission does send a positive recommendation to the City Council to rezone the property from R-1 and M-1 to PUD subject to the following:

1. Provide sidewalks on both sides of the street.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Corner lots install at least one tree for each street. Trees may be placed in the adjacent right-of-way with approval of city staff.
4. Provide a standard landscaping typical for single-family homes including shrubs.
5. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.

Engineering Department Report

The Engineering Department has no other comments or concerns with this rezoning.

Opelika Water Report

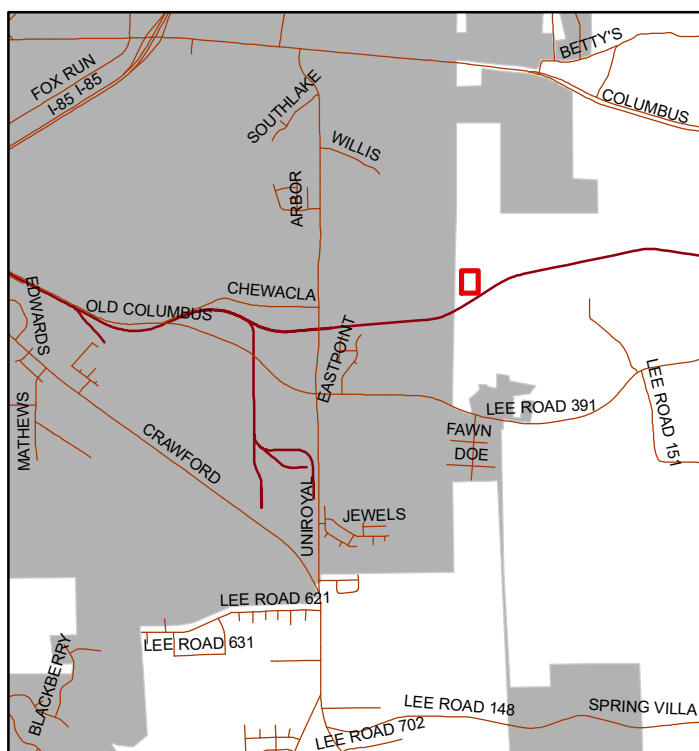
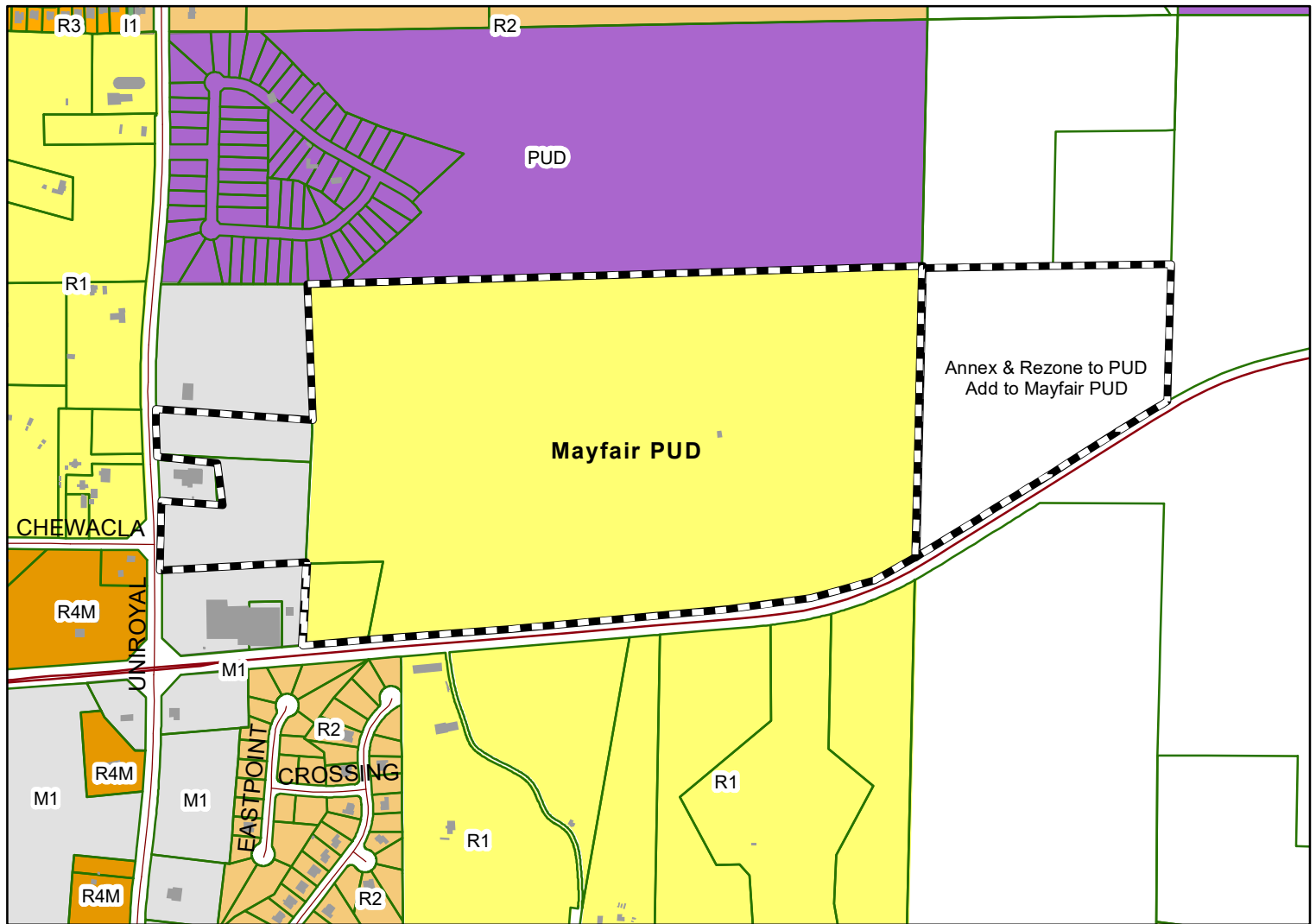
Water service is available from 8" main along east side of South Uniroyal Rd. Opelika Water has no objections to this annexation. Please be advised that sites with elevations above 805' (this existing site ranges from 790'-890') will experience lower than normal pressure due to the existing hydraulic gradient of the distribution system (940'- 920'). Overall site and individual lots at higher elevations should take this into account.

Opelika Power Services Report

This property is in the Opelika Power Services and Tallapoosa River Electric territory.

At the June 24th Planning Commission meeting, the Planning Commission voted to send a positive recommendation to City Council.

ANNEXATION, FUTURE LAND USE MAP & REZONING SOUTH UNIROYAL ROAD & OLD COLUMBUS ROAD R-1 & C-3 to PUD, 9A, 9B & 9C



The applicant requesting a 32 acre Annexation & rezoning to PUD and a Rezoning of adjacent 174,2 acres to PUD for 401 single family home lots. Density is 2.3 dwellings per acre. Lot widths are 50', 60' and 70'. Open space areas are adjacent to most perimeter lot lines. Five pocket parks are interior near single family homes.



Subject Property

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Samford Group, LLC
2449 Moore's Mill Road, Suite 120
Auburn, AL 36830

MEMO TO: City of Opelika Planning Commission
Attention: Mr. Matt Mosley, AICP
FROM: Hayes Eiford, PE (Samford Group, LLC)
RE: PUD Request for Price Property – Opelika, Alabama
DATE: May 28th, 2025

Pursuant to Section 8.18 of the City of Opelika Zoning Ordinance regarding Planned Unit Developments (PUD), we respectfully submit this request for review and approval of a PUD currently identified as Mayfair Subdivision. The subject site is currently zoned R1 and M1.

1. Location and intensity of proposed uses and activities

The proposed development spans approximately 174 acres located east of the intersection of Chewacla Road and S. Uniroyal Road. The project will be a single-family residential neighborhood, consisting entirely of detached single-family homes ranging from 50' – 70' lot widths.

The community will include 401 total dwelling units, yielding a proposed density of 2.35 dwelling units per acre.

2. Physical Description of proposed facilities

All buildings within the development will adhere to a unified architectural style to ensure cohesive aesthetics across all product types. Examples of the types of homes that are being proposed have been included in this package.

Typical Lots

70' Single Family Detached Home Standards – 99 Proposed

- Minimum Lot Size of 7,250 SF
- Minimum Lot Width of 65'
- Floor Area Ratio Maximum of 0.50

60' Single Family Detached Home Standards – 146 Proposed

- Minimum Lot Size of 7,250 SF
- Minimum Lot Width of 65'
- Floor Area Ratio Maximum of 0.50

50' Single Family Detached Home Standards – 156 Proposed

- Minimum Lot Size of 5,500 SF
- Minimum Lot Width of 50'
- Floor Area Ratio Maximum of 0.60

Standard Setbacks

- Front – 25'
- Rear – 20'
- Side – 5'
- Side on Street - 10'

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses.

The proposed development will include the following key amenities dedicated for public and community use across 11 open space parcels:

Key Amenities:

- Five Pocket Parks: Landscaped green spaces with relatively flat terrain for casual play and community use.
- Sidewalk Network: A 4' sidewalk system throughout the development to enhance walkability and connect homes to amenities.
- Landscape Standards: One street tree (1" Caliper) shall be required for each single family detached residential lot and shall be installed at the time of the landscaping of the completed home.
- Total Open Space of Approximately 70 acres including a pond that will be accessible for use of the residents.

4. General designation of utilities

Sanitary Sewer: Connection is proposed to existing mains located along the northern and central portions of the site.

Water Service: Proposed to connect to existing infrastructure along S. Uniroyal Road on the western side of the site.

Storm Sewer: Managed through a combination of proposed ponds and retrofitting the existing pond on site in accordance with City regulations and in coordination with the City Engineer.

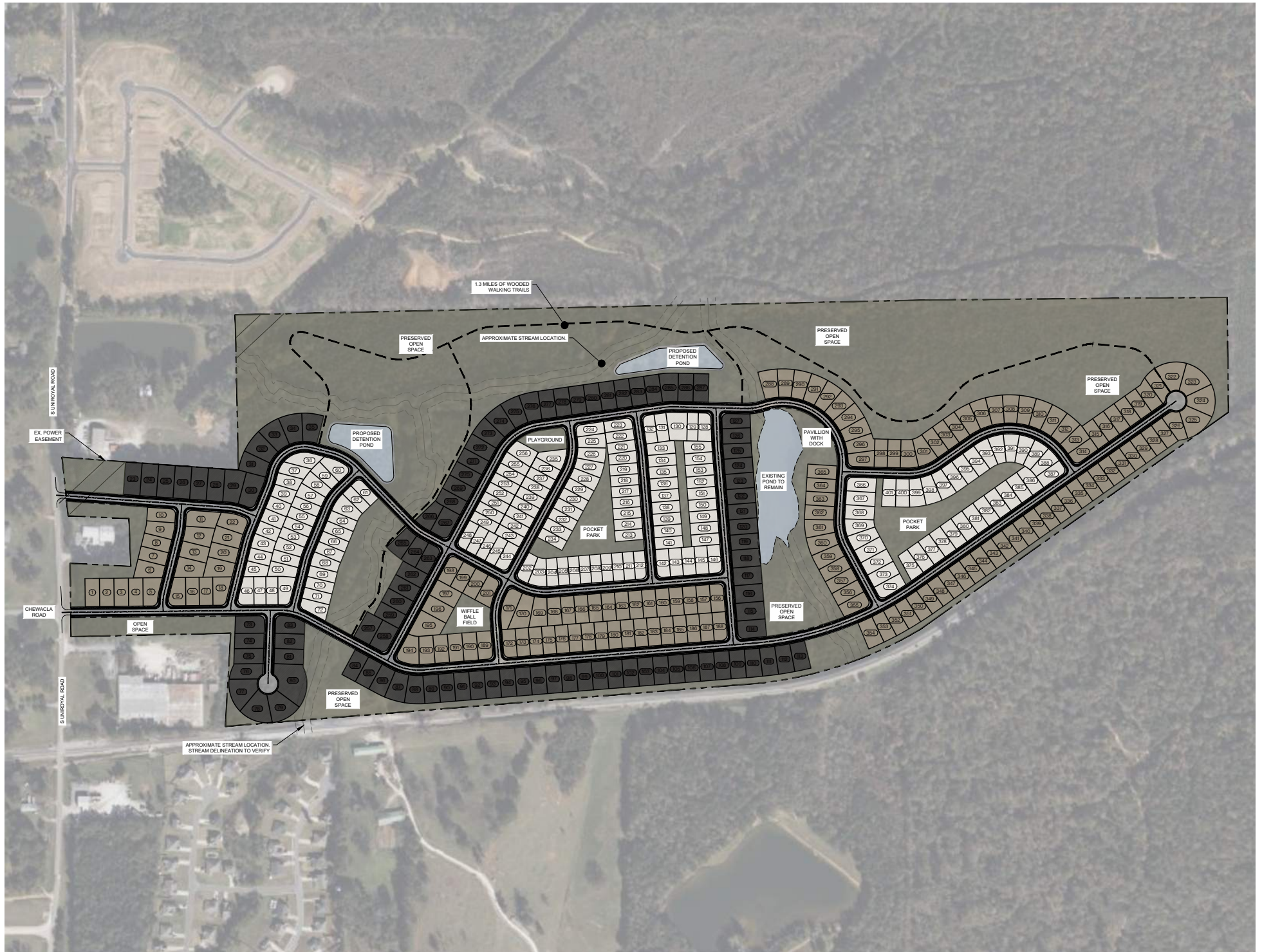
Power, Gas and Internet: Installed by respective utility providers across the site.

5. General statement of form of site management proposed for common open spaces and facilities

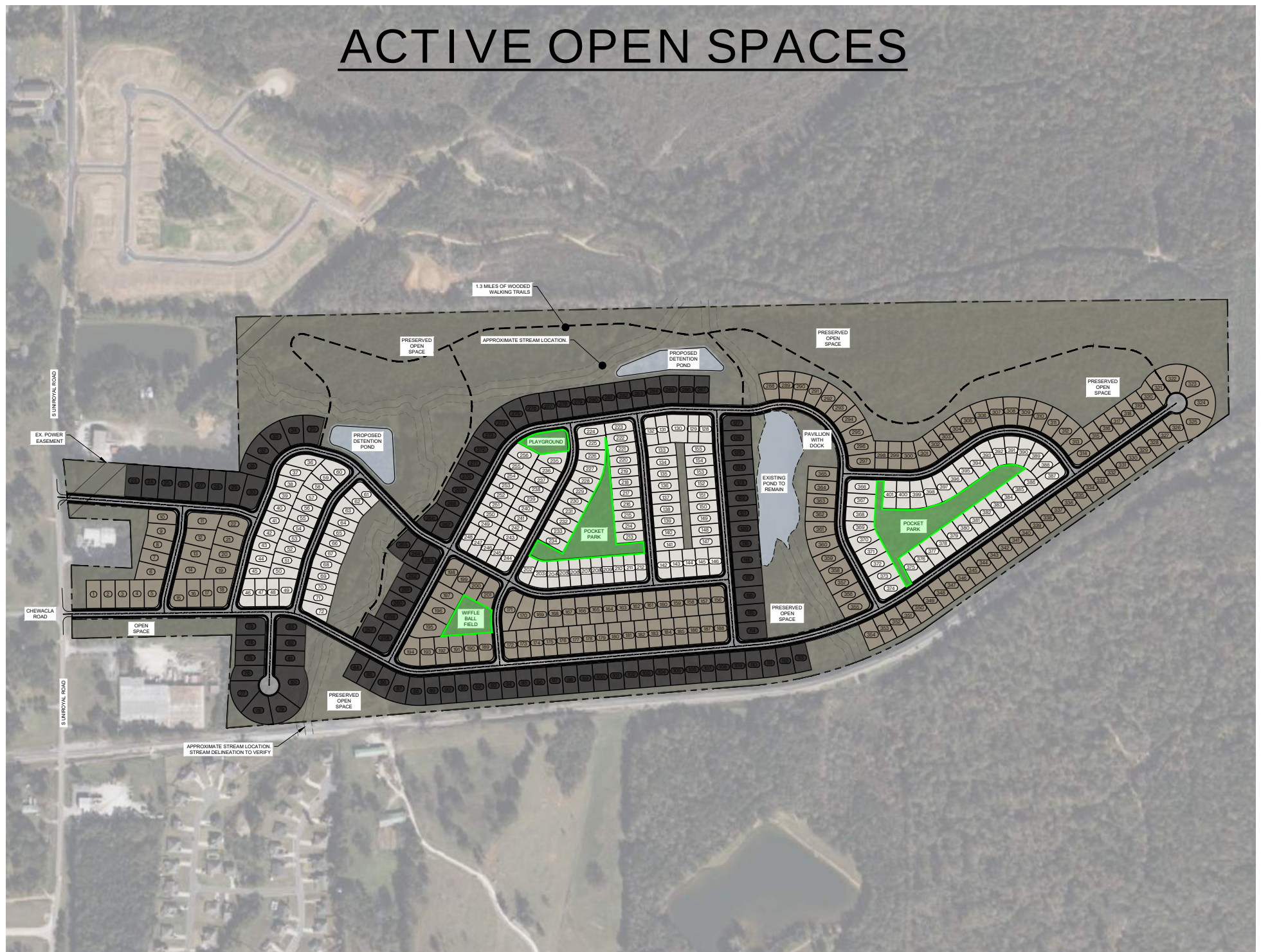
Until the formation of the Homeowners Association (HOA), the Developer will retain responsibility for maintenance and management of all open spaces and shared amenities.



MAYFAIR



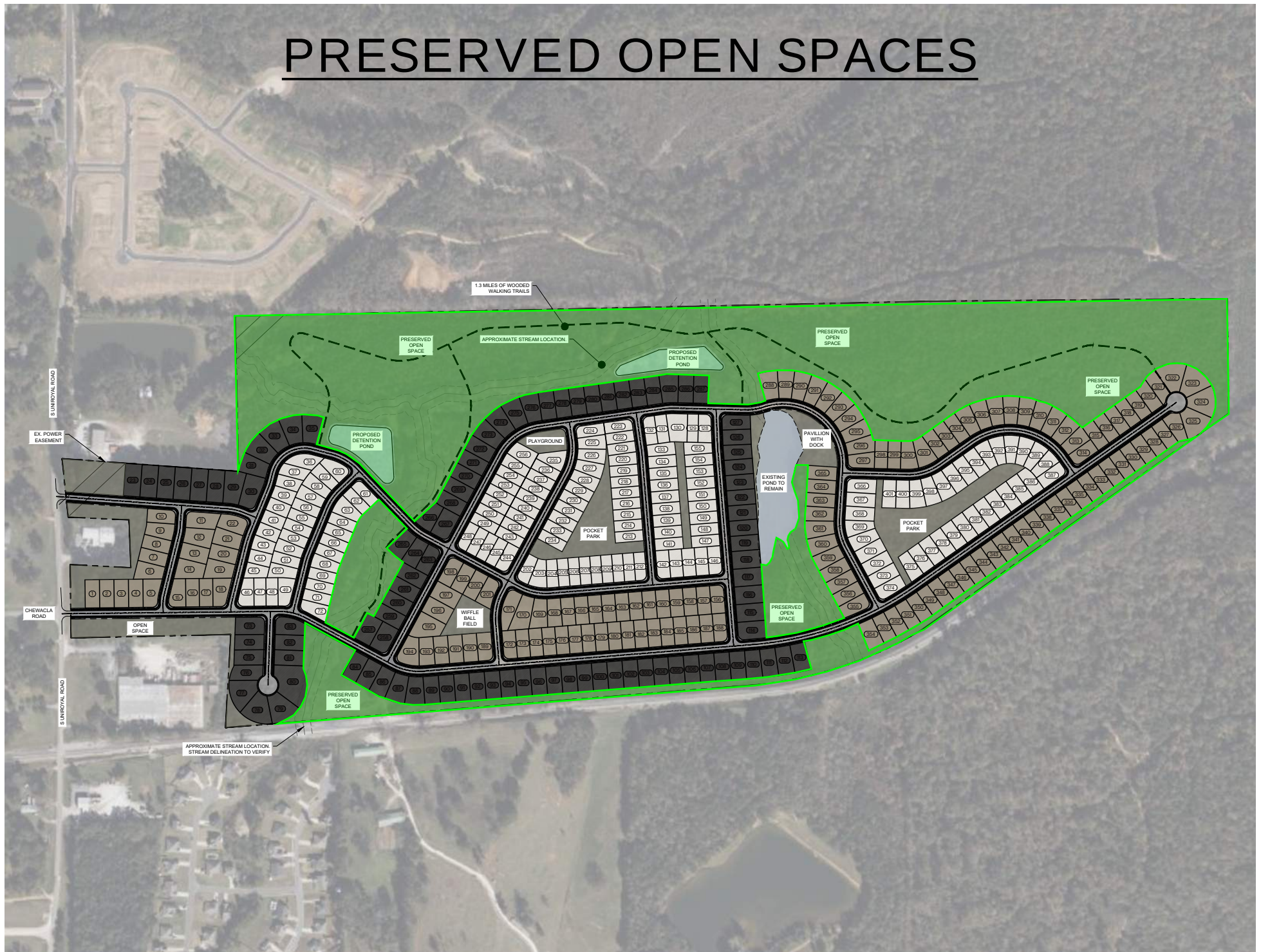
ACTIVE OPEN SPACES

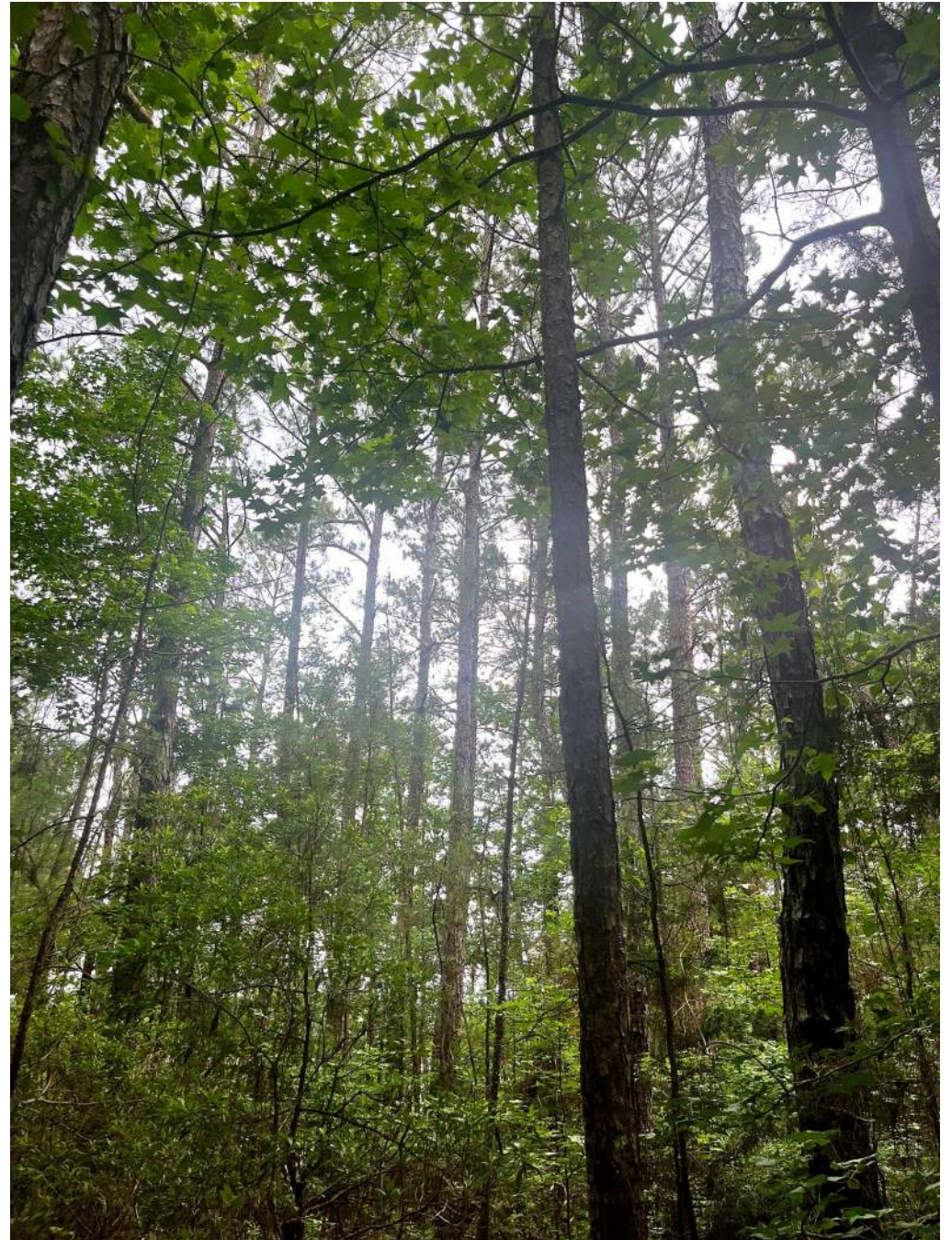




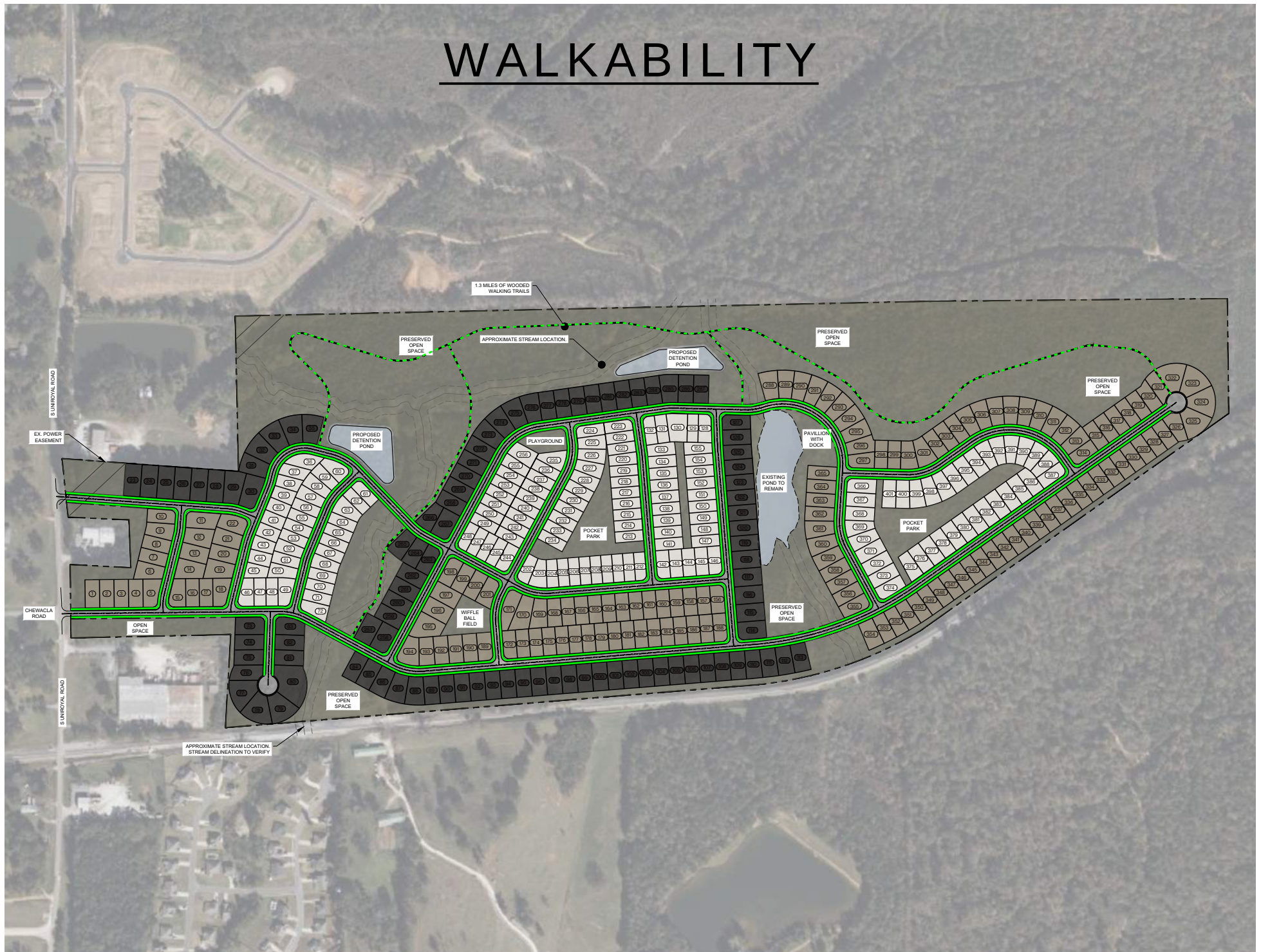


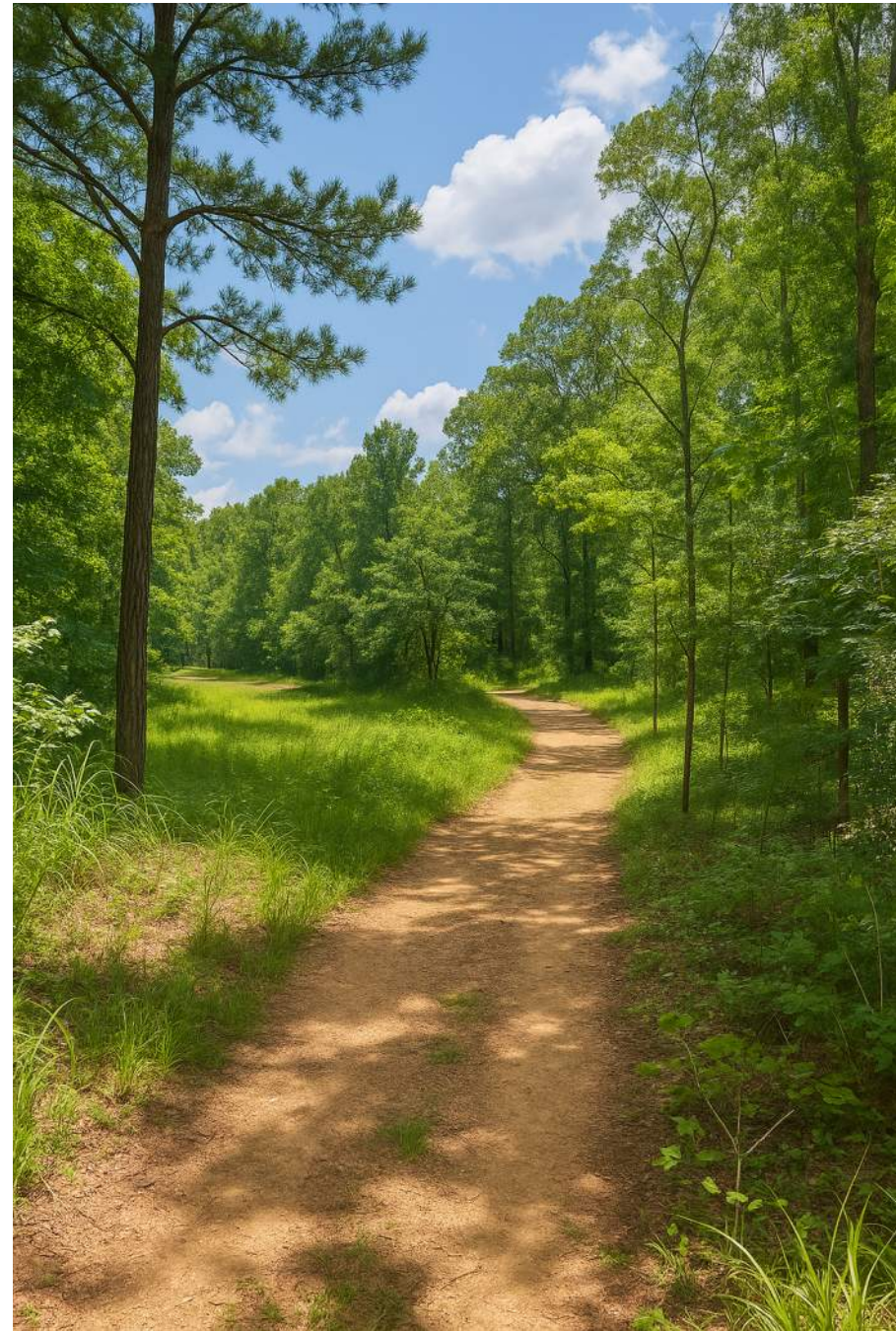
PRESERVED OPEN SPACES





WALKABILITY





[illegible]

PRICE PROPERTY
CITY OF OPELIKA, LEE COUNTY, AL

INTENT WITHOUT WRITTEN CONSENT IS A VIOLATION OF COPYRIGHT LAWS.

SEAL:



DESIGN TEAM:

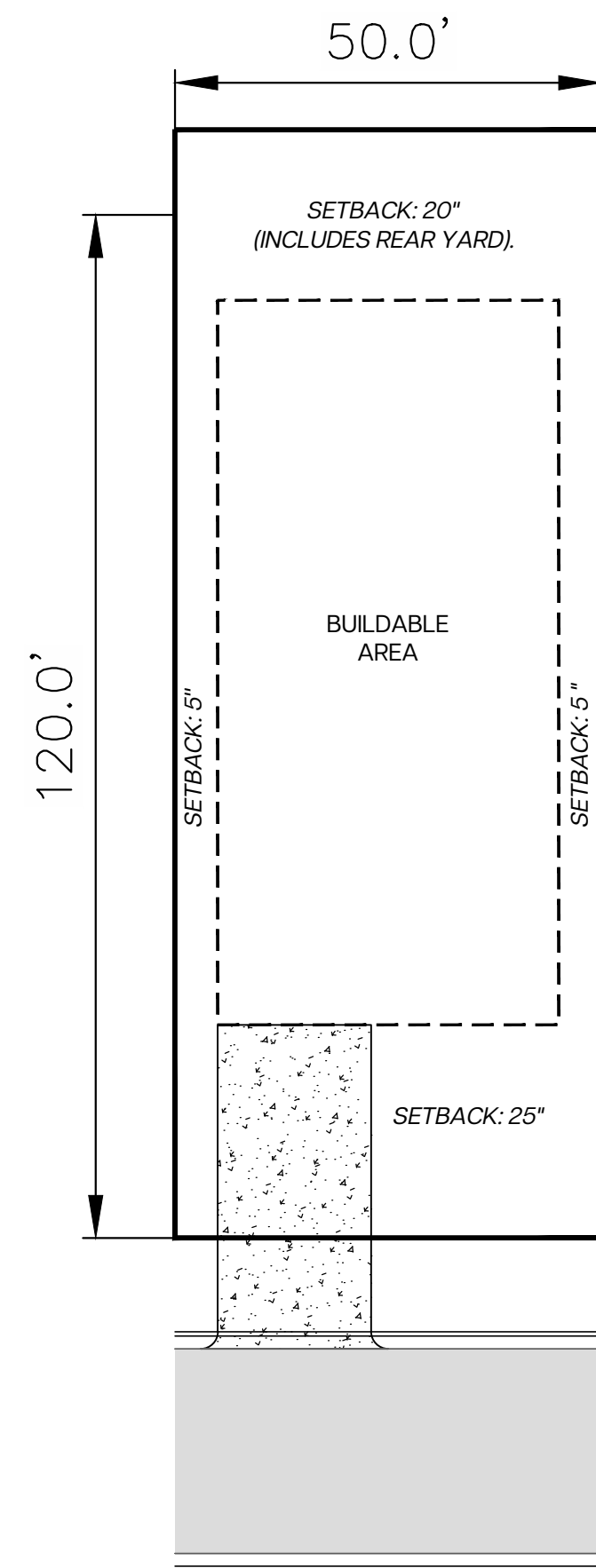
DRAWN BY:	HE
DESIGNED BY:	--
REVIEWED BY:	--

SCALE & NORTH ARROW:

JOB NUMBER:	008083
DATE:	06/12/2025

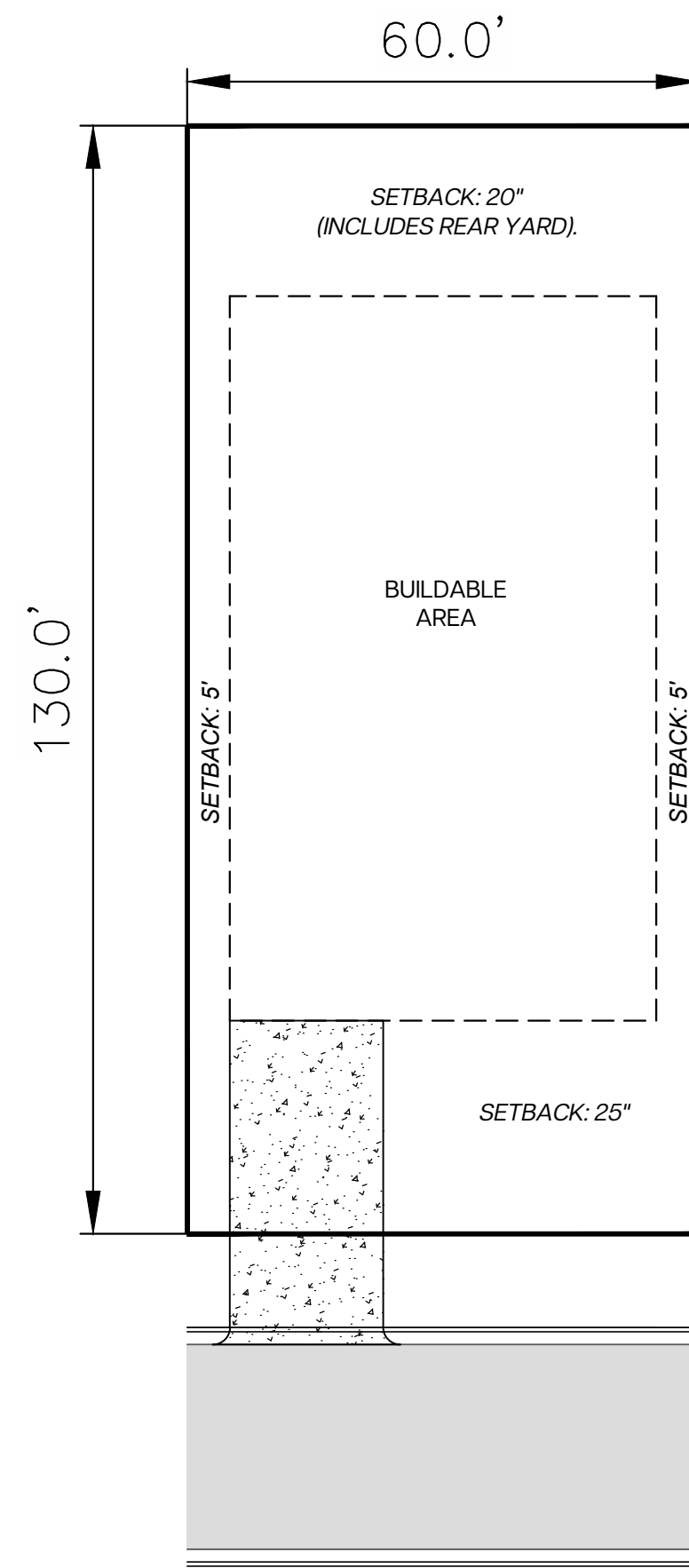
SHEET TITLE:

TYPICAL LOT EXHIBIT



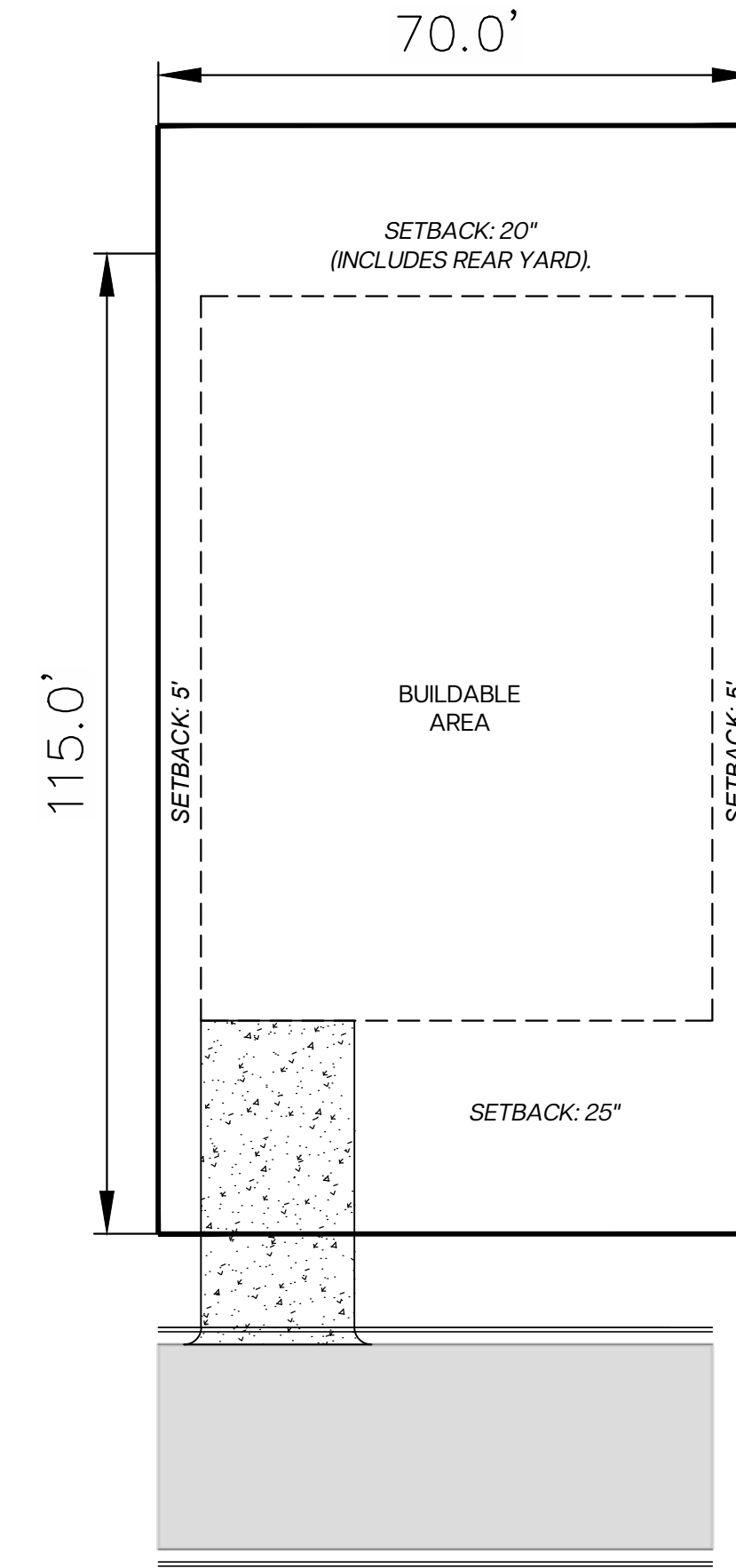
50' Lots

- 25' Front Setback
- 85' Pad Depth
- 20' Rear Setback
- 20' Rear Yard
- 5' Side Setbacks
- 0.60 Maximum FAR



60' Lots

- 25' Front Setback
- 85' Pad Depth
- 20' Rear Setback
- 20' Rear Yard
- 5' Side Setbacks
- 0.50 Maximum FAR



70' Lots

- 25' Front Setback
- 85' Pad Depth
- 20' Rear Setback
- 20' Rear Yard
- 5' Side Setbacks
- 0.50 Maximum FAR

ELEVATIONS



City of Opelika

Planning Commission

Planning Department Report

Meeting Date:	March 25, 2025		
Agenda Item #:	D-6		
Action Requested:	a. Rezoning – from C-2 to PUD & Master Plan Amendment		
Location of Property:	First Avenue		
Property Owner:	Opelika Mill LLC and Ericson, LLC. Spencer Cothran with Holland Homes		
Current Zoning:	PUD and C-2		
Proposed Zoning:	PUD (Planned Unit Development)		
Existing Land Use:	Former Mill Site		
Surrounding Zoning Districts And Land Uses:	North	VR-2	Single Family and Church
	South	R-5	Former Mill property (across RR)
	East	C-2	Single-family and vacant
	West	R-5	Airview Baptist Church

The proposed request adds a small portion of a block between North 23rd and North 24th Streets along 1st Avenue to the overall develop. The master plan is also proposed to be adjusted to change the layout and design of streets and change the mix of uses.

Rezoning and Master Plan amendment:

The applicant is requesting rezoning an additional 1.37 acres from a C-2 (office-retail) zoning district to a planned unit development (PUD) zoning district. The overall development is proposing 327 residential units. This is a small increase of 18 units from the previous approval. This change includes 24 50-foot single family homes, 43 40-foot single family homes, 114 townhomes, and 146 multi-family/apartment units. Overall, the development will have a density of 7.98 units per acre which is a small decrease from the previous density approved. The site also contains a variety of commercial uses including a restaurant in the existing building near the water tower and smokestack. This revision changes most of the commercial areas to more of a mixed use type set along a redesigned 1st Avenue. After performing an environmental assessment, the owner needed to move some

of the areas that included residential along the ground floor. This reduces some of the smaller 40 foot lots and increases some of the townhomes in the northern part of the property.

The development uses the existing block grid. This change includes a significant alteration to the street patterns in the development. The developer is still working with the City of Opelika to realign 28th Street and add a roundabout. The applicant is also proposing to realign 1st Avenue into a street that slows traffic down and creates a more downtown feel. The residential areas are also modified from a street connectivity perspective. With the new change, most of the residential is now accessed by rear alley or rear parking lot. This is a significant design improvement.

The applicant is showing four common greens plus an event lawn in the commercial area. The common areas are mostly for residential amenities including two pools. The common green is a commercial open space that can be used for events while also creating additional space for retail and residential units.

This development mixes four different housing types throughout the development. This is becoming somewhat more common in newer developments. The single-family homes and townhouses would be located on individual lots for sale. The multi-family apartments would be in two buildings in the commercial area and possible over mixed use buildings. The single-family homes are requesting a mix of lot widths including some 40 and 50 foot wide lots. The larger lots were required by Planning Commission at the last meeting to front the existing Mill Village homes. This would also include 20 feet front and rear setbacks and 5 feet side setbacks. The C-2 zone uses the standard for R-5 which are 60-foot-wide lots with 7,500 square feet. The nearby VR-2 zoning in the Mill Village requires 7,500 square foot lots, with 65 ft widths, 12 ft front setbacks, 35 ft rear setbacks and 10 ft side setbacks.

The townhouses proposed have similar minimum lots sizes and widths to the current City standards. The lots are proposed to have 10 ft front setbacks, 20 ft rear setbacks and 10 ft side setbacks on end units. The applicant is requesting to have no rear yards due to the rear loaded alleys. The applicant has placed common space in areas near most of the townhomes that can replace the use of the yard.

The commercial and multi-family buildings are proposed to have zero-lot line setbacks that will allow them to create an aesthetic similar to a small downtown. This type of development is common in many mixed-use developments with neighborhood town centers. One item that has not been disclosed is the height/number of stories of the proposed

commercial and multi-family buildings. Staff generally believes that three (3) stories would be consistent with the area and similar to the scale of the original mill building.

The plan does provide some basic landscaping form. These are key components of developments that are denser. Staff also believes that landscaping is extremely important. The street trees shown appear to be approximately 60 feet on center. This typical spacing is consistent with many new urban developments. Additionally, the right-of-way may not be wide enough for street trees. Staff is recommending that there be at least one large/canopy tree placed either in the right-of-way between the street and sidewalk with approval by city departments. If this cannot be done, a similar tree should be placed in the front and side yards on street for each unit. The commercial, townhouse and multi-family areas should meet the general and parking landscape requirements of the zoning ordinance, but some flexibility should be provided. Typically, a buffer would be required on the perimeter of the PUD. However, this PUD is bound by streets and the railroad on almost all sides. In this case, buffers are more likely to be appreciated by the proposed residential units than help buffer the adjacent property from this development. Staff is recommending internal sidewalks between buildings in the commercial areas.

The applicant has provided a list of requested uses for the commercial areas in the PUD. These include hotels, office, retail, restaurant, event space, food/dining/alcohol sales, food trucks and an open-air market. Staff would also recommend any use within Section 7.8.B.1 which lists the uses allowed in the Village Commercial zone. The applicant lists uses that will not be allowed including funeral home, agricultural, mining, quarrying, laundromat, animal services, adult business and auto related uses. Staff recommends that drive-thru restaurants, outside storage, alternative financial services, and mini-storage be prohibited. All commercial uses shall be limited to the areas shown as commercial unless the PUD is amended.

The applicant has requested a master signage plan to include specific signage. The plan includes the maintenance of the Pepperell sign on the existing smokestack. The plan also proposes a sign on the proposed water tower and two arching gateway signs into the development. Any additional signage for the commercial spaces or other uses shall meet the general requirements for signage.

The applicant is currently working on designs and elevations to show how this development will fit with the surrounding properties. Staff believes these design elements are critical to the integration of the development and its overall success. Staff recommends that the development generally meet the corridor overlay material and design criteria. All utilities shall be installed underground. Staff also notes that the more urban land use pattern should

be reinforced with urban design characteristics for the buildings. This includes ensuring that all residential units 10 feet or less shall be set at least 18 inches above the street grade either through changes to topography or a raised foundation. Front entries for residential units shall face the street and have entry details such as doors, windows, front porch, covered entries, or other entry features. The commercial areas along 1st Avenue shall have traditional storefront windows or regularly spaced windows and doors along the street. No section of wall along the 1st Avenue shall have unadorned or blank walls exceeding 30 feet in length.

Overall, the development is well below the density of 16 units per acre in the C-2 zoning district. Staff feels this development generally provides a good re-use of the Pepperell Mill property and finds the development to transition in an orderly method from less dense to more dense.

Staff Recommendation:

Staff recommends a positive recommendation to rezone the property from C-2 to PUD, it should be subject to the following:

- 1. Provide sidewalks on both sides of each street adjoining an amenity or residence. Additional internal sidewalks should connect parts of the commercial areas. Sidewalks in the commercial areas along 1st Avenue should be 8 feet or greater.**
- 2. All new utilities shall be underground unless they are located along the railroad tracks.**
- 3. All multi-family and commercial buildings shall meet the Gateway Corridor cladding requirements. The larger mixed use and multifamily buildings should have significant amounts of masonry on the front and visible facades.**
- 4. The commercial areas along 1st Avenue shall have traditional storefront windows or regularly spaced windows and doors along the street. No section of wall along the 1st Avenue shall have unadorned or blank walls exceeding 30 feet in length.**
- 5. Non-single family sections shall meet the parking lot landscaping requirements and meet the general requirements unless they cannot based on layout. In such instances, an alternative landscape plan to the Planning Director.**
- 6. Street trees shall be planted as shown generally on the site plan at a spacing of one tree every 60 feet unless there is a conflict with overhead utilities. Where street trees are not an option one large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way.**

7. **Open space shall be clearly marked and the use and maintenance shall be noted on the plat.**
8. **Residential units 10 feet or closer to a public street shall be raised above the street at least 18 inches either through a raised foundation or through site grading.**

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed Rezoning request.

Opelika Water Board Report

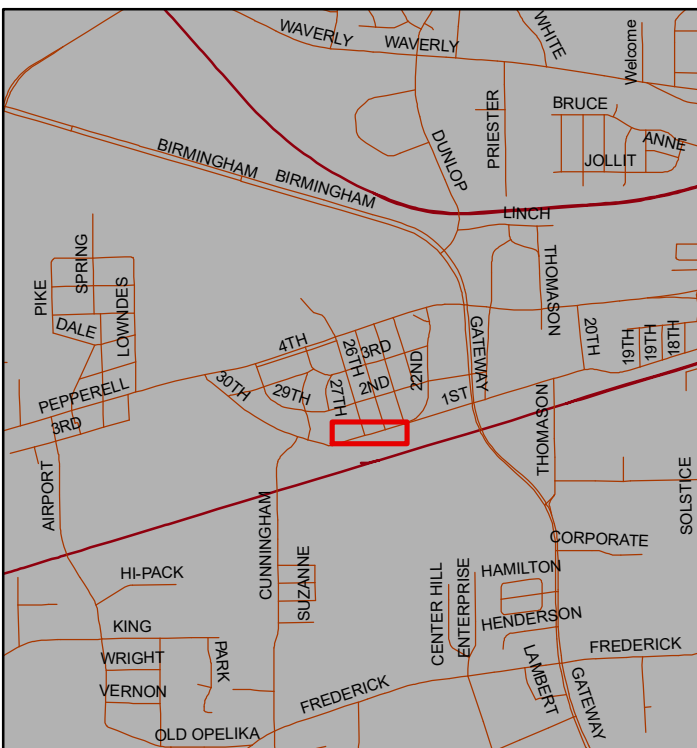
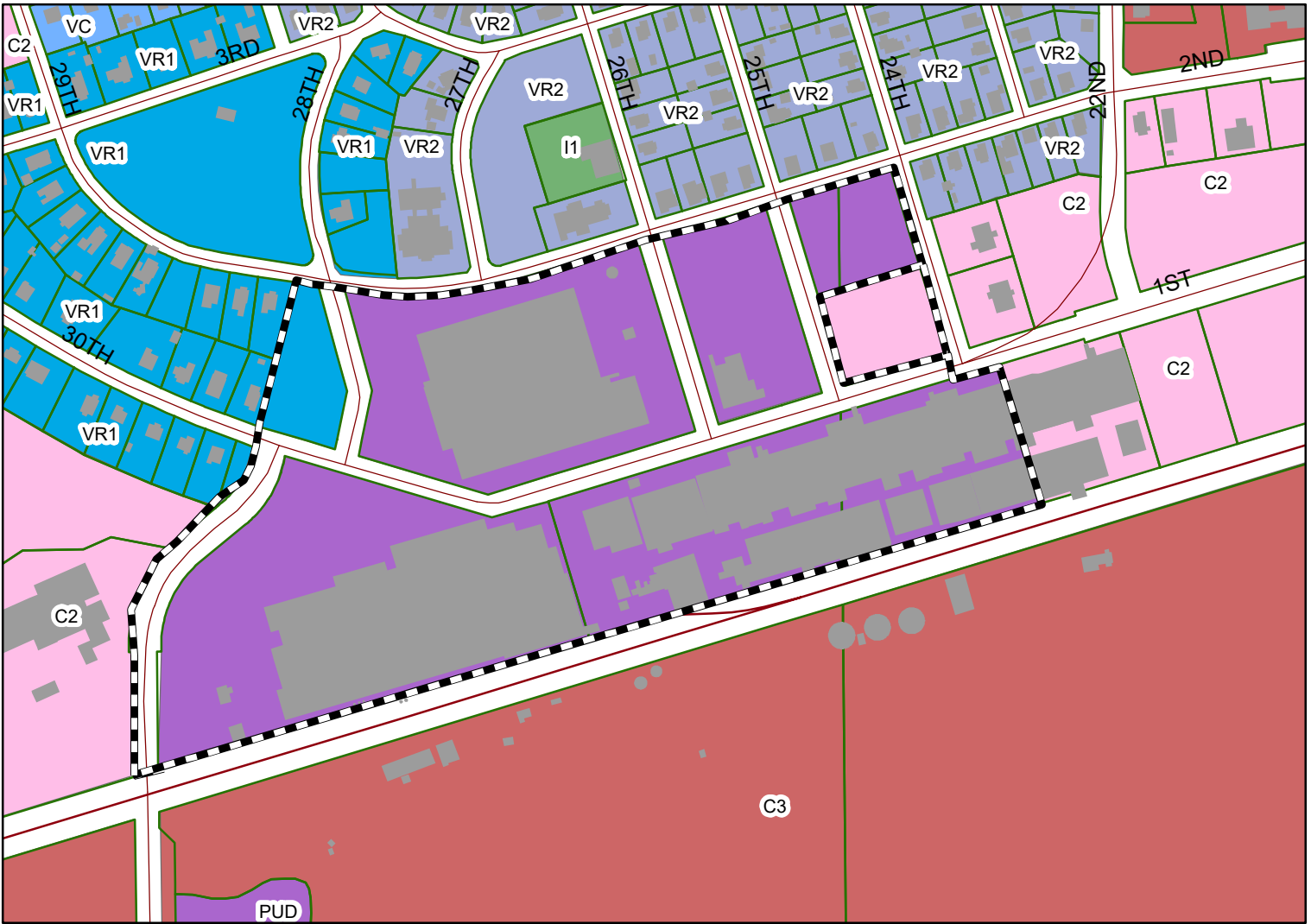
Water is available along the perimeter of the proposed development. Water mains within the development are out of service and abandoned. New water mains will be required through proposed development streets. Details of connections and new mains can be developed during plan review. No other comments.

Opelika Power Services Report

This subdivision is in Opelika Power Services territory.

At the March 25th Planning Commission Meeting, the Planning Commission voted to send a positive recommendation to rezone 1.37 acres from C-2 to a PUD and amend the current PUD.

THE MILL MASTER PLAN AMENDMENT AND REZONING 2400 BLOCK 1ST AVENUE C-2 TO PUD, #E-6



The amendment adds a 1.3 acre lot to The Mill PUD. A portion of First Avenue will be shifted.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without

Holland Homes, LLC

421 Opelika Rd
Auburn, AL 36830

MEMO TO: City of Opelika
Planning Commission
Attention: Mr. Matt Mosley, AICP

FROM: Spencer Cothran (Holland Homes, LLC)

RE: PUD Request for The Mill Development – Opelika, Alabama

DATE: March 25, 2024

As described in the City of Opelika Zoning Ordinance, Section 8.18 Planned Unit Development Regulations we are submitting for your review and request approval for a Planned Unit Development currently identified as The Mill Development

Overall Development Scheme

1. Location and intensity of proposed uses and activities

The property is approximately 40.98 acres within the Pepperell Village Historic District and is located south of N 29th St, east of Cunningham Drive, and north of the railroad tracks. The proposed use of the property is a mixed-use development consisting of commercial and multi-family frontage along 1st Avenue and two types of single-family residential products. The single-family residential products will consist of single-family detached houses and townhomes.

The property is divided primarily into two sections. The commercial and multi-family section is located along 1st Avenue and is comprised of approximately 17.35 acres including 163,750 square feet of commercial space and 1.1 acres of open space. The remaining residential section is approximately 23.63 acres that includes approximately 1.4 acres of open space.

The total number of residential units is 327 with a total development density of 7.98 units per acre. The individual development densities for the residential areas are as follows:

- | | |
|-------------------------------|--------------------------------|
| • Single-family Detached Area | 5.5 units per acre |
| • Town Homes Area | 8.9 units per acre |
| • Commercial Area | 8.4 multifamily units per acre |

2. Physical Description of proposed facilities

The buildings in each section shall complement each other in appearance and the three sections shall come together to make the overall aesthetics blend into a common theme or architectural style.

The requested development standards are as follows:

- Single-Family Detached Home Area Standards
 - Minimum Lot Size = 4,500 SF
 - Minimum Lot Width = 40 Feet
 - 20' front yard setback
 - 20' rear yard setback
 - 5' side yard setback
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 0.60
 - Impervious Surface Ratio (ISR) maximum of 0.80
- Townhouse Area Standards
 - Minimum Lot Size = 1,800 SF
 - Minimum Lot Width = 20 Feet
 - 10' front yard setback
 - 20' rear yard setback
 - 10' side yard setback on end units
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 1.50
 - Waiver of Section 8.13.C.5 Yards, due to rear loaded parking
 - Impervious Surface Ratio (ISR) maximum of 0.95
- Commercial and Multi-Family Area Standards
 - Area requirements in accordance with C-1 (Section 7.3.A)
 - No Minimum Lot Size, Lot Width
 - No Maximum Floor Area Ratio
 - 0' front yard setback
 - 0' rear yard setback
 - 0' side yard setback on end units
 - 0' side yard on street setback
 - 100% Maximum Building Area

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will include seven platted open space areas totaling approximately two and a half (2.5) acres and will also include at least one (1) acre of open area for recreation and entertainment within the commercial area including food truck parking, landscaped green space, and a pavilion to encourage gathering and outdoor dining. The platted open space lots will be relatively flat and grassed to encourage recreation. There will be sidewalks along the rights-of-way throughout the development to connect residents to the open spaces and the commercial areas.

4. General designation of utilities

Sanitary sewer, water, and storm sewer for the site will tie into existing nearby City of Opelika utilities. Stormwater detention is not anticipated as this is a re-development project; however, a stormwater assessment will be performed by a licensed and registered professional engineer. Utilities such as power, gas, phone, and cable will be run throughout the site by their associated companies.

5. General statement of form of site management proposed for common open spaces and facilities

The Developer will remain responsible for the overall management and maintenance of the planned open spaces and common commercial spaces. No commercial owners, condo association, homeowners' association, and/or property management company is established to take over these areas.

6. Additional Information

- Signage: It is the intention of the developer to preserve the aesthetic of the existing water tower and smokestack that previously served The Pepperell Mill. The water tower will remain and will be painted and used as signage with full height painted letters and uplighting. The smokestack will remain unaltered with the current 'Pepperell' lettering in brick and will also have uplighting. There will be gateway signage into the development on the East and West ends. Additionally, wayfinding signage and traditional entry monument signage will be in place for the residential areas. See attached for regulations on the commercial district signage.
- Off-street parking: A 75% sharing factor between office uses and restaurant/entertainment/event/alcohol sales uses is requested for calculating off-street parking requirements within the commercial area. Additionally, two off-street parking spaces shall be provided for each single-family residential unit.
- Conditional Uses Requested: Proposed uses for the commercial area include: multi-family apartments, hotel, office, retail, restaurant, event space, food/dining/alcohol sales, food trucks, and open air market.
- Voluntarily Restricted Uses: Uses that will not be allowed include: funeral home, agricultural/mining/quarrying, laundromat, services related to animals, adult businesses, and automobile related uses.
- Requesting entertainment district status, or equal, from Opelika.
- Cladding Requirements: The proposed development shall abide by Gateway Corridor cladding requirements.

LEGEND

- 50' SINGLE FAMILY LOT
- 40' SINGLE FAMILY LOT
- TOWNHOME - FOR SALE
- TOWNHOME - FOR LEASE
- MULTIFAMILY UNIT
- OFFICE
- RETAIL/FOOD & BEVERAGE
- CLUBHOUSE/AMENITY



TOWN CENTER & RETAIL SIGNAGE

Primary storefront facades shall be limited to a total of three signs: one primary sign (a flush-mounted sign, an awning sign, or a painted sign) and two secondary signs not to exceed one blade sign and one window sign.

Secondary storefront facades that do not occupy a business's primary entrance shall be limited to two signs.

Flush-mounted signs on a secondary business that do not occupy a business's primary entrance are prohibited on secondary facades.

Painted signage on secondary storefront facades is encouraged.

Pedestrian signs should be a primary form of signage. Window signage and blade signage are considered pedestrian signs.

Window signage shall cover no more than 60% of a storefront window.

Blade signs shall not exceed 3'x3' and the lowest portion of the sign must be located a minimum of 8' above the finished grade immediately below it.

Signage size maximums for flush-mounted and awning signage are 8' x 2'. Signage size maximums for painted signs are 10' x 4'.

Painted signage and/or bold lettering mounted (or stenciled) onto friezes and/or head casing of storefronts, as well as painted lettering on awnings over entrances and storefront glass, should be the most common types of primary storefront facade signage.

Pole or landmark signage is not permitted.

No signs shall have backlighting or contain internal illumination, but instead should be down or up lit, or contain backlit lettering (halo).

Modest door signage does not count as a business' window signage.

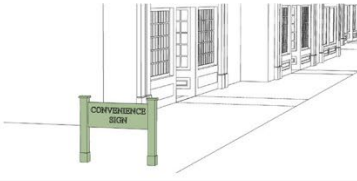
Signage shall be constructed only using material that complements the building and the district. Materials should consist of one or more of the following: wood, steel, aluminum, wrought iron, and/or metal grill work.

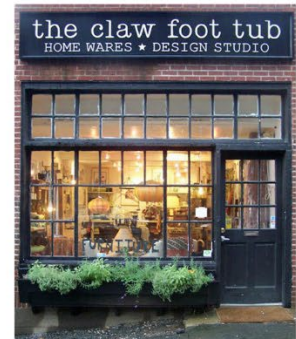
AWNINGS

Awnings can range from flat metal planes held out from the wall surface by links or chains to soft, striped, curved canopies that move in the breeze. There are no hard and fast typical rules for such a variety of design possibilities, hard or soft, shallow or deep, low or high pitch, sign or no sign, but the awning should relate to and enhance to overall building composition.

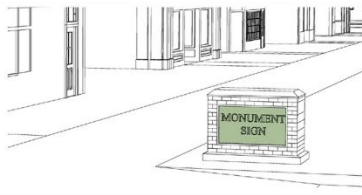
Overview of Sign Types

The following sign types are permitted in the following districts. Each sign shall comply with all standards and tables in the corresponding sign type.

Sign Type Description	Illustration
Awning Sign: A sign that is part of or attached to the front face of an awning attached to a building	
Band Sign: A sign that is flat against the facade and placed directly above a ground floor main entrance of a retail storefront/tenant space and runs horizontally	
Canopy Sign: A sign that is attached to the front face of a canopy attached to a building	
Convenience Sign: A small, ground-mounted sign for pedestrian and vehicular circulation within a site	
Development Entrance Sign: A ground-mounted sign located at the entrance to a development, typically associated with subdivisions	
Directory Sign: A small sign that is flat against the building facade and mounted or applied directly to the building	
Flag: A piece of cloth, typically rectangular, attached by one edge to a pole	



Monument Sign: A ground-mounted sign that is placed upon or supported by the ground and independent of any other structure



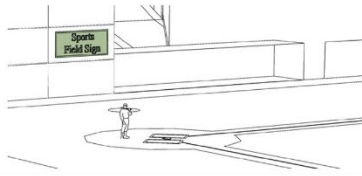
Sandwich Board Sign: A pair of advertisement boards connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space



Small Hanging/Projecting Sign: A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building



Sports Field/Sports Court Sign: A sign that is attached to a sports field or sports court fence



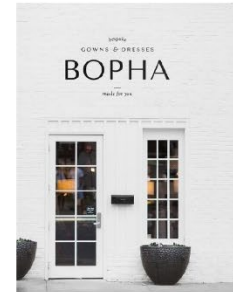
Vertical Blade Sign: A vertically-oriented sign that projects from a commercial/mixed-use building that is two or more stories and fronts a street intersection



Wall Sign: A sign that is flat against the building facade and mounted or applied directly to the building



Window Sign: A sign placed within, affixed to, in contact with, or located within 12 inches of a window and intended to be seen from the exterior



Temporary Construction Site Sign: A sign on an active construction site intended for temporary use during the construction period. Permitted in all districts

Temporary Sign: A sign intended for temporary use other than temporary construction site signs and campaign signs. Permitted in all districts

Prohibited signs and signage elements include, poll, billboard, digital, banner, roof mounted, changeable type, vinyl, and backlit signage.

All exterior temporary signage must be approved by The Mill Architectural Review Committee.



TEXT

UPLIGHTS

UPLIGHTS



"THE MILL" Arch Sign
Black wrought iron
Entering and exiting The Mill

THE MILL

O P E L I K A



Building	Use/Product Type	Stories	Office/Retail SF	1 Bed Unit Mixed-Use & Multifamily	1 Bed Small Unit 12-Pack Multiplex	1 Bed Large Unit 12-Pack Multiplex	2 Bed Unit Mixed-Use & Multifamily	2 Bed Small Unit 12-Pack Multiplex	2 Bed Large Unit 12-Pack Multiplex	Total Mixed-Use and Multifamily Units
				QTY	QTY	QTY	QTY	QTY	QTY	
1	Office	2	32,000							
2	Office/Retail	1	4,000							
3	Office/Retail	1	1,500							
4	Office/Retail	1	3,500							
5	Clubhouse	1								
6	Mixed-Use w/ Ground Floor Retail	3	13,500	16			12			28
7	Mixed-Use w/ Ground Floor Retail	3	16,000	16			12			28
8	Office/Retail	1	1,500							
9	Office/Retail	1	3,000							
10	Mixed-Use w/ Ground Floor Retail	2	13,500	8			6			14
11	Mixed-Use w/ Ground Floor Retail	3	17,500	16			12			28
12	F&B	1	9,000							
13	F&B	1	3,000							
14	Event	1	6,750							
15	Mixed-Use w/ Ground Floor Retail	2	8,000		2	2		2	2	8
16	Mixed-Use w/ CH and Ground Floor Retail	3	9,000	12			8			20
17	Mixed-Use w/ Ground Floor Retail	2	9,000	6			4			10
18	Mixed-Use w/ Ground Floor Retail	2	9,000	6			4			10
19	Office/Retail	1	4,000							
TOTALS			163,750	80	2	2	58	2	2	146

LOT LEGEND

24

50' SINGLE FAMILY LOT

43

40' SINGLE FAMILY LOT

114

TOWNHOME





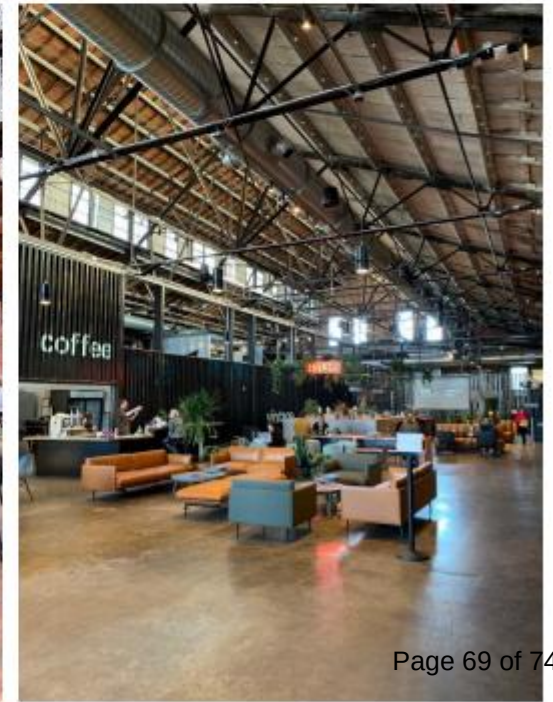








Color / Material Palette Ideas



RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for the Grade, Drain, Base & Pave Thomason Drive and Center Hills Drive for the Engineering Department; and

WHEREAS, JLD Enterprises, LLC submitted the low bid meeting specifications; and

WHEREAS, funding for this contract is coming from Unassigned Funds;

NOW, THEREFORE, BE IT RESOLVED by the City of Opelika, Alabama as follows:

1. That the contract be awarded to JLD Enterprises, LLC on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to JLD Enterprises, LLC, in the total amount of \$6,326,989.68
3. That the Controller be authorized to adjust the budget as necessary for this contract.
4. That the Mayor is hereby authorized to sign all documents pertaining to this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2025.

C. E. "Eddie" Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #25016 – We are asking the Council to approve a contract for the Grade, Drain, Base & Pave Thomason Drive and Center Hills Drive

FACTS:

- Bid opening date – 7/9/25
- User department – Engineering
- The bid was mailed to 16 vendors
- 4 bids were received
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the bid be awarded to JLD Enterprises, LLC on their low bid meeting specifications in the total amount of \$6,326,989.68.**

BID TABULATION

Project Name: Bid 25016 - Grade, Drainh, Base & Pave Thomason Drive and Cent

Client Name: City of Opelika, Alabama

Bid Date: Tuesday, July 8, 2025 @ 2:00 PM local time

LINE NO.	ITEM NO.	DESCRIPTION	QUANTITY & UNIT		JLD Enterprises, LLC		Tacko, Inc.		Evergreen Siteworks, LLC		Wiregrass Construction Company, Inc.	
					Auburn, Alabama		Tuscaloosa, Alabama		Opelika, Alabama		Montgomery, Alabama	
					UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID
1	201A002	Clearing And Grubbing (Maximum Allowable Bid \$)	1	Lump Sum	\$ 87,227.94	\$ 87,227.94	\$ 118,174.17	\$ 118,174.17	\$ 84,850.00	\$ 84,850.00	\$ 165,763.05	\$ 165,763.05
2	206C010	Removing Concrete Driveway	113	Square Yard	\$ 39.30	\$ 4,440.90	\$ 33.64	\$ 3,801.32	\$ 16.00	\$ 1,808.00	\$ 21.98	\$ 2,483.74
3	206D000	Removing Pipe	76	Linear Foot	\$ 37.52	\$ 2,851.52	\$ 99.04	\$ 7,527.04	\$ 20.00	\$ 1,520.00	\$ 26.84	\$ 2,039.84
4	206D003	Removing Curb And Gutter	879	Linear Foot	\$ 22.47	\$ 19,751.13	\$ 22.87	\$ 20,102.73	\$ 10.00	\$ 8,790.00	\$ 12.60	\$ 11,075.40
5	206E000	Removing Headwalls	1	Each	\$ 746.79	\$ 746.79	\$ 1,571.11	\$ 1,571.11	\$ 850.00	\$ 850.00	\$ 1,050.69	\$ 1,050.69
6	206E001	Removing Inlets	1	Each	\$ 1,342.21	\$ 1,342.21	\$ 4,374.99	\$ 4,374.99	\$ 1,160.00	\$ 1,160.00	\$ 1,017.23	\$ 1,017.23
7	210A000	Unclassified Excavation	60,556	Cubic Yard	\$ 10.10	\$ 611,615.60	\$ 6.09	\$ 368,786.04	\$ 12.00	\$ 726,672.00	\$ 6.62	\$ 400,880.72
8	210D011	Borrow Excavation (A4 Or Better)	1,000	Cubic Yard	\$ 20.59	\$ 20,590.00	\$ 41.21	\$ 41,210.00	\$ 34.00	\$ 34,000.00	\$ 78.50	\$ 78,500.00
9	210F002	Borrow Excavation (Underwater Backfill) (ALDOT #57)	6,369	Ton	\$ 51.99	\$ 331,124.31	\$ 48.00	\$ 305,712.00	\$ 55.00	\$ 350,295.00	\$ 54.81	\$ 349,084.89
10	214A000	Structure Excavation	6,095	Cubic Yard	\$ 44.73	\$ 272,629.35	\$ 15.79	\$ 96,240.05	\$ 40.00	\$ 243,800.00	\$ 1.65	\$ 10,056.75
11	214B001	Foundation Backfill, Commercial	3,690	Cubic Yard	\$ 153.86	\$ 567,743.40	\$ 63.14	\$ 232,986.60	\$ 94.00	\$ 346,860.00	\$ 105.18	\$ 388,114.20
12	230A000	Roadbed Processing	56	Roadbed Station	\$ 2,455.06	\$ 137,483.36	\$ 767.98	\$ 43,006.88	\$ 1,275.00	\$ 71,400.00	\$ 1,248.28	\$ 69,903.68
13	243A034	Geosynthetic Reinforcement For Soft Soil Stabilization, Type 2	14,697	Square Yard	\$ 8.34	\$ 122,572.98	\$ 2.38	\$ 34,978.86	\$ 4.00	\$ 58,788.00	\$ 6.57	\$ 96,559.29
14	301A012	Crushed Aggregate Base Course, Type B, Plant Mixed, 6" Compacted Thickness	25,965	Square Yard	\$ 19.02	\$ 493,854.30	\$ 17.63	\$ 457,762.95	\$ 15.00	\$ 389,475.00	\$ 17.68	\$ 459,061.20
15	301E008	Crushed Aggregate Base Course, Type B, Plant Mixed	3,185	Ton	\$ 43.41	\$ 138,260.85	\$ 34.59	\$ 110,169.15	\$ 42.00	\$ 133,770.00	\$ 51.16	\$ 162,944.60
16	401A000	Bituminous Treatment A	25,965	Square Yard	\$ 1.01	\$ 26,224.65	\$ 8.69	\$ 225,635.85	\$ 2.00	\$ 51,930.00	\$ 1.59	\$ 41,284.35
17	424A360	Superpave Bituminous Concrete Wearing Surface Layer, 1/2" Maximum Aggregate Size Mix, ESAL Range C/D	1,827	Ton	\$ 105.73	\$ 193,168.71	\$ 156.41	\$ 285,761.07	\$ 152.00	\$ 277,704.00	\$ 176.00	\$ 321,552.00
18	424B650	Superpave Bituminous Concrete Upper Binder Layer, 3/4" Maximum Aggregate Size Mix, ESAL Range C/D	1,827	Ton	\$ 103.24	\$ 188,619.48	\$ 150.61	\$ 275,164.47	\$ 148.00	\$ 270,396.00	\$ 159.66	\$ 291,698.82
19	424B681	Superpave Bituminous Concrete Lower Binder Layer, 1" Maximum Aggregate Size Mix, ESAL Range C/D	3,044	Ton	\$ 98.35	\$ 299,377.40	\$ 150.61	\$ 458,456.84	\$ 148.00	\$ 450,512.00	\$ 158.51	\$ 482,504.44
20	530A001	18" Roadway Pipe (Class 3 R.C.)	488	Linear Foot	\$ 74.31	\$ 36,263.28	\$ 87.10	\$ 42,504.80	\$ 88.00	\$ 42,944.00	\$ 129.93	\$ 63,405.84
21	530A002	24" Roadway Pipe (Class 3 R.C.)	114	Linear Foot	\$ 92.87	\$ 10,587.18	\$ 114.68	\$ 13,073.52	\$ 110.00	\$ 12,540.00	\$ 164.33	\$ 18,733.62
22	530A004	36" Roadway Pipe (Class 3 R.C.)	168	Linear Foot	\$ 133.86	\$ 22,488.48	\$ 152.84	\$ 25,677.12	\$ 160.00	\$ 26,880.00	\$ 215.55	\$ 36,212.40
23	530A006	48" Roadway Pipe (Class 3 R.C.)	46	Linear Foot	\$ 211.14	\$ 9,712.44	\$ 246.39	\$ 11,333.94	\$ 250.00	\$ 11,500.00	\$ 410.05	\$ 18,862.30
24	530B001	22" Span, 14" Rise Roadway Pipe (Class 3 R.C.)	39	Linear Foot	\$ 105.54	\$ 4,116.06	\$ 151.58	\$ 5,911.62	\$ 125.00	\$ 4,875.00	\$ 284.20	\$ 11,083.80
25	533A098	18" Storm Sewer Pipe (Class 3 R.C.)	2,483	Linear Foot	\$ 74.37	\$ 184,660.71	\$ 83.29	\$ 206,809.07	\$ 88.00	\$ 218,504.00	\$ 106.90	\$ 265,432.70
26	533A099	24" Storm Sewer Pipe (Class 3 R.C.)	886	Linear Foot	\$ 90.74	\$ 80,395.64	\$ 103.15	\$ 91,390.90	\$ 110.00	\$ 97,460.00	\$ 124.48	\$ 110,289.28
27	533A101	36" Storm Sewer Pipe (Class 3 R.C.)	142	Linear Foot	\$ 133.86	\$ 19,008.12	\$ 153.52	\$ 21,799.84	\$ 160.00	\$ 22,720.00	\$ 195.52	\$ 27,763.84
28	533A102	42" Storm Sewer Pipe (Class 3 R.C.)	78	Linear Foot	\$ 161.97	\$ 12,633.66	\$ 197.31	\$ 15,390.18	\$ 205.00	\$ 15,990.00	\$ 244.45	\$ 19,067.10
29	533A104	54" Storm Sewer Pipe (Class 3 R.C.)	692	Linear Foot	\$ 249.83	\$ 172,882.36	\$ 308.26	\$ 213,315.92	\$ 280.00	\$ 193,760.00	\$ 323.44	\$ 223,820.48
30	600A000	Mobilization	1	Lump Sum	\$ 69,023.97	\$ 69,023.97	\$ 265,838.59	\$ 265,838.59	\$ 260,000.00	\$ 260,000.00	\$ 448,244.82	\$ 448,244.82
31	602A000	Right Of Way Markers	22	Each	\$ 1,106.10	\$ 24,334.20	\$ 405.50	\$ 8,921.00	\$ 725.00	\$ 15,950.00	\$ 415.35	\$ 9,137.70
32	610C000	Loose Riprap, Class 1	6,369	Ton	\$ 61.34	\$ 390,674.46	\$ 56.93	\$ 362,587.17	\$ 66.00	\$ 420,354.00	\$ 65.72	\$ 418,570.68
33	610C001	Loose Riprap, Class 2	159	Ton	\$ 65.66	\$ 10,439.94	\$ 82.84	\$ 13,171.56	\$ 66.00	\$ 10,494.00	\$ 79.60	\$ 12,656.40
34	610D003	Filter Blanket, Geotextile	812	Square Yard	\$ 6.60	\$ 5,359.20	\$ 3.77	\$ 3,061.24	\$ 4.00	\$ 3,248.00	\$ 8.02	\$ 6,512.24

LINE NO.	ITEM NO.	DESCRIPTION	QUANTITY & UNIT		UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID
35	614A000	Slope Paving	76	Cubic Yard	\$ 578.36	\$ 43,955.36	\$ 789.79	\$ 60,024.04	\$ 460.00	\$ 34,960.00	\$ 637.55	\$ 48,453.80
36	618A000	Concrete Sidewalk, 4" Thick	7,301	Square Yard	\$ 33.54	\$ 244,875.54	\$ 92.12	\$ 672,568.12	\$ 66.00	\$ 481,866.00	\$ 79.06	\$ 577,217.06
37	618B003	Concrete Driveway, 6" Thick (Includes Wire Mesh)	220	Square Yard	\$ 77.19	\$ 16,981.80	\$ 126.25	\$ 27,775.00	\$ 120.00	\$ 26,400.00	\$ 95.63	\$ 21,038.60
38	618C001	Detectable Warning Surface	16	Square Foot	\$ 68.68	\$ 1,098.88	\$ 149.11	\$ 2,385.76	\$ 530.00	\$ 8,480.00	\$ 48.45	\$ 775.20
39	618D000	Curb Ramp	10	Square Yard	\$ 352.69	\$ 3,526.90	\$ 231.71	\$ 2,317.10	\$ 600.00	\$ 6,000.00	\$ 102.01	\$ 1,020.10
40	619A002	18" Roadway Pipe End Treatment, Class 1	1	Each	\$ 1,152.96	\$ 1,152.96	\$ 2,990.51	\$ 2,990.51	\$ 1,850.00	\$ 1,850.00	\$ 1,912.65	\$ 1,912.65
41	619A003	24" Roadway Pipe End Treatment, Class 1	1	Each	\$ 1,270.16	\$ 1,270.16	\$ 3,105.10	\$ 3,105.10	\$ 2,125.00	\$ 2,125.00	\$ 1,912.65	\$ 1,912.65
42	619A005	36" Roadway Pipe End Treatment, Class 1	4	Each	\$ 1,693.56	\$ 6,774.24	\$ 3,584.48	\$ 14,337.92	\$ 2,500.00	\$ 10,000.00	\$ 2,550.20	\$ 10,200.80
43	619A006	42" Roadway Pipe End Treatment, Class 1	2	Each	\$ 1,810.78	\$ 3,621.56	\$ 3,796.10	\$ 7,592.20	\$ 3,110.00	\$ 6,220.00	\$ 3,570.28	\$ 7,140.56
44	619A208	54" Roadway Pipe End Treatment, Class 1 (Double Line)	1	Each	\$ 2,631.27	\$ 2,631.27	\$ 15,155.27	\$ 15,155.27	\$ 6,750.00	\$ 6,750.00	\$ 5,737.95	\$ 5,737.95
45	620A000	Minor Structure Concrete	1	Cubic Yard	\$ 1,884.38	\$ 1,884.38	\$ 6,719.71	\$ 6,719.71	\$ 460.00	\$ 460.00	\$ 3,521.70	\$ 3,521.70
46	621A011	Junction Boxes, Type 1 Or 1P	3	Each	\$ 9,326.99	\$ 27,980.97	\$ 20,910.13	\$ 62,730.39	\$ 12,500.00	\$ 37,500.00	\$ 16,747.65	\$ 50,242.95
47	621B011	Junction Box Units, Type 1 Or 1P	6	Each	\$ 1,395.11	\$ 8,370.66	\$ 347.57	\$ 2,085.42	\$ 1,800.00	\$ 10,800.00	\$ 2,437.49	\$ 14,624.94
48	621C015	Inlets, Type S1 Or S3 (1 Wing)	35	Each	\$ 4,127.72	\$ 144,470.20	\$ 5,990.54	\$ 209,668.90	\$ 6,250.00	\$ 218,750.00	\$ 8,675.01	\$ 303,625.35
49	621C017	Inlets, Type S1 Or S3 (2 Wing)	10	Each	\$ 4,858.40	\$ 48,584.00	\$ 6,774.06	\$ 67,740.60	\$ 7,000.00	\$ 70,000.00	\$ 9,424.51	\$ 94,245.10
50	621D015	Inlet Units, Type S1 Or S3	11	Each	\$ 1,395.11	\$ 15,346.21	\$ 347.57	\$ 3,823.27	\$ 1,800.00	\$ 19,800.00	\$ 8,504.59	\$ 93,550.49
51	623A001	Concrete Gutter (Valley)	282	Linear Foot	\$ 27.83	\$ 7,848.06	\$ 37.47	\$ 10,566.54	\$ 25.00	\$ 7,050.00	\$ 21.68	\$ 6,113.76
52	623C003	Combination Curb & Gutter, Type C (Modified)	11,490	Linear Foot	\$ 25.46	\$ 292,535.40	\$ 22.18	\$ 254,848.20	\$ 24.00	\$ 275,760.00	\$ 21.04	\$ 241,749.60
53	645A510	8 Inch Ductile Iron Sanitary Sewer Gravity Pipe Laid	272	Linear Foot	\$ 84.71	\$ 23,041.12	\$ 95.20	\$ 25,894.40	\$ 105.00	\$ 28,560.00	\$ 156.84	\$ 42,660.48
54	645A548	8 Inch P.V.C. Sanitary Sewer Gravity Pipe Laid	1,659	Linear Foot	\$ 70.77	\$ 117,407.43	\$ 55.39	\$ 91,892.01	\$ 62.00	\$ 102,858.00	\$ 121.13	\$ 200,954.67
55	645H510	48 Inch Manhole	9	Each	\$ 4,524.68	\$ 40,722.12	\$ 8,736.16	\$ 78,625.44	\$ 5,400.00	\$ 48,600.00	\$ 7,542.22	\$ 67,879.98
56	645H710	48 Inch Manhole (Dog House)	1	Each	\$ 4,524.68	\$ 4,524.68	\$ 11,737.45	\$ 11,737.45	\$ 5,250.00	\$ 5,250.00	\$ 13,133.53	\$ 13,133.53
57	645I500	48 Inch Manhole Unit	27	Each	\$ 1,703.96	\$ 46,006.92	\$ 347.57	\$ 9,384.39	\$ 1,200.00	\$ 32,400.00	\$ 318.78	\$ 8,607.06
58	645L610	8 Inch Ductile Iron Manhole Drop Connection (Memphis Tee)	28	Linear Foot	\$ 505.01	\$ 14,140.28	\$ 1,254.19	\$ 35,117.32	\$ 460.00	\$ 12,880.00	\$ 522.79	\$ 14,638.12
59	645M500	Connection To Existing Manhole	3	Each	\$ 1,446.16	\$ 4,338.48	\$ 2,991.23	\$ 8,973.69	\$ 7,000.00	\$ 21,000.00	\$ 9,244.48	\$ 27,733.44
60	649A545	16 Inch Steel Encasement Pipe, Type 1 Installation	220	Linear Foot	\$ 102.19	\$ 22,481.80	\$ 199.73	\$ 43,940.60	\$ 150.00	\$ 33,000.00	\$ 235.89	\$ 51,895.80
61	650B000	Topsoil From Stockpiles	4,899	Cubic Yard	\$ 28.31	\$ 138,690.69	\$ 7.08	\$ 34,684.92	\$ 6.00	\$ 29,394.00	\$ 24.23	\$ 118,702.77
62	652A100	Seeding	6	Acre	\$ 2,794.28	\$ 16,765.68	\$ 2,664.71	\$ 15,988.26	\$ 2,175.00	\$ 13,050.00	\$ 1,530.12	\$ 9,180.72
63	656A010	Mulching	6	Acre	\$ 1,543.20	\$ 9,259.20	\$ 2,437.63	\$ 14,625.78	\$ 1,700.00	\$ 10,200.00	\$ 1,020.08	\$ 6,120.48
64	659C002	Erosion Control Product, Type S2	15,835	Square Yard	\$ 1.50	\$ 23,752.50	\$ 2.32	\$ 36,737.20	\$ 7.00	\$ 110,845.00	\$ 1.85	\$ 29,294.75
65	665A000	Temporary Seeding	12	Acre	\$ 1,282.36	\$ 15,388.32	\$ 688.19	\$ 8,258.28	\$ 1,295.00	\$ 15,540.00	\$ 1,275.10	\$ 15,301.20
66	665B001	Temporary Mulching	36	Ton	\$ 403.63	\$ 14,530.68	\$ 1,089.06	\$ 39,206.16	\$ 575.00	\$ 20,700.00	\$ 484.54	\$ 17,443.44
67	665G000	Sand Bags	200	Each	\$ 22.38	\$ 4,476.00	\$ 21.27	\$ 4,254.00	\$ 10.00	\$ 2,000.00	\$ 15.30	\$ 3,060.00
68	665J002	Silt Fence	6,721	Linear Foot	\$ 2.75	\$ 18,482.75	\$ 3.60	\$ 24,195.60	\$ 7.00	\$ 47,047.00	\$ 7.40	\$ 49,735.40
69	665N000	Temporary Coarse Aggregate,ALDOT Number 1	287	Ton	\$ 62.91	\$ 18,055.17	\$ 54.32	\$ 15,589.84	\$ 62.00	\$ 17,794.00	\$ 89.69	\$ 25,741.03
70	665O001	Silt Fence Removal	6,721	Linear Foot	\$ 1.06	\$ 7,124.26	\$ 2.41	\$ 16,197.61	\$ 2.00	\$ 13,442.00	\$ 1.28	\$ 8,602.88
71	665P005	Inlet Protection, Stage 3 Or 4	51	Each	\$ 552.00	\$ 28,152.00	\$ 637.21	\$ 32,497.71	\$ 750.00	\$ 38,250.00	\$ 765.06	\$ 39,018.06
72	665Q002	Wattle	320	Linear Foot	\$ 6.50	\$ 2,080.00	\$ 19.93	\$ 6,377.60	\$ 10.00	\$ 3,200.00	\$ 15.94	\$ 5,100.80
73	680A001	Geometric Controls	1	Lump Sum	\$ 150,460.96	\$ 150,460.96	\$ 98,478.48	\$ 98,478.48	\$ 125,000.00	\$ 125,000.00	\$ 196,622.73	\$ 196,622.73
74	701A227	Solid White, Class 2, Type A Traffic Stripe (5" Wide)	4	Mile	\$ 4,621.31	\$ 18,485.24	\$ 5,183.44	\$ 20,733.76	\$ 5,000.00	\$ 20,000.00	\$ 5,323.55	\$ 21,294.20
75	701A230	Solid Yellow, Class 2, Type A Traffic Stripe (5" Wide)	3	Mile	\$ 4,621.31	\$ 13,863.93	\$ 5,183.44	\$ 15,550.32	\$ 5,000.00	\$ 15,000.00	\$ 5,323.54	\$ 15,970.62
76	701A239	Broken White, Class 2, Type A Traffic Stripe (5" Wide)	1	Mile	\$ 2,794.28	\$ 2,794.28	\$ 17,378.55	\$ 17,378.55	\$ 3,000.00	\$ 3,000.00	\$ 3,187.75	\$ 3,187.75
77	701A244	Broken Yellow, Class 2, Type A Traffic Stripe (5" Wide)	2	Mile	\$ 1,397.13	\$ 2,794.26	\$ 17,378.55	\$ 34,757.10	\$ 3,000.00	\$ 6,000.00	\$ 3,187.75	\$ 6,375.50

LINE NO.	ITEM NO.	DESCRIPTION	QUANTITY & UNIT		UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID		
78	701B207	Dotted, Class 2, Type A Traffic Stripe (5" Wide)	1,146	Linear Foot	\$ 3.22	\$ 3,690.12	\$ 5.21	\$ 5,970.66	\$ 2.00	\$ 2,292.00	\$ 2.23	\$ 2,555.58		
79	701C002	Broken Temporary Traffic Stripe (Paint)	2	Mile	\$ 806.04	\$ 1,612.08	\$ 1,189.85	\$ 2,379.70	\$ 1,000.00	\$ 2,000.00	\$ 1,147.59	\$ 2,295.18		
80	701C003	Solid Temporary Traffic Stripe (Paint)	6	Mile	\$ 806.04	\$ 4,836.24	\$ 1,189.85	\$ 7,139.10	\$ 1,000.00	\$ 6,000.00	\$ 1,147.59	\$ 6,885.54		
81	701F001	Dotted Temporary Traffic Stripe (Paint)	1,146	Linear Foot	\$ 1.61	\$ 1,845.06	\$ 1.45	\$ 1,661.70	\$ 1.00	\$ 1,146.00	\$ 0.22	\$ 252.12		
82	703A002	Traffic Control Markings, Class 2, Type A	3,321	Square Foot	\$ 6.99	\$ 23,213.79	\$ 11.01	\$ 36,564.21	\$ 6.00	\$ 19,926.00	\$ 6.38	\$ 21,187.98		
83	703B002	Traffic Control Legends, Class 2, Type A	337	Square Foot	\$ 8.06	\$ 2,716.22	\$ 7.78	\$ 2,621.86	\$ 7.00	\$ 2,359.00	\$ 7.01	\$ 2,362.37		
84	703D001	Temporary Traffic Control Markings	3,321	Square Foot	\$ 3.22	\$ 10,693.62	\$ 15.06	\$ 50,014.26	\$ 2.00	\$ 6,642.00	\$ 2.23	\$ 7,405.83		
85	705A030	Pavement Markers, Class A-H, Type 2-C	113	Each	\$ 5.91	\$ 667.83	\$ 9.85	\$ 1,113.05	\$ 6.00	\$ 678.00	\$ 6.38	\$ 720.94		
86	705A032	Pavement Markers, Class A-H, Type 1-B	142	Each	\$ 5.91	\$ 839.22	\$ 9.85	\$ 1,398.70	\$ 6.00	\$ 852.00	\$ 6.38	\$ 905.96		
87	705A037	Pavement Markers, Class A-H, Type 2-D	242	Each	\$ 5.91	\$ 1,430.22	\$ 9.85	\$ 2,383.70	\$ 5.00	\$ 1,210.00	\$ 6.38	\$ 1,543.96		
88	710A153	Class 9, Aluminum Flat Sign Panels (Type XI Background)	35	Square Foot	\$ 15.04	\$ 526.40	\$ 52.14	\$ 1,824.90	\$ 30.00	\$ 1,050.00	\$ 40.80	\$ 1,428.00		
89	710A154	Class 9, Aluminum Flat Sign Panels (Type XI Background, Fluorescent)	8	Square Foot	\$ 15.04	\$ 120.32	\$ 75.31	\$ 602.48	\$ 25.00	\$ 200.00	\$ 43.35	\$ 346.80		
90	710A171	Class 4, Aluminum Flat Sign Panels (Type IV Background)	40	Square Foot	\$ 15.04	\$ 601.60	\$ 23.17	\$ 926.80	\$ 28.00	\$ 1,120.00	\$ 38.25	\$ 1,530.00		
91	710B021	Roadway Sign Post (#3 U Channel, Galvanized Steel or 2" , 14 Ga Square Tubular Steel)	182	Linear Foot	\$ 4.30	\$ 782.60	\$ 18.54	\$ 3,374.28	\$ 20.00	\$ 3,640.00	\$ 19.13	\$ 3,481.66		
92	711A000	Roadway Sign Relocation	1	Lump Sum	\$ 5,386.30	\$ 5,386.30	\$ 868.93	\$ 868.93	\$ 1,200.00	\$ 1,200.00	\$ 11,412.15	\$ 11,412.15		
93	740B000	Construction Signs	441	Square Foot	\$ 25.76	\$ 11,360.16	\$ 15.06	\$ 6,641.46	\$ 10.00	\$ 4,410.00	\$ 38.25	\$ 16,868.25		
94	740D000	Channelizing Drums	50	Each	\$ 161.21	\$ 8,060.50	\$ 63.72	\$ 3,186.00	\$ 45.00	\$ 2,250.00	\$ 100.73	\$ 5,036.50		
95	740E000	Cones (36 Inches High)	50	Each	\$ 32.24	\$ 1,612.00	\$ 28.61	\$ 1,430.50	\$ 20.00	\$ 1,000.00	\$ 42.01	\$ 2,100.50		
96	740F002	Barricades, Type III	6	Each	\$ 5,373.60	\$ 32,241.60	\$ 405.50	\$ 2,433.00	\$ 250.00	\$ 1,500.00	\$ 618.42	\$ 3,710.52		
97	742A001	Portable Changeable Message Sign, Type 2	2	Each	\$ 5,910.96	\$ 11,821.92	\$ 16,683.41	\$ 33,366.82	\$ 7,500.00	\$ 15,000.00	\$ 27,581.76	\$ 55,163.52		
TOTAL BID AMOUNT						\$ 6,326,989.68			\$ 6,725,621.22			\$ 6,936,055.00		\$ 7,653,900.12

CERTIFIED TRUE AND CORRECT:



Digitally signed by Timothy J. Kelley
DN: cn=US, e=tj.kelley@3mitch.com,
o="Three Notch Group, Inc.",
cn=Timothy J. Kelley
Reason: I attest to the accuracy and
integrity of this document
Date: 2025.07.09 09:00:30 -0500

Timothy J. Kelley
Ala. Reg. P.E. #50232