AUBURN
ALABAMA

July 2026
Meeting Schedule

21st **Committee of the Whole,** 5:55 p.m., Council Chamber, 141 North Ross Street

City Council, 6 p.m., Council Chamber, 141 North Ross Street

23rd **Water Works Board,** 4 p.m., Water Board Conference Room, 1501 West Samford Avenue

30th **City Council Agenda Review,** 4 p.m., City Manager's Conference Room, 144 Tichenor Avenue

Meeting times and places are subject to change.
For more information, including a map of City meeting locations,
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COMMITTEE OF THE WHOLE

AGENDA

July 21, 2026

5:55 PM

1. **CALL TO ORDER**. Mayor Anders.

2. **MINUTES**. July 7, 2026.

3. **QUESTIONS ON THE AGENDA**. City Manager Crouch.

4. **ADJOURNMENT**.

CITY OF AUBURN

COMMITTEE OF THE WHOLE

July 7, 2026

MINUTES

The City Council of the City of Auburn met in the Council Chamber of the Auburn Public Safety Building at 141 North Ross Street as a Committee of the Whole on Tuesday, July 7, 2026, at 5:55 PM.

1. **CALL TO ORDER**. Mayor Anders called the meeting to order.

The following Councilmembers were present: Tyler Adams, Max Coblentz, Tommy Dawson, Kelley Griswold, Sonny Moreman, Bob Parsons, Connie Taylor, Beth Witten, and Mayor Ron Anders. Absent: none. Also present was City Manager Megan McGowen Crouch.

2. **MINUTES**. June 16, 2026

Councilmember Coblentz moved that the minutes be approved.
Councilmember Witten seconded the motion, and all members voted aye.
Mayor Anders declared the minutes approved.

3. **PLANNING COMMISSION**. Mayor Anders.
   Two (2) vacancies. Terms begin August 1, 2026, and end July 31, 2032. Incumbents: Nonet Reese (2 full terms) and Vanessa Echols (1 partial term).

Mayor Anders nominated Vanessa Echols to the Planning Commission.
Councilperson Taylor seconded the motion.

Upon the vote for Vanessa Echols the following Councilmembers voted aye: Adams, Coblentz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten, and Mayor Anders. Voting no: None.

Mayor Anders nominated Anna Solomon to the Planning Commission.
Councilperson Adams seconded the motion.

Upon the vote for Anna Solomon the following Councilmembers voted aye: Adams, Coblentz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten, and Mayor Anders. Voting no: None.

Mayor Anders said the nominees would be appointed on the regular agenda.

4. **QUESTIONS ON THE AGENDA**.

None.

City Manager Crouch said the Council had a replacement page for the June 16 regular minutes that inadvertently stated a public hearing was held for an item when there was no public hearing and one was not required.

5. **ADJOURNMENT**.

There being no further business, the meeting was adjourned at 6:01 PM.

_____
Mayor

ATTEST:

_____
City Manager

Auburn City Council
July 21, 2026
6:00 PM
AGENDA

1. **CALL TO ORDER.** Mayor Anders.

2. **ROLL CALL.**

3. **PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE.**

4. **MAYOR AND COUNCIL COMMUNICATIONS.** Mayor Anders.

   a. Committee of the Whole.

   b. Announcements.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

6. **CITIZENS' COMMUNICATIONS ON AGENDA ITEMS.**

7. **CITY MANAGER'S COMMUNICATIONS.** City Manager Crouch.

   a. Board vacancy announcement. Greenspace Advisory Board. Two (2) positions. Terms begin August 8, 2026, and end August 7, 2030.

8. **CONSIDERATION OF CONSENT AGENDA.**

   a. Minutes. July 7, 2026.

   b. Engineering Services Design and Construction Manual Updates.

   c. Contracts and agreements.

1. The Auburn Game Day Law Enforcement Corporation and Area Public Safety Agencies or individuals. Provide public safety services for sporting events and/or special events at Auburn University. Public Safety Department.

2. Stivers Chrysler Dodge Jeep Ram. Purchase four (4) 2026 Dodge Durango AWD Pursuit SUVs. Public Safety Department. $169,892.96.

3. Stivers Ford Lincoln. Purchase two (2) 2026 Ford F-150 Responder Supercrew pick-up trucks. Public Safety Department. $96,022.

4. ProLogic ITS, LLC. Purchase patrol vehicle upfit vehicle equipment and installation for six (6) vehicles. Public Safety Department. $107,497.66.

5. Thalamus, LLC. Pedestrian Signal at 320 West Magnolia Avenue. $91,000.

d. Easements and warranty deeds.

1. Alabama Power Company. Grant a power easement for the new trash compactor at the Boykin-Donahue Complex.

2. Alberta Street Subdivision. Accept public drainage and utility easement. Property located at 595 and 597 Piper Avenue.

3. Cotswold II, LLC. Accept warranty deeds. Lot 101 of Oak Creek and Lot 115 of Oak Creek Phase II.

4. Register Subdivision, First addition. Accept various rights-of-way. Property located on Lee Road 10 (Sandhill Road).

5. Tiger's Den Auburn, LLC. Purchase temporary construction easement. North Donahue Widening Project Phase I. $22,200.

6. Tiger's Den Auburn, LLC. Purchase warranty deed. Property located at 1791 Shug Jordan Parkway. North Donahue Widening Project Phase I. $50,000.

9. **ORDINANCES.**

a. Traffic control signs and devices. Unanimous consent necessary.

1. Establish fourteen (14) stop signs and two (2) 25 MPH signs. Oak Creek Subdivision Phases 1, 2, and 3.

2. Establish three (3) stop signs and one (1) 25 MPH sign. Swann's Bridge Phase 1-B.

b. Rezoning. Unanimous consent necessary. Planning Commission recommendations. Public hearings required.

1. The Lexington. Rezone Approximately 1.15 acres to Comprehensive Development District (CDD). Property located at 1117 South Donahue Drive.

2. The Lexington. Rezone approximately 1.15 acres to Planned Unit Development (PUD). Property located at 1117 South Donahue Drive.

3. One Auburn Dumas Lot. Rezone approximately 1.09 acres from Rural (R) to Comprehensive Development District (CDD). Property located at 1750 Miracle Road.

4. One Auburn Walker-Carlton Lots. Rezone approximately 9.92 acres from Development District Housing (DDH) to Comprehensive Development District (CDD). Property located at 1415 Sarah Lane.

5. One Auburn. Rezone approximately 11.01 acres from Rural (R) and Development District Housing (DDH) to Planned Development District (PDD). Property located at 1415 Sarah Lane and 1750 Miracle Road.

10. **RESOLUTIONS.**

a. Conditional use approvals. Planning Commission recommendations. Public hearings required.

1. NEOS Church. Institutional use (church). Property located at 665 Opelika Road.

2. Prosper at Plainsman. Outdoor recreational use/subdivision amenity (pavilion, pool, and playground). Property located at 1827 Kenai Pass.

3. 805 Gentry Townhomes. Performance residential use (Multiple-Unit Development). Property located at 805 Gentry Drive.

11. **OTHER BUSINESS.**

12. **CITIZENS' OPEN FORUM.**

13. **ADJOURNMENT.**

The City Council of the City of Auburn, Alabama, met in regular session on Tuesday, July 7, 2026, at 6:01 PM in the Council Chamber of the Auburn Public Safety Building at 141 North Ross Street.

1. CALL TO ORDER. Mayor Anders.

Mayor Anders called the meeting to order.

2. ROLL CALL.

The following Councilmembers were present: Tyler Adams, Max Coblentz, Tommy Dawson, Kelley Griswold, Sonny Moreman, Bob Parsons, Connie Taylor, Beth Witten, and Mayor Ron Anders. Absent: None. Also present was City Manager Megan McGowen Crouch.

3. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE.

Mayor Anders invited all present to stand and join the Council in reciting the Pledge of Allegiance to the U.S. Flag and in observing a moment of silence after the Pledge.

4. MAYOR AND COUNCIL COMMUNICATIONS. Mayor Anders.

a. Employee of the Month and Service Awards. Video presentation.

A video was shown to recognize the employee service awards for July 2026.

Employee of the Month		
Jason Pearson	Inspection Services	
Service Awards		
Tarayla Zachery	Community Services	5 years
Rachael Johnson	Police	5 years
Mike Weaver	Water Resource Management	10 years
Christopher Griffin	Information Technology	15 years
Kami Evans	Finance	20 years
Retirees		
Jerald Dean	Engineering	24 years
Jude Hackett	Police	23 years
Billy Jackson	Public Works	30 years

b. Committee of the Whole.

Mayor Anders provided a summary of the Committee of the Whole meeting previously held.

c. Announcements.

Mayor Anders thanked various groups for hosting him over the last two weeks and provided a preview of the events he will attend in the coming days.

Councilmember Moreman thanked city staff for re-doing the bike lane on Thach Avenue and thanked Public Safety for slowing speeders on Samford Avenue.

Councilmember Taylor thanked everyone who helped make the Juneteenth event a success.

Councilmember Witten thanked City staff for the July 4 festivities and for working on a holiday.

5. AUBURN UNIVERSITY COMMUNICATIONS.

Auburn University SGA Director of City Relations Andrew Faircloth updated the Council about events at Auburn University.

6. CITIZENS' COMMUNICATIONS ON AGENDA ITEMS.

None.

7. CITY MANAGER'S COMMUNICATIONS. City Manager Crouch.

City Manager Crouch reminded the Council that they were given a revised page from the minutes of the last meeting.

8. CONSIDERATION OF CONSENT AGENDA.

City Manager Crouch asked if any items should be removed from the consent agenda.

Councilmember Witten removed items 8b1 – 8b6.

Councilmember Griswold removed items 8c2, 8c5, and 8c6.

Councilmember Coblentz moved that the items on the consent agenda be adopted. Councilmember Moreman seconded the motion, and all members voted aye.

Mayor Anders declared the consent agenda approved.

a. Minutes. June 16, 2026. **APPROVED**

b. 2026 Regular Municipal Election. Electing candidates without opposition and presentation of Certificates of Election.

1. Ward 1 (District 1, Post 1). Connie Fitch Taylor.

This item was removed from the consent agenda.

2. Ward 2 (District 1, Post 2). Kirsten Milenkovitch.

This item was removed from the consent agenda.

3. Ward 3 (District 2, Post 1). Beth Witten.

This item was removed from the consent agenda.

4. Ward 4 (District 2, Post 2). Tyler Adams.

This item was removed from the consent agenda.

5. Ward 6 (District 3, Post 2). Bob Parsons.

This item was removed from the consent agenda.

6. Ward 7 (District 4, Post 1). Max Coblentz.

This item was removed from the consent agenda.

c. Contracts and agreements.

1. Barge Design Solutions, Inc. Watershed Modeling of Town Creek and Structural Alternative Evaluation at South Gay Street Bridge. $222,672. **Resolution 26-163**

2. Dana Safety Supply, Inc. Purchase one hundred fifty (150) Walther PDP

Pro handguns with optics and holsters. Police Department. $128,689.82.

This item was removed from the consent agenda.

3. Foresite Group, LLC. Saugahatchee Greenway concept plan design. $38,500. **Resolution 26-165**

4. Ken Kirkley Floor Covering, Inc. Carpet replacement for the Auburn Public Library. $129,070. **Resolution 26-166**

5. Musco Sports Lighting, LLC. Purchase LED lights for Yarbrough Tennis Center Outdoor Hard Courts. $219,900.

This item was removed from the consent agenda.

6. Wilson & Mazzola Architects, LLC. Professional Services Agreement. Engineering Services Membrane Roof Replacement. $56,250.

This item was removed from the consent agenda.

d. Easements and warranty deeds.

1. Auburn City Schools. Accept temporary construction easements. North Donahue Widening Project Phase I. **Resolution 26-169**

2. Church of the Highlands, Inc. Temporary construction easement. North Donahue Widening Project Phase I. **Resolution 26-170**

3. William Cleveland. Accept public easement. Childree Subdivision. Property located at 624 Maddox Street. **Resolution 26-171**

4. William Cleveland. Accept public drainage and utility easement. Spring Farm (D.W. Wards Subdivision). Property located at 611 Spring Street. **Resolution 26-172**

5. Donahue Crossing Condominium Owners Association, Inc. Accept temporary construction easement and authorize payment of $1,680. North Donahue Drive Widening Project Phase I. **Resolution 26-173**

6. Donahue Crossing Golf View Condominium Owners Association, Inc. Accept temporary construction easement and authorize payment of $720. North Donahue Drive Widening Phase I. **Resolution 26-174**

7. Milliways, LLC. Accept temporary construction easement and authorize compensation of $24,362. North Donahue Widening Project Phase I. **Resolution 26-175**

8. Milliways, LLC. Accept warranty deed and authorize payment of $4,000. North Donahue Widening Project Phase I. **Resolution 26-176**

e. Concurrence. Industrial Development Board. Seohan Auto USA Corporation. **Resolution 26-177**

g. Board appointments. Planning Commission. Two (2) vacancies. Terms begin August 1, 2026, and end July 31, 2032. **Resolution 26-178 (Vanessa Echols & Anna Solomon)**

b. 2026 Regular Municipal Election. Electing candidates without opposition and

presentation of Certificates of Election.

1. Ward 1 (District 1, Post 1). Connie Fitch Taylor.

City Manager Crouch said this resolution elects Connie Fitch Taylor to the Ward 1 City Council seat.

Councilmember Witten said she pulled each of these items off the consent agenda to acknowledge the hard work of each person and for their work for the citizens of Auburn.

Councilmember Witten moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-157

2. Ward 2 (District 1, Post 2). Kirsten Milenkovitch.

City Manager Crouch said this resolution elects Kirsten Milenkovitch to the Ward 2 City Council seat.

Councilmember Coblentz moved that the resolution be adopted.
Councilmember Parsons seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-158

3. Ward 3 (District 2, Post 1). Beth Witten.

City Manager Crouch said this resolution elects Beth Witten to the Ward 3 City Council seat.

Councilmember Dawson moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-159

4. Ward 4 (District 2, Post 2). Tyler Adams.

City Manager Crouch said this resolution elects Tyler Adams to the Ward 4 City Council seat.

Councilmember Witten moved that the resolution be adopted.
Councilmember Coblentz seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-160

5. Ward 6 (District 3, Post 2). Bob Parsons.

City Manager Crouch said this resolution elects Bob Parsons to the Ward 6 City Council seat.

Councilmember Witten moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-161

6. Ward 7 (District 4, Post 1). Max Coblentz.

City Manager Crouch said this resolution elects Max Coblentz to the Ward 7 City Council seat.

Councilmember Dawson moved that the resolution be adopted.
Councilmember Witten seconded the motion, and all members voted aye.

Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-162

c. Contracts and agreements.

2. Dana Safety Supply, Inc. Purchase one hundred fifty (150) Walther PDP Pro handguns with optics and holsters. Police Department. $128,689.82.

City Manager Crouch said this resolution authorizes the City Manager to execute a contract with Dana Safety Supply, Inc.

Councilmember Griswold asked several questions about the handguns.

Police Chief Michael Harris answered the questions.

Mr. Griswold said he thought the department had negotiated a good price for the items.

Councilmember Dawson moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-164

5. Musco Sports Lighting, LLC. Purchase LED lights for Yarbrough Tennis Center Outdoor Hard Courts. $219,900.

City Manager Crouch said this resolution authorizes the City Manager to execute a contract with Musco Sports Lighting, LLC.

Councilmember Griswold asked how many more Parks & Recreation facilities needed LED light replacements.

City Manager Crouch answered the question.

Councilmember Witten moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-167

6. Wilson & Mazzola Architects, LLC. Professional Services Agreement. Engineering Services Membrane Roof Replacement. $56,250.

City Manager Crouch said this resolution authorizes the City Manager to execute a contract with Wilson & Mazzola Architects, LLC.

Councilmember Griswold asked questions about the work.

Public Works Director Dan Ballard answered the questions.

Councilmember Witten moved that the resolution be adopted.
Councilmember Coblentz seconded the motion, and the following members voted aye: Adams, Coblentz, Dawson, Moreman, Parsons, Taylor, Witten and Mayor Anders. Voting no: Griswold.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-168

9. ORDINANCES.

a. Traffic control signs and devices. Establish "No Parking" Zone. 206 and 208Reese Avenue and 211 Marion Circle. Postponed from June 16, 2026.

City Manager Crouch said this ordinance establishes a “No Parking” Zone at 206 and 208 Reese Avenue and 211 Marion Circle. She added that the applicant withdrew the request for Marion Circle and that this is the second reading of the item.

Councilmember Parsons moved to adopt the ordinance.
Councilmember Adams seconded the motion.

Councilmember Parsons said he would like to see the item denied to allow staff the opportunity review on-street parking policies in this and other residential areas.

Upon roll call vote, the following Council members voted aye: None. Voting no: Dawson, Griswold, Moreman, Parsons, Taylor, Witten, Adams, Coblentz, and Mayor Anders.
Mayor Anders declared the ordinance failed.

10. RESOLUTIONS.

a. Conditional use approvals. Planning Commission recommendations. Public hearings required.

1. 1256 Shug Jordan Residential. Performance residential use (multiple-unit development). Property located at 1256 Shug Jordan Parkway.

City Manager Crouch said this resolution authorizes conditional use approval for a performance residential use (multiple-unit development). She added that a public hearing was required.

Mayor Anders opened the public hearing.

Lee Tharp (address not given) said he and the applicant were available to answer any questions.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Council asked questions about the project.

Andrew Parmer (118 Cecil Lane) spoke about the project and answered the Council’s questions.

Councilmember Coblentz moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-179

2. Collegiate Condotel. Commercial and entertainment use (condotel). Property located at 211 South Gay Street. Postponed from June 16, 2026.

City Manager Crouch said this resolution authorizes conditional use approval for a commercial and entertainment use (condotel). She added that there is already a motion from the last meeting and that a public hearing was held, but another public hearing could be opened.

Mayor Anders opened the public hearing.

Taylor Buckner (724 North Dean Road) said he was available to answer questions on behalf of the Wirths.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Council asked questions about the item.

City Manager Crouch and Planning Director Justice Wahid Cotton answered the questions.
Upon the vote, the following Councilmembers voted aye: Adams, Coblentz, Dawson, Moreman,

Parsons, Taylor, Witten and Mayor Anders. Voting no: None. Abstaining: Griswold.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-180

b. Vacation. Broadview Properties, FLP. Cherokee Road Vacations. Broadview Properties, FLP. Public hearing required.

City Manager Crouch said this resolution assents to the vacation of various rights of way and easements. She added that a public hearing was required.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Councilmember Witten moved that the resolution be adopted.
Councilmember Parsons seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-181

c. Business license revocation. Wildcat Investments, LLC. d/b/a Jimmy Johns.

City Manager Crouch said this resolution authorizes the city manager to begin the business license revocation process to restrict Wildcat Investments, LLC from continuing business operations in the City of Auburn, until all delinquent license fees and taxes are remitted.

The Council asked questions about the item.

City Manager Crouch answered the questions.

Councilmember Witten moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-182

d. Contracts.

1. Foresite Group, LLC. Amendment No. 12. Boykin-Donahue Campus Project. $13,300.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Foresite Group, LLC.

The Council asked questions about the contract.

City Manager Crouch and Public Services Executive Director Keith Williams answered the questions.

Councilmember Witten moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-183

2. Hoar Program Management, LLC. Amendment #3. Boykin-Donahue Campus Project. $135,600.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Hoar Program Management, LLC.

The Council asked questions about the contract.

City Manager Crouch and Public Services Executive Director Keith Williams answered the questions.

Councilmember Witten moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-184

3. Foresite Group, LLC. Task Order DS 02-2026. Richland Park. $2,400,000.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Foresite Group, LLC.

The Council asked questions about the contract.

City Manager Crouch and Public Services Executive Director Keith Williams answered the questions.

Councilmember Coblentz moved that the resolution be adopted.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-185

4. Hoar Program Management, LLC. Task Order DS 01-2026. Richland Park Project. $2,242,000.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Hoar Program Management, LLC.

Councilmember Adams moved that the resolution be adopted.
Councilmember Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-186

5. Hazen and Sawyer. Town Creek Sewer Basin Sanitary Sewer Evaluation Survey (SSES) – Phase II. $248,000.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Hazen and Sawyer.

Councilmember Adams moved that the resolution be adopted.
Councilmember Parsons seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-187

11. OTHER BUSINESS.

None.

12. CITIZENS' OPEN FORUM.

Steve Cosgrove (1927 Watercrest Drive) complimented the City for offering a wonderful place to live.

Charlie Hendrix (875 N. Cary Drive) spoke about a ring of stones at the intersection of North College Street and Drake Avenue. He said it is believed that they were placed there by the Civilian Conservation Corps and urged the City not to remove them.

Robert Wilkins (261 Denson Drive) spoke about Independence Day and traditions around the holiday.

13. ADJOURNMENT.

Councilmember Adams moved that the meeting be adjourned.
Councilmember Parsons seconded the motion, and all members voted aye.
The meeting was adjourned at 7:49 PM.

_____
Mayor

ATTEST:

_____
City Manager

Agenda Item Summary

Item No. 8 b

Council Meeting Date	July 21, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Citizens of Auburn

Description of item under consideration

Resolution approving and adopting changes to the Engineering Design and Construction Manual (EDCM) which provides the technical standards required for developments within the City of Auburn. The EDCM was approved by the City Council on November 2, 2010, and made effective on January 1, 2011. The Engineering Services Department coordinates regular reviews of the ECDM in order to make changes to keep the manual relevant to current policies. After review, changes are proposed to the following sections:

- Section 1 General Information
- Section 5 Roadway Design
- Appendix P-5

Why is Council action needed?

City Council action is needed to approve and adopt the changes to the Engineering Design and Construction Manual.

Is this a budgeted item?: N/A

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: Scott Cummings, Development Services Executive Director

FROM: Michael Griffin, City Engineer/Engineering Services Director

DATE: July 21, 2026

SUBJECT: Proposed Updates to the Engineering Design & Construction Manual

On November 2, 2010, City Council passed Resolution 10-231 approving and adopting the Engineering Design and Construction Manual (EDCM) which provides technical standards required for developments pertaining to construction, operation and maintenance of public facilities involving streets, alleys, sidewalks, bridges, transportation facilities, traffic signals, drainage facilities, floodplain management, easements and rights-of-way, flood control, and environmental concerns. The EDCM became effective on January 1, 2011. The Engineering Services Department began a process of reviewing the manual in conjunction with area developers every year for any necessary changes to be adopted. Previous changes were adopted on November 15, 2011, December 18, 2012, February 4, 2014, December 16, 2014, December 15, 2015, December 19, 2017, December 18, 2018, December 17, 2019, December 21, 2021, and February 20, 2024.

After preliminary review of the manual, it was determined that there could be a substantial number of revisions and updates. Many of these are of minor significance but will require a considerable amount of time to address. In the interest of expediting important updates, we identified several priority items to address ahead of a more extensive update.

A meeting was held with key stakeholders representing the development design community and subsequently their input was requested as to the proposed changes. Any input was vetted with the stakeholder before finalizing these recommendations.

After reviewing the identified priority items, the Engineering Services Department recommends revisions to the following sections:

- Section 1 - General Information
- Section 5 - Roadway Design
- Appendix P-5

The Engineering Services Department recommends that the following revisions be approved and adopted by Council:

Note: Web site URLs were updated throughout the Sections below to reflect the new auburnal.gov domain name.

Section 1 General Information

Section 1.2.5 - Definitions

1. Added a definition for Private Access Drive to correspond with recent modifications to the Subdivision Regulations.
2. Updated the definition for Subdivision Jurisdiction to reflect the current 1.5-mile planning jurisdiction.

Section 5 Roadway Design

Section 5.2.4.3 - Sidewalks

1. Revised language to refer to the new Streetscape Fund and removed reference to the Sidewalk Fund.
2. Added language to provide the option for payment into the Streetscape Fund in lieu of installing street trees in certain situations and added a reference to the new Streetscape Fund.

Section 5.3.5 - Left and Right Turn Lanes

1. Revised language based on updated turn lane requirements criteria.

Section 5.3.5.1 – Turn Lane Warrant Criteria (New Section)

1. This section was created as part of the updated turn lane requirements.

Section 5.3.5.2 – Turn Lane Design Standards (New Section)

1. This section was created as part of the updated turn lane requirements.

Section 5.3.5.3 – Left Turn Lanes on Divided Roadways

1. This was previously Section 5.3.8 and is being consolidated under Section 5.3.5.
2. Language regarding modification of medians was updated to fix a conflict with related language in another section of the manual.

Section 5.3.6 - Right Turn Lane Warrants (Modified and Relocated)

1. The language in this section was modified based on the updated turn lane requirements and consolidated as a sub-section within Section 5.3.5.

Section 5.3.7 - Deceleration Lanes and Tapers (Modified and Relocated)

1. The language in this section was modified based on the updated turn lane requirements and consolidated under Section 5.3.5.

Section 5.3.8 – Left Turn Lanes on Divided Roadways (Modified and Relocated)

1. This section was consolidated as a sub-section within Section 5.3.5.

Section 5.4.2.2 - Open Cut Installation

1. Added language requiring open-cut utility installation to be done at night or during off-peak times in certain situations.

Section 5.4.2.3 – Bore Installation

1. Added a reference to Section 5.4.2.2 for clarity.

Section 5.6.4 - Decorative Pedestrian Lighting

1. Added reference to the new Streetscape Fund section.

Section 5.8 - Right-of-Way Plantings

1. Added reference to the new Streetscape Fund section.

Section 5.10 - Construction

1. Updated the number of years that outstanding improvements can carry over from 2 years to 4 years to match the current language in the Subdivision Regulations.
2. Updated the language to generally require that the wearing surface and remaining infrastructure items be installed no later than 90% buildout of the development.

Section 5.13 – Streetscape Improvements Fund (New Section)

1. Added language describing the purpose, intent, and application of the Streetscape Improvements Fund.

Section 5.14 – Transportation Improvements Fund (New Section)

1. Added language describing the purpose, intent, and application of the Transportation Improvements Fund.

Appendix P-5 Turn Lane Requirements by Roadway

Appendix P-5 is a new map that visually indicates sections of roadways falling into the three primary categories of the updated turn lane requirement criteria.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn approved and adopted the Engineering Design and Construction Manual on November 2, 2010, with an effective date of January 1, 2011; and

WHEREAS, the City Engineer, in collaboration with the development community, finds it necessary to implement material changes (Exhibit A, Exhibit B, Exhibit C attached and made a part hereof) for clarification and to comply with rule changes in the industry and to make these changes effective August 1, 2026.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama does hereby approve and accept the changes to the Engineering Design and Construction Manual effective August 1, 2026.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

SECTION 1

1.0 GENERAL INFORMATION

1.1 INTRODUCTION

The Auburn Engineering Design and Construction Manual (Manual) has been prepared to provide an understanding of the requirements of the Engineering Services Department and to assist in providing the basis for consistent design standards and policies. It sets forth requirements and policies which should be followed to expedite the processing and approval of projects. The Manual primarily focuses on the requirements and role of the Engineering Services Department, which is responsible for the construction, operation and maintenance of public facilities involving streets, alleys, sidewalks, bridges, transportation facilities, traffic signals, drainage facilities, floodplain management, easements and rights-of-way, flood control, environmental concerns, etc.

This Manual also sets forth the minimum requirements for designing and constructing streets, alleys, sidewalks, bicycle facilities, drainage facilities, erosion and sediment control and traffic management facilities. The Engineering Design and Construction Manual is organized into five (5) major sections as follows:

1. General Information
2. Traffic
3. Streets
4. Geotechnical
5. Stormwater

1.1.1 Purpose of the Manual

The purpose of the Manual is to provide the requirements for engineering design and construction of projects within the City of Auburn (City) and its planning jurisdiction. Also, the Manual addresses the objective of protecting the public health, safety and welfare by focusing on sound design and construction requirements.

The Manual consolidates the regulatory requirements of the City. Due to the authoritative and legal nature of some of these documents, it is important to note that this Manual will not, wholly, function as a substitute nor is it intended to replace some regulations. It is intended to complement existing ordinances and policies with the intent of helping the City in maintaining current technical standards pertinent to engineering design and construction.

1.1.2 Use of the Manual

This Manual establishes the standards and requirements governing the quality of design and construction that must be adhered to in preparing plans and constructing improvements for projects. Those doing business with the City are required to use this Manual to ensure compliance with all applicable design and construction standards.

In using the Manual it should be recognized that compliance with the Manual's standards and requirements may not meet all conditions and requirements necessary for approval of a project. Other City Departments as well as State and Federal agencies may have requirements other than those contained in the Manual that must be addressed to obtain approval.

The Manual is not intended to hinder good engineering judgment or creative / innovative efforts; however, any deviations from the requirements of the Manual are subject to the approval of the City Engineer.

1.1.3 Authority (Governing Regulations)

This Engineering Design and Construction Manual is established in pursuance of the authority conferred by Resolution 10-231 of the City Council of the City of Auburn, Alabama, which was adopted on November 2, 2010, and is effective as of January 1, 2011.

1.1.4 Fines and Penalties

Any person committing an offense within the corporate limits of the city, which is in violation of this manual existing or hereafter enacted, shall, upon conviction, be punished by a fine of not more than five hundred dollars ($500). In addition thereto, any person so convicted may be imprisoned or sentenced to hard labor for the city for a period not exceeding six (6) months, at the discretion of the court trying the case. However, no penalty shall consist of a fine or sentence of imprisonment exceeding the maximum fine or sentence of imprisonment established under state law for the commission of substantially similar offenses. The penalty imposed on a corporation shall consist of the fine only, plus costs of court. Each day's violation shall constitute a separate offense unless otherwise provided.

1.2 ACRONYMS AND DEFINITIONS

1.2.1 Purpose

It is the purpose of this section to define words, terms, and phrases contained within this Manual. In the event that a term is not listed in this section; or is not defined elsewhere in the Zoning Ordinance, the City Code, the Subdivision Regulations, or Sections 11-52-30 through 11-52-36 of the 1975 Code of Alabama, as amended; then the conventional meaning of such term shall apply.

1.2.2 Word Usage

The present tense includes the future tense and the future tense includes the present tense. The singular number includes the plural, and words in the plural number include the singular. The word "shall" or "must" is mandatory. The word "may" is permissive and indicates an action or choice that is usually beneficial. The word "lot" includes plot or parcel and the word "building" includes structure.

Where any word specifically defined in the Zoning Ordinance, Subdivision Regulations or other codes of the City is used in this Manual but not specifically defined herein, then the definition contained in the applicable ordinance or code shall apply.

Any confusion or questions regarding the definition of a term used in this Manual or a conflict with the definition as used in other City ordinances or codes shall be decided by the City Engineer, who shall have the right to interpret the definition of any word.

1.2.3 Abbreviations

The following abbreviations and acronyms are referenced within the Manual and are intended to have the following meanings:

AHW	Allowable headwater
ADT	Average Daily Traffic
AC	Acre
cfs	Cubic feet per second
CLOMR	Conditional Letter of Map Revision
CMP	Corrugated metal pipe
CN	Curve number
DF	Density Factor
EAP	Emergency Action Plan
FAR	Floor Area Ratio
fps	Feet per second
ft	Feet
ft/ft	Feet per foot
ft/sec	Feet per second
ft/sec²	Feet per second squared
ft²	Square feet
ft³	Cubic feet
HDPE	High-density polyethylene

HDS	Hydraulic Design Services
HPS	High Pressure Sodium
HEC	Hydraulic Engineering Circular
HW	Headwater
ISR	Impervious Surface Ratio
L/W	Length to Width Ratio
LED	Light-Emitting Diode
LOMR	Letter of Map Revision
LOS	Level of Service
MG	million gallons
mm	millimeter
mph	Miles Per Hour
MSE	Mechanically Stabilized Earth
msl	mean sea level
PMP	Probable Maximum Precipitation
sec	Seconds
SF	Square Feet
TIS	Traffic Impact Study
vpd	Vehicles Per Day
vph	Vehicles Per Hour
W	Watt

1.2.4 Acronyms:

AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act of 1990
ADEM	Alabama Department of Environmental Management
ALDOT	Alabama Department of Transportation
ANSI	American National Standards Institute
ASTM	American Society for Testing and Materials
AWWB	Auburn Water Works Board
DRT	Development Review Team
DOT	U.S. Department of Transportation
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
ITE	Institute of Transportation Engineers
MUTCD	Manual on Uniform Traffic Control Devices
NGVD	National Geodetic Vertical Datum
NCHRP	National Cooperative Highway Research Program
NEMA	National Electric Manufacturers Association
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
SCS	Soil Conservation Service (former name of NRCS)
SWMM	Stormwater Management Manual
WRM	Water Resource Management

1.2.5 Definitions

When used, the following terms shall have the meanings herein ascribed to them:

85th Percentile Speed: The speed in which 85% of the vehicles are traveling at or below.

95th Percentile Speed: The speed in which 95% of the vehicles are traveling at or below.

Abstractions: The portion of a storm's total precipitation that does not become stormwater runoff.

Access Spacing: The point in the pipeline where access is available from the surface, like a manhole or inlet.

ADA: The American with Disabilities Act of 1990 (ADA) prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation. It also mandates the establishment of TDD/telephone relay services. The current text of the ADA includes changes made by the ADA Amendments Act of 2008 (P.L. 110-325), which became effective on January 1, 2009. The ADA was originally enacted in public law format and later rearranged and published in the United States Code.

Alley: A public right-of-way primarily designed to provide secondary access to the side or rear of properties.

Allowable Headwater Depth: Maximum depth of flow allowed at any point along the ditch profile, measured from the invert, minus the required freeboard.

ANSI: American National Standards Institute (ANSI), originally known as the American Standards Association published procedures in 1949. This activity of the American Association of Nurserymen, Inc. developed the first standardized system of sizing and describing plants to facilitate trade in nursery stock in the 1920's.

Antecedent Soil Moisture Conditions: Soil moisture at the onset of a rainfall event.

Applicant: One (1) individual who is duly authorized to submit development plans for review, request variances or changes in zoning classification, and apply for any form of development approval with respect to a development site. An Applicant may be the property owner(s), or any person having written authority from the property owner(s). This written authority shall be provided in any form that the Planning Director and/or the City Engineer determine to be appropriate.

Application for Development: The application forms and all accompanying documents required by these regulations or other regulations for the approval of subdivision plans or site plans.

Apron: A platform below a storm drain outlet to protect against erosion.

Arterial Road: A facility that serves as a primary artery of the City intended to mainly carry through traffic and to connect major activity centers in the City and its planning jurisdiction. Its function is to move intra-city and intercity traffic. The streets that are classified as arterials may also serve abutting property; however, their primary purpose is to carry traffic. Arterials should not be bordered by uncontrolled strip development. Access to these facilities should be carefully managed to ensure the capacity of the facility is not compromised by driveways. Arterials vary in width and parking on-street is prohibited.

Base Flood: A flood having a one (1) percent chance of being equaled or exceeded in any given year.

Basin: A basin is an extent of land where stormwater drains downhill into a body of water, such as a river, lake, reservoir, estuary, wetland, or ocean. The basin includes both the streams and rivers that convey the water as well as the land surfaces from which water drains into those channels and is separated from adjacent basins by a drainage divide. The basin acts like a funnel, collecting all the water within the area covered by the basin and channeling it into a waterway. Each basin is separated topographically from adjacent basins by a geographical barrier such as a ridge, hill or mountain, which is known as a water divide.

Backwater: Water backed up or retarded in its course, compared with its normal or natural condition of flow. In stream gauging, a rise in stage produced by a temporary obstruction such as ice or weeds, or by the flooding of the stream below. The difference between the observed stage and that indicated by the stage discharge relation is reported as backwater.

Baffle Wall: A flat board or plate, deflector, guide, or similar device constructed or placed in flowing water or stormwater storage systems to cause more uniform flow velocities, and to divert or guide liquids.

Bank Storage: The water absorbed into the banks of a stream, lake, or reservoir, when the stage rises above the water table in the bank formations, then returns to the channel as effluent seepage when the stage falls below the water table. Bank storage may be returned in whole or in part as seepage back to the water body when the level of the surface water returns to a lower level.

Base Flood Elevation: The height of the base flood, usually in feet, in relation to the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum, or depth of the base flood, usually in feet, above the ground surface.

Bearing Capacity: The bearing capacity of soil is the average contact stress between a foundation and the soil which will cause shear failure in the soil.

Berm: A narrow ledge or path as at the top or bottom of a slope or stream bank; or a horizontal step or bench in the upstream or downstream face of an embankment dam.

Best Management Practices: A physical, structural or managerial practice, which has gained general acceptance for its ability to prevent or reduce environmental impacts.

Bicycle Facilities: Portions of the right-of-way allocated to bicycle use, such as bicycle lanes or bicycle routes, or facilities developed exclusively for the use of bicycles and non-motorized transportation, such as bicycle paths.

Bidder: Any individual, firm, partnership, corporation or any acceptable combination thereof submitting a Bid for the advertised work.

Bishop's Method: A method for calculating the stability of slopes.

"C" Factor: The runoff coefficient, C, is a critical element in that it serves the function of converting the average rainfall of a particular recurrence interval to the peak runoff intensity of the same frequency. The magnitude will be affected by antecedent moisture condition, ground slope, ground cover, depression storage, soil moisture, shape of drainage area, overland flow velocity, intensity of rain, etc.

Calendar Day: Every day shown on the calendar, beginning and ending at midnight, Sundays and holidays included.

Capital Improvements Program (CIP): Ranked capital projects based on goals established by the City Council and on established standards for the appropriate provision of services. The CIP outlines a schedule for the expenditure of municipal funds for public physical improvements. It consists of two (2) components: a capital budget, which lists and describes the capital projects to be undertaken during the coming fiscal year, and a capital program, which lists and describes the capital projects proposed to be undertaken during each of the following six (6) years. The CIP is monitored continuously and updated every two (2) years as part of the City's biennial budgetary process.

Certified Survey: The orderly process of determining data relating to the physical characteristics of the earth, the primary purpose of which includes, but is not limited to, determining the perimeter of a parcel or tract of land by establishing or re-establishing corners, monuments, and boundary lines for the purpose of describing and locating fixed points, which has been signed and sealed by a licensed professional surveyor in the State of Alabama according to the standards of practice for surveying in the State of Alabama.

Channel Capacity: The maximum rate of flow that may occur in a stream or channel without causing overbank flooding.

Channel Storage Volume: The volume of water at a given time in the channel or over the floodplain of the streams in a drainage basin or river reach. Channel storage is sometimes significant during the progress of a flood event.

City: The City of Auburn, Alabama.

City Attorney: The licensed attorney designated by the City Council to furnish legal assistance in the administration and enforcement of these regulations.

City Council: The City Council of the City of Auburn, Alabama.

City Engineer: The registered engineer designated by the City Manager to furnish engineering assistance in the administration and enforcement of these regulations.

Collector Road: A street whose primary function is to collect traffic from an area and move it to the arterial street system while also providing substantial service to abutting land uses. A collector roadway will generally have lower design speeds than arterial roadways but higher than local street. Collector roads are shown on the City's Major Street Plan.

Comprehensive Plan: The Combination of the latest adopted version of the City's Land Use Plan, Major Street Plan, Plan for Sewer Service, Plan for Water Distribution Facilities, Bikeway Plan, Green Space and Greenways Plan, and Capital Improvements Program adopted by the Planning Commission and/or City Council for the guidance of the growth and development of the City.

Comprehensive Plan Amendment: Any adopted addition or modification to the Comprehensive Plan.

Concept Plan: A generalized plan showing the entire development site of a conservation subdivision and meeting the requirements of the Auburn Subdivision Regulations.

Conditional Letter of Map Revision: Process where the Federal Emergency Management Agency provides review and comments on a proposed project that would, upon completion, affect the hydrologic or hydraulic characteristics of a flooding source and result in a change to the existing regulatory floodway, effective Base Flood Elevation (100-year) or the Special; Flood Hazard Area (100-year floodplain).

Conservation Subdivision: A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for open space or preservation of environmentally sensitive areas. The open space may be owned by either a private or public entity.

Consolidation: Process by which soils decrease in volume. It occurs when stress is applied to a soil that causes the soil particles to pack together more tightly, therefore reducing volume.

Constructed Wetland: Wetlands constructed specifically for the purpose of treating wastewater effluent before re-entering a stream or other body of water or being allowed to percolate into the groundwater.

Contract Bonds: The approved bonds furnished by the Contractor and his Surety to guarantee completion of the Contract in accordance with its terms.

Contract Document: The written agreement between the City and the Contractor setting forth the obligations of the parties hereunder for the performance of the prescribed work. The Contract shall include the *Invitation to Bid*, *Instructions to Bidders*, *Proposal*, *Proposal Bond*, *Base Bid*, the *Contract*, *Performance Bond*, *Labor and Materials Payment Bond*, the *Specifications*, *Special Conditions*, addenda, general and detailed plans, and *Notice to Proceed*, as well as any change orders, supplemental agreements and authorized extensions required to complete the work in a substantial and acceptable manner.

Contractor: The individual, partnership, firm, or corporation that has entered into a Contract awarded by the City for the work covered by this Contract.

Control Elevation: A location in the receiving drainage system where the water surface elevation is known.
County: Lee County

Crest: The highest elevation reached by flood waters flowing in a channel, as in crest stage or flood stage. The term crest can also refer to a crest vertical curve used in design processes to change the grade of a roadway.

Critical Depth: The depth of water flowing in an open channel or conduit under conditions of critical flow at which specific energy is a minimum for a given discharge.

Critical Flow: Critical flow occurs when the flow velocity in a channel equals the wave velocity generated by a disturbance or obstruction. In this condition, the Froude number (Fr) = 1. When the wave velocity exceeds the flow velocity (Fr is less than 1), waves can flow upstream, water can pond behind an obstruction, and the flow is said to be subcritical or tranquil. When Fr is greater than 1, waves cannot be generated upstream and the flow is said to be supercritical, rapid, or shooting. In this condition, a standing wave is formed over obstructions in the river bed. In nature, supercritical flow is found only in rapids and waterfalls, but it is often created artificially by weirs and flumes with the aim of measuring discharge.

Crown: The vertex of an arch or arched surface. Center of roadway elevated above the sides.

Curve Number (CN): A number between 0 and 100 that indicates the runoff-producing potential of a soil/vegetation combination when the ground is not frozen.

Cul-de-sac: A local street with one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

Curb Cut: Vehicular entrance onto a public right-of-way from a public or private development. The intersection of two (2) public rights-of-way is not considered a curb cut.

Dam: A barrier that impounds water or underground streams. Dams generally serve the primary purpose of retaining water, while other structures such as floodgates or levees (also known as dikes) are used to manage or prevent water flow into specific land regions.

Deflectors: A plate, baffle, or the like that diverts the flow of a forward-moving stream.
Design Flood: The flood magnitude selected for use as a criterion in designing flood control works. The largest flood that a given project is designed to pass safely. In dam design and construction, the reservoir inflow-outflow hydrograph used to estimate the spillway discharge capacity requirement and corresponding maximum surcharge elevation in the reservoir.

Design Storm: The rainfall or precipitation amount and distribution adopted over a given drainage area, used in determining the Design Flood.

Design Storm Flows: A storm whose magnitude, rate, and intensity do not exceed the design load for a storm drainage system or flood protection project.

Detention Area: An area for the slowing and storage of stormwater runoff.

Detention Basin (Pond): A relatively small storage lagoon for slowing stormwater runoff, generally filled with water for only a short period of time after a heavy rainfall.

Developer: The legal or beneficial owner(s) of a lot or parcel or any land proposed for inclusion in a development, including the holder of an option, contract to purchase, or a lease.

Development: The division of a parcel of land into two (2) or more parcels (See Subdivision); the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, or other movement of land, for which an approved development plan is required pursuant to the Zoning Ordinance or other regulations, codes and ordinances of the City.

Development Agreement: A written contract between the City and a developer that articulates infrastructure commitments and off-site improvements necessary to maintain an appropriate level of service standard and mitigate impacts of a particular development. These commitments include, but are not limited to, improvements to ensure that adequate water, sewer, and traffic infrastructure are maintained and protected.

Development Phase: A portion, part or geographical area within a development site that constitutes a stage of the development project with each stage being capable of existing independently of the other stages.

Development Review Team (DRT): A team of City officials responsible for the review and approval of all engineering/construction plans involved with development within the City. The team consists of the Development Services Executive Director, Public Safety Director, Planning Director, Engineering Services Director, Water Resource Management Director, and the Director of Environmental Services or designee.

Development Site: One (1) or more parcels of land included in a single development plan, and preferably under common ownership, which constitute the entire area of development shown on a site plan or subdivision plat. The development site must include all land needed for required open space, bufferyards, landscaping, parking (except as provided for in the Zoning Ordinance), internal access roads or driveways, and other physical design features needed to serve the proposed development.

Drainage: The removal of surface water or ground water from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water-supply preservation or prevention or alleviation of flooding.

Drainage Facilities: Structural and nonstructural elements designed to collect stormwater runoff and convey it away from structures and through the roadway right-of-way in a manner which adequately drains sites and roadways and minimizes the potential for flooding and erosion.

Drainageway: Minor watercourses, ravines, and ditches, natural or man-made, which are defined either by soil type or the presence of intermittent or perennial streams.

Drawings: All officially approved plans, which are on file with the City, or exact reproductions thereof, showing alignment, layout and design of structures, profiles, typical cross-sections, accessory features, and particular location, character, dimensions, and details of the work covered by the Contract.
Easement: The privilege or right of one (1) property owner making limited use of another property owner's adjacent property.

Easement, Public: An easement intended to accommodate utilities and/or drainage facilities; or to provide public access to pedestrian ways, bikeways, greenways, public parks and other public facilities. Such easements shall be accepted for dedication by resolution of the City Council.

Energy Dissipation: Any loss of energy due to change in flow paths, generally by conversion into heat; quantitatively, the rate at which this loss occurs.

Engineer: The company or person designated by the City, acting within the scope of authority and/or the particular duties entrusted to him.

Engineering Plan: Plans prepared by a registered engineer showing details of the design and construction of required improvements in a proposed subdivision and/or site.

Erosion: The process by which rain, running water, waves, moving ice, and wind dislodge the upper layers of soil. As usually employed, the term includes weathering, solution, corrosion, and transportation.

Erosion Control: Measures and actions which are to be taken to control potential erosion and sedimentation problems.

Excess Precipitation: That portion of total precipitation that becomes stormwater runoff during a storm event.

Extended Wet Detention Basin: Combines the treatment concept of the dry detention pond and the wet pond. The treatment volume is divided between the permanent pool and detention storage provided above the permanent pool.

Falling Limb: The portion of the hydrograph immediately following the peak and reflecting the decreasing production of storm flow.

Filling: The depositing of sand, gravel, earth, or other materials to alter the elevation of a given site.

Flood Elevation Profile: The height of flood waters above an elevation datum plane.

Flood Routing: The process of determining progressively downstream the timing and stage of a flood at successive points along a river. Also the determination of the attenuating effect of storage on a flood passing through a valley, channel, or reservoir.

Floodplain: Any land area susceptible to flooding

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation more than a designated height.

Forebay: The water behind a dam. A storage basin for regulating water for percolation into groundwater basins.

Foundation: A structure that transfers loads to the earth. Foundations are generally broken into two (2) categories: shallow foundations and deep foundations.

Freeboard: The vertical distance between a design maximum water level and the top of a structure such as a channel, dike, floodwall, dam, or other control surface. The freeboard is a safety factor intended to accommodate the possible effect of unpredictable obstructions, such as ice accumulations and debris blockage that could increase stages above the design water surface.

Geographic Information System (GIS): The City's organized collection of computer hardware, software, geographic data, and personnel designated to efficiently capture, store, update, manipulate, analyze and display forms of geographically referenced information.

Geosynthetic: A fabric-like material made from polymers such as polyester, polyethylene, polypropylene, polyvinyl chloride (PVC), nylon, chlorinated polyethylene, and others. It can serve in several major functions; separation, reinforcement, filtration, drainage, and moisture barrier.

Geotextile: A fabric made from petroleum products or fiberglass. It has four (4) major uses; drainage, filtration, separation, and reinforcement.

Grade: The slope of land or stream bed or a built feature such as a street, curb, gutter, etc, specified in percentage terms.

Gravity Flow: The downhill flow of water or sanitary sewage through a system of pipes, generated by the force of gravity.

Greenway: Interconnected corridors of natural land, preserved as open space, which follow natural, water, or man-made features. They connect people and places together, and when they include trails, they provide routes for alternative non-motorized transportation; a specific type of greenspace.

Headwater Depth: The water level upstream of a culvert or bridge.
Hundred (100) Year Flood: Flood created by a 100-year rainfall event; a storm having a one (1) percent chance of being equaled or exceeded in any given year.

Hundred (100) Year Floodplain: The area of land inundated as a result of the 100-year rainfall event.

Hydraulic Gradient: The gradient or slope of a water table or piezometric surface in the direction of the greatest slope, generally expressed in feet per mile or feet per foot. Specifically, the change in static head per unit of distance in a given direction, generally the direction of the maximum rate of decrease in head. The difference in hydraulic heads (h1 – h2), divided by the distance (L) along the flowpath, or expressed in percentage terms: I = (h1 – h2)/L x 100.

Hydraulic Radius: The cross-sectional area of a stream of water or pipe divided by the length of that part of its periphery in contact with its containing conduit; the ratio of area to wetted perimeter. Also referred to as hydraulic mean depth.

Hydrograph: A graph showing stage, flow, velocity, or other hydraulic properties of water with respect to time for a particular point on a stream.

Hydrologic Soil Group: The classification of soils by their reference to the intake rate of infiltration of water, which is influenced by texture, organic matter content, stability of the soil aggregates, and soil horizon development.

Hyetograph: A chart showing the distribution of rainfall over a particular period of time or a particular geographic area.

Impervious Surface: A surface that does not absorb water. Buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt are impervious surfaces.

Impervious surface ratio (ISR): A measure of the intensity of land use, which is determined by dividing the total area of all impervious surfaces on a development site by the total area of the site.

Imperviousness: The portion of a sub-basin, sub-watershed, or watershed, expressed as a percentage, which is covered by surfaces such as roof tops, parking lots, sidewalks, driveways, streets, and highways.

In-situ: Natural, in-place material.

Infiltration: The process whereby the downward movement of precipitation is interrupted and redistributed.

Infiltration Capacity Rate: The maximum rate at which the soil, when in a given condition, can absorb falling rain or melting snow.

Infrastructure: Facilities and services needed to sustain industrial, residential, and commercial activities. Infrastructure may include, but not be limited to, water and sewer lines, streets, communication lines, drainage facilities, and utilities.

Interception: During the first part of a rainfall event, it is the rainfall amount that is stored on vegetative cover.

Interceptor Ditch: A ditch that collects rainfall, allowing it to evaporate without contributing to runoff.

Interstate: Controlled access facilities with four (4) or more lanes that provide fast and efficient movement of large volumes of traffic over a considerable distance by prohibiting access (ingress and egress) except at controlled intervals.

Invert: The floor or bottom of a conduit, junction box, inlet, and manhole.

Jet: A forceful stream of fluid discharged from a narrow opening or a nozzle.

Labor and Materials Payment Bond: The bond posted for the work guaranteeing payment for materials and labor contained in the work, valued at 100 percent of the Contract amount

Lag Time: The time from the center of mass of the rainfall excess to the runoff hydrograph peak.

Lakes and Ponds: Natural or artificial bodies of water which retain water year round. A lake is a body of water of two (2) or more acres. A pond is a body of water of less than two (2) acres. Artificial ponds may be created by dams or may result from excavation. The shoreline of such bodies of water shall be measured from the maximum condition rather than from the permanent pool in the event of any difference.

Letter of Map Revision: Administrative procedure that the Federal Emergency Management Association uses to officially revise the effective Flood Insurance Rate Map.

Level of Service (LOS): A qualitative measure describing traffic conditions along a given roadway or at a particular intersection, including travel speed and time, freedom to maneuver, traffic interruptions, and comfort and convenience as experienced and perceived by motorists and passengers. Six (6) levels are defined from A to F, with A representing the best conditions and F the worst.

Littoral Zone: The region along the shore of a non-flowing body of water, corresponding to riparian for a flowing body.

Local Commercial Street: All minor streets, marginal access streets and cul-de-sacs serving primarily commercial developed property.

Local Residential Streets: All minor streets, marginal access streets and cul-de-sacs serving primarily residential property.

Lot: A parcel of land occupied by, or designated to be developed for one (1) or more buildings or principal uses, and the accessory buildings or uses customarily incidental to such uses including such open spaces and yards as are designed and arranged or required by this Manual for such building, use or development (See also Development Site).

Lot, Corner: A lot abutting two (2) or more streets at their intersection. If the two (2) streets form an angle of more than 135 degrees, as measured at the point of intersection of their center lines, the lot shall not be considered a corner lot.

Lot Depth: The distance between the midpoints of the front and rear lot lines.

Lot, Double Frontage: A lot, other than a corner lot, which has frontage on more than one street.

Lot Frontage: Lot width measured at the street lot line. When a lot has more than one (1) street lot line, lot width shall be measured at each such line.

Lot Line: A line bounding a lot which divides one lot from another or forms a street or any other public or private space.

Lot Width: The horizontal distance between the side lot lines measured at right angles to the lot depth at the right-of-way.

Major Street Plan: The component of the Comprehensive Plan showing the general location of existing and proposed major streets in the City and its planning jurisdiction.

Marginal Access Roadway: A street that runs parallel to a major street, generally an arterial, with the purpose of separating through traffic from local traffic, and to provide access to abutting properties. A service road in commercial/business areas intended to remove traffic from arterials would be considered a marginal roadway. An access street in residential areas intended to remove local traffic from arterials and to buffer abutting residential lots from the effects of highway traffic as well as limit the number of direct driveway accesses to arterials for safety purposes is also considered a marginal roadway.

Master Development Plan: A conceptual plan, meeting the requirements of the Zoning Ordinance and depicting a mixture of land uses, showing an entire development site and all component stages or phases which express the overall development concept for the site at buildout.

Mechanically Stabilized Earth (MSE) Wall: Soil constructed with artificial reinforcing. It can be used for retaining walls, bridge abutments, dams, seawalls, and dikes. The reinforcing elements used can vary but include steel and geosynthetics.

Minimum Floor Elevation: The lowest elevation, in relation to mean sea level, permissible for the construction, erection, or placement of residential and non-residential structures, including basements floors in accordance with the City Code.

Monument: A permanent object serving to indicate a limit to or mark a boundary.

No Rise Certification: A proposed project that encroaches into a floodway, requires a "no rise" certification from a licensed professional engineer in the State of Alabama, which certifies that the proposed project will not result in an increase in the water surface elevation of a 100-year frequency flood event.

Nomograph: A chart that represents an equation containing three (3) variables by means of three (3) scales so that a straight line cuts the three (3) scales in values of the three (3) variables, thus satisfying the equation.

Notice to Proceed: Written notice from the Engineer giving the Contractor the date on which he is to begin the prosecution of the work.

NRCS Curve Number (CN) Method: Relates soil type, soil cover, land use type, and antecedent moisture conditions to a curve number. Used to determine the depth of runoff for a given area.

Open Channel: A system of conveyance channels in which the top flow boundary is a free surface (e.g., canal systems).

Ordinate: The perpendicular distance of a point (x,y) of the plane from the x-axis.

Orifice: As used in water studies, an opening with a closed perimeter, usually sharp edged and of regular form in a plate wall or partition through which water may flow. An orifice is used for the measurement or control of water.

Overtopping: To rise above; exceed in height; tower over.

Owner: A person who, or entity which, alone, jointly or severally with others, or in a representative capacity (including, without limitation, an authorized agent, attorney, personal representative or trustee) have legal or equitable title to any property in question.

Parapets: A solid wall built for the safety of vehicles and pedestrians, or to prevent overtopping.

Parcel: See Lot, Development Site.

Partially Full Subcritical Flow: A flow condition where the velocity is less than the critical velocity and the depth is greater than the critical depth.

Peak Flow: The maximum flow rate of the hydrograph.

Peat Bog: A wet overwhelmingly vegetative substratum that lacks drainage and where humic and other acids give rise to modifications of plant structure and function. Bogs depend primarily on precipitation for their water source, and are usually acidic and rich in plant residue with a conspicuous mat of living green moss. Only a restricted group of plants, mostly mychorrhizal (fungi, heaths, orchids, and saprophytes), can tolerate bog conditions.

Performance Standards: Standards that provide detailed regulations and restrictions by means of minimum criteria, which must be met by uses in order to protect neighbors from adverse impacts of adjoining land uses and to protect the general health, safety and welfare by limiting where uses may be established, insuring that traffic congestion is minimized, controlling the intensity of use, and prescribing other such standards for open space, density, impervious surface coverage, and lot area are delineated that apply in each zoning district.

Planning Commission: The Auburn Planning Commission created by the City of Auburn under the authority of Chapter 52, Article 1, of the Code of Alabama, 1975, as amended.

Plans: See Drawings

Plat:

Preliminary Plat: A map and related materials indicating the proposed layout of a development submitted for preliminary approval in accordance with all requirements.

Final Plat: The map or plan or record of all or a portion of a subdivision, and any accompanying materials presented for final approval and recording as required.

Point of Inflection: Assumed mark on the recession curve of a hydrograph when surface inflow to the channel system ceases.

Pond: See Lakes and Ponds.

Ponding: The natural formation of a pond in a stream by an interruption of the normal streamflow.

Private Access Drive: A driveway or drive, under common ownership, that provides shared vehicular access to multiple residential/nonresidential units and has at least one connection to a public street.

Probable Maximum Precipitation: The greatest depth of precipitation for a given storm duration that is physically possible over a particular drainage basin at a certain time of year.

Probate Judge: The Judge of Probate for Lee County, Alabama.

Project Manager/Inspector: An authorized representative of the City or Engineer, assigned to review any or all portions of materials furnished and work performed by the Contractor.

Proposal: The written offer for the work, when submitted by the Bidder in the required manner on the prescribed Proposal Form properly signed and guaranteed.

Proposal Form: The approved prepared form on which the City requires that formal bids be submitted for the work.

Proposal Guaranty: The certified check, cashier's check or Proposal Bond designated in the Instructions to Bidders to be furnished by the Bidder to guarantee execution of the Contract and furnishing of the bonds for the work contemplated, if it is awarded to him.

Rainfall Excess Hyetograph: A single block of rainfall excess over duration, D.

Rational Method: A simple procedure for calculating the direct precipitation peak runoff from a watershed, using the rainfall intensity, the area of the watershed, and the runoff coefficient appropriate for the type of watershed runoff surface.

Recession Curve: A hydrograph that shows the decreasing rate of runoff following a period of rain or snowmelt. Because direct runoff and base runoff recede at different rates, separate curves, called direct runoff recession curves, are generally drawn.

Regional Detention: Any stormwater runoff facility that will provide detention for two (2) or more commercial or multi-family residential lots.

Registered Engineer: An engineer properly licensed and registered in the State of Alabama.

Registered Land Surveyor: A land surveyor properly licensed and registered in the State of Alabama.

Residential Collector Street: A street whose primary function is to provide direct access to residential properties and residential subdivisions. Typically, residential collector streets collect traffic from local streets in residential neighborhoods and channel it to the arterial and collector system.

Retainage: Money belonging to the Contractor which has been retained by the awarding authority conditioned on final completion and acceptance of all work in connection with a project or projects by the Contractor.

Retaining Wall: A structure that holds back soil or rock from a building, structure or area. Retaining walls prevent downslope movement or erosion and provides support for vertical or near-vertical grade changes.

Retention Pond: A permanent pond used to slow stormwater runoff and promote infiltration into the groundwater. See Wet Retention Pond and Dry Detention Pond.

Return Period: The mean number of such time units necessary to obtain a value equal to or greater than a certain value one (1) time. For example, with a one (1) year interval between observations, a return period of 100-years means that, on average, an event of this magnitude or greater is not expected to occur more often than once in 100 years.

Right-of-Way: A strip of land used or intended to be used for passage of the general public, and occupied or intended to be occupied by a street, road, bicycle path, pedestrian way, crosswalk, utilities, railroad or similar facility; and dedicated to public use through acceptance by the City Council.

Roadway: The portion of a right-of-way intended for use by vehicular and bicycle traffic.

Riser: A vertical pipe used for drainage.

Rising Limb: The increasing portion of the storm hydrograph. Contrast to Falling Limb.

Scale: The relative proportion of the size of different elements of the built environment to one another; the measurement of the relationship of one (1) object to another.

Scupper: An opening for draining off water, as from a floor or the roof of a building.

Sedimentation: The act or process of depositing sediment from suspension in water. All the processes whereby particles of rock material are accumulated to form sedimentary deposits. Sedimentation, as commonly used, involves not only aqueous but also glacial, aeolian, and organic agents.

Setback: The required minimum distance between a structure and the front, side, or rear lot line. The distance between a building or structure (not including ground-level parking lots or other paved surfaces) from property lines or from other buildings.

Sheet Flow: An overland flow or downslope movement of water taking the form of a thin continuous film over relatively smooth soil or rock surfaces and not concentrated into channels.

Shop Drawings: Fabrication plans for any part of the work including, but not limited to, water and sanitary mains and appurtenances, precast concrete items, structural steel items, or other metal items, and connections thereof, which the Contractor is required to submit to the Engineer.

Shoring: Providing temporary support with shores to a building or an excavation.

Sidewalk: A paved path provided for pedestrian use.

Siltation: The deposition of finely divided soil and rock particles upon the bottom of stream and river beds and in reservoirs.

Site Plan: A plan, drawn to scale by a licensed professional engineer in the State of Alabama or other qualified professional, showing uses, structures, and all other physical features proposed for the development site, including bufferyards, parking, landscaping, and drainage facilities, in accordance with the requirements of the Zoning Ordinance.

Skew Angle: Deviating from rectangularity or a straight line.

Spread: The width of water transported on the pavement measured from the face of the curb.

Specifications: Written technical and other requirements for the Work, prepared by or on behalf of the City, which are on file with the City, (refer to the Publications tab located at https://www.auburnal~~abama~~.~~org~~gov/engineering-services/publications/ for the City of Auburn Standard Specifications) containing directions, provisions, and technical and general requirements for the Work, together with such as may be added as Supplemental Specifications or Provisions.

Standard Drawings: Drawings approved for repetitive use, prepared by or on behalf of the City, showing details to be used where appropriate which are on file with the City (refer to the Publications tab located at https://www.auburnal~~abama.org~~.gov/engineering-services/publications/ for the City of Auburn Standard Details).

Standard Specifications: A book of specifications approved for general application and repetitive use. Please refer to the Publications tab located at https://www.auburnal~~abama~~.~~org~~gov/engineering-services/publications/ for the City of Auburn Standard Specifications.

State: The State of Alabama.

Steep Slopes: Land area where the inclination of the land's surface from the horizontal is fifteen (15) percent or greater. Slope is determined from on-site topographic surveys prepared with a two (2) foot contour interval.

Storm Water Phase II: The federal regulations requiring smaller communities to address stormwater management and requiring coverage by a National Pollutant Discharge Elimination System (NPDES) Permit.

Stream, Ephemeral: A stream that goes dry during rainless periods.

Stream, Intermittent: A stream that flows at the land surface discontinuously along its length as a result of subterranean passages that locally allows the surface water to move through the subsurface.

Stream, Perennial: A natural watercourse which contains flowing water, year around.

Street: Any street, avenue, boulevard, road, parkway, viaduct, drive, or other right-of-way provided for vehicular traffic and travel.

Street Centerline: That line surveyed, monumented and designated by the City as the centerline of a street.

Street Hierarchy: The classification of streets based upon their individual function, as follows:

Interstate
Arterial Road
Collector
Residential Collector Street
Local Commercial Street
Local Residential Streets
Marginal Access Roadway
Cul-de-sac
Alley

Street, Loop: A circular or semi-circular road designed around landscaped greenspace or a

rain garden, with outlets that begin and end on the same road. A one-way loop street can be used as an alternative to the cul-de-sac.

Subbasin: A portion of a sub-region or basin drained by a single stream or group of minor streams.

Subcontractor: Any properly qualified individual, firm, or corporation undertaking the performance of any part of the Work under the terms of the Contract, by virtue of any agreement between himself and the Contractor.

Subdivider: Any person who, having an interest in land, causes it directly or indirectly, to be divided into a subdivision as defined herein.

Subdivision: Any division, redivision, or consolidation of a tract, parcel, or lot of land by means of mapping, platting, conveyance, change or rearrangement of boundaries in accordance with the Subdivision Regulations. All subdivisions are also developments (See Development).

Subdivision Jurisdiction: All land located within the corporate limits of the City and within ~~five~~ one and one half (1.5) miles thereof, and not located within the corporate limits of any other city or within the subdivision jurisdiction of any other city having a planning commission, in accordance with Chapter 52, Article 2, Section 11-52-30 of the Code of Alabama, 1975, as amended.

Subdivision Regulations: The Subdivision Regulations of the City of Auburn, Alabama.

Subgrade: The soil or rock leveled off to support the foundation of a structure or roadway.

Substrate Surface: Any naturally immersed or submersed solid surface, such as a rock or tree, upon which an organism lives.

Sump: A low-lying place, such as a pit, that receives drainage.

Supplemental Agreement/Change Order: A written agreement executed by the City and the Contractor covering major changes and/or revision or new unit prices and items supplementing or modifying the original Contract.

Surety: The corporate body, licensed under the laws of the State, bound with and for the Contractor for the acceptable performance of the Contract, and also, for the payment of claims recoverable under the Contract Bonds.

Surface Detention: That part of the rain that temporarily remains on the ground surface during rain and either runs off or infiltrates after the rain ends.

Surface Storage: The part of precipitation retained temporarily at the ground surface as interception or depression storage so that it does not appear as infiltration or surface runoff either during the rainfall period or shortly thereafter.

Swale: An open drainage channel used for the conveyance of stormwater.

Tailwater: Water in a river or channel, immediately downstream from a structure.

Time Base: The total time from when runoff begins to the estimated peak flow rate.

Time Lag: The time it takes a flood wave to move downstream.

Time of Concentration: The time required for water to flow from the hydraulically farthest point on the watershed to the gauging station, culvert, or other point of interest.

Time to Peak: The time from the start of the hydrograph to the peak flow.
Traffic Calming: A set of techniques that serves to reduce the speed of traffic in residential areas. Such strategies include lane narrowing, traffic circles, sharp offsets, yield points, sidewalk bulge-outs, speed humps, surface variations, and visual clues on a vertical plane.

Turning Line: A temporary line whose elevation is determined by additions and subtractions of backsights and foresights respectively.

Turnout: A structure that diverts water from a drainageway to a distribution system or delivery point. Turnouts are used at the head of laterals.

Unit Duration: The time over which one (1) inch of surface runoff is distributed for unit hydrograph theory.

Unit Hydrograph: A runoff hydrograph that is produced by one (1) inch (25.4 millimeters [mm]) of excess rainfall distributed uniformly over a watershed and occurring at a uniform rate during a specified period of time.

Urban Forest: Trees growing within urbanized or developed areas. These include street trees, open green spaces, underdeveloped forested areas, trees in municipal parks and playgrounds, trees and vegetation on private property, and trees around public buildings.

Waiver: Modification of certain specific design standards, dependent upon a finding by the City Engineer that extraordinary hardships or practical difficulties peculiar to the land or that such standards are inappropriate in relation to a specific development will result from strict compliance with the Manual and/or the purposes of the Manual may be served to a greater extent by an alternative proposal, provided that such waiver shall not have the effect of nullifying the intent and purpose of the Manual and result in detriment to the public interest. In granting waivers, the City Engineer may impose such additional conditions as will, in its judgment, secure substantially the objectives of the requirements that are waived.

Water Supply: The system made up of water sources, treatment, and conveyance systems to provide potable water and fire protection to the community.

Watershed: An area of land, due to its natural drainage pattern, that collects precipitation and drains or seeps into a marsh, stream, river, lake or groundwater. Topography is the key element affecting this area of land. The boundary of a watershed is defined by the highest

elevations surrounding the stream. A drop of water falling outside this boundary will drain to another watershed.

Weir: A device for determining the quantity of water flowing over it from measurements of the depth of water over the crest or sill and known dimensions of the device.

Wet Retention Basin (Pond): Constructed basins that have a permanent pool of water throughout the year or wet season and generally are found in locations where groundwater is high and/or percolation is poor.

Wetland: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. (Wetlands generally include swamps, marshes, bogs, and similar areas). Standards for defining wetland boundaries consider hydrology, vegetation and soil conditions.

Work (The Work): All performance required of the Contractor under the terms of the Contract.

Working Day: Any Calendar day, exclusive of Saturdays, Sundays and legal holidays on which the Contractor could proceed with construction operations for a period of six (6) hours or more with the normal working forces engaged in performing work on the controlling item or items of work, which normally would be in progress at that time, will be classified as a working day. Saturdays, Sundays and legal holidays on which the Contractor elects to work for a period of four (4) hours or more will be classified as a working day.

Working Drawings: Erection plans, false work plans, framework plans, cofferdam plans, or any other supplementary plans or similar data, which the Contractor is required to submit to the Engineer.

Zoning Ordinance: A set of land use regulations enacted by the local governing body to create districts, which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height and the coverage of buildings.

1.3 DEVELOPMENT PROCESS

1.3.1 Overview

Any development within the City or the territorial jurisdiction of the City is classified as a site plan project or subdivision project. Based on the classification of the development, the review and approval processes may vary. This section will identify the types of developments within the City and give guidance on the type of process to be followed to receive approval. All developments, regardless of size, shall provide adequate infrastructure, including but not limited to, sidewalks, site lighting, fire protection and access, street lighting, and utilities. The Applicant for a development should consult with the Planning Department during the early stages to obtain specific information on the review and approval process.

1.3.2 Site Plan Project

Site plan projects include all proposed non-residential construction projects, as well as certain residential development types such as multiple unit developments (apartment complexes and condominiums) and manufactured home parks. These particular developments are described in greater detail in the Zoning Ordinance. This will also include clubhouses or other ancillary facilities within a residential subdivision. Site plan approvals could require rezoning, conditional use approval and a traffic impact study; however, all site plans are presented to the Development Review Team (DRT) for approval before any construction is allowed on the site.

1.3.2.1 Rezoning

When an application to develop land involves a need for rezoning, the DRT and/or site plan approval shall not be granted prior to approval of the requested rezoning. The rezoning request and conditional use approval (if required) can be addressed at the same meeting; however, a rezoning decision must be rendered before approval of the conditional use. A request to rezone land to zoning districts specified in the Zoning Ordinance may require certain engineering analysis and/or traffic studies.

1.3.2.2 Permitted Uses

The Zoning Ordinance identifies uses which are permitted by right. It shall be the responsibility of the property owner or the owner's authorized representative to coordinate with the Planning Department to determine that the proposed project is a permitted use that meets all provisions of the Zoning Ordinance. If the project is not a permitted use, conditional use approval is required by the City Council.

1.3.2.3 Conditional Uses

The Zoning Ordinance identifies uses which are permitted only upon approval of a conditional use application. The Planning Commission, after holding a public hearing, shall recommend that the conditional use be approved, approved with conditions or denied to the City Council. The City Council then, after holding a public hearing, either approves or denies the proposed conditional use with any additional conditions that may be imposed subject to a site plan that meets all conditions of approval.

1.3.2.4 Traffic Study

Depending on the type, size, and intensity of a development, a Traffic Impact Study (TIS) may be required. The study may be required concurrent with a rezoning request, conditional use request, or during the site plan project approval process. The guidelines for submittal of a TIS are discussed in this Manual in Section 4.0 "Traffic Impact Studies".

1.3.2.5 Development Committee

The Development Committee is chaired by the Planning Director and is comprised of various City Department Heads including Economic Development, Engineering Services, Water Resource Management, Finance, the Office of City Manager, and others as needed.

Because each proposed development project is unique in terms of its infrastructure needs and requirements, the Planning Director exercises discretion in placing a project on the Development Committee agenda for its review. As a result, the Development Committee is convened as needed.

The Development Committee is tasked with evaluating how a proposed project will impact existing public infrastructure or necessitate additional public investment in infrastructure to accommodate the project. More specifically, the Development Committee evaluates the infrastructure impact, availability, and immediate or future needs associated with the development; and, based on that assessment, determines the public costs associated with the provisions of new or improved public infrastructure that are only necessitated because of the proposed development.

The Development Committee is typically involved in developments proposed on recently annexed property on the outer periphery of the City. However, Development Agreements have also been required in certain instances where the project was already zoned and considered to be an "infill" use but the need for infrastructure improvements was necessary.

The Development Committee process begins once a master plan is submitted for review. The Development Committee analyzes the proposal in terms of:

- Infrastructure (roads, water, sewer, traffic control devices)
- Greenways
- Bikeways
- Environmental concerns (wetlands, creeks, etc.)
- City services (garbage/trash/recycling service, fire protection, etc.)

In most cases, the developments referred to the Development Committee will cause a "Development Agreement" to be formulated which articulates two (2) items. The first analyzes what the various impacts and expenses will be and the second depicts how those items will be addressed for the purposes of ensuring that the infrastructure needs associated with the project, and surrounding area, if appropriate, are secured.

Once the analysis is complete, the City Manager or his designee will serve as the central point of negotiation with the developer. Negotiations will address the findings of the Development Committee and identify the financial responsibilities and commitments of

each party. A Development Agreement is then drafted which is ultimately submitted to City Council for its consideration.

It is also important to note, when a proposed development requires improvements and/or reconstruction of City-maintained infrastructure; the developer will be required to provide a Performance Bond prior to the issuance of any permits for construction. This Performance Bond will be required to cover the costs associated with the improvements and/or reconstruction.

1.3.2.6 Engineering Plans

As part of the site plan approval process, full engineering plans are required for submission. Regardless of the size of the development, engineering plans must be approved before any work can begin on the site. Some building expansions do not require submission of full engineering plans, but those are evaluated on a case by case basis. The engineering plans must be reviewed and approved through the DRT as outlined in this Manual in Section 1.3.4 "Development Review Team (DRT)".

1.3.3 Subdivision

The subdivision of land must be in accordance with the requirements of the Subdivision Regulations of the City of Auburn and Lee County and must be approved by the Planning Commission and County Commission, as applicable. It is, therefore, the responsibility of the property owner or the property owner's representative to make application to the Planning Commission of the City of Auburn or Lee County Planning Commission for approval of a proposed subdivision. Developments within the territorial jurisdiction shall be constructed in accordance with Interlocal Agreement approved by the City Council on April 21, 2015, Resolution Number 15-070.

1.3.3.1 Rezoning

When an application to develop land involves a need for rezoning, the DRT and/or subdivision project approval shall not be granted prior to approval of the requested rezoning. The rezoning request and conditional use approval can be addressed at the same meeting; however, a rezoning decision must be rendered before approval of the conditional use. A request to rezone land to zoning districts specified in the Zoning Ordinance may require certain engineering analysis and/or traffic studies.

When plat approval is requested for land that must be rezoned to permit the proposed development of the land to be subdivided, the plat approval shall not be granted prior to approval of the requested rezoning (see the Zoning Ordinance). The rezoning request and subdivision plat approval can be addressed at the same meeting; however, a rezoning decision must be rendered before considering the subdivision plat.

1.3.3.2 Lot Layout Plans

The Subdivision Regulations require the submission of a Lot Layout Plan to the Planning Department prior to the submission of the Preliminary Plat for subdivisions resulting in twenty-five (25) or more lots at complete build-out. Article III of the Subdivision Regulations outline the requirements for a Lot Layout Plan.

1.3.3.3 Preliminary Plat

The information required on a Preliminary Plat and details of the approval process are specified in the Subdivision Regulations. Preliminary Plat approval by the Planning Commission is required prior to submitting engineering plans to the DRT for all subdivisions except Administrative Subdivisions. If the subdivision (or lot consolidation) involves dedication of right-of-way, then a Preliminary Plat must be approved by the Planning Commission even if it involves four (4) or less lots of record. Article III of the Subdivision Regulations outline the requirements for a Preliminary Plat.

1.3.3.4 Engineering Plan

As part of the subdivision project approval process, full engineering plans are required for submission. Regardless of the size of the development, engineering plans must be approved before any work can begin on the site. The engineering plans must be reviewed and approved through the DRT as outlined in this Manual in Section 1.3.4 "Development Review Team (DRT)". For developments within the territorial jurisdiction area of review, engineering plans must be submitted to both the City and County for review and comment. Appendix B of this section includes a checklist containing the requirements for Engineering Plans.

1.3.3.5 Final Plat

The Subdivision Regulations sets forth the requirements and procedure for approval of a Final Plat. To be considered for approval by the Planning Commission and the City Council, the Final Plat must be certified by the City Engineer as meeting all the requirements for street and utility improvements. Prior to considering a Final Plat all improvements must be installed to the satisfaction of the City Engineer as evidenced by a signed statement or a Performance Bond based on an approved engineering estimate of required improvements and approved to form by the City Attorney. Furthermore, any plat that contains the dedication of right-of-way must be approved by the City Council.

The Final Plat shall be accompanied by an engineer's estimate of the costs of any required improvements yet to be constructed. The engineer's estimate must include all remaining items of infrastructure plus contingency costs for erosion control/grassing, street repair, utility adjustments, and other items as deemed necessary by the City Engineer. Article III of the Subdivision Regulations outline the requirements for a Final Plat.

1.3.3.6 Bonding

If the improvements outlined above are not completed and accepted at the time the Final Plat is requested, bonding can be initiated as in the Subdivision Regulations. The bonding shall be in the form of a performance bond with a commercial surety, an irrevocable letter of credit, or a bank certificate of deposit in an amount equal to one hundred twenty-five percent (125%) of the outstanding improvements.

In addition to bonding requirements for subdivisions, any infrastructure work within right-of-way or easements that will be affected, as shown on the approved engineering plans, by a site plan project must post a Signature Bond for the affected infrastructure prior to the issuance of the Erosion and Sediment Control Permit. This can include, but is not limited to, sidewalk, curb and gutter, roadways, striping, street lighting, and utility connections. A

copy of the bond is found in Appendix B-6. A separate Completion and Warranty Bond will be required for any development that includes a sanitary sewer pump station. This bond shall be coordinated through the Water Resource Management (WRM) Department.

Infrastructure improvements for site plan projects not covered by a Development Agreement must also comply with this requirement. See in this Manual in Section 1.3.3.8 "Development Committee" for information related to Development Agreements.

1.3.3.7 Traffic Study

Depending on the type, size, and intensity of a development, a Traffic Impact Study (TIS) may be required. The study may be required concurrent with a rezoning request, conditional use request, or during the subdivision project approval process. The guidelines for submittal of a TIS are discussed in this Manual in Section 4.0 "Traffic Impact Studies".

1.3.3.8 Development Committee

The Development Committee is chaired by the Planning Director and is comprised of various City Department Heads including Economic Development, Engineering Services, Water Resource Management, Finance, the Office of City Manager, and others as needed.

Because each proposed development project is unique in terms of its infrastructure needs and requirements, the Planning Director exercises discretion in placing a project on the Development Committee agenda for its review. As a result, the Development Committee is convened as needed.

The Development Committee is tasked with evaluating how a proposed project will impact existing public infrastructure or necessitate additional public investment in infrastructure to accommodate the project. More specifically, the Development Committee evaluates the infrastructure impact, availability, and immediate or future needs associated with the development; and, based on that assessment, determines the public costs associated with the provisions of new or improved public infrastructure that are only necessitated because of the proposed development.

The Development Committee is typically involved in developments proposed on recently annexed property on the outer periphery of the City. However, Development Agreements have also been required in certain instances where the project was already zoned and considered to be an "infill" use but the need for infrastructure improvements was necessary.

The Development Committee process begins once a master plan is submitted for review. The Development Committee analyzes the proposal in terms of:

- Infrastructure (roads, water, sewer, traffic control devices)
- Greenways
- Bikeways
- Environmental concerns (wetlands, creeks, etc.)
- City services (garbage/trash/recycling service, fire protection, etc.)

In most cases, the developments referred to the Development Committee will cause a

"Development Agreement" to be formulated which articulates two (2) items. The first analyzes what the various impacts and expenses will be and the second depicts how those items will be addressed for the purposes of ensuring that the infrastructure needs associated with the project, and surrounding area, if appropriate, are secured.

Once the analysis is complete, the City Manager or his designee will serve as the central point of negotiation with the developer. Negotiations will address the findings of the Development Committee and identify the financial responsibilities and commitments of each party. A Development Agreement is then drafted which is ultimately submitted to City Council for its consideration.

It is also important to note, when a proposed development requires improvements and/or reconstruction of City-maintained infrastructure; the developer will be required to provide a Signature Bond prior to the issuance of any permits for construction as identified above.

1.3.4 Development Review Team (DRT)

1.3.4.1 DRT Process Overview

The DRT will review engineering plans (site/civil) for all new developments and redevelopments, including additions and site renovations for everything other than single-family residential. The weekly submittal deadline for a DRT application is Wednesday, by the end of the day. Submittals should be done on the City's Permit Portal, which can be found on the City of Auburn web site at https://webgis.auburnalabama.org/permits.

Applications received by the deadline will be reviewed by the Development Review Team and have comments published back to the portal no later than three (3) weeks from the Thursday after the submittal deadline. Submittals made after the deadline will be automatically placed into the review cycle corresponding to the following week's deadline.

One (1) week after comments are published, there will be an optional "Q and A" meeting upon request by the applicant. This meeting is strongly recommended but is not required. Opting out of the Q & A meeting does not affect the schedule for the regular DRT meeting.

Two (2) weeks after comments are published, there will be a DRT Meeting where the reviewers will discuss the revised plans with the engineer and/or applicant. At that time, if all comments have been addressed, each reviewer may approve the plans for their respective departments.

Note: Revised plans must be uploaded on the permit portal no later than the Monday prior to the scheduled DRT Meeting. If revised plans are not submitted by the end of that day, the DRT Meeting for the project will be automatically postponed to the following Thursday, pending submittal of the revised plans.

The City reserves the right to extend the review period for large or complex projects. In such cases, the City may elect to allocate additional time for review and will inform the applicant of the review schedule within 7 days of a complete submittal. For projects that could meet this criteria, the applicant is encouraged to conduct a pre-application meeting to review the project scope prior to submittal, at which time the magnitude and complexity of the project

can be better determined. The remainder of the DRT process flow will be as described herein and illustrated in Figure 1.1 Development Review Process Flowchart.

If, at the first meeting, all comments are addressed to the satisfaction of the DRT then the Applicant will receive ***Approval***. If the Applicant has not addressed all comments to the satisfaction of the DRT, three (3) other actions are possible.

Conditional Approval
A conditional approval may be granted in cases where the remaining issues are few and will not require substantial review time or significant coordination with other departments. If a conditional approval is granted, it is the Applicant's responsibility to address each of the remaining issues to the satisfaction of the respective departments. Generally, once revised plans are submitted, the applicant can expect a response within seven (7) days.

Continuance
A continuance may be granted (or requested by the Applicant. n there are more than a few outstanding issues and/or the outstanding issues are significant in nature. A continuance may be to a date certain but not to exceed six (6) months from the date of the initial meeting.

Denial
A denial may be issued in situations where outstanding issues are very significant and will require a substantial amount of review time by staff. A denial may also be issued if a continuance beyond six (6) months from the date of submittal is effectuated. If a denial is issued, the Applicant must resubmit plans to the DRT and begin the process again, including the payment of all applicable fees.

1.3.4.2 Pre-construction Meeting

Upon receiving DRT approval and submitting the final plans, the project may be scheduled for a Pre-construction Meeting. To schedule a Pre-construction Meeting, the Applicant should contact the Engineering Services Inspections Manager. The Applicant is responsible for ensuring that representatives for the following parties are present at the Pre-construction Meeting:

1. The general contractor
2. The contractor(s) performing the site, paving, and utility work for public infrastructure
3. The engineer of record

For developments constructing public or private streets, the geotechnical consultant and paving contractor should also be present. Representatives from other City Departments will be in attendance at the Pre-construction Meeting as well as representatives from various private utility companies when appropriate. The owner is also encouraged to attend. Typically, a Pre-construction Meeting can be scheduled to occur within one (1) week of the request.

1.3.4.3 DRT Submittal Requirements

Initial DRT application submittals should be made online using the Auburn Permit Portal. The portal can be accessed by directing a web browser to

https://webgis.auburnalabama.org/permits. Alternatively, a link to the portal can be found on the DRT page of the City of Auburn's web site.

In general, most files should be submitted in PDF format. However, some documents may be better suited as Excel or Word files and may be uploaded in their native formats.

Note: A comment response letter should accompany all resubmittals containing a narrative response to address each DRT comment. Additionally, all revised plans should utilize revisions clouds to easily identify the modifications.

Hard copies are not required, nor recommended, for the initial DRT submittal. If the applicant is unable to produce a full digital submittal through the web portal, the City should be contacted about submitting hard copies.

All applications to the DRT are required to contain the following items:

Initial Submittal:

ALWAYS REQUIRED

- PDFs of the engineering plans sheets
- Checklist for Site or Subdivision Construction Plans
- Site Plan Sufficiency Checklist (for Site Development applications)
- A copy of the deed(s)
- Authorization to Act as Applicant Form
- LID/GI Review Form

REQUIRED WHEN APPLICABLE

- DRT Application (only required if not submitting via the Permit Portal)
- Drainage Analysis Report, stamped by engineer (include Drainage Checklist)
- Comment response letter (to accompany revised plan submittals)
- A copy of relevant permits (ADEM, USACE, ALDOT, etc.)
- A copy of signed, off-site easements or agreements, if applicable
- Electrical plans for any required pedestrian lighting
- Traffic Impact Study
- Pump Station Design Worksheet
- Fire Flow Calculations
- Development Water and Sewer Service Application
- Backflow Protection Information Form
- Grease Trap Sizing Calculation Data Sheet
- Stormwater Quality Review Tool

Final Submittals:

- One (1) hard-copy of the final, approved engineering construction plans (signed and sealed)
- PDFs of the final, approved engineering plans (uploaded to the Permit Portal)
- Final, approved versions of any other documents that were revised from the initial submittal

1.3.4.4 DRT Forms and Checklists

The DRT submittal will not be considered complete unless the appropriate checklists are attached, completed-in-full, and stamped and signed by a licensed professional engineer in the State of Alabama. It is also important to note that the checklists are not intended to be all-inclusive. Therefore, the completeness of each checklist does not alleviate the obligation of the designer to meet all City codes, regulations, ordinances, and specifications. The forms and checklists are provided to expedite the review process and provide staff with the basic project information. Not all forms are required for all projects as indicated in the individual form description.

The following checklists and/or worksheets have been made part of this Manual and are attached in Appendix B.

- *Site Development Plans Engineering Checklist (Appendix B-1)* – This checklist must be submitted with every set of engineering construction plans for site developments (conditional & permitted use projects). The checklist must be filled out entirely and stamped by a licensed professional engineer in the State of Alabama.
- *Subdivision Construction Plans Engineering Checklist (Appendix B-2)* - This checklist must be submitted with every set of engineering construction plans for subdivision improvements. The checklist must be filled out entirely and stamped by a licensed professional engineer in the State of Alabama.
- *Site Plan Sufficiency Checklist (Appendix B-3)* – This checklist is to assist in review by the Planning Department and must be submitted with the site plan.
- *Stormwater Drainage Checklist (Appendix B-4)* – This checklist must be submitted for all projects requiring stormwater detention.
- *Stormwater Drainage Forms (Appendix B-5)*
    - Gutter Spread Table
    - Pipe Design Table
    - Pre-Development Conditions Worksheet
    - Post-Development Conditions Worksheet
    - Basin/Sub-Basin Peak Discharge Summary Table
    - Total Peak Discharge Summary Table

The following forms and worksheets can be found on the City website and/or within the WRM Design and Construction Manual.

- *Sediment Basin Design Data Sheet* –The Sediment Basin Design Data Sheet is required to be submitted for any project that will utilize sediment basins.
- *Pump Station Design Worksheet* - This worksheet shall be submitted for any development that proposes to utilize a sanitary sewer pump station.
- *Backflow Protection Information Form* – This form shall be submitted electronically for any development that proposes to connect to the AWWB water distribution system.
- *Development Water and Sewer Services Application* – This application form is required to be submitted electronically for any project proposing to utilize water from the AWWB or sewer service from the City.
- *Grease Trap Sizing Calculation Data Sheet* – This form is required to be submitted electronically for any development utilizing a grease trap.

1.3.4.5 Final Approval

All approvals from other boards must be granted prior to receiving a full DRT approval. It is important to note that the approval will expire, unless construction has commenced, within eighteen (18) months following the date of approval. If the conditional use approval or plat expires, the DRT approval subsequently expires. The Applicant must formally request an extension on the DRT application commensurate with the extension of the conditional use or plat approval. Furthermore, any substantial changes that effects the approved engineering plans before DRT expiration may require updated plans be submitted to the DRT and receive approval by the appropriate board.

1.3.4.6 DRT Process Flowchart

In Figure 1.1 is a Development Review Process Flowchart. This flowchart is meant to summarize the processes to be followed by the DRT and the development submittal Applicant.

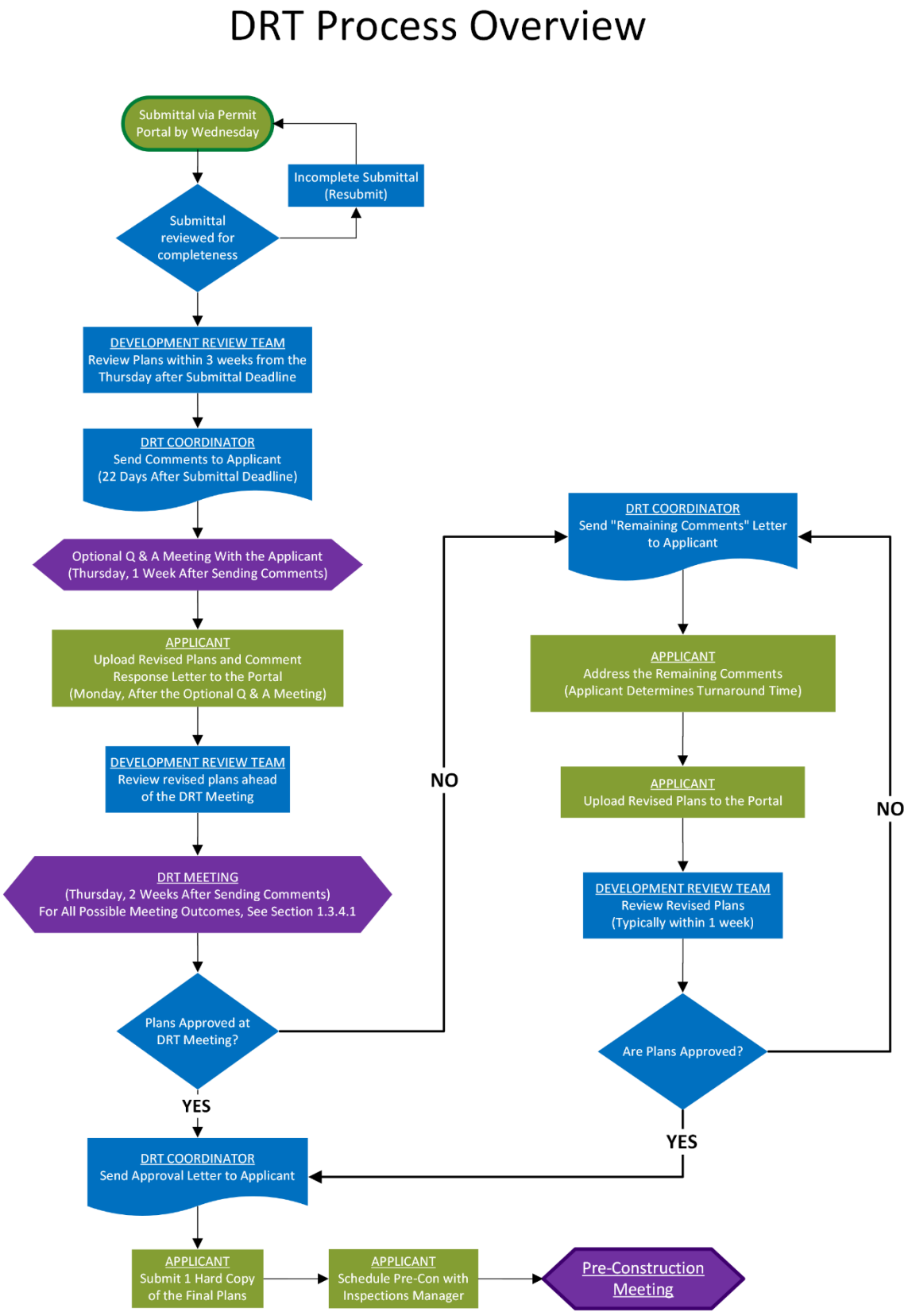


FIGURE 1.1
Development Review Process Flowchart

1.3.5 Permits

Permits are required by the City to assure that proper requirements, conditions and standards are used in design and construction and to assist City Staff in the monitoring of progress and assurance of quality in the constructed project.

There are several departments within the City from which permits are required during specific points in the design and construction process. Pertinent permits that are issued by the City include:

- Demolition Permit (Inspection Services Department)
- Burn Permit (Public Safety Department – Fire Division)
- Erosion and Sedimentation Control Permit (Engineering Services Department)
- Clearing, Grading, and Utility Permit (Engineering Services Department)
- AWWB Water Main Connection Permit (Water Resource Management Department)
- Blasting Permit (Inspection Services Department)
- Zoning Certificate (Planning Department)
- Building Permit (Inspection Services Department)
- Sign Permit (Planning Department)
- COA Sanitary Sewer Connection Permit (Water Resource Management Department)

Each permit is discussed in some detail in the sections to follow. The discussion of each permit is not meant to provide all information regarding that particular permit. The Applicant should refer to the appropriate regulation, ordinance, or code that will describe the permit requirements in more detail.

It is also important to note that performing any work without the required/appropriate permit will result in a stop work order and a potential fine.

1.3.5.1 Demolition Permit

The City requires that a Demolition Permit be acquired to demolish existing structures. The Demolition Permit is issued by the Inspection Services Department.

1.3.5.2 Burn Permit

Burn Permits are issued by the Public Safety Department – Fire Division. For information on Burn Permits, please contact the Fire Department.

1.3.5.3 Erosion and Sedimentation Control Permit

The Erosion and Sedimentation Control Permit is administered by the Engineering Services Department. It will be issued prior to the Clearing, Grading and Utility Permit. However, in order to obtain the Erosion and Sedimentation Control Permit, Erosion and Sediment Control plans must be submitted to and approved by the DRT. All DRT submittal requirements still apply and the review is subject to the same dates and deadlines as any other required DRT submittal. The Erosion and Sedimentation Control Permit allows the

Applicant to perform limited clearing of site vegetation required to install Best Management Practice (BMP) measures around the proposed site.

Prior to issuance of the Erosion and Sedimentation Control Permit, a copy of an approved NPDES Permit from ADEM must be provided to the City, when required. Additionally, a Corps of Engineers Permit may also be required for the site. In those cases as well, the City must be provided with a copy of that permit before issuance of the Erosion and Sedimentation Control Permit.

On large or complex projects, a Pre-construction Meeting may be required to specifically address BMP installation. This type of Pre-construction Meeting does not take the place of the final Pre-construction Meeting after receiving a full, engineering plan approval. Upon approval of the BMP plans and the Pre-construction Meeting being held, if required, an Erosion and Sedimentation Control Permit may be issued.

NOTE: No other permits will be issued until full construction plans have been granted approval. A complete submittal for the issuance of concurrent permits can be achieved through the DRT process.

1.3.5.4 Clearing, Grading, and Utility Permit

The Clearing, Grading, and Utility Permits are administered by the Engineering Services Department. This permit allows the developer to clear site vegetation, begin grading operations and install required site utilities. Clearing, Grading, and Utility Permits may be obtained only after the DRT has approved the engineering plans.

A Clearing, Grading, and Utility Permit will not be issued until after the Pre-construction Meeting has been conducted and soil proctor information has been submitted to the Engineering Services Department.

Upon installation of all site BMP's, the developer must contact the Engineering Services Department and request a field inspection before proceeding with clearing, grading and utility installation. If the inspector determines that all site BMP's have been installed according to the approved Erosion and Sedimentation Control plan, the developer may obtain a Clearing, Grading, and Utility Permit.

1.3.5.5 AWWB Water Main Connection Permit

The Water Works Board of the City (AWWB) requires a permit for all connections made to existing water mains inside the AWWB distribution system. These permits are administered by the WRM Department on behalf of the AWWB. Applicants must notify the WRM Department of the proposed connection at least 48 hours prior to installation and shall submit a plan sheet detailing the connection if plans were not submitted through the DRT.

All connections made to the AWWB distribution system shall be coordinated with and done in the presence of a representative of the AWWB or City Inspector. The AWWB representative or City Inspector shall be certified as an Alabama Grade I Water Operator to inspect the system connection. The Water Main Connection Permit will be provided to the appropriate AWWB representative or City inspector by the WRM Department upon approval for the authorization of the connection. Additional information regarding the

AWWB Water Main Connection Permit application and details associated with the permit and connection can be found in Section 2.4.4 of the WRM Design and Construction Manual.

Due to the potential health hazard that exists as a result of contamination to the potable water system from improper system connections, only authorized connections will be allowed to the AWWB distribution system. Persons making unauthorized connections to the AWWB's distribution system shall be subject to prosecution for theft of service in accordance with Alabama Criminal Code Section 13A-8-10 to 10.3 and for tampering with a public water system in accordance with Section 1432 of the Federal Safe Drinking Water Act.

1.3.5.6 Blasting Permit

The City requires a permit for blasting on any proposed project within the City. These permits are administered by the Inspection Services Department. Applicants must notify the Communications Division and Inspection Services Department about the place and time the blasting will occur. Before issuing the permit, Inspection Services Department will perform a license check to determine that the blasting company is a licensed company within the State of Alabama. The Applicant is advised to consult the City Standard Specifications for information regarding blasting. All blasting will be done in accordance with the laws of the State of Alabama and the International Fire Code, latest edition, adopted by the City of Auburn City Council.

1.3.5.7 Zoning Certificate

The Zoning Ordinance sets forth the regulations and requirements for a Zoning Certificate, which must be granted before any development permitted by the Zoning Ordinance, including accessory and temporary uses, may be established or an existing building altered with respect to its use. The Inspection Services Department will not issue a Building Permit unless the DRT and the Planning Department has granted the developer approved site plans and a Zoning Certificate.

All applications for Zoning Certificates shall be filed with the Planning Director.

Following site plan and/or conditional use approval, an Applicant shall have eighteen (18) months from the date of approval to obtain necessary certificate and permits and begin construction. In addition, an Applicant shall have ninety (90) days from the date of issuance of a Zoning Certificate to begin construction. The beginning of construction is defined as the date on which a Building Permit is issued by the City for the construction, renovation, modification, or other work required.

1.3.5.8 Building Permit

Building Permits issued by the City are administered by the Inspection Services Department. The Inspection Services Department will not issue a Building Permit unless the DRT and the Planning Department has granted the developer approved site plans and a Zoning Certificate. The approved site plans are valid for an eighteen (18) month time period and within that period the developer may obtain the Zoning Certificate and the Building Permit.

The Applicant is allowed to submit plans and specifications to the Inspection Services Department and the DRT concurrently to begin the permitting process. Again, no Building Permit will be issued until the issuance of the Zoning Certificate and the proposed site plan has been approved and is on file in the office of the Inspection Services Department.

Building Permits are discussed in more detail in the Zoning Ordinance. It is also important to note that there are additional permits that may be required by the City after the Building Permit has been issued:

- Electrical Permit
- Plumbing Permit
- Mechanical Permit

These permits will be issued only after the Building Permit has been approved.

1.3.5.9 Sign Permit

The City requires that all signs be permitted prior to installation. In order for a Sign Permit to be processed, a site plan showing the sign location and a scaled drawing are required. For additional information regarding Sign Permits, please refer to the Zoning Ordinance.

1.3.5.10 Sanitary Sewer Connection Permit

The City requires a permit for all connections made to an existing sanitary sewer main within the City's sanitary sewer collection system. These permits are administered by the WRM Department on behalf of the COA. Applicants must notify the WRM Department of the proposed connection at least 48 hours prior to installation and shall submit a plan sheet detailing the connection if plans were not submitted through the DRT.

All connections made to the City's sanitary sewer collection system shall be coordinated and done by a licensed and bonded General Contractor carrying the designation of MU-(S) – Sewer projects on their State General Contractors License. The sanitary sewer connection shall be done in the presence of a WRM Department representative of the City or a City inspector. The Sanitary Sewer Connection Permit will be provided to the appropriate WRM representative or City inspector by the WRM Department upon approval for the authorization of the connection. Additional information regarding the WRM Sewer Connection Permit application and details associated with the permit and connection can be found in Section 3.4.3 of the WRM Design and Construction Manual.

Because of the potential environmental and health hazards that exist as a result of a septic leak from improper sanitary sewer collection system connections, only authorized connections will be allowed to the City's sanitary sewer collection system. Persons making an unauthorized connection to the City's sanitary sewer collection system shall be subject to prosecution for theft of service in accordance with Alabama Criminal Code Section 13A-8-10 to 10.3.

1.3.5.11 Other Permits

While it is not the responsibility of this Manual or the City to inform each development Applicant of all permits that may be required in other areas; it is important to note that other governmental agencies may require additional permits under their respective jurisdictions.

The Applicant may be required to obtain various permits from County, State and Federal agencies for a particular project. It is the responsibility of the Applicant to determine any and all permits that may be required for a particular development.

1.4 PROJECT COMPLETION REQUIREMENTS – CONSTRUCTION

1.4.1 Approved Plans and Revisions

Construction shall not begin without approved construction plans conforming to all applicable design standards in this Manual. Any changes in the design after the approval of the plans must be resubmitted to the Engineering Services Department Plans Review Engineer. The Engineering Services Department Plans Review Engineer will distribute the plans to the appropriate Department for review and approval. During construction, if changes are required, construction in the area of the changes shall halt until such time as the plans have been revised, submitted, and approved.

1.4.2 Materials

The materials required to be used for construction shall be as required by the City Standard Specifications located at ~~https://www.auburnalabama.org/engineering-services/publications/~~https://www.auburnal.gov/engineering-services/publications/.
The City may require detailed submittal information for any product being installed. Any product found not to be in compliance with the City Standard Specifications shall be removed and replaced at the developer's expense.

1.4.2.1 Submittals

After approved plans have been issued and prior to construction beginning on public infrastructure, a material submittal package shall be provided to the City for review and approval. The material submittal package shall include all product specifications and material data sheets for public infrastructure that are to be installed during construction, and are to be owned and operated by the AWWB and/or the City. Submittal packages shall be provided to the Engineering Services Inspection Division Manager or the Project Manager. Submittals shall not be provided for infrastructure that is to be owned and operated by other private or public owners or entities.

All material submittals shall clearly detail all necessary product information as applicable including, but not limited to; product ID, dimensions, type, material, construction, strength or rating, graphical schematic, picture or sketch, standard technical specifications, or any other attribute critical to the design and function of the appurtenance. Material submittals for concrete structures such as manholes, vaults, or wet wells shall clearly detail all dimensions, reinforcement, layout of affected appurtenances, hatch or cover specifications, and associated fabrication manufacturer.

Material submittal packages shall be submitted digitally in PDF format. A separate PDF file should be used for each type of submittal package (drainage, water, sanitary sewer, etc). The first page of each PDF should list all included material submittals in the package.

The City will review and approve, conditionally approve (as noted), or reject the material submittals for the specific proposed application in accordance with the requirements detailed in this Manual, and the City Standard Specifications. A digitally-stamped copy of the submittal package will be returned to the developer and contractor.

It is the responsibility of the contractor to be familiar with the standard requirements of the AWWB and the City Standard Specifications prior to submittal. All rejected material submittals shall be resubmitted as required and approved prior to the commencement of construction.

1.4.3 Installation Requirements

Installation and construction shall follow the manufacturers' recommendations and the City Standard Specifications. Where a discrepancy exists between the manufacturers' recommendations and the City Standard Specifications, the more stringent of the requirements shall apply.

1.4.4 Inspection and Testing

The City will assign an inspector for the project. This inspector will be responsible for the inspection of the construction. The inspector shall be present for all water and sewer connections and testing procedures. Testing of the street construction shall follow the City Standard Specifications, Section 10 for Streets. Testing of the sanitary sewer system shall follow the City Standard Specifications, Section 12 for Sanitary Sewer Systems. Testing and disinfection of the water mains and appurtenances shall follow the City Standard Specifications, Section 14 for Water Mains and Appurtenances. All testing and disinfection procedures shall be coordinated with the inspector. The City Standard Specifications shall govern testing requirements for infrastructure not listed above. For developments within the territorial jurisdiction area, the Engineer of Record must conduct inspections of the construction of the subdivision and certify to the City and County, in writing, the compliance with the approved engineering plans regulating the development.

1.4.5 Contacts

During construction activities, the first point of contact for the developer or contractor with the City for project related issues or questions shall be the assigned inspector. Where further technical assistance or clarification is required, the inspector will contact the appropriate Department. Any direction received from the City authorizing changes in design or construction methods from the approved plans or the City Standard Specifications shall be at a minimum acquired in writing. Verbal approval shall not be an acceptable authorization to deviate from the approved plans or standards. Changes in the approved design will typically require revision to the plans to be submitted and approved.

All water and sewer locate requests shall be called into Alabama One Call at 1-800-292-8525.

1.5 PROJECT COMPLETION REQUIREMENTS – AS-BUILT DRAWINGS

As-built drawings are required to be submitted for any development where infrastructure such as water mains and services, sanitary sewer mains and services, and/or storm sewer structures are installed and where any ownership and maintenance of said infrastructure is to be administered by the City or the AWWB. The as-built drawings shall provide precise locations and elevations for all installed infrastructure for the entire approved development phase(s) including any offsite infrastructure or infrastructure in subsequent phases or developments that provide service for the particular development phase(s) seeking approval. The as-built drawings shall be submitted and approved, and a Preliminary Acceptance letter provided to the owner, prior to a Building Permit being issued for Single-Family Residential Projects (fee-simple or condo) and prior to the Certificate of Occupancy for Commercial or Multi-family Residential Projects. Review and inspections associated with the as-built submittal will be completed within 10 business days after receipt of a complete submittal package, including all required digital and hard copies. Within 10 days of the as-built submittal, the applicant will receive either a notification with any outstanding issues noted during the review or a Preliminary Acceptance letter if no issues are noted. In no case will the AWWB set a water meter or activate a water account for a development that has not submitted a complete set of as-built drawings. The City or the AWWB may waive the as-built requirement for small developments that are not installing more than 100 feet of publicly maintained water, sanitary sewer, or storm sewer mains.

1.5.1 Surveying

As-built drawings shall be surveyed and certified by a licensed professional land surveyor (PLS) in the State of Alabama. All coordinates shall conform to the Alabama East State Plane (0101) Coordinate system referenced to the North American Datum (NAD) 83 (2011) EPOCH 2010, for horizontal control, the North American Vertical Datum (NAVD) 88 (CONUS) for vertical control, and the National Geodetic Survey (NGS) GEOID12A (CONUS) model. All measurements must be recorded in US survey feet (Northing and Easting) to the nearest one hundredth of a foot.

As-built drawing features may be surveyed using traditional surveying methods or Real Time Kinematic (RTK) corrected Global Position System (GPS) methods. When utilizing GPS surveying methods, the survey shall reference the following Alabama Department of Transportation (ALDOT) Continuously Operating Reference Station (CORS):

CORS Name:	ALAU
IP Address:	205.172.52.26
Port Number(s):	14302

More information regarding the ALDOT CORS Network can be found at the following website: http://aldotcors.dot.state.al.us. In addition to the ALAU CORS station reference, each as-built drawing submittal shall reference a minimum of two control points physically located on the project site. These controls may be property corners, right-of-way monuments, and site control (ferrous only). Any GPS or traditional surveys that do not reference the

ALDOT CORS shall reference a minimum of two control points set by the City of Auburn. The surveyor shall contact the WRM Department to have the appropriate control points set for the development.

It shall be the responsibility of the developer and/or his agent(s) to maintain these control points throughout the duration of the project. Any required replacement of the project controls shall be at the developer's expense. The required digital submittals discussed in Section 1.5.3 shall show all project control points in order for the submittal to be considered complete. A copy of the survey raw data verifying how the control was set is also required with the final digital submittal.

All points collected using GPS surveying methods (including control points) shall be submitted with the degree of accuracy listed for each survey point. Coordinates and measurements that are provided using GPS technologies shall be classified as either Critical (C) or Noncritical (NC) in terms of the degree of accuracy required for those survey points. Critical coordinates and measurements shall generally be considered as any points used for establishing control (horizontal and vertical) or for purposes of attaining vertical positioning of sanitary or storm sewer rim and invert elevations (including pump stations), or where horizontal or vertical tolerance of the specific feature is minimal. All Critical coordinates and measurements shall be provided with a degree of accuracy of no greater than +/- 0.05 feet horizontal and +/- 0.10 feet vertical with a minimum observation time of 180 epochs. All other GPS coordinates and measurements (horizontal and vertical) shall be considered Noncritical and shall in no case exceed a degree of accuracy of +/- 0.10 feet horizontal and +/- 0.20 feet vertical with a minimum observation time of 30 epochs. All GPS survey points shall be collected with a maximum Position Dilution of Precision (PDOP) value of no greater than 2.00.

In order for the as-built survey to be considered complete for a development, all the following surveyed features, coordinates, and information shall be included, where applicable:

1. Water Distribution Features
    a. Water main location, finished grade elevation, size, and material (one (1) coordinate provided every one hundred (100) feet minimum along straight sections of pipe, every 40 feet minimum where pipe is being deflected, and at all bends and fittings along the main). Note: Main locations should be marked by the contractor during installation with a 2-inch vertical PVC pipe at all bends, fittings, elevation transitions, and at a minimum of every 100 feet in accordance with the standard specifications. (NC). In lieu of installing the vertical PVC pipe for features to be located, survey shots can be made on the exposed feature during installation.
    b. Water valve location (center of valve box cover), cover elevation, size, and type. (NC). For butterfly valves, a shot shall be taken on the valve box cover and the main adjacent to the valve box cover. Note: Valve location shots are not to be counted as the main line shots referenced in 1.5.1.1.a.
    c. Fire hydrant location, finished grade elevation, manufacturer, and year (surveyed in front of the hydrant steamer nozzle at the finished grade elevation).

d. Service line location, finished grade elevation, and size (typically at a meter box or meter vault at the edge of the easement or right-of-way). Approximate location of main line connection shall be field verified and provided on the as-built drawings.

e. Blow-off and air release valve location (center of cover), elevation, size, and manufacturer.

2. Waste Water Collection Features

a. Sewer manhole location, size, material, rim elevation (center of cover), and bottom elevation (center of manhole invert).

b. All main line invert elevations entering or exiting a manhole including proper connectivity to the appropriate manhole Object ID's (service line connection elevations are not required). "Memphis tee" drop connections in a manhole shall only be recorded for the highest vertical connection.

c. Sewer gravity main location, size, and material at all manholes.

d. Service line location and size (typically at a clean out or stub out at the edge of the easement or right-of-way). Approximate location of main line or manhole connection shall be field verified and provided on the as-built drawings.

e. Grease trap location (approximate center), elevation, and size.

f. Pump station site plan, which shall graphically display all pertinent features of an installed pump station site including but not limited to: property boundary, finished grade contours, fence boundary, gates, access road, water service, yard hydrant, concrete slabs, wet well and valve vault perimeter, wet well and valve vault hatch, standby diesel pump, electrical control panel, utility pole, telemetry pole, wet well vent, quick connection piping, force main piping, gravity main piping, manholes, drainage and storm sewer features, streams and applicable buffers, and any other appurtenance or notable feature within the pump station site. Also, the site plan and survey data shall include all the following elevations: wet well rim, wet well floor, valve vault rim, valve vault floor, liquid level floats, onsite gravity inverts, and manhole rims.

g. Sewer force main location, finished grade elevation, size, and material [one (1) coordinate provided every one hundred (100) feet minimum].

h. Sewer force main valve location (center of valve box), finished grade elevation, size, and type (i.e. plug, gate, etc).

i. Sewer force main air release valve location (center of cover), elevation, size, and manufacturer.

j. Horizontal and vertical force main bend location, finished grade elevation, size, and degree.

3. Storm Water Features

As-built drawings are required for all new City maintained stormwater infrastructure. As-built drawings are also required for any modifications to existing City maintained

infrastructure. Modifications include structure type, main size, rim elevation, and material.

a. Storm sewer manhole/inlet location, rim elevation (center of cover), type, and condition, outlet structure. (C).

b. Storm sewer headwall location at pipe terminus, type, presence of rip rap, outlet treatment, and condition. (C).

c. All invert elevations entering or exiting the manhole/inlet or headwall including proper connectivity to the appropriate manhole/inlet or headwall Object ID's. (C).

d. Storm sewer main size, shape, material, and condition. (C).

4. Decorative Pedestrian Lighting

a. Pedestrian light location, bulb type, pole description, and color.

b. Conduit between poles, conduit between junction boxes, and conduit to the panel.

c. Empty conduit for future use by City of Auburn.

5. The PLS certification shall be provided on each as-built plan sheet and shall state:

"I _____, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, CERTIFY BY TESTAMENT OF AFFIXED SEAL AND SIGNATURE THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON _____, 20__.

_____, PLS No._____

1.5.2 Engineering

As-built drawings shall be certified by the engineer of record responsible for the design of the project infrastructure and utilities or a licensed professional engineer in the State of Alabama with sufficient knowledge of the project. The engineer is responsible for reviewing the installed items for compliance with the approved construction plans and with the Design Standards detailed in this Manual.

Any deviations from the approved construction plans shall be clearly shown in bold type and line weight, with the original design shown and crossed out. The original design shall not be erased on the as-built drawings. In no case will hand drawn "red line" construction plans be accepted for as-built drawings.

The completed as-built drawings shall include the following information:

1. Title block.
2. North arrow.
3. Graphic scale.
4. Overall plan view of the project.

5. Horizontal and vertical coordinates of all established survey control points.
6. Horizontal and vertical coordinates of all sanitary and storm sewer manholes and inverts.
7. All applicable bearings, distances, pipe sizes, slopes, materials, etc.
8. All applicable property line and easement information.
9. The engineer of record certification shall be provided on each as-built plan sheet and shall state:

   "I _____, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, CERTIFY BY TESTAMENT OF AFFIXED SEAL AND SIGNATURE THAT THE INFORMATION PROVIDED BY _____, REGISTERED LAND SURVEYOR No. _____ AND SHOWN ON THIS AS-BUILT PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS OF THE CITY OF AUBURN AND/OR THE WATER WORKS BOARD OF THE CITY OF AUBURN AND DOES COMPLY WITH THOSE STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

   _____, PE No._____

1.5.3 Submittal

As-built drawings shall be submitted directly to the WRM Department at 1501 West Samford Avenue. The WRM Department will distribute the drawings to the necessary Departments of the City for review and approval. The review of the submittal and any subsequent comments should be completed within 10 business days. The drawings shall be reviewed and approved prior to a Building Permit being issued for subdivision projects and prior to Certificate of Occupancy for site plan projects. In no case will the AWWB set a water meter or activate an account for a development that does not have an approved set of as-built drawings. The initial submittal package shall include four (4) hard copies printed on 24 x 36 inch plan sheets as well as one (1) digital copy provided on CD.

The completed as-built drawings shall include the following information:

1. Title block.
2. North arrow.
3. Graphic scale.
4. Overall plan view of the project.
5. Horizontal and vertical coordinates of all established survey control points.
6. Horizontal and vertical coordinates of all sanitary and storm sewer manholes and inverts.
7. All applicable bearings, distances, pipe sizes, slopes, materials, etc.
8. All applicable property line and easement information.

9. The hard copies shall be certified by the PLS and PE on each plan sheet with the applicable notation, signature, and seal.
10. All plan sheets shall be clearly marked in the title block with the notation "AS-BUILT".

The digital copies of the as-built drawings shall be submitted in a format compatible to the City of Auburn software. Each digital copy of the as-built drawings shall include a copy of all as-built plan sheets in both DWG and PDF formats. PDF files shall be a minimum resolution of 300 dpi. Each applicable feature provided in the DWG file shall be located in a separate and clearly labeled layer.

In addition to the drawings, each digital copy shall also include the survey data in tabular form as an Excel (XLS) spreadsheet. The layout of the tabular data shall be in accordance with the standard template spreadsheet provided by the City of Auburn for the appropriate feature being collected. All fields associated with that feature shall be populated as designated or required, and any applicable quality control query errors included in the spreadsheet template shall be addressed prior to submittal. The tabular data required is for features that will be imported into the City's GIS database and is not intended to be all inclusive of the survey collection that may be required to adequately compile the as-built drawing information. Additional feature data may be required on the as-built drawings for graphical display of installed conditions that are not specifically requested as part of the tabular data to be submitted.

Upon approval of the initial submittal package, two (2) final hard copies and one (1) digital copy shall be provided.

1.6 PROJECT COMPLETION REQUIREMENTS – EASEMENTS

1.6.1 Discussion

Easements shall be dedicated for all publicly owned and maintained infrastructure that are not located on public right-of-way or covered by an existing easement. Any easements that are needed for the development shall be dedicated in a manner acceptable to the City either by plat or by document. Specific language for the easement dedication shall be prepared by the City and shall be used for the dedication.

No fences, canopy trees, or any other obstructions shall be allowed in easements without prior approval of the City. Where it can be demonstrated that it is not possible to locate a necessary obstruction outside an easement, the City and/or the AWWB may approve the placement of the obstruction with the execution of a Hold Harmless Agreement as defined in Section 1.7.1 of this Manual. The location of the obstruction within the easement shall be such that the conflict with proposed or existing infrastructure is minimized to the maximum extent practical. Approval from the City shall be acquired prior to the placement of any necessary obstruction in an easement. Obstructions placed in easements without prior approval shall be removed, as directed, at no cost to the City or the AWWB.

All permanent easements where public infrastructure is installed shall be graded and smoothed to allow sufficient access and use for mowing equipment and maintenance vehicles prior to acceptance by the AWWB or the City. The permanent easement shall be completely cleared of all trees, brush, boulders, and debris. All rocks shall be buried, crushed, or removed from the easement where, in the opinion of the AWWB or the City, they present a hazard for access and use of the easement. Typically, no rock shall remain on the ground surface that is larger than a No. 1 stone classification. All creek and ditch crossings shall also be made accessible for mowing and maintenance equipment as deemed appropriate by the AWWB and the City prior to acceptance of the public infrastructure.

No water or sewer services shall be activated prior to the actual legal dedication of all necessary easements. All testing and water main disinfection procedures may proceed prior to easements being dedicated in order to complete construction, but domestic services will not be provided until the necessary easements are granted.

All easements needed for the development shall be identified during the plan review process. The standard easement width for water, sewer, and storm drain is based on two (2) times the depth of cover (measured from finished grade to the bottom of the pipe or structure), rounded up to the nearest multiple of ten (10) feet, with a minimum easement width of twenty (20) feet. Easements for installation of water and sewer utilities may require additional width to ensure adequate separation between structures and the installed utility is achieved to allow reasonable excavation of the utility without compromising the structures foundation. Generally, a minimum separation of fifteen (15) feet would be acceptable to the City where depths of the utility are less than ten (10) feet; however, the City reserves the right to request additional easement width based on the site specific circumstances of the easement. The engineer of record shall be responsible for evaluating the foundation design and separation

required on a case specific basis and may provide any applicable design information to the City for consideration in determining the required easement widths. The actual easement width shall be calculated based on the actual installed depths. The infrastructure shall be centered in the easement, and shall be verified with the as-built drawings. If it is determined that the water, sewer, or storm drain line was not installed in the previously dedicated easement to allow for the proper maintenance, the easement shall be promptly rededicated in the installed location.

All water and sewer utility and storm drain easements shall be dedicated to the City as Drainage and Utility Easements unless otherwise approved and shall not be combined with any other utility easements (i.e. gas, electric, communications, etc.). City Drainage and Utility Easements are exclusive and are not to be used to install any other non-City owned and maintained utility. An exception to this would be a perpendicular crossing of another utility. Where other utilities must be installed inside a City Drainage and Utility Easement, and where approved by the City, an Easement Encroachment Agreement will be required with the encroaching utility as defined in this Manual in Section 1.7.2 "Easement Encroachment".

1.6.2 Dedication by Document

Easements to be dedicated by document shall include a legal description of the easement area, a surveyed drawing titled 'Exhibit A' showing the easement limits and the installed location of the utility, as well as a vicinity map showing the general location of the property. The legal description and exhibit shall be prepared by a licensed professional land surveyor in the State of Alabama. The legal description, exhibit, and vicinity map for easements shall be submitted to the City for review and approval with the as-built drawings for the development.

After the legal description and exhibit have been submitted and approved, the City will assist the developer in preparing the easement document, and submitting to the City Council for approval. Proof of ownership will be required prior to the recording of the easement document, and must be in a form acceptable to the City Attorney. The actual recording of the document will be coordinated with the City after the review and approval of the easement document by the City Council.

1.6.3 Dedication by Plat

Easements to be dedicated by plat shall be identified during the review process and shall be identified on the Preliminary Plat included in the plans. All plats shall be prepared by a licensed professional land surveyor in the State of Alabama and shall be submitted to the Planning Department to be routed for review and shall be in accordance with all applicable Zoning Ordinances and Subdivision Regulations. All easements shall be shown and clearly labeled on the plat. The easement widths shall be clearly identified and shall be in accordance with the standard easement width requirements based on installed depths.

All easements shown on the Final Plat shall be in the as-built location of the utility and shall be surveyed by a licensed professional land surveyor in the State of Alabama prior to submittal. If the Final Plat is recorded prior to infrastructure being installed, the recorded plat shall be checked against the surveyed as-built drawings by the City prior to acceptance of the utility. If any discrepancies are discovered between the recorded easement and as-built utility locations or installed depths that, according to the City, would hinder the maintenance or

repair of the infrastructure, the developer/owner will be required to revise the plat and easements as necessary prior to preliminary acceptance of the affected water or sewer infrastructure in question.

1.6.4 Easement Language

The easement wording shall be reviewed by the City and the AWWB for approval. All plans and plats shall include the following standard notation:

- "No permanent structures may be constructed or placed on easements. Fences may be erected perpendicularly across the easement provided there is a minimum twelve (12) foot wide access gate installed. If the gate is to be locked there must be a City approved lock installed in conjunction with the owners lock. No trees shall be planted within ten (10) feet of utilities."
- "By placing obstructions within or encroaching onto the easement, the property owner(s) does for itself, its successors, and assigns agree to indemnify, hold harmless and defend the City of Auburn, its officials, representatives, agents, servants and employees from and against all liability and loss which may be sustained as a result of claims, demands, costs or judgments arising out of the location of the obstruction within the easement including its reasonable costs in defending against any such claims and further agrees to release and discharge the City of Auburn from any damages to the obstruction arising from utility maintenance work within the easement or any damages to the obstruction resulting from its placement in the easement."
- By placing any portion of an irrigation system within the easements or right of way, the property owner does for itself , its successors and assigns agrees to hold harmless and defend the City of Auburn, its officials, representatives, agents, servants, and employees from and against all liability and loss which may be sustained as a result of claims, demands, cost or judgments arising out of the location of the obstruction within the easements or right of way including its reasonable cost in defending against any such claims. The property owner further agrees to release and discharge the City of Auburn from any damages to the irrigation system arising from any work or maintenance work within the granted easement or right of way or any damages to the irrigations system resulting from its placement within the easement or right of way. Irrigation systems are limited to only laterals being placed within any easements or right of way.

1.7 PROJECT COMPLETION REQUIREMENTS - AGREEMENTS

1.7.1 Hold Harmless and Indemnity

There may be certain situations where a sign or other obstruction is requested to be placed on or adjacent to a dedicated easement or in the right-of-way that would hinder the maintenance or repair.

The City shall be notified prior to the construction or placement of any such obstruction and will make the determination if the encroachment will be allowed. A plan sheet shall be submitted to the City detailing the obstruction and its relative location to the easement for approval. If the City decides the obstruction or encroachment will be allowed, the owner may be required to enter into a Hold Harmless Agreement with the AWWB and/or the City. The approved plan shall be attached to the Hold Harmless Agreement as 'Exhibit A' and shall be referenced in the agreement.

The exact format and language of this Hold Harmless Agreement will be determined by the City and the AWWB. All costs associated with the Hold Harmless Agreement will be the responsibility of the developer. This would include any legal fees and recording fees for the document. A sample standard Hold Harmless Agreement is provided in Appendix C, but is subject to modification to fit the site specific request and conditions.

1.7.2 Easement Encroachment

There may be certain situations where other utilities that are not owned by the AWWB or the City are requested to be placed on a dedicated easement.

The City shall be notified prior to the construction or placement of any such utility and will make the determination if the encroachment will be allowed. A plan sheet shall be submitted to the City detailing the extents of the encroachment on the easement for approval. If the City decides the utility encroachment will be allowed, the owner of the utility will be required to enter into an Easement Encroachment Agreement with the AWWB and/or the City. The approved plan shall be attached to the Easement Encroachment Agreement as 'Exhibit A' and shall be referenced in the agreement.

The exact format and language of this Easement Encroachment Agreement will be determined by the City and the AWWB. All costs associated with the Easement Encroachment Agreement will be the responsibility of the developer or the owner of the encroaching utility. This would include any legal fees and recording fees for the document. A sample standard Easement Encroachment Agreement is provided in Appendix D, but is subject to modification to fit the site specific request and conditions.

1.8 PROJECT COMPLETION REQUIREMENTS – ACCEPTANCE

1.8.1 Authorities

The AWWB may accept ownership and maintenance of all public water mains, services, and related appurtenances installed for a development up to any metered connection or approved backflow prevention assembly inside the right-of-way or at the edge of an easement that is directly connected to the AWWB distribution system and that was designed, installed and tested in accordance with the applicable standards detailed in this Manual. The AWWB maintains services connected to the AWWB distribution system up to and including the associated meter. It is the customer's responsibility to maintain the service beyond the AWWB's meter. The customer is also responsible for any maintenance associated with an unmetered fire protection system connected to the AWWB's system beginning at the AWWB's isolation valve. The customer's responsibility includes any backflow prevention assembly installed on a service connection, which shall be maintained, tested, and inspected in accordance with the AWWB's Backflow Prevention and Cross-Connection Control Policy.

The Sewer Division may accept ownership and maintenance of all public sanitary sewer gravity mains, pump stations, and force mains installed for a development inside the right-of-way or easement that connects to the City sanitary sewer collection system and that was designed, installed, and tested in accordance with the applicable standards detailed in this Manual.

The Engineering Services Department may accept ownership and maintenance of all public storm drain infrastructure, streets, sidewalks, and bicycles facilities installed for a development inside the right-of-way or easement that was designed, installed, and tested in accordance with the applicable standards detailed in this Manual. The City does not maintain stormwater storage facilities, but will inspect these facilities annually to ensure proper maintenance and operation by the owner.

1.8.2 Preliminary Acceptance

A development will be eligible for preliminary acceptance of public water and sanitary sewer infrastructure by the AWWB and the City upon completion of the following items (in particular order):

1. Submittal and approval of construction plans in accordance with the applicable standards detailed in this Manual for both water and sanitary sewer design.
2. Construction inspection provided by the AWWB or the City or adequately documented in accordance with the City Standard Specifications for water and sewer construction.
3. Successful testing procedures performed and results documented in accordance with the City Standard Specifications for water and sewer testing.
4. Proper disinfection achieved and documented for all water mains and appurtenances installed in accordance with the City Standard Specifications for water main disinfection.

5. As-built drawings submitted and approved in accordance with this Manual for all water and sewer infrastructure.
6. Final inspection by the AWWB and the City for all water and sewer infrastructure and all noted deficiencies corrected. The final inspection shall be scheduled with the Project Inspector, the Water Distribution Manager, and the Sewer Collection System Manager after all applicable testing and disinfection has been successfully completed for the water and sewer infrastructure and as-built drawings have been submitted to the WRM Department. Sewer pump stations shall be inspected in accordance with the requirements in Section 3.5.11.3 of the WRM Design and Construction Manual.
7. All appropriate Drainage and Utility Easements dedicated in accordance with this Manual in Section 1.6 "Project Completion Requirements – Easements" and the Final Plat signed (if being platted).
8. All necessary Hold Harmless Agreements or Easement Encroachment Agreements executed in accordance with this Manual in Section 1.7 "Project Completion Requirements – Agreements".

The WRM Department will issue a written preliminary acceptance letter upon completion of the items covered in this section. Preliminary acceptance is not granted by the City for storm drain or transportation infrastructure.

1.8.3 Final Acceptance

Final acceptance of water and sewer mains and appurtenances will not be granted by the AWWB or the City until such time that all local construction activity for the entire development phase taking place on the right-of-way or easements in which the water and sewer are located is substantially completed, which is including but not limited to; other utilities, storm sewer construction, major grading, sidewalk installation, and roadway preparation, including curb, subbase, base, or binder placement. If more than twelve (12) months has expired from the date of the preliminary acceptance letter, when final acceptance is requested by the developer, a second final inspection shall be scheduled with the Water Distribution Manager and Sewer Collection System Manager prior to final acceptance being issued. Upon substantial completion of construction and successful correction of all noted deficiencies at the time the final acceptance is requested, the WRM Department will issue a written final acceptance letter.

Final acceptance of storm drain and transportation infrastructure will occur after placement of the final wearing surface and subsequent final inspection by the Engineering Services Department. Any deficiencies noted for correction during the final inspection must be completed before final acceptance is granted. Subdivision Completion Bonds will be released after all City and AWWB infrastructure receives final acceptance.

1.9 PROJECT COMPLETION REQUIREMENTS – WARRANTY PERIOD

The developer is responsible for all damages caused to infrastructure within the development due to construction activity as well as any defects in materials and workmanship associated with the installed infrastructure for a period of not less than one (1) year from the date of the City's final written acceptance of the infrastructure, or the signing of the Final Plat, whichever is later.

All improvements have to be inspected and repaired at the time of the placement of the wearing surface. The bond proceeds can be used for the repair and installation of any and all infrastructure that is not completed by the developer.

Due to the health risks associated with contamination of the potable water supply and regulations associated with maintaining a public water distribution system, only AWWB personnel are authorized to operate or work on water mains connected to the AWWB distribution system. As a result, the AWWB will provide all operation, maintenance, repair, and emergency response services after preliminary acceptance has been issued and the service has been activated for public use, including during the warranty period. The City will also provide repair, and emergency response services for sanitary sewer related issues within the development after preliminary acceptance and during the warranty period if not timely and satisfactorily addressed by the developer.

All costs associated with any necessary repairs or emergency response services provided by the AWWB or the City during the preliminary acceptance or warranty periods due to damages caused by construction activity, or defects in materials or workmanship shall be the full responsibility of the developer including all labor, equipment, and materials required to perform the work. The AWWB or the City will invoice the developer for all such costs

1.10 PROJECT COMPLETION REQUIREMENTS – FEES & CHARGES

1.10.1 Discussion

There are multiple fees associated with obtaining water and sewer services from the AWWB and the City. These fees include, but are not limited to, access fees, deposits, tap fees, and meter set fees. All applicable fees for any new development or redevelopment will be due for both water and sewer services, where provided by the AWWB or the City, at the time the Zoning Certificate is issued and prior to the issuance of a Building Permit. All associated fees shall be paid at the Water Revenue Office at 1501 West Samford Avenue. A current rate schedule of all normally applicable water and sewer fees can be found on the City's website.

1.10.2 Water and Sewer Fee Estimates

During the plan review process, the WRM Department may provide an estimate for access fee credits and charges at locations with existing water and/or sewer accounts. The estimate provided will be based on information derived from the plans submitted and the published rates available on the date of the estimate. The rates are subject to change and are not guaranteed by the estimate. The estimate amount provided will not include any tap fees, meter set fees, or deposits that may also be applicable for the project. All required water and sewer fees shall be paid at the Water Revenue Office prior to the issuance of a Building Permit for the development, and will be based on the published rates at the time the fees are collected.

1.11 UPDATES AND WAIVERS TO THE MANUAL

Updates to this Manual will be made periodically as deemed necessary. These updates will be posted to the City's web site, along with a brief overview of any of the changes made, the reason for the change, and a date the changes will go into effect.

1.11.1 Updates

The users of this Manual are encouraged to suggest changes and/or revisions to the Manual. These suggestions will be considered and, if deemed appropriate, a revision will be made to the Manual. It is expected that this will be updated on an annual basis. Any individual who believes that a change is necessary to the Manual is encouraged to submit the suggestion in writing to the City for consideration.

Periodically, as revisions are made to the Manual, the changes will be posted to the City's website. It is the responsibility of the users of this Manual to make certain that they are using the current version.

1.11.2 Project-Specific Waivers

1.11.2.1 Waiver Criteria

The City may make project specific waivers to an existing City standard when any one (1) of the following conditions applies. It should be noted that the City is not required to make a waiver just because one (1) of the conditions below applies, but these are the only circumstances under which a waiver will be considered:

1. The standard is not applicable to the particular situation.
2. Topography, right-of-way (ROW), or other geographical conditions impose undue hardship to the Applicant or extraordinary environmental damage; and an equivalent alternative that can achieve the same design objective is available and does not compromise public safety.
3. A waiver is required to address a specific design or construction problem that will result in an undue hardship to the Applicant with little or no material benefit to the public, if not granted.
4. A new technology is available that results in an economic benefit to the project, accomplishes the same design objective, reduces environmental intrusion, and does not compromise public safety.

1.11.2.2 Procedure

For items that meet the Waiver Criteria specified in this Manual in Section 1.11.2.1 "Waiver Criteria", the following procedure applies:

- Waiver request
- City's review and request disposition
- Appeal

The elements of the procedure are discussed in more detail in the following subsections.

Waiver Request:
Any person may request a Waiver to a City standard by submitting a written request to the City Engineer. The written request must state the desired waiver, the reason for the waiver, and a comparison of the waiver to the existing standard. The written request shall be on the "Request for Design and Construction Standard Waiver Form", located in Appendix E, and shall include, at a minimum, the following information:

1. A completed "Request for Design and Construction Standard Waiver" form.
2. A narrative description that includes the following information for each requested waiver:
    a. State what the waiver request is and compare it to the existing City standard.
    b. State the reason for the waiver and describe how it meets the Waiver Criteria specified in this Manual in Section 1.11.2.1 "Waiver Criteria".
3. Reference any relevant industry standards or specifications that support the waiver request.

City's Review and Request Disposition:
The City will review all properly completed forms and take one of the following actions:

- Approve as requested
- Approve with noted conditions
- Deny the request

The City's response will be in writing. A conditional approval or denial of the request will be accompanied with a brief explanation. Any approved Waiver is project-specific and does not constitute a precedent for the modification of a standard.

Appeal:
An Applicant may appeal a denied Waiver request to the Planning Commission or to the AWWB, as applicable, within 30 days from the date of the City's response letter.

SECTION 5

5.0 ROADWAY DESIGN

5.1 INTRODUCTION

In the design of roadways, it is essential to account for all the components that may affect the efficiency and safety of the roadway network. The four (4) main elements are the vehicle/driver, the pedestrian, the bicyclist and the road. This section of the Manual is intended to address the roadway design elements necessary for the construction of streets within the City.

In cases where the City has adopted an improvements plan, the elements of the plan will supersede the requirements outlined in this section.

5.2 ROADWAY DESIGN ELEMENTS

Roadways shall be designed in accordance with the Manual, City Standard Drawings and Specifications, the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highway and Streets* (Green Book), the Federal Highway Administration (FHWA) *Manual on Uniform Traffic Control Devices* (MUTCD), the 2012 International Fire Code (IFC) and all other State and Federal applicable standards. The accepted standards used for design in the City are presented below.

5.2.1 Design Controls and Criteria

The design controls and criteria as established by the City are provided to optimize the design of streets within the City.

5.2.1.1 Street and Road Classifications

Street classifications for the City are currently reflected in the Major Street Plan, which defines existing and proposed arterial, collector, residential collector and local commercial streets. All other streets are classified as local streets. The listing of the City's streets, by classification, is included in Appendix K-M of this document; whereas, Appendix K "Arterial Road List", Appendix L "Collector and Residential Road List", and Appendix M "Local Commercial / Local Street / Cul-de-Sacs / Alleys List".

Streets in a subdivision shall be classified according to the Major Street Plan. Modifications of the City's roadway classification system will occur as the City develops in the future and land use conditions change. The City Engineer will approve any changes to the roadway classification listing and will require the listing outlined in Appendix K through M of this Manual as well as the Major Street Plan to be amended.

Streets within the City shall be limited to the maximum traffic volumes shown in Table 5.1 as being those levels beyond which additional traffic volume would unacceptably degrade the quality of life throughout the community. Table 5.1 is a compilation of roadway daily and peak hour volumes established for the City based on previous ordinances, experience of the City and the ALDOT accepted volumes for roadways.

TABLE 5.1
Maximum Roadway Volumes by Classification

Classification	Two-Lane		Three-Lane		Four-Lane		Four-Lane Divided (5-Lane)		Six Lane	
	Maximum Volumes									
	Peak Hour (vph)	Daily (vpd)	Peak Hour (vph)	Daily (vpd)	Peak Hour (vph)	Daily (vpd)	Peak Hour (vph)	Daily (vpd)	Peak Hour (vph)	Daily (vpd)
Arterial*	1,300	13,300	1,570	15,700	2,050	20,500	2,540	25,400	3,750	37,500
Collector*	1,030	10,300	1,290	12,900	1,620	16,200	1,770	17,700	2,600	26,000
Residential Collector**	500	5,000	630	6,300	790	7,900	860	8,600	N/A	N/A
Local Commercial*	1,030	10,300	1,290	12,900	1,620	16,200	1,770	17,700	N/A	N/A
Local Residential/ Cul-de-sac***	200	2,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alley***	30	300	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* Developed by Skipper Consulting, Inc. and approved by the Alabama Department of Transportation
** Based on trip generation for 500 detached residential dwelling units from ITE
*** Based on maximum daily volumes from standards of other communities in Southeast

Daily and peak hour traffic volumes on all streets designated as a collector, residential collector, local commercial, local residential or alley shall not have a LOS below a "C". Arterials shall not have a daily or peak hour LOS below a "D". If in the opinion of the City Engineer, in those cases where property is proposed for redevelopment or rezoning and development generated would cause the traffic volume to exceed the limits outlined in Table 5.1, a TIS would be required to be conducted by the developer of the property. Requirements for TIS are outlined in this Manual in Section 4.0 "Traffic Impact Studies".

5.2.1.2 Design Vehicles

The largest design vehicle likely to frequent the roadway (or parking facility) shall be considered during design of critical features, such as radii at intersections and radii of turning roadways. Where a roadway is identified as a fire access road/lane, radii shall be designed to handle the largest fire apparatus with minimum difficulty. The school bus shall also be considered for the design of some subdivision street intersections. In some cases, larger radii may be required and will be noted during the DRT process.

TABLE 5.2
Roadway Design Vehicles

Classification	Design Vehicle
Arterial	WB-50
Collector	WB-40
Residential Collector	WB-40
Local Commercial	WB-40
Local Residential/Cul-de-Sac	S-BUS-35
Alley	SU

5.2.1.3 Design Speed

The following design speeds shall be used when determining horizontal and vertical alignment on City streets.

TABLE 5.3
Roadway Design Speeds

Classification	Design Speed
Arterial	50 mph
Collector	35 mph
Residential Collector	25 mph
Local Commercial	25 mph
Local Residential/Cul-de-Sac	25 mph
Alley	15 mph

5.2.2 Horizontal Alignment

The minimum radius of curvature of streets on the center line shall be as identified in the AASHTO Green Book, latest edition. The minimum radius will be based on the roadway design speed and applicable super elevation rates and side friction factors.

A clear line of sight is required across the inside of all horizontal curves. The stopping sight distance is measured along the centerline of the inside lane around the curve. The area bounded by the stopping sight distance and the sight line shall be clear of all sight obstructions, including walls, buildings, signs, and vegetation.

5.2.3 Vertical Alignment

The design of the vertical alignment involves the selection of suitable grades to provide minimum stopping sight distance and ensure adequate drainage.

5.2.3.1 Sight Distance

All changes in street grades shall be connected by vertical curves of a minimum length equivalent to that distance necessary to maintain a safe stopping sight distance in accordance with the current standards established by the AASHTO Green Book.

5.2.3.2 Vertical Grade

In general, streets shall be designed to conform to the topographical conditions of the site and to provide adequate surface drainage. The maximum grade for streets shall be identified in the AASHTO Green Book, latest edition. The maximum street grade from the center line intersection of two (2) streets shall be five (5%) percent for a minimum distance of 100 feet. Street grades shall be a minimum of one (1%) percent.

5.2.4 Typical Street Section

Minimum right-of-way widths, measured from property line to property line; and minimum street widths, measured from back-of-curb to back-of-curb; and sidewalks, shall be as follows:

TABLE 5.4
Street and Sidewalk Configurations

Classification	Sidewalk	B/C to B/C Width	Pavement Width	ROW Width
Arterial	Both sides	52’	48’	80’
Collector	Both sides	31’	27’	60’
	1 side*	35’	31’	60’
Residential Collector	Both sides	31’	27’	60’
Collector at Intersection	Both sides	40’	36’	60’
Local Commercial	1 side**	28’	24’	50’
Local Residential	Both sides	26’	22’	50’
	1 side	28’	24’	50’
Cul-de-sac	1 side**	26’	22’	50’
Alleys (One-way)	Not Required	Not Required	11’	25’
Alleys (Two-way)	Not Required	Not Required	20’	30’

*Permitted at option of City Engineer
**City Engineer shall determine location of sidewalk.
***Width may vary at fire hydrant.

5.2.4.1 Streets

All roadway pavements shall be constructed to meet the specifications of the City, and shall be approved by the City Engineer. All such roadways shall be surfaced for their entire width with curb and gutter at each edge, except as provided in this Manual; and shall be provided with all necessary catch basins and storm sewer collection system. Surface layer placement rates and thicknesses must be in accordance with the ALDOT Guidelines for Operation, latest edition.

Design and construction of improvements on roadways controlled by ALDOT shall be in accordance with applicable ALDOT requirements and permitted prior to construction.

All streets within a subdivision shall be provided with a paved roadway by the developer. The construction of streets to arterial standards shall be a shared responsibility of the developer and the City. The developer will only be responsible for construction of the standard local, residential collector or collector street. The City will be responsible for the additional construction needed for the roadway to meet arterial standards.

Street layouts shall be provided for the continuation and connection of streets between adjacent properties whenever such continuation and connection is necessary for the convenient movement and circulation of traffic, effective police and fire protection, access by public service vehicles, and efficient provision of utilities and consistent with the Major Street Plan. The engineer is encouraged to coordinate roadway layouts with the Fire Chief prior to the DRT submittal to ensure compliance with the IFC. The engineer is also encouraged to coordinate with the United States Postal Service on any requirements for a centralized mail system during the lot layout.

Existing streets that abut a subdivision shall be continued and the continuation shall be at least as wide as the existing streets unless a reduction in width is approved by the City Engineer, and in alignment with the existing street. Street layouts in subdivisions shall provide right-of-way stub-outs paved to the property line for the future continuation into unsubdivided lands adjoining a sufficient number of streets to meet the purpose previously

outlined. A paved, temporary turnaround shall be provided when required by the Environmental Services or Public Safety Departments to facilitate efficient maneuvering of equipment to serve the neighborhood. A note shall be included on the subdivision plat that land outside the normal right-of-way shall revert to the abutting properties whenever the street is continued and connected to the adjacent property. The turnaround may be configured as either a bulb with a minimum 44-ft radius, or a 24-foot wide T-shape with minimum "leg" lengths of 50 feet. The pavement build-up for temporary turnarounds shall match the associated roadway.

5.2.4.2 Non-Curb and Gutter

The requirements for curb may be waived for local streets if the gradient of the street does not exceed five (5%) percent, the street serves lots which have a minimum area of three (3) acres, and the traffic potential is less than one thousand five hundred (1,500) Average Daily Traffic (ADT). Where roadways are allowed to be constructed without curb and gutter, the following requirements must be met:

- The roadway pavement shall be a minimum of twenty-two (22) feet in width.
- Graded shoulders of at least six (6) feet width shall be provided on each side.
- All driveway turnouts shall be paved and sloped away from the roadway.
- A paved turnout shall be provided for access of mail trucks to mailboxes.
- If necessary, as determined by the City Engineer, additional right-of-way may be required.
- If considered appropriate, and approved by the City Engineer, a street consisting of a twenty (20) foot wide paved roadway with a two (2) foot valley curb on each side may be installed in lieu of the above items.

5.2.4.3 Sidewalks

This Manual shall govern the requirements for construction, improvement, and repair of sidewalks. Construction of compliant sidewalks shall be required when a property is either first developed or redeveloped. In cases of lesser scales of property development or redevelopment, the City Engineer shall require compliance commensurate with the amount of development.

All sidewalks constructed within the City right of way must comply with 'Public Rights-of-Way Accessibility Guidelines' (PROWAG) issued by the United States Access Board (Latest version, with 2/13/13 "shared use path" supplement).

Design Criteria

Sidewalks shall be a minimum of four (4) feet wide on local and cul-de-sac streets. Sidewalks shall be a minimum of five (5) feet wide on arterials, collectors, local commercial, and residential collectors. If the distance between the back of curb and the edge of sidewalk is less than two (2) feet, sidewalk must be a minimum of five (5) feet wide. The cross slope of the pedestrian access route shall be two (2) percent maximum, including driveway crossings.

In some areas the minimum sidewalk width is dictated by an adopted master plan, such as the Downtown Sidewalk and Ped Light Plan, the Streetscape Plan, or a specific corridor

plan. For development or redevelopment in these areas, existing sidewalks of insufficient width are required to be replaced with new sidewalk that is compliant with the associated master plan for that location.

Requirements for construction of new sidewalks at corners shall include the requirement to construct accessible curb ramps pursuant to City standards as part of the new sidewalk if:

- there are no existing curb ramps at the location;
- the existing curb ramps do not meet current City standards; or
- the existing curb ramps are in poor condition, as determined by the City.

Sidewalk Location

Sidewalks are to be located on both sides of arterials and residential collectors within the City. Sidewalk on local residential, local commercial and cul-de-sacs may be located on one (1) or both sides of the roadway. Any sidewalk on a cul-de-sac street may terminate at the beginning of the radius. Roadway classified as alleys do not require sidewalk construction. Where sidewalk is permitted on only one side of the roadway, the City Engineer shall designate which side of the roadway the sidewalk shall be constructed.

All developments that abut an existing arterial or collector facility without sidewalk infrastructure will be required to install sidewalk within the existing right-of-way as part of the development. Developments within the Downtown Sidewalks and Pedestrian Lighting boundary may be required to install a wider sidewalk within the existing right-of-way as part of the development as outlined on the map in Appendix P-3. The widths identified are minimum widths; however, in consultation with City staff, widths may be increased based on the density and intensity of the proposed development.

The street frontage requirements may also include street trees and decorative lighting. As part of the development review, requirements for street trees may be used to offset front bufferyard requirements. The engineer is encouraged to meet with City staff early in the development process to determine the parameters for streetscape improvements.

Subdivision developments that have road frontage on an arterial or collector facility will be required to install sidewalk within the existing right-of-way for the entire arterial or collector frontage where none exists. If the existing right-of-way is not of sufficient width to construct the sidewalk or other improvements additional right-of-way or easements must be provided. If a development abuts a collector that was designed and approved by the City with sidewalk on the opposite side of the roadway the development is exempt from this requirement. If a development abuts a collector without a continuous sidewalk on either side of the right-of-way and it is determined by the City Engineer that sidewalk will not be required on each side of the roadway, the location of the sidewalk will be determined by the City Engineer.

In some cases, ~~upon approval of~~ as determined by the City Engineer, the developer may be required to provide payment for the ~~required~~ sidewalk in lieu of constructing ~~the sidewalk~~ it with the development. See section 5.13 Streetscape Fund for additional information. ~~During the development review process, the developer may request this option; however, at the City's discretion, the funds may be used to construct sidewalk in a general area of the development to provide accessibility to other areas. For developments requiring sidewalk~~

~~along roadways that do not have sidewalk and are not on the City's Capital Improvement Plan, the City may require the developer pay for the required sidewalk in lieu of constructing the sidewalk with the development. The cost of the sidewalk will be based on the current unit price rates used for subdivision completion bonds.~~

Sidewalk Installation

Sidewalks shall be installed in all new subdivisions prior to the expiration of bonding.

Sidewalk shall be installed abutting properties occupied by new residential or commercial construction along any street prior to completion of its construction and/or the issuance of a Certificate of Occupancy (CO). When sidewalk is installed along a development frontage, the sidewalk should terminate with a smooth transition with the adjacent grade or to the nearest driveway or roadway if within thirty (30') feet unless site conditions prohibit the connection. If additional grading is needed along the right of way, the plans should reflect the extent of the work.

Whenever a street is designated for reconstruction or a new section is being completed, installation of sidewalk will be considered where none exists and sidewalk repaired or replaced where the existing sidewalk is unsafe, defective or insufficient, and/or where sidewalk grades no longer match new street grades.

Inspections

New sidewalk installed within the right of way shall be inspected based on the following guidelines:

- Running slope: Shall not exceed the general grade established for the adjacent street or highway
- Measuring device: Two (2) foot Smarttool digital level or approved equal
- Cross slope: Two (2) percent maximum, checked at ten (10) foot intervals along the centerline of the path of travel.

Exceptions

The City Engineer may determine that sidewalk is not required when any one (1) or more of the following conditions apply:

- there is insufficient right-of-way;
- the installation encourages pedestrian traffic in an otherwise dangerous area;
- the installation abuts industrial zoned lands, unless situated between other pedestrian generating areas; or
- there is engineering justification determining that sidewalks are not required based on special circumstances.

Right-of-Way Trees

Trees located within the right-of-way either causing upheaval of sidewalk sections or otherwise compromised by sidewalk installation, repair or replacement shall be evaluated by the City Arborist who shall make a recommendation as to the health and life expectancy of said trees. Trees within the right-of-way that are determined to be unhealthy and/or near term shall be removed by the City, at no expense to the property owner.

New trees installed within the right of way as part of a development shall be installed per the City's detail, including a tree well, grate, and brick color to match the Toomer's Corner color Pine Hall Brick English Edge Full Range, or approved equal. Tree wells and grates may be waived at the discretion of the City Engineer for roadway sections without existing or proposed sidewalks. Tree locations and species shall be coordinated with City staff during the DRT process.

Silva Cells will be required as part of the tree installation along College Street from Glenn Avenue to Magnolia Avenue and along Magnolia Avenue from Wright Street to Gay Street, and at other locations as needed to meet the soil volume requirements.

In some cases, as determined by the City Engineer, the developer may be required to provide payment for required trees and tree wells in lieu of installing them with the development. See section 5.13 Streetscape Fund for additional information.

Requests for Sidewalks

Requests for sidewalk construction may be submitted online at ~~https://www.auburnalabama.org/engineering-services/request/~~https://www.auburnal.gov/engineering-services/request/.

A request for sidewalk construction may originate with an individual, a neighborhood association or the City Council. Petitions from multiple individuals are encouraged to show neighborhood support but are not required. Requests from citizens should be submitted to the Engineering Services Department. The request should specify the street(s) on which sidewalk construction is requested and state the reason(s) for requesting sidewalk construction. Any existing roadway conditions which support sidewalk installation should be noted, including, but not limited to, the following:

- provide access for walking to schools;
- provide access to pedestrian destinations, such as transit stops, parks, places of worship, places of work and commercial areas;
- provide access for the disabled;
- connect to an existing network of sidewalks;
- show evidence of a worn path; and/or
- history of vehicular/pedestrian crashes.

The Engineering Services Department will evaluate each request to determine if it should be recommended to City Council for budget consideration. If the Engineering Services Department determines that a sidewalk may be warranted, the engineering staff will evaluate the feasibility of construction, considering factors such as:

- available right-of-way or easement for installation;
- terrain;
- existing obstructions, utility poles, landscaping, etc.;
- existing trees and the impact on trees;

- drainage conditions; and/or
- cost estimates.

The results of the evaluation will be available to the public.

If the engineering evaluation concludes that construction of the requested sidewalk is feasible, it is added to the list of proposed construction projects and forwarded to the City Council for inclusion in its budget hearing to be considered for funding. Any resident may attend the budget hearing and provide input. If the project is funded, the Engineering Services Department will schedule construction.

5.2.4.4 Irrigation

All irrigation installed within right of way shall be in accordance with the Irrigation Policy in Appendix P-1.

5.2.5 Clear Zone

The AASHTO *Roadside Design Guide* shall be used to determine clear zone widths for all streets within the City. Most curbs do not have the capability to redirect vehicles, therefore minimum clear zone distances should be provided where practical. The AASHTO *Roadside Design Guide* and the Green Book require a minimum offset distance be provided beyond the face of curb, with wider offsets provided where practical.

5.2.6 Driveways

A proposed driveway shall not connect to a public street or road, without first receiving approval of the location and cross-section specifications from the City, as applicable. When a driveway is proposed to tie to a state route within the City of Auburn, the developer must receive approval from the City prior to submitting plans to ALDOT. Any modifications to the driveway location or configuration during the ALDOT permitting process should be reviewed with the City to ensure compliance with these regulations. A proposed driveway shall not connect to a private road unless approved by the City and by the parties with an ownership interest in the private road. A representative of the City shall inspect the driveway(s) as constructed for conformance with the standards of this Manual and any approval granted under it, prior to issuing a certificate of occupancy.

5.2.6.1 Design Criteria

Driveway turnouts shall be a minimum of ten (10) feet wide and a maximum of fifty (50) feet wide, measured at the right-of-way. In cases where the radius on either side of the driveway causes the fifty (50) foot requirement to be exceeded at the right of way, the width will be determined at the tangent of the throat. A drawing will be required to illustrate the width. The fifty (50) foot wide driveway is reserved for commercial and multi-unit residential developments. For all other residential uses, the maximum width of an individual driveway turnout shall be twenty-four (24) feet. All driveway curb cuts shall be constructed in accordance with standards approved by the City Engineer and ALDOT where applicable. Driveway turnouts shall meet the City standard or be designed to meet specific site conditions. If a driveway turnout varies from the standard, appropriate design data should be included with the DRT submittal. The City Engineer may require wider driveway radii to avoid lane encroachment by entering or exiting vehicles where narrow

street widths exist.

Driveway width and return radius or flare shall be adequate to serve the volume of traffic and provide for efficient movement of vehicles onto and off the roadway. However, the width of driveways shall not be so excessive as to pose safety hazards for pedestrians and bicycles. In areas where significant pedestrian and/or bicycle travel is expected, as determined by either the City or the ALDOT, the ingress and egress lanes should be separated by a four (4) foot to ten (10) foot wide median with a pedestrian refuge area.

Driveways with more than two (2) lanes should incorporate channelization features, appropriately marked to accommodate ingress and egress traffic.

There should be one hundred twenty-five (125) feet of stacking for entering and exiting vehicles at the intersection of an arterial roadway measured from the pavement edge where practical. On collector roadways, the minimum vehicle stack distance shall be seventy-five (75) feet for entering and exiting vehicles measured from the pavement edge where practical. Vehicle stacking distances are illustrated in Figure 5.1a.

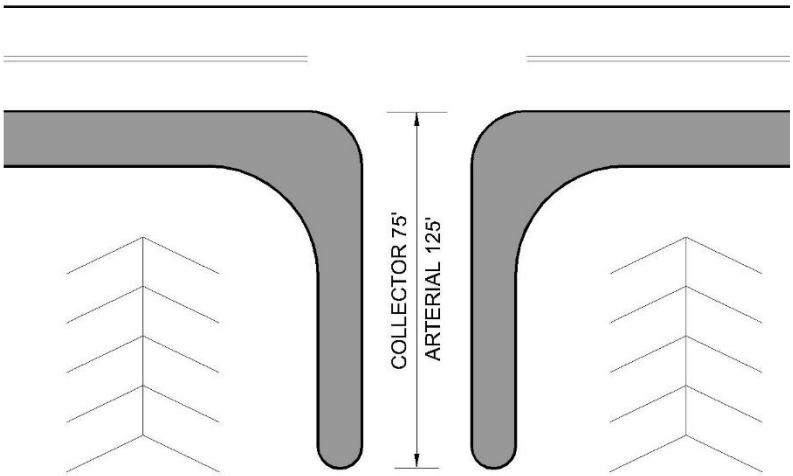


FIGURE 5.1a
Driveway Stack Length

5.2.6.2 Driveway Location

Corner and double frontage lots in residential development shall take access from the minor streets unless otherwise approved by the City Engineer. Approved access points shall be clearly noted on the Final Plat.

Construction of driveways along acceleration or deceleration lanes, left turn storage lanes, and tapers should be avoided, unless no other reasonable access to the property is available. If no other reasonable access can be provided, then the use of right-in/right-out accesses will be considered by the City Engineer.

Driveways shall not be permitted for parking or loading areas that require backing maneuvers in a public street right-of-way or onto a public or private service drive. Such restrictions will be applicable for roadways classified as collectors and arterials in the City.

Direct access for single family residential lots or parcels shall be strongly discouraged on arterial roadways in the City.

Upon approval of a new means of access, a closed driveway shall be graded and landscaped to conform to adjacent land and any curb cut shall be filled in with curb and gutter per the City standards.

When a property is proposed for development or redevelopment, existing driveways that do not comply with the requirements of this Manual may be utilized under the following provisions:

a. The driveway(s) must have been in use for similar purpose within the past three years.

b. No significant accidents have occurred that could be attributed to the driveway(s).

Driveways that have not been utilized in the past three years or where the use is significantly more intense based on trip generations may be required to conform to the current standards. Consideration may be given to allowing the driveways if there are no present or future congestion or other safety concerns with the existing driveways.

5.2.6.3 Driveway Spacing

The minimum spacing between un-signalized driveways shall be as outlined in Table 5.5. The minimum spacing shall be measured as illustrated in Figure 5.1b.

TABLE 5.5
Driveway Spacing Standards

Classification	Posted Speed Limit (mph)					
	55	50	45	40	35	< 30
	Minimum Driveway Spacing (ft)					
Arterial	500	450	400	350	300	300
Collector	350	300	250	200	150	150
Residential Collector	-	-	-	-	125' Average	

Note: Classifications not listed above are not subject to curb cut restrictions.

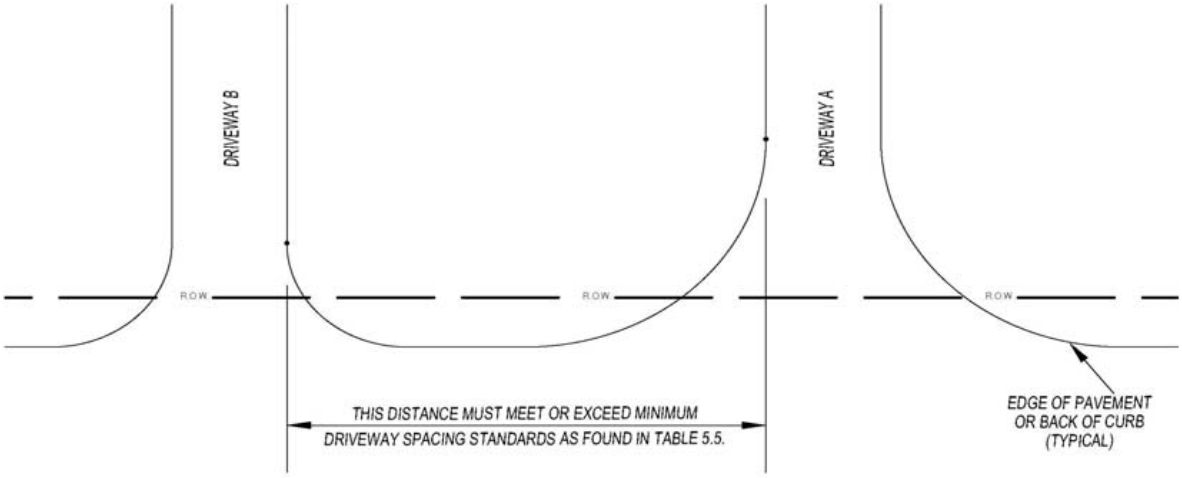


FIGURE 5.1b
Driveway Spacing Illustration

In areas where single-family detached homes abut residential collector streets, an average distance of one hundred twenty-five (125) feet shall be allowed between curb cuts. To compute the number of driveways allowed on residential collectors, divide the length of the residential collector intersecting segments by one hundred twenty-five (125). This figure rounded down to the nearest whole number will be the number of driveways permitted to take access on the residential collector. Corner and double frontage lots that abut a residential collector and local street will be required to take access from the local street.

In the case of expansion, alteration, or redesign of an existing development where the Applicant can demonstrate that pre-existing conditions prohibit adherence to the minimum driveway spacing standards, the City shall have the authority to modify the driveway spacing requirements or grant approval of a temporary driveway until such time that minimum spacing requirements can be met or an alternative driveway meeting the requirements of Table 5.5 is approved. Such modifications shall be of the minimum amount necessary.

Driveways shall be separated from their edge to the corner property lines of an intersecting street a distance equal to the minimum access spacing criteria as outlined in Table 5.6. Driveway spacing from intersections shall be measured along the right-of-way from the edge of the driveway to the right-of-way of the intersecting street.

TABLE 5.6
Curb Cut Distance from Street Corner Property Lines

Development Type	Street Type (All districts except Urban Core)					Urban Core District
	Arterial	Collector	Residential Collector	Local Commercial	Local Residential	
Non-Residential	125’	100’	100’	100’	100’	25’
Multiple Unit Development	125’	100’	100’	100’	100’	25’
All Other Residential	125’	100’	100’	25’	25’	25’
Shug Jordan/EUD				300’		
Auburn Outer Loop				300’		

No part of a driveway shall be located closer than a distance equal to the flare radius of the driveway from a lot line unless it is a common or shared driveway and/or approval is granted by the City Engineer and/or adjacent property owners as necessary.

5.2.6.4 Driveway Alignment

Driveways shall be perpendicular to the existing public street or approved private road and are required to align with existing or planned driveways on the opposite side of the road, wherever frontage is not separated by a median. Offset or skewed driveways create the potential for conflicting left turns or jog maneuvers, resulting in safety or operational problems, and may only be used if a professional engineer demonstrates a perpendicular and/or aligned driveway to be unsafe.

5.2.6.5 Shared Driveways

Common/shared driveways are encouraged to reduce impervious surface and the number of conflict points and should be used where practical. All shared driveways must be constructed in accordance with standards approved by the City Engineer, and described

herein. In cases where single access driveways are restricted by the spacing requirements outlined in this Manual, a shared driveway may be the only design allowed.

The shared driveway shall be constructed along the common property line between the two (2) properties unless a written easement is provided which allows traffic to travel across one (1) parcel to access another parcel and/or access the public street. Shared driveways, cross access driveways, connected parking lots, and service drives shall be recorded as an access easement and shall constitute a covenant running with the land. Operating and maintenance agreements for these facilities should be recorded with the deed. Shared driveways utilized for single family residential lots shall not exceed twenty-eight (28) feet in width.

Where a proposed parking lot is adjacent to an existing parking lot of a similar use, there shall be a vehicular connection between the two (2) parking lots where physically feasible, as determined by the City and/or ALDOT. For developments adjacent to vacant properties, the site shall be designed and constructed to provide for a future connection.

5.2.7 Bicycle and Pedestrian Facilities

All bicycle and pedestrian facilities constructed within the City shall be constructed under the guidance of the AASHTO *Guide for the Development of Bicycle Facilities* and the MUTCD.

Bicycle parking is required in accordance with the Zoning Ordinance.

The following types of facilities shall be considered for construction within the City.

5.2.7.1 Shared Use Paths

A shared use path is a facility used by pedestrians, bicyclists and other non-motorized users and is detached or separate from the roadway. A shared use path may be within public right-of-way or within an independent right-of-way (i.e. homeowner's association).

The minimum width of a two-way shared use path is eight (8) feet, however ten (10) feet is recommended. The minimum width of a one-way shared use path is six (6) feet, and requires signing and pavement markings to ensure proper use as a one-way facility. A ten (10) foot minimum vertical clearance is required.

Additional guidance for design speed, horizontal alignment, vertical grades and sight distance can be obtained from the AASHTO *Guide for the Development of Bicycle Facilities*.

Unpaved shared use paths are generally referred to as trails. To the extent possible, trails shall provide for pedestrian, bicycle and/or other non-motorized uses. Trails shall be planned, designed and constructed to avoid or minimize degradation of natural resources. Trails shall be soft-surface (crushed aggregate, clay or stabilized earth) except where necessary to prevent erosion and/or resource damage.

Shared use paths may be constructed of pervious concrete and other porous materials provided the runoff through the material will not be directed towards the subgrade of the traveled lane portion of the roadway.

The City may consider the installation of an alternating sidewalk/shared use path system in lieu of sidewalks. Such system must incorporate well-connected sidewalks and paths/trails that link each residential lot with on-site open space, recreational facilities and other amenities within the development site. A sidewalk/shared use plan for the entire development must be submitted to the City Engineer for approval. The plan shall include a map depicting the proposed location of all sidewalks and paths/trails through the development site.

5.2.7.2 Bicycle Lanes

A bicycle lane is a portion of the roadway, designated by signing and/or pavement markings for exclusive use by bicyclists. Bicycle lanes are typically one-way in the same direction as the adjacent vehicular traffic. The MUTCD contains signing and striping requirements for use in designating a bicycle lane.

The AASHTO Guide for the Development of Bicycle Facilities, Fourth Edition, contains guidelines for the minimum width of bike lanes.

To ensure bicyclists' safety, drainage grates must be bicycle-safe and manhole covers shall be at grade. Bicycle lane widths may need to be adjusted to avoid potential safety hazards.

5.2.7.3 Shared Roadway

Roadways without alternate bicycle facilities may be signed as a "Shared Roadway" to alert drivers that the roadway is utilized by both motor vehicle and bicycle traffic. Bicyclists may be accommodated through the use of the through travel lane, a wider travel lane [fourteen (14)+ feet] or paved shoulders. Signs and pavement markings such as "Sharrows" may be used to alert motorists of the shared use. The AASHTO Guide for the Development of Bicycle Facilities, Fourth Edition, contains guidelines for shared roadways. Most roadways are shared routes even when not signed or marked.

5.2.8 Cul-De-Sacs

Cul-de-sacs shall be permitted where topographic features or configuration of property boundaries prevent street connections.

A cul-de-sac street shall have a maximum length of seven hundred (700) feet, measured from the center line of the street from which the cul-de-sac takes access to the center of the turnaround at the end of the cul-de-sac. A maximum length of one thousand (1,000) feet shall be allowed where there are no more than twenty (20) lots and the net density does not exceed two (2) lots per acre. All cul-de-sac streets shall be provided at the closed end with a turnaround with a minimum right-of-way radius of fifty-five (55) feet, and a minimum roadway radius of forty-four (44) feet, measured at the edge of pavement. When a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders, for at least 40' at the hydrant.

A planter island may be incorporated in the center of the terminus of a cul-de-sac. The planter island shall have a radius of twenty (20) feet and shall be reinforced with a mountable rolled curb.

5.2.9 Frontage Road/ Service Drive

In cases where a frontage road exists, property access should be provided via such frontage road, rather than by direct connection to the abutting arterial or collector street. Rear service drives shall be encouraged, especially for locations where connection to a side street is available. In addition to access along the rear service drive, direct connection(s) to the arterial or collector street may be allowed, provided that the driveways meet the requirements.

In areas where frontage roads or rear service drives are recommended, but adjacent properties have not yet been developed, the site shall be designed to accommodate a future road/facility designed according to the standards of the City and/or ALDOT. The City and/or ALDOT may approve temporary access points where a continuous service drive is not yet available and a Performance Bond or escrow is accepted to assure elimination of temporary access when the service road is constructed.

Frontage road and service drive intersections at collector or arterial streets shall be designed according to the same minimum standards as described for driveways in Table 5.5 and Table 5.6.

The service drive is intended to be used exclusively for circulation, not as a parking, loading, or unloading aisle. Parking shall be prohibited along two-way frontage roads and service drives. One-way or two-way service drives designed with additional width for parallel parking may be allowed if it can be demonstrated through traffic studies that on-street parking will not significantly affect the capacity, safety, or operation of the frontage road or service drive. Perpendicular or angle parking along either side of a designated frontage road or service drive is prohibited.

5.2.10 Median Openings

The type, location, and length of medians on roadways shall be determined by the City and/or ALDOT, depending on the jurisdiction. This determination will be based on existing and projected traffic conditions; the type, size, and extent of existing and projected development and traffic generated by development; traffic control needs; and other factors. Median openings on South College Street and West Glenn Avenue are subject to approval by the City Council.

Median openings intended to serve development must be justified by a traffic impact analysis approved by the City and/or ALDOT. The cost for preparation of the traffic impact analysis and construction of the median opening or openings, including installation and operation of signals and other improvements where warranted, shall be borne by the Applicant.

5.3 INTERSECTION DESIGN ELEMENTS

Intersections vary in complexity from a simple 4-leg intersection to a more complex intersection at which three (3) or more roads cross within the same area. Various elements and distractions at an intersection may prohibit a driver from safely and efficiently moving through the area. The following guidelines and standards have been established to minimize the severity of potential conflicts between vehicles, pedestrians and bicyclists, while maintaining the smooth flow of traffic across the intersection.

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted.

5.3.1 Angle of Intersection

Street intersections shall be at right angles, or as close to ninety (90^o) degrees as possible. Where, for topographic or other reasons acceptable to the City Engineer, an intersection cannot be at right angles, such intersection shall be so designed to ensure safety, shall be as close to right angles as possible, and in no case shall be less than sixty (60^o) degrees. Intersections at angles less than sixty (60^o) degrees are not permitted.

5.3.2 Development Entrances

In order to ensure smooth traffic circulation on the site, directional signs and pavement markings shall be installed as outlined in the MUTCD, latest edition, in conjunction with the City and/or ALDOT.

5.3.2.1 Signs

No signs shall be placed within the right-of-way. All signs shall be installed in accordance with the Zoning Ordinance. The Planning Department shall review the application, plans and specifications to determine whether the proposed sign conforms to all applicable requirements. The Inspection Services Department must pre-approve structural drawings for all freestanding signs prior to issuance of a Sign Permit by the Planning Department. Freestanding signs will also require a footing inspection by the Inspection Services Department.

Section 5.7 “Signing and Pavement Markings” contains additional information on street name signs and regulatory signs at development intersections.

5.3.2.2 Landscaping

All landscaping shall be installed in accordance with the Zoning Ordinance and the requirements of this Manual and the WRM Manual.

5.3.2.3 Islands

Development entrance islands are to be constructed in a manner as to not protrude into the right-of-way. A set back of ten (10) feet from the right-of-way is desired. Islands should not be installed to contain existing infrastructure, i.e. power poles, signal poles.

An island width of four (4) feet to ten (10) feet is recommended, which should provide adequate refuge area for pedestrian and bicyclists. Median widths in excess of twenty (20)

feet may encourage wrong way traffic entering or exiting the development and increase the overall width of the intersection, which negatively impacts safety.

A mountable nose with a roll curb is required on all development entrance islands. A detail is provided in the standard drawings in Appendix O of this document.

All landscaping within development entrance islands shall be installed in accordance with the Zoning Ordinance. Irrigation equipment is prohibited from the right-of-way except as provided for in the irrigation policy. Landscaping irrigation systems shall be installed with under drains to limit the impact on the adjacent street drainage system.

5.3.2.4 Irrigation

All irrigation installed within right of way shall be in accordance with the Irrigation Policy in Appendix P-1.

5.3.2.5 Gates

Gates are permitted on private development entrances; however, the location and type must be approved by the Fire Chief prior to installation and meet the requirements of the International Fire Code, latest edition, adopted by the City of Auburn City Council. The gate(s) location and relevant operational material must be provided during the DRT process.

5.3.3 Sight Distance

To provide a clear view of intersection streets to the motorist, there shall be a triangular area of clear vision formed by two (2) intersecting streets. The sight triangle for intersecting streets shall be as identified in the AASHTO Green Book, latest edition. The size of this sight triangle is a function of maneuver, traffic control, speed and design vehicle.

Figure 5.2 "Intersection Sight Triangles" illustrates the sight triangles required for a stopped vehicle on a minor road to turn left, turn right or cross the intersection. The sight triangle for viewing traffic approaching from the left is required for all three (3) movements; the sight triangle for viewing traffic approaching from the right is required for left turn and crossing movements.

The length of the sight triangle along the minor road (distance A in Figure 5.2) is the sum of the distance from the major street plus one half (0.5) lane width for vehicles approaching from the left, or one and one half (1.5) lane width for vehicles approaching from the right. A distance of fourteen and one half (14.5) feet from the major road is recommended, as it represents the position of the driver on the minor road. The distance A for vehicles approaching from the left should be fourteen and one half (14.5) feet plus one half (0.5) lane width, regardless of the number of lanes. For vehicles approaching from the right on multilane roadways, the distance A should be measured to the center of the inside travel lane.

The length of the sight triangle on the major road (distance B & C in Figure 5.2) is provided in Table 5.7 "Design Intersection Sight Distance". These distances are based on the sight distance required for a stopped passenger car to either turn left, turn right or cross a two-lane highway with no median with a grade of three (3%) percent or less on the minor approach. If there are any variations to this condition, the time gap will be modified and the required sight

distance must be recalculated as per AASHTO. For streets with a posted speed limit of 35 mph or greater, the design speed used to determine the required intersection sight distance should be based upon the prevailing posted speed plus ten (10) miles per hour or the 85th percentile speed. The sight distance triangle shall also apply to development entrances and driveways.

FIGURE 5.2
Intersection Sight Triangles

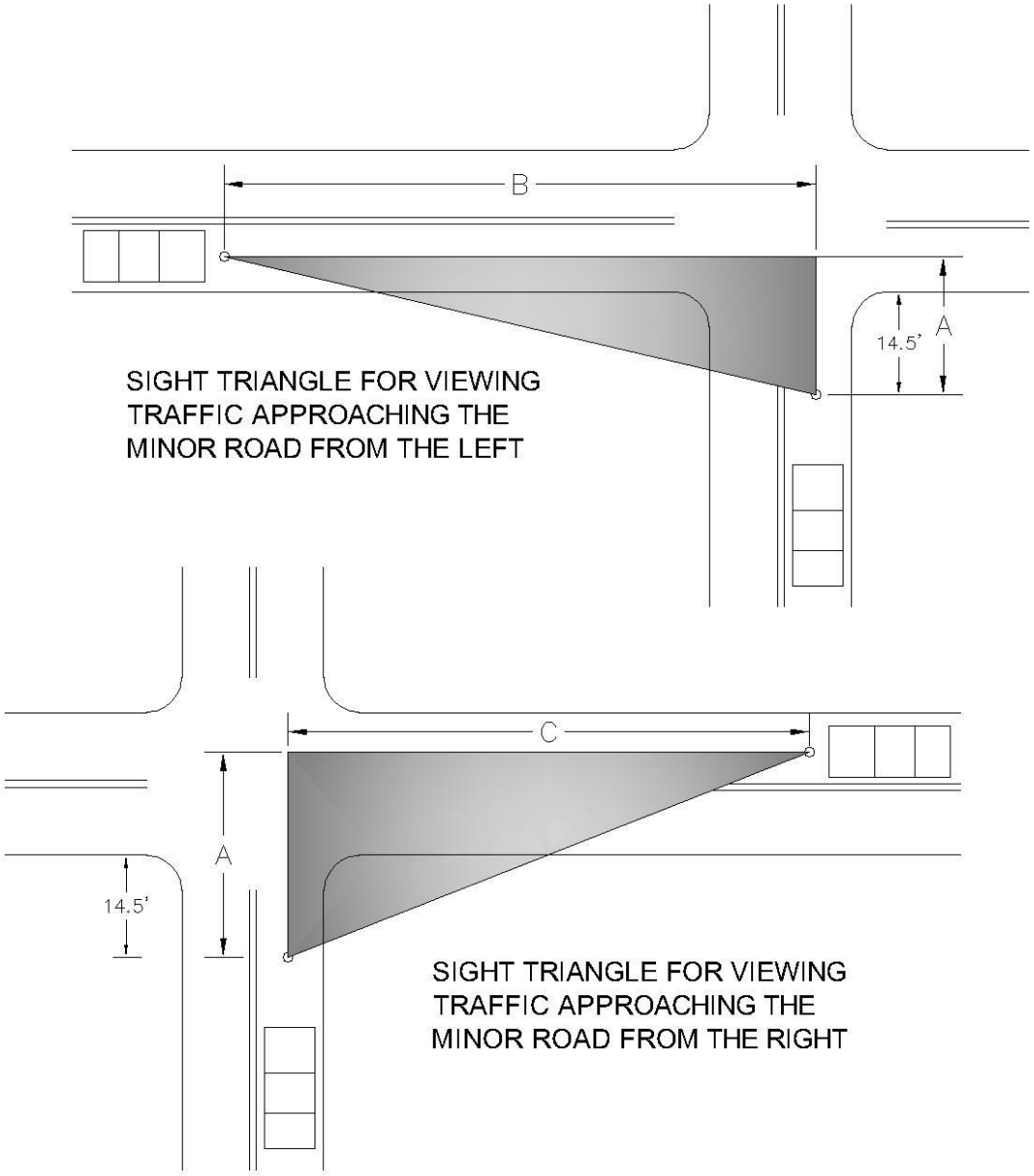


TABLE 5.7
Design Intersection Sight Distance

Design Speed(mph)	Design Intersection Sight Distance (ft)	
	Left Turn from Stop (C)	Right Turn from Stop/ Crossing Maneuver (B)
15	170	145
20	225	195
25	280	240
30	335	290
35	390	335
40	445	385
45	500	430
50	555	480
55	610	530
60	665	575
65	720	625
70	775	670

Source: AASHTO *Geometric Design of Highways and Streets*, 2004

Where there are unusual and/or specific circumstances relating to a street intersection such that the application of Table 5.7 may not be appropriate, the intersection shall be referred to the City Engineer who shall recommend a triangular area of clear vision using the standards contained in the AASHTO Green Book, latest edition.

At signalized intersections or at intersections with all-way stop control, the first stopped vehicle on one approach should be visible to the stopped drivers at each of the other approaches.

5.3.4 Roundabouts

Roundabouts shall be designed in accordance with the latest guidelines from FHWA. The following table describes the basic design elements by roundabout categories that are acceptable for use within the City. In some cases, larger radii and roadway turning widths may be required and will be noted during the DRT process.

TABLE 5.8
Roundabout Design Elements

Category	Recommended Maximum Entry Design Speed	Typical Inscribed Circle Diameter*	Typical Design Vehicle
Urban Compact	15 mph	80 – 100 ft	Single-unit truck/Bus
Urban Single-Lane	20 mph	100 – 130 ft	WB-50 (42.5’ trailer)
Urban Double-Lane	25 mph	150 – 180 ft	WB-50 (42.5’ trailer)

*Assumes 90º angles between entries and no more than four legs.
Source: FHWA Publication No. FHWA-RD-00-067 *Roundabouts: An Informational Guide*, 2000

5.3.4.1 Geometric Characteristics

The inscribed circle diameter is the distance across the roundabout, from outside edge of pavement to outside edge of pavement. The diameter must be wide enough to accommodate the design vehicle while maintaining adequate curvature to deflect a passenger car and ensure a safe traveling speed. In general, the inscribed circle diameter of

one hundred (100) feet is the minimum to accommodate a WB-50 design vehicle. Smaller roundabouts can be used on some local and collector streets where the design vehicle may only be a single-unit truck or a bus.

Entry and exit curves are dependent on the maximum design speed. The objective is to create speed consistency to reduce the crash severity and simplify the task of merging. Exit curve usually have larger radii than entry curves to minimize congestion at the exits.

5.3.4.2 Sight Triangle

The site triangle for a roundabout should be assumed to follow the curvature of the roadway, and should be measured as distances along the vehicular path of the conflicting approaches. The sight distance "triangle" has two (2) conflicting approaches that must be checked independently. The entering stream is comprised of vehicles from the immediate upstream entry. The circulating stream is comprised of vehicles that entered the roundabout prior to the immediate upstream entry. Values from Table 5.7, "Right Turn from Stop", should be used for the entering and circulating stream distances. It is recommended to provide no more than the minimum required intersection sight distance on each approach.

5.3.4.3 Landscaping

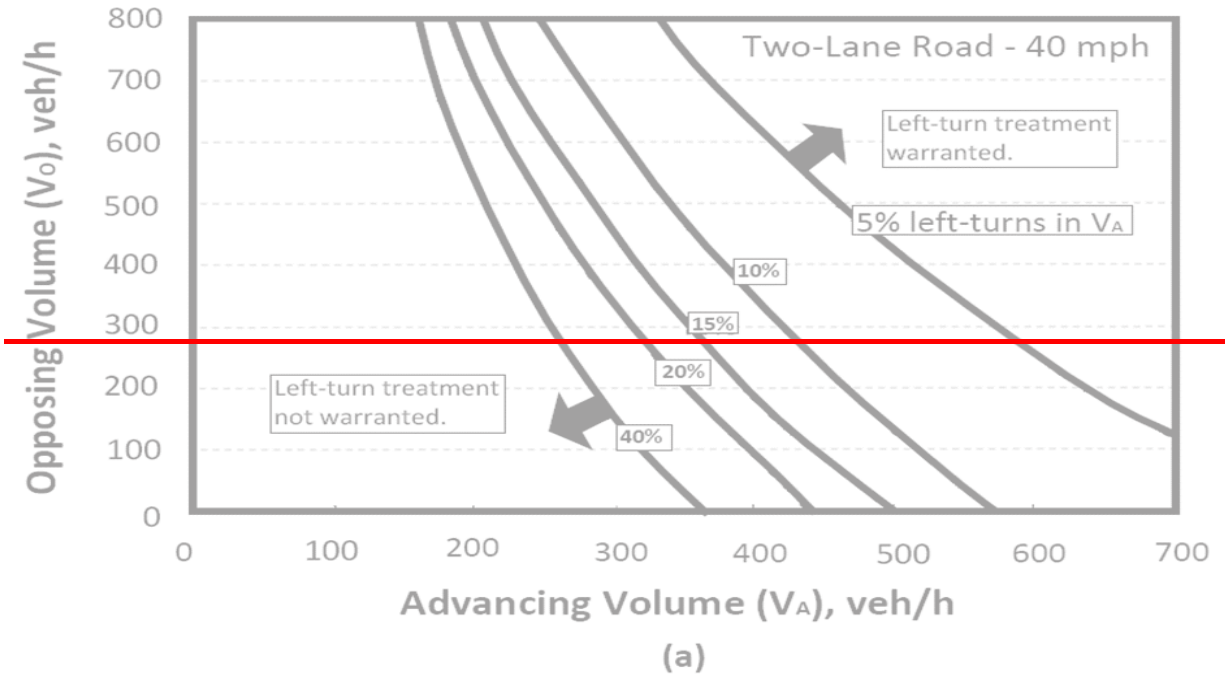
A standard roundabout may contain drought tolerant landscaping or hardscape. A tree may be positioned in the center as necessary for visibility concerns. Vegetation will be installed as designated by the City Arborist. A water spigot may be included as standard landscaping for maintenance of vegetation. Any necessary property dedication or landscape maintenance agreement shall be completed prior to final project design.

5.3.5 ~~Left Turn Lane Warrants at Unsignalized Intersections~~Left and Right Turn Lanes

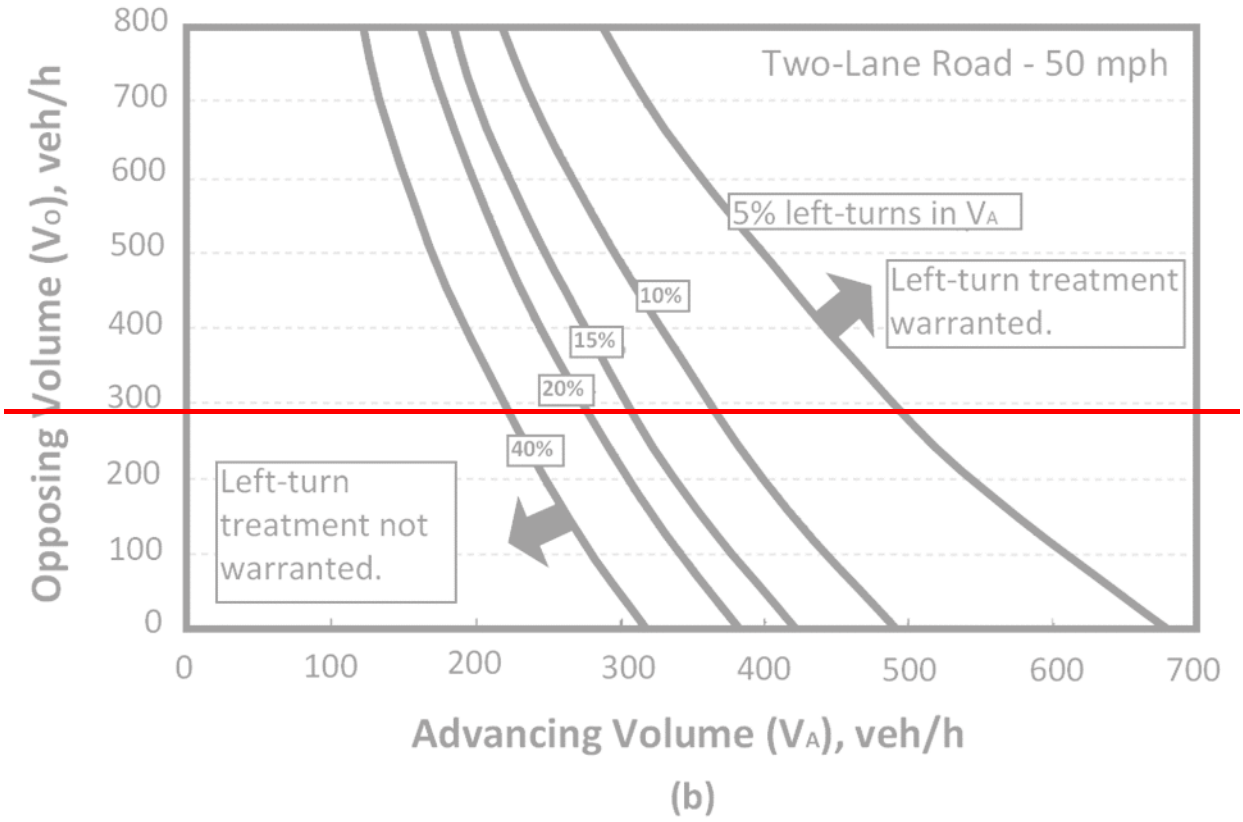
The construction of left and right turns may be required to mitigate congestion and maintain the capacity of existing roadways. ~~High volumes of left turns may warrant construction of left turn lanes on two-lane and four-lane roadways. Left turn lane warrants are governed by the volume of opposing traffic, the volume of advancing traffic, the percentage of left turns in the advancing volume and the speed of the roadway. The warrants for the recommended installation of a left turn lane on a two-lane roadway are illustrated in Figure 5.3, 5.4 and 5.5 for forty (40) mph, fifty (50) mph and sixty (60), mph respectively. For speeds of forty-five (45) mph use the warrant for fifty (50) mph and for speeds of fifty-five (55) mph use the warrant for sixty (60) mph. For speeds less than forty (40) mph, use the warrant for forty (40) mph (Figure 5.3). The warrant for the installation of a left turn lane on a four-lane undivided roadway is illustrated in Figure 5.6. Left turn lanes are recommended at all signalized intersections in the City. Left turn lanes will be required where congestion is anticipated and the capacity of the roadway would be impacted.~~

5.3.5.1 Turn Lane Warrant Criteria

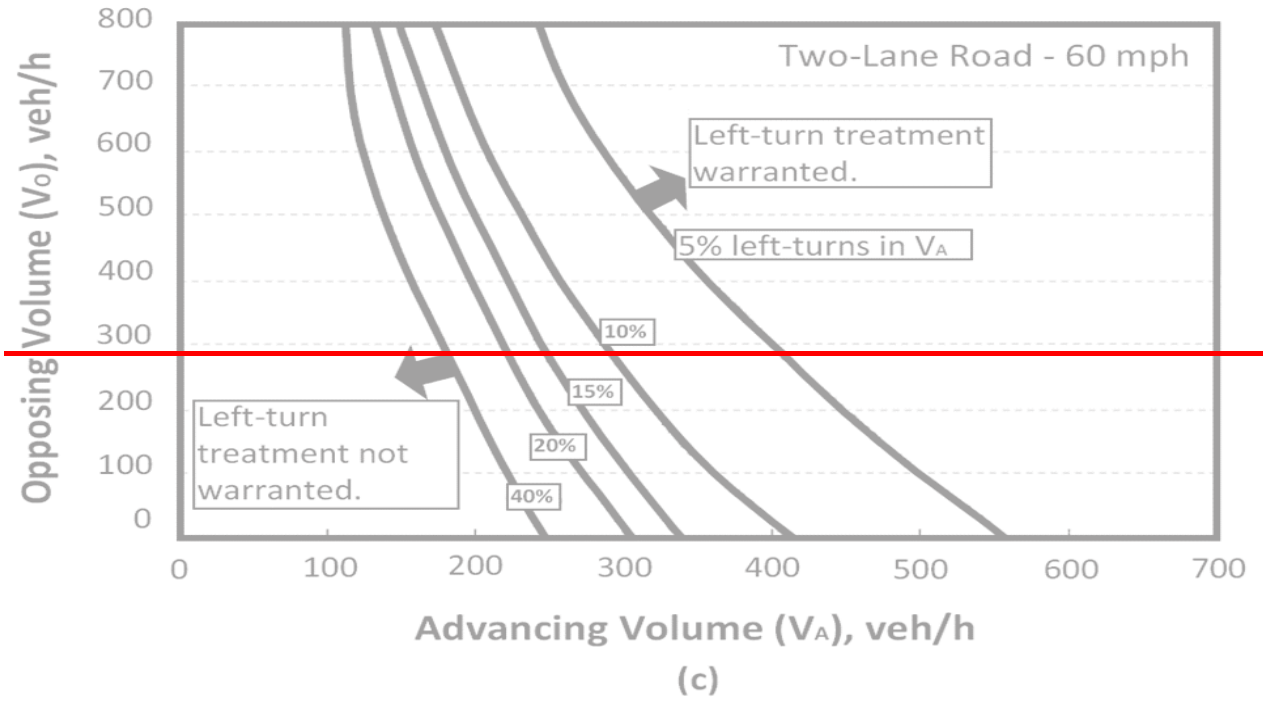
For new developments, redevelopments, or an increase in use intensity, turn lanes shall be required at permitted access points in accordance with Table 5.10 "Turn Lane Warrant Criteria". Deceleration lane and taper lengths for both right and left turn lanes shall be constructed in accordance with Table 5.11 and Figure 5.9.



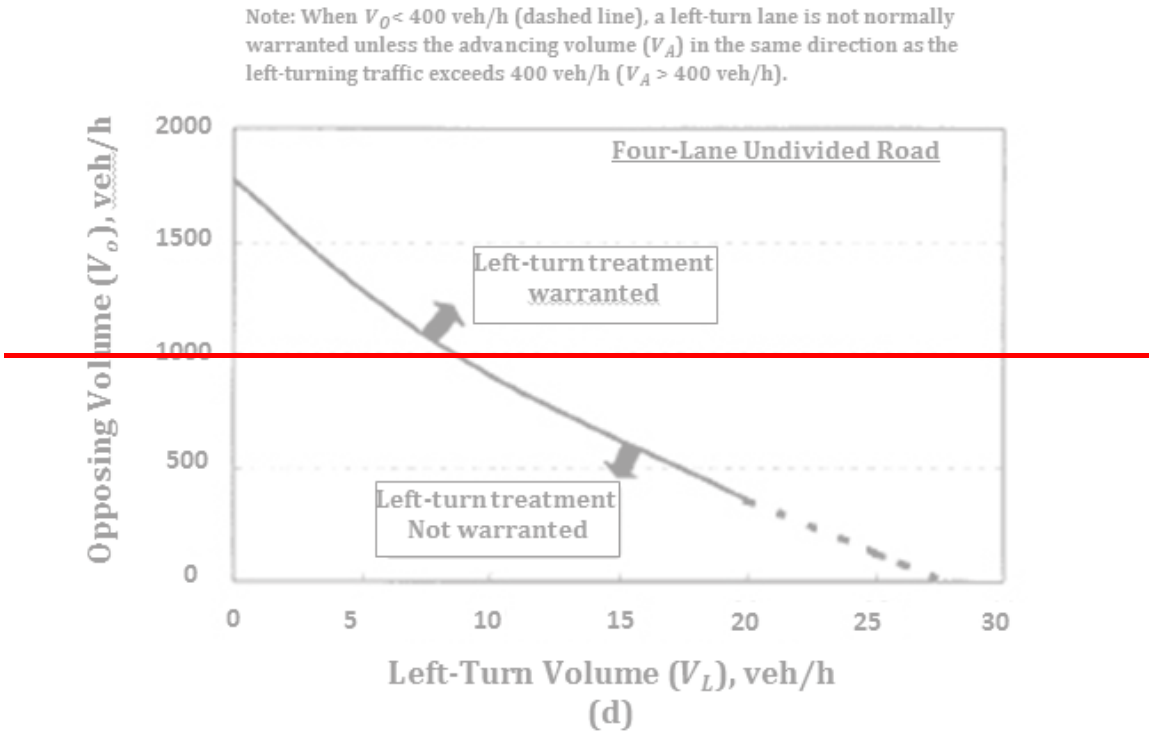
~~FIGURE 5.3~~
~~Left Turn Lane Warrants on Two-Lane Roadways (40 mph)~~
~~Source: National Cooperative Highway Research Program (NCHRP) Report 457 *Intersection Channelization Design Guide*, 2001~~



~~FIGURE 5.4~~
~~Left Turn Lane Warrants on Two-Lane Roadways (50 mph)~~
~~Source: NCHRP Report 457 *Intersection Channelization Design Guide*, 2001~~



~~FIGURE 5.5~~
~~Left Turn Lane Warrants on Two-Lane Roadways (60 mph)~~



~~FIGURE 5.6~~
~~Left Turn Lane Warrants on Four-Lane Undivided Roadways~~
~~Source: NCHRP Report 457 *Intersection Channelization Design Guide*, 2001~~

5.3.6 Right Turn Lane Warrants

High volumes of right turns generated by developments may warrant construction of right turn lanes on two-lane and multi-lane roadways. Figure 5.7 and 5.8, published in the NCHRP Report 457 *Intersection Channelization Design Guide* can be consulted to provide guidance for including right turn lanes. Right turn lanes will be required where congestion is anticipated, and the capacity of the roadway would be impacted.

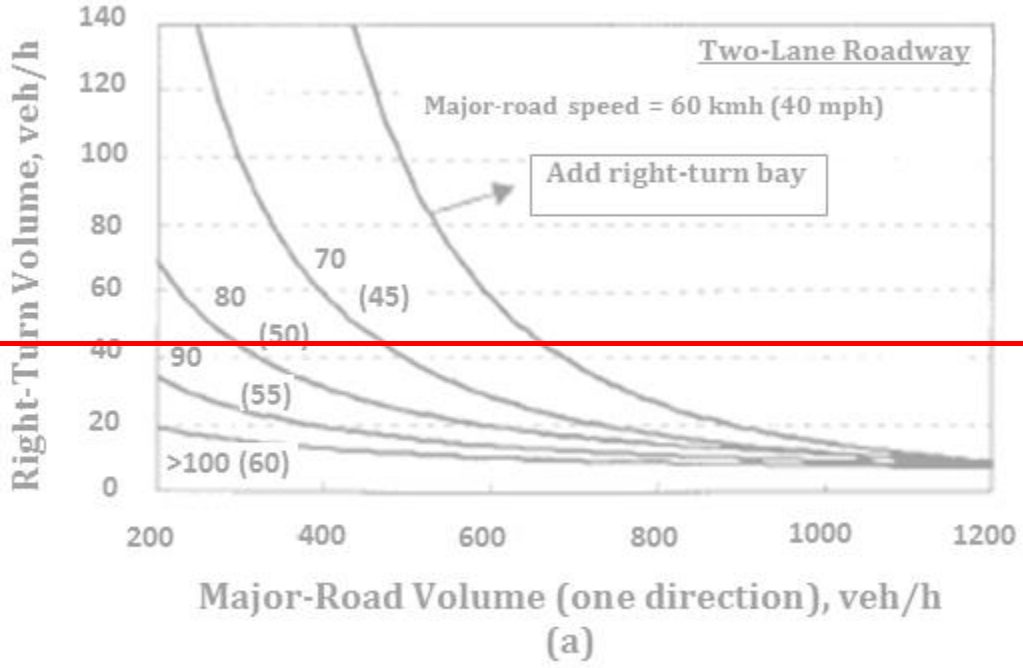


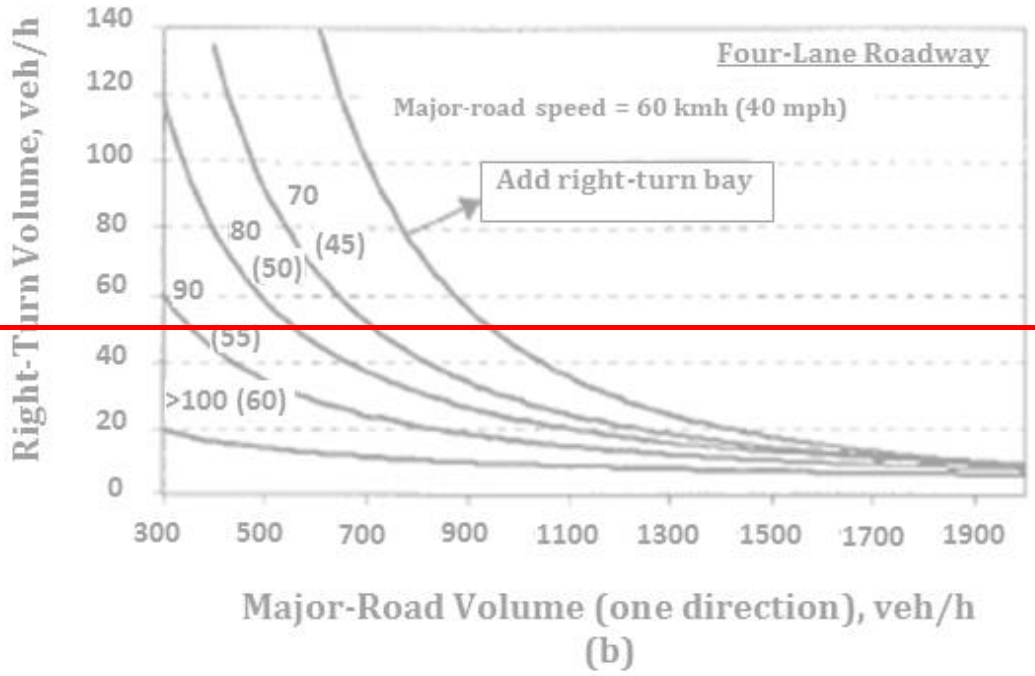
FIGURE 5.7
Right Turn Lane Warrants on Two-Lane Roadways
Source: National Cooperative Highway Research Program (NCHRP) Report 457 *Intersection Channelization Design Guide*, 2001

Design requirements for full-width right turn lanes are discussed in Section 5.3.7 "Deceleration Lanes and Tapers". Where tapers are warranted, the following lengths are desired to provide sufficient length for a vehicle to decelerate and brake entirely outside the through travel lanes.

TABLE 5.9
Length of Taper for Right Turn Warrant

Design Speed	Length of Taper
30 mph	235'
40 mph	315'
50 mph	435'
60 mph	530'
65 mph	570'
70 mph	615'

Source: NCHRP Report 279 Intersection Channelization Design Guide, 1985



~~FIGURE 5.8~~

~~Right Turn Lane Warrants on Four-Lane Roadways~~

~~Source: National Cooperative Highway Research Program (NCHRP) Report 457 *Intersection Channelization Design Guide*, 2001~~

~~5.3.7 Deceleration Lanes and Tapers~~

~~Deceleration lanes or tapers shall be required at all permitted access points, along arterial and collector roadways in the City, as specified in Appendices K and L, unless determined by the City Engineer based on the development parameters and traffic projections. Deceleration lane and taper lengths for both right and left turn lanes shall be constructed in accordance with the following table, as illustrated in Figure 5.9.~~

Table 5.10
Turn Lane Criteria

Turn Lane Warrant Criteria
Arterials & Collectors >= 40mph OR Arterials & Collectors < 40mph with 4 Lanes
Turn Lanes required
Arterials & Collectors < 40mph AND < 4 Lanes
Required where any of the following criteria are met: • The existing V/C Ratio of the roadway exceeds 0.70 of the Maximum Roadway Volumes by Classification, Table 5.1 • Collisions along the roadway within the last five years indicate a safety concern related to turning movements or access • The development is anticipated to generate significant truck traffic volume (>3% of total trips)
All Roadways
Required if any of the following criteria are met: • The development/redevelopment meets the thresholds for a TIS identified in Table 4.1 • Turn lanes are warranted based on NCHRP Report 457 *Intersection Channelization Design Guide* • The Planning Commission or City Council requires a turn lane as a condition of approval • The City Engineer requires under special circumstances related to safety or public welfare

Exceptions:

- Developments/Redevelopments which generate less than forty (40) vehicular trips per day per the ITE Trip Generation Manual, will not be required to install turn lanes.
- Developments/Redevelopments along selected downtown roadways will not be required to install right turn lanes. In these areas, left turn lanes or other approved mitigation measures will be required on a case-by-case basis. Refer to the map in Appendix P-5.

For arterials and collectors with a posted speed limit of 40mph or greater, turn lanes are required. Additionally, turn lanes are required for any arterial or collector roadway having two travel lanes in the same direction.

For arterials and collectors with a posted speed limit of less than 40mph, turn lanes are required when the existing V/C (Volume/Capacity) of the roadway exceeds 0.70. For purposes of this calculation, Table 5.1 "Maximum Roadway Volumes by Classification" should be used, along with the current ADT.

The map in Appendix P-5 provides a visual representation of the streets associated with the overall turn-lane warrant categories, as well as the downtown exclusion areas.

5.3.5.2 Turn Lane Design Standards

Left and right turn lanes should be designed using the minimum taper, deceleration, and storage lengths indicated in Table 5.11 and Figure 5.9.

TABLE 5.110
Deceleration Lane Standards

Posted Speed (mph)	Taper Length d_1 (ft)	Deceleration Length d_2 (ft)	Storage Length* d_3 (ft)	Minimum Total Length (ft)
25	75	35	25	135
30	95	65	25	185
35	110	100	25	235
40	130	140	25	295
45	150	195	25	370
50	165	255	25	445
55	185	320	25	530
60	205	395	25	625
65	225	480	25	730

* Storage Length determined by Traffic Impact Study – Minimum 25 ft.

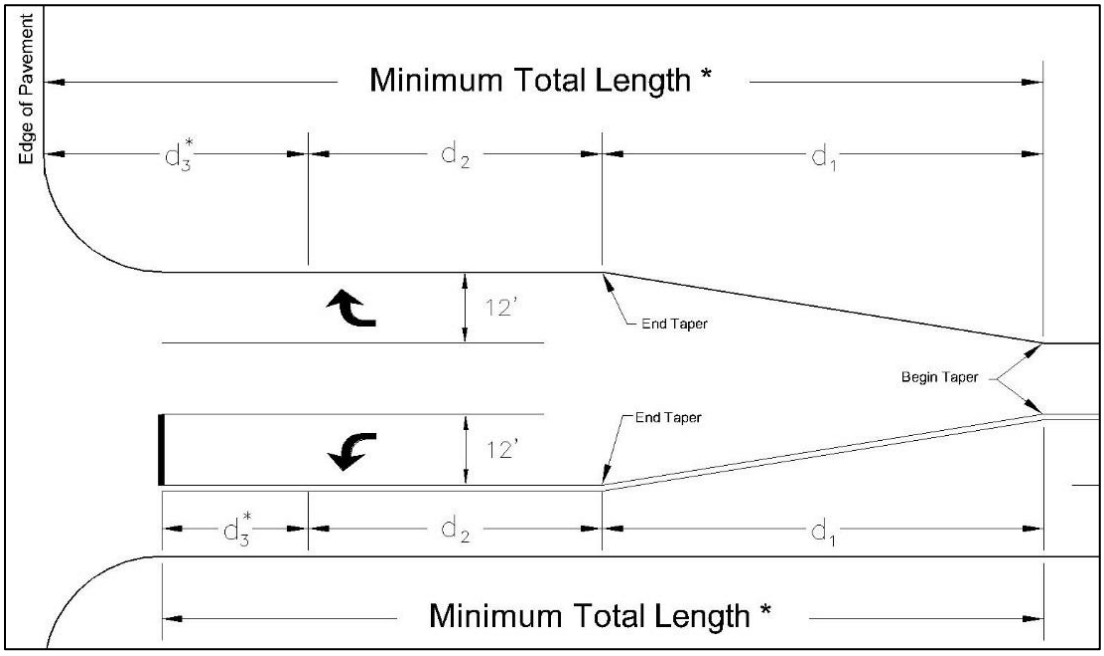


FIGURE 5.9
Deceleration Lane Standards

When the addition of turn lanes creates a through-lane shift, the transition must meet the minimum taper lengths recommended by AASHTO in the latest version of "A Policy on Geometric Design of Highways and Streets". The shift-taper length shall not be inclusive of the turn lane taper length.

A continuous right-turn lane may be required where driveway spacing requirements restrict the use of consecutive turn bays and tapers and where it is determined by the City and/or ALDOT that the lane would not be used as a through lane.

When a development warrants the widening of the roadway that will alter the current pavement markings, the developer, at his or her expense, shall provide a one (1.0) inch

overlay. The limits of the overlay shall cover all travel lanes and will begin and end at the limits of the roadway improvements.

~~5.3.8 Left Turn Lanes on Divided Roadways~~

5.3.5.3 Left Turn Lanes on Divided Roadways

On roadways where medians currently exist, the construction of a median opening at a private access point will require approval of the City Engineer~~City Council~~ prior to construction. Where medians are part of an access management plan that was approved by the City Council, modification of the median will require subsequent City Council approval. Construction of a left turn lane at a new median opening shall be done so in accordance with Table 5.10 and Figure 5.9.

Left turn lanes, if not present on divided roadways at current median openings, will be constructed by entities requesting permits for private driveways and/or public streets that align with such driveways.

5.4 DESIGN OF UTILITIES ON STREET RIGHT-OF-WAY

The design of new or relocated utilities is the responsibility of the utility owner, ensuring that the design is in compliance with the codes and standards of appropriate technical organizations and jurisdictions. The City Engineer shall be notified of any utility installations or repairs (underground or overhead facilities) in which the work will affect the flow of traffic. The ALDOT District Engineer shall be notified of any utility work affecting traffic on state roadways in the City.

Developers shall coordinate all utilities necessary for a development site with the appropriate utility provider.

5.4.1 General Locations

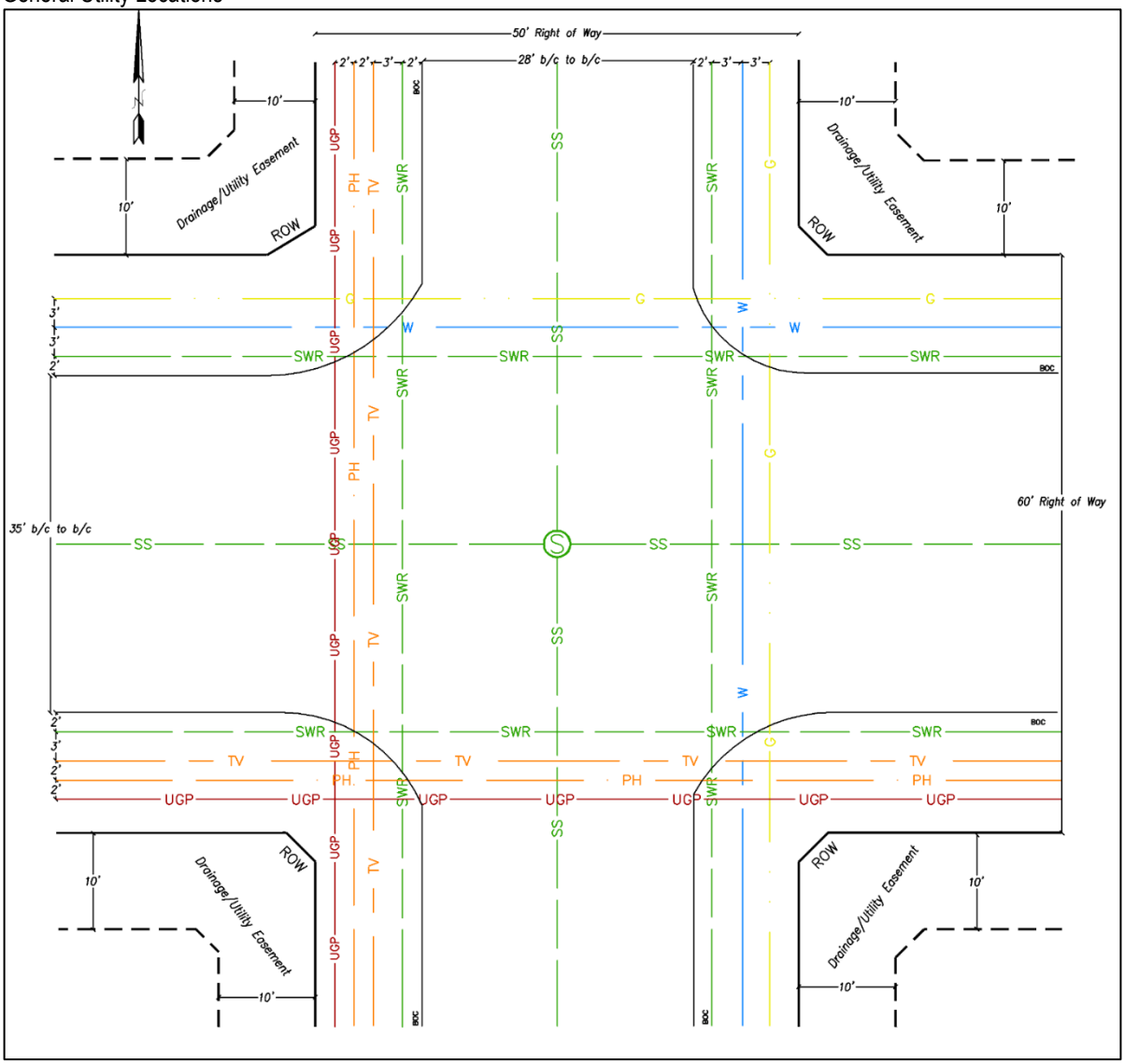
Utilities shall be located within the right-of-way in accordance with the preferences defined by the City, as illustrated in Figure 5.10. A ten (10) foot drainage and utility easement shall be provided along all right-of-way within the City, as shown in the figure.

The preferred location for the water main is on the north and east sides of the streets. The preferred location for sanitary sewers is beneath the roadway, located in the middle of the street or in low-lying areas where the maximum surrounding area can be served. Water lines generally should be installed so that they cross over the top of the sanitary and storm sewers. Refer to the WRM Manual for further guidance.

Utility markings should be placed on curb face and gutter, per the City's Standard Street Details.

Easements are required in situations where utilities cannot be placed within the right-of-way, or covered by an existing easement, and must be installed on private property. The standard easement width is based on two (2) times the depth of cover, rounded up to the nearest multiple of ten (10) feet, with a minimum width of twenty (20) feet wide centered on the utility. The width of the easements shall be increased or extended, where necessary, to provide spaces for utility pole bracing or other construction and maintenance. All water and sewer utility easements shall be dedicated to the City as Drainage and Utility Easements unless otherwise approved and shall not be combined with any other utility easements (i.e., gas, electric, communications, etc.). Water and sewer easements are exclusive and are not to be used to install any other non-City owned and maintained utility. Utility easements can be combined with drainage easements subject to approval by the City Engineer. Where other utilities must be installed inside a water or sewer easement, and where approved by the WRM Department, an Easement Encroachment Agreement will be required with the encroaching utility, as defined in Section 1.7.2 "Easement Encroachment".

FIGURE 5.10
General Utility Locations



UTILITY LEGEND

CABLE TV — TV
POWER LINE — UGP
GAS LINE — G
PHONE LINE — PH
SEWER LINE — SS
WATER LINE — W
STORM SEWER — SWR

5.4.2 General Requirements

The integrity of the roadway pavement structure and side slopes is the primary concern for utility construction within the City's right-of-way. The following guidelines have been prepared to address this concern for all utilities contained within the City's right of way.

5.4.2.1 Excavation and Backfill Requirements

Excavation and backfill activities shall be conducted in accordance with the City Standard Specifications, as applicable.

Excavated material shall be placed in an area to maintain access to both public and private property. If deposited along open trenches, material shall be placed such that in the event of rain there is no damage to the work or the property adjacent to the project. Depending on the duration of the work, a temporary crossing may be required to maintain vehicular or pedestrian traffic.

The width of the trench shall be as wide as deemed necessary by the contractor to assure safe working conditions.

5.4.2.2 Open Cut Installation

Utilities under an unpaved street may be installed by open cut and backfill in accordance with the City standards. Private streets and driveways may be open cut with the approval of the City Engineer provided that access is maintained to the property during work. The City will consider open-cut installation on local roadways or cul-de-sacs that have not been paved or resurfaced within the last five (5) years and access can be maintained during the entire installation process. All other street classifications will require trenchless utility installation. At the discretion of the City Engineer, open-cut utility installation may be required to be performed at night or during off-peak times. The developer, or their representative, shall prepare a traffic control plan for roadway closures related to open cut installation.

5.4.2.3 Bore Installation

The City will require that installation of utilities under paved roadways be installed using trenchless installation methods, with exceptions as noted in Section 5.4.2.2. In cases where the utility service will be provided from existing infrastructure on the opposite side of the roadway, and the utility is located beyond the existing pavement, the installation shall follow the Jack and Bore Detail in Appendix O.

In cases where the utility service will be provided from existing infrastructure that is located under existing pavement, the new infrastructure shall be bored to the travel lane under which the utility is located and an open cut in that lane will be allowed in order to make the connection. All applicable components of the Jack and Bore Detail in Appendix O will apply. The limits of the open cut for the connection shall be minimized to one (1) travel lane to facilitate traffic flow and to reduce the area required to be reconstructed. Open cuts for utility connections shall follow the Utility Patch Detail in Appendix O.

In cases where the utility service will be provided from existing infrastructure that is located under existing pavement and the utility is located under the nearest travel lane, open cut

installation will be allowed. Open cuts for utility connections shall follow the Utility Patch Detail in Appendix O.

Potholing should be used to verify the depth and location to ensure the bore can meet the specifications outlined in the City's Standard Drawings (Jack & Bore Detail and Utility Patch Detail). If the pavement is compromised, the City will expect full repair at the developer's expense.

5.4.2.4 Utility Patch Repairs

All roadway pavements shall be repaired in accordance with the design guidelines provided in the City's Standard Drawings, and Section 5.5.2.

5.5 DESIGN OF PAVEMENTS

The pavement design criteria are intended to supplement the City Standard Drawings. The design criteria outlined in the City's Standard Drawings and Specifications shall take precedence over the ALDOT standard specifications except on State routes. For items not covered by these criteria, the ALDOT standard specifications shall apply.

5.5.1 New Construction

All roadway pavements shall be constructed to meet the specifications of the City, and shall be approved by the City Engineer.

5.5.1.1 Asphalt

All roadway pavements shall be constructed in accordance with the design guidelines provided in the City's Standard Drawings. Alternatives to the full depth pavements or variance to the listed thickness will be considered on a case by case basis, based on subgrade soils and/or expected truck traffic.

5.5.1.2 Concrete

For Portland cement concrete pavements, the typical cross section shall be designed on a case by case basis as approved by the City Engineer. Expected truck traffic and soil conditions shall be considered in the design and depth of concrete pavement.

5.5.2 Pavement Repairs/ Retrofit

All roadway pavements shall be repaired in accordance with the design guidelines provided in the City's standard drawings. A temporary patch must be placed immediately following the work and be in place at least eight (8) weeks prior to placing the final wearing surface. The temporary patch width includes twelve (12) inches either side of the trench and the permanent patch must be twenty-five (25) feet each side of the trench as shown on the standard details.

For resurfacing of streets, a minimum of a thirty (30) foot milled area is required at the extents of paving on each street.

5.5.2.1 Asphalt

Permanent repairs to temporary asphalt patches require at least 5" removal, to a depth at which firm support is reached. It may be necessary to remove some of the subgrade to reach this depth. The width should extend at least one (1) foot beyond the affected pavement area. Edges shall be vertical and smooth. A tack coat should be applied to the vertical face of the patch.

In instances where a standard permanent patch is not deemed necessary by the City, the wearing surface repair shall include the trench width plus an additional twelve (12) inches on either side to provide a smooth tie in.

Hairline cracks and minor surface distortions are repaired with a surface or "skin" patch. Removal of existing pavement is not required. Typically, a layer of hot-mix asphalt is spread

over the affected area. An alternative treatment is sprayed emulsified asphalt with an aggregate mix immediately spread over the area and compacted.

5.5.2.2 Portland Cement Concrete

Where concrete pavements are to be repaired, replacement shall be of the same type and thickness as that removed. Minor repairs may be saw cut and removed. Permanent repairs shall involve the replacement of the entire concrete panel. Low severity cracking may not require the removal of the entire panel; cracks can be routed and sealed. Medium severity cracking may require saw cut, removal and replacement of the damaged portion of the concrete panel. If the concrete panel is cracked in more than three (3) or more pieces the entire panel should be considered for replacement.

The contractor shall not saw cut a panel within two (2) feet of another saw cut or any other of joint.

The concrete slab shall be poured in accordance with the provisions in ALDOT's standard specifications.

Concrete panels shall be removed and replaced within the same day. Initial prep work, such as sawing the panel into smaller pieces, may be done the day before removal, but traffic shall be maintained on the roadway overnight. The sections of pavement to be removed shall be removed in such a manner as to not damage the underlying base layer, adjacent concrete slabs, or the joint steel.

The surface finish and slope of the new concrete panel/repair shall be the same as the adjoining concrete panels.

Reinforced Concrete Cement

Joint steel shall be cleaned and reconditioned to maintain the same load transfer as in the original pavement design. Any damaged or destroyed steel, which in the opinion of the City Engineer would not function properly, shall be replaced in kind and retied to the old pavement by drilling an appropriate size hole of the proper depth and anchoring the new bar with an ALDOT approved adhesive material. All tie bars and dowel bars tied to the old pavement shall be anchored into place with an approved adhesive material in such a manner as to meet the pull-out requirement as specified by the ALDOT standard specifications.

Upon removal of the existing concrete panel, all reinforcing steel shall be reconditioned (clean and straighten the steel bars and clean, paint, grease, replace, etc.) or replaced, new tie bars placed, and base cleaned and repaired. After the dowels or tie bars are anchored in place, allow time for the adhesive to set and then allow sufficient time for any required pull-out tests to be performed prior to pouring the replacement slab.

Non-Reinforced Concrete Cement

Pavement repairs for non-reinforced concrete shall include installation of smooth dowel bars, epoxy coated, aligned with the pavement direction and parallel to the plane of surface. Saw cut surfaces shall be sealed with a non-shrinking adhesive material.

5.6 STREET LIGHTING

The City is serviced by three (3) electric service providers: Alabama Power Company, Tallapoosa River Electric Cooperative and Dixie Electric Power Association. Each service provider maintains all street lighting within their respective service areas within the City.

All new subdivisions shall have LED street lighting installed with the subdivision infrastructure in accordance with these guidelines. Lamp sources shall be a minimum one hundred fifty (150) watt HPS equivalents at unsignalized intersections and one hundred (100) watt HPS equivalents at midblock locations and in cul-de-sacs. All new site plan projects shall have lighting installed in parking and/or common areas and at development entrances. Illumination standards shall be as outlined in the City of Auburn Zoning Ordinance.

Standard spacing of streetlights is as follows:

- Midblock lights are to be located no closer than two hundred (200) feet apart and not to exceed five hundred (500) feet apart.
- Spacing for poles sixteen (16) or twenty (20) feet in height with decorative fixtures is recommended to be two hundred (200) to three hundred fifty (350) feet apart.
- Spacing for poles thirty (30) feet in height with cobra head style fixtures is recommended to be spaced three hundred (300) to five hundred (500) feet apart.

Generally, there are two (2) alternatives for the selection of lighting fixtures to be installed. All lighting plans must be submitted and approved by the City prior to the installation of any conduit or wiring associated with the fixtures. The cost of the street lighting should be included in the engineering estimate submitted for the subdivision completion bond.

5.6.1 Standard Cobra Head Fixture

The standard lighting assembly provided by the various service providers is a wood pole with a cobra head fixture. This light is provided at no cost to the citizen if it can be placed on an existing pole and meets the recommended spacing requirements. When installed in a new subdivision, the developer will be responsible for costs associated with installation of the lights. The City will incur the energy usage cost for approved lights that meet the City's standard spacing requirements.

5.6.2 Standard Decorative Fixtures

This alternative allows the option of a combination of decorative lighting assemblies provided by the service provider. The fixtures are installed and maintained by the servicing authority and the cost for this installation is the responsibility of the developer. The City will incur the energy usage cost for approved lights that meet the City's standard spacing requirements.

5.6.3 Light Plan Approvals

Developer shall work with the power company to determine the layout and style of fixture based on these regulations and develop a comprehensive lighting plan for review.

Lighting plans must be submitted to the Traffic Engineer by the power company for review and approval.

5.6.4 Decorative Pedestrian Lighting

In an effort to enhance the City's rights of way within the Downtown Sidewalks and Pedestrian Lighting boundary and/or the Decorative Pedestrian Lighting Master Plan boundary as outlined on the map in Appendix P-4, decorative pedestrian lighting shall be installed with all new development plans, unless otherwise determined by the City. The Decorative Pedestrian Lighting Master Plan can be found on the City of Auburn's website at ~~https://~~www.auburnal~~abama.org~~gov/engineering-services/publications/. The lighting shall be designed by an Electrical Engineer and be part of the development review and approval process. Lighting and panel locations shall generally be in accordance with the Downtown Sidewalks and Pedestrian Lighting map and/or Decorative Pedestrian Lighting Master Plan based on 100-foot spacing and be in accordance with the City's standard details.

Guidelines for installation of Holophane lighting in the right of way are the following:

1. DRT site plans shall include preliminary spacing and service point location.
2. DRT plans shall include full electrical lighting plans signed and stamped by an Electrical Engineer. Lighting plans shall be submitted on their own sheet, not on the overall electrical sheets. Lighting sheets shall be reviewed and approved by Engineering Services Traffic and Inspection Services Department.
3. All power services shall be underground.
4. Power services are unmetered services. Receptacles, where required, shall have a metered service to be paid by the City of Auburn. Any service connection fees shall be borne by the Developer.
5. Plans need to include:
    a. Foundation details for height above grade in both cut and fill scenarios
    b. Recommended placement locations based on edge of pavement or sidewalk location
    c. Minimum wire burial depth of 36" in conduit (not direct bury)
    d. A note that all conduit shall be continuous-run, red conduit for pedestrian and street lighting
    e. Orientation of poles
    f. In some cases the panel location may be adjusted to accommodate future lighting adjacent to a proposed development.
    g. Easement requirements for panels and wire not located within the right of way
    h. A note that electrical wiring to be installed in accordance with latest edition of the NEC
    i. A note that power services shall be exclusive for lighting and not facilitated through the building power.
    j. Junction boxes or hand holes, when used, shall be rated to a minimum Tier 15.

k. Junction boxes and future conduit extensions to property lines shall be required.

6. The contractor is required to call for an inspection from Inspection Services Department for the following.
    a. Prior to pouring concrete foundations
    b. All conduit prior to cover
    c. All electrical wiring
    d. Before permanent power can be supplied
    e. Inspection Services Department will coordinate the final inspection with Traffic Engineering prior to issuing the Certificate of Occupancy.
7. During installation, if any changes are made to the panel location, wiring, or other appurtenances that affect service line size or the overall design, as builts are required. The Electrical Engineer must submit a revised design to the Traffic Engineer prior to the issuance of a Certificate of Occupancy.
8. In some cases, the City may furnish the decorative pedestrian light(s) and/or the electrical panel for use on a project. Conditions that warrant the City providing or paying for the decorative pedestrian lighting and/or electrical panel will be determined during the DRT process and outlined in a Development Agreement.
9. In some cases, as determined by the City Engineer, the developer may be required to provide payment for the required pedestrian lights, and ancillary items, in lieu of installing the lights with the development. See section 5.13 Streetscape Fund for additional information.

5.7 SIGNING AND PAVEMENT MARKINGS

Signs shall be installed on all City streets as required by the MUTCD, latest edition. Signs required on development sites must also be in accordance with the MUTCD. Plans must include sign locations and notes describing sign sizes, reflectivity, etc., per the MUTCD.

Pavement markings and markers are required on all residential collectors, collectors and arterials in accordance with the MUTCD, latest edition. Plans must include striping and notes relative to the placement of temporary and permanent striping. Temporary striping must be in place immediately. Asphalt must cure at least two (2) weeks before the placement of permanent markings.

Solar-powered pavement markers are required at all mid-block crossings permitted during the development review phase. The solar markers must be a double-sided LED, non-flashing, with a white high intensity emitting diode. A submittal will be required prior to ordering and installation.

5.7.1 Street Name Signs

The Traffic Engineering Division of the Engineering Services Department receives many requests each year to provide street name signs and regulatory signs within the City. The City bills the developer/owner a one (1) time charge of one hundred twenty-five ($125.00) dollars per intersection upon installation of City standard street name signs. Please see Appendix P-2 Decorative Street Signs Policy. The standard street name sign is City of Auburn retroreflective blue background with retroreflective white lettering.

Many developers request the use of decorative signs and posts that are unique to their subdivision. Developers may elect to use their own standard sign provided it meets the following criteria set by the City.

1. The Traffic Engineer or City Engineer must approve the sign and signpost.
2. The background and lettering must be retroreflective.
3. The sign must be mounted on a breakaway post in accordance with the MUTCD, latest edition.
4. The sign shall have a dark background with white lettering (all reflective).
5. The sign shall meet minimum letter size requirements established by the MUTCD, latest edition.
6. The lettering font must be similar to a block style.
7. The sign must be installed at a location identified by the MUTCD, latest edition, (The Traffic Engineer will be available for consultation prior to sign installation if necessary).
8. Special insignia for the subdivision may be used if approved by the Traffic Engineer or City Engineer.

5.7.2 Regulatory Signs

Regulatory signs are traffic signs intended to instruct road users on what they must or should do (or not do) under a given set of circumstances. The term regulatory sign describes a range of signs that are used to indicate or reinforce traffic laws, regulations or requirements which apply either at all times or at specified times or places upon a street or highway, the disregard of which may constitute a violation. These criteria are set out in the MUTCD, which specifies conditions for the installation as well as requirements of maintenance.

Developers may elect to use their own standard sign provided it meets the following criteria set by the City.

1. The Traffic Engineer or City Engineer must approve the sign and signpost.
2. The sign must be mounted on a breakaway post in accordance with the MUTCD, latest edition.
3. The sign must meet minimum requirements established by the MUTCD, latest edition, including size and color.
4. The sign shall be fabricated from high intensity prismatic material that satisfies the requirements set forth in the MUTCD.
5. The sign must be installed at a location identified by the MUTCD, latest edition. (The Traffic Engineer will be available for consultation prior to sign installation if necessary).

5.7.3 Application for Signs (New Development)

Developers should make application for street name signs and regulatory signs for new developments at the earliest possible date. The application must be received by the Engineering Services Department and the name must approved by the Planning Commission before a development is advertised. The City will not be responsible for problems that result if the development is advertised prior to approval of the development/street name or if the application is rejected.

The request form is available in Appendix P of this Manual.

When a sign request is received, the necessary studies and reviews will be completed to determine whether or not a sign will be approved for installation. If the Traffic Engineer recommends installing the sign, installation of the sign will be approved and cost allocations for the installation will be set. If it is determined that the sign not be installed, a representative of the Engineering Services Department will send a letter explaining the decision to the Applicant, including available informational materials.

All signs approved for installation shall be installed by the Engineering Services Department or under the Department's supervision. The Traffic Engineer will establish the ultimate location of approved signs.

5.7.4 Replacement for Decorative Signs

The City will not be responsible for replacement of decorative signs and signposts. If a decorative sign or signpost is damaged, the developer/owner is responsible for replacing and or repairing the sign in a timely manner. If necessary, the City will install a temporary replacement sign until a new sign is obtained. Upon installation of the new decorative sign, the temporary signs and signposts must be returned to the City. If sign is not returned, the City will bill the developer or homeowners association for the cost of the temporary sign.

5.8 RIGHT-OF-WAY PLANTING

All plantings within the right-of-way must be approved by the City Arborist prior to installation. Trees placed within the public right-of-way shall not be of a low, bushy species that might obstruct sight distance. No such trees shall be planted unless approved by the City Arborist, who shall determine whether they pose a threat to public safety of the efficient use of public facilities. Trees shall not be placed in any location where they may damage or impede access to buried utility lines, sidewalks or streets. Canopy trees shall not be planted within ten (10) feet of water or sanitary sewer utilities.

New trees installed within the right of way as part of a development shall be installed per the City's detail, including a tree well, grate, and brick color to match the Toomer's Corner color Pine Hall Brick English Edge Full Range, or approved equal. Tree locations and species shall be coordinated with City staff during the DRT process. Silva Cells may be required as part of the tree installation along College Street from Glenn Avenue to Magnolia Avenue and along Magnolia Avenue from Wright Street to Gay Street.

In some cases, as determined by the City Engineer, the developer may be required to provide payment for the required street trees, and ancillary items, in lieu of installing the trees with the development. See section 5.13 Streetscape Fund for additional information.

5.9 ACCESS MANAGEMENT AND COORDINATION

The purpose of this section is to establish minimum regulations for access to property. Standards are established for new roads, driveways, shared access, parking lot cross access, and service roads throughout the City. When access management standards are implemented, there are many potential benefits.

- Promote safe and efficient travel within the City
- Minimize disruptive and potentially hazardous traffic conflicts
- Ensure safe access by emergency vehicles
- Protect the public investment in the street system by preserving capacity and avoiding the need for unnecessary and costly reconstruction
- Separate traffic conflict areas by reducing the number of driveways
- Provide safe spacing standards between driveways and between driveways and intersections
- Provide for shared access between abutting properties
- Ensure reasonable access to properties (not necessarily the most direct access)
- Coordinate access decisions with the Planning Commission and City Council

The access management standards in this Manual shall be applied in addition to the requirements of the Zoning Ordinance, the Subdivision Regulations and the Major Street Plan.

ALDOT is responsible for access permits along State and Federal routes. The City oversees land use, subdivision, and site design decisions that affect access needs. State and local coordination is essential to effective access management. Lack of coordination can undermine the effectiveness of regulatory programs and cause unnecessary frustration for permit applicants.

Timely communications are essential to an effective review procedure, and it begins with a coordinated process for review of access permits along State routes. Applicants should send completed permit applications for access to State controlled roadways to the appropriate ALDOT office with copies being transmitted to the City Engineer. Prior to any decision or recommendation concerning permitting of access, the local reviewing official and the State permitting official should discuss the application.

Property owners will be required to submit the necessary certificates of approval from other affected regulatory agencies, before a Building Permit is issued. An effective method of coordinating review and approval between developers and various government agencies is through a tiered process. The first stage is an informal meeting and "concept review" period, which allows officials to advise the developer about information needed to process a development application. This includes information on required State and local permits, and any special considerations for the development site. The concept review provides the developer with early feedback on a proposal, before the Preliminary Plat or site plan has been drafted. Once the preliminary plan is drafted, it can be checked to determine if additional conditions are required

for approval. The final plan that is formally submitted should then require only an administrative review.

An Applicant of an access permit on a State controlled roadway should request a response be transmitted to the City from ALDOT prior to approval of plats on the State highway system. Applicants are required to send a copy of the application to the State access permitting official. This shall occur early in the plat review process, preferably during conceptual review. Early monitoring of platting activity would allow ALDOT an opportunity to identify problems and develop acceptable alternatives.

5.9.1 Transit Stops

Purpose built student housing constructed along an arterial or collector outside of the Urban Core (UC) shall install a transit bus stop in accordance with the City's standard details. In some cases, purpose-built student housing constructed along an arterial or collector in other zones may also be required to install a transit bus stop. The location shall be coordinated with Auburn University Parking Services during the DRT process and be shown on the final plans. All transit stops must be completed prior to the issuance of Certificate of Occupancy.

5.10 CONSTRUCTION

The developer and/or contractor is responsible for subsurface investigation, construction, testing, coordinating inspections, etc. and performing all work required to complete a project. Refer to the City Standard Specifications, Section 10, which applies to the construction and installation of streets, including excavation, backfill, materials and testing.

In residential subdivisions, the final wearing surface shall not be applied ~~for one (1) year after the placement of the asphalt base and binder or~~ until seventy-five (75%) percent build-out of the subdivision~~, whichever comes first~~. In most cases, installation of final wearing surface and other infrastructure should be installed when the development is substantially completed (90% of residential units have been issued Certificates of Occupancy). No phase of a subdivision will be permitted to carryover outstanding improvements for more than ~~two~~ four (4~~2~~) years after the placement of the binder.

5.11 PRIVATE STREETS

Private streets and driveways must be constructed to the City's buildup standards for public street and alley construction. The plans for private street construction must be reviewed and approved by the Development Review Team. The private street or driveway should commence as part of the overall development, but the construction shall be inspected and certified by a qualified geotechnical company. The construction certification shall be submitted to the City prior to the Certificate of Occupancy being issued. Private streets can be constructed on a separate lot or within a common ingress/egress easement. The lot or easement covering the street shall grant the City unrestricted use of the property for emergency access, solid waste collection, and utilities and maintenance of same, if applicable.

Private streets generally serve single-family detached units on a single lot of record. Private streets shall be a minimum of twenty (20) feet wide to meet the International Fire Code as adopted by the City of Auburn. When a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders, for at least 40' at the hydrant. Private streets must also be sized to accommodate the traffic generated by the development per the traffic study approved by the City. Private streets and driveways shall be a primary route through the site and may include on-street parking; however, in most cases, private streets or driveways do not include parking. Private streets serving multiunit developments may be required to install sidewalk on at least one side of the street. During the DRT review, those requirements will be stipulated.

5.12 GREENWAYS

As Auburn has grown, community leaders have recognized the benefits of combining recreational uses, greenspace conservation goals and multimodal transportation projects by aggressively pursuing shared use off-road paths for pedestrians and bicyclists. These concepts were institutionalized in the Auburn 2020 Plan, through the Bicycle Plan, which defined the supporting strategies as promoting greenways with bikeway components and requiring recreational bikeways within greenbelts, as well as the Family and Community recommendations to develop bicycle and walking trails to provide connectivity to various recreation, neighborhood and activity centers. There are economic, social and environmental benefits of greenways and their use is recommended to buffer between competing land uses, soften the urban landscape and provide connectivity between parks and activity centers. Additionally, greenways can protect key watersheds and preserve riparian buffers along the creeks and waterways.

Five greenways have been identified as priorities for the City. Conceptually, a trail system will be most feasible and economical if it follows the creek in some areas, and in others, parallels, or "piggy-backs" on, existing sewer easements. The use of sewer easements for trail systems is common in that it allows for the expanded community use of existing undevelopable land, and often property owners are amenable to amending the existing easements as connection to a trail network can be a valuable amenity to new and existing developments. Second, easements are typically already well maintained, and of sufficient width and topography to allow more economical trail constructions. Lastly, by improving the easements, access to sanitary sewer lines is enhanced for maintenance purposes and the increased presence of joggers, cyclists and walkers increases the overall security of those assets. Incidentally, since the improvements are a significant benefit to sewer operations, some improvements can be justifiably funded with current sewer rate revenues.

If required, greenways shall be constructed in accordance with the Greenspace Map or the Parks, Recreation and Culture Master Plan and be identified during the Preliminary Plat or DRT process. As part of the Development Review, the type of greenway to be constructed shall be identified.

5.13 Streetscape Improvements Fund

In some cases, the City Engineer may require the developer to provide an equivalent payment to the city for required streetscape improvements in lieu of constructing the improvements with the development. The developer or their engineer shall prepare and submit a line-item estimate using the City's subdivision completion bond unit rates for the associated improvements. Required streetscape improvements which may be paid for in lieu of construction include, but are not limited to:

- Sidewalks
- Multi-use paths
- Pedestrian Lights & ancillary equipment
- Tree wells & grates
- Landscaping, including soil amendments and irrigation
- Decorative concrete and pavers

Fund payments shall also include the costs of any demolition, utility relocations, right-of-way or easement acquisitions, and any other items that would typically be associated with constructing the required improvements.

The payment provided to the City shall be used at the City's discretion to construct the streetscape improvements at a later date or shall be used to construct streetscape improvements identified in master plans or capital improvement projects elsewhere in the City of Auburn. Payment in lieu of constructing the improvements may be required when the streetscape improvements are on roadways that do not have similar streetscape items already in place and are not on the City's Capital Improvements Plan. Payment may also be required in situations where constructing such improvements would delay, prohibit, add significant costs, or otherwise interfere with other City initiatives and projects.

5.14 Transportation Improvements Fund

In some cases, the City Engineer may require the developer to provide an equivalent payment to the city for required transportation improvements in lieu of constructing the improvements with the development. The developer or their engineer shall prepare and submit a line-item estimate using the City's subdivision completion bond unit rates for the associated improvements. Transportation improvements which may be paid for in lieu of construction include, but are not limited to:

- Right & Left Turn Lanes
- Signalized Intersection Improvements
- Roundabouts
- Overlays, Resurfacing, & Striping
- Street Lighting
- Bicycle Facilities

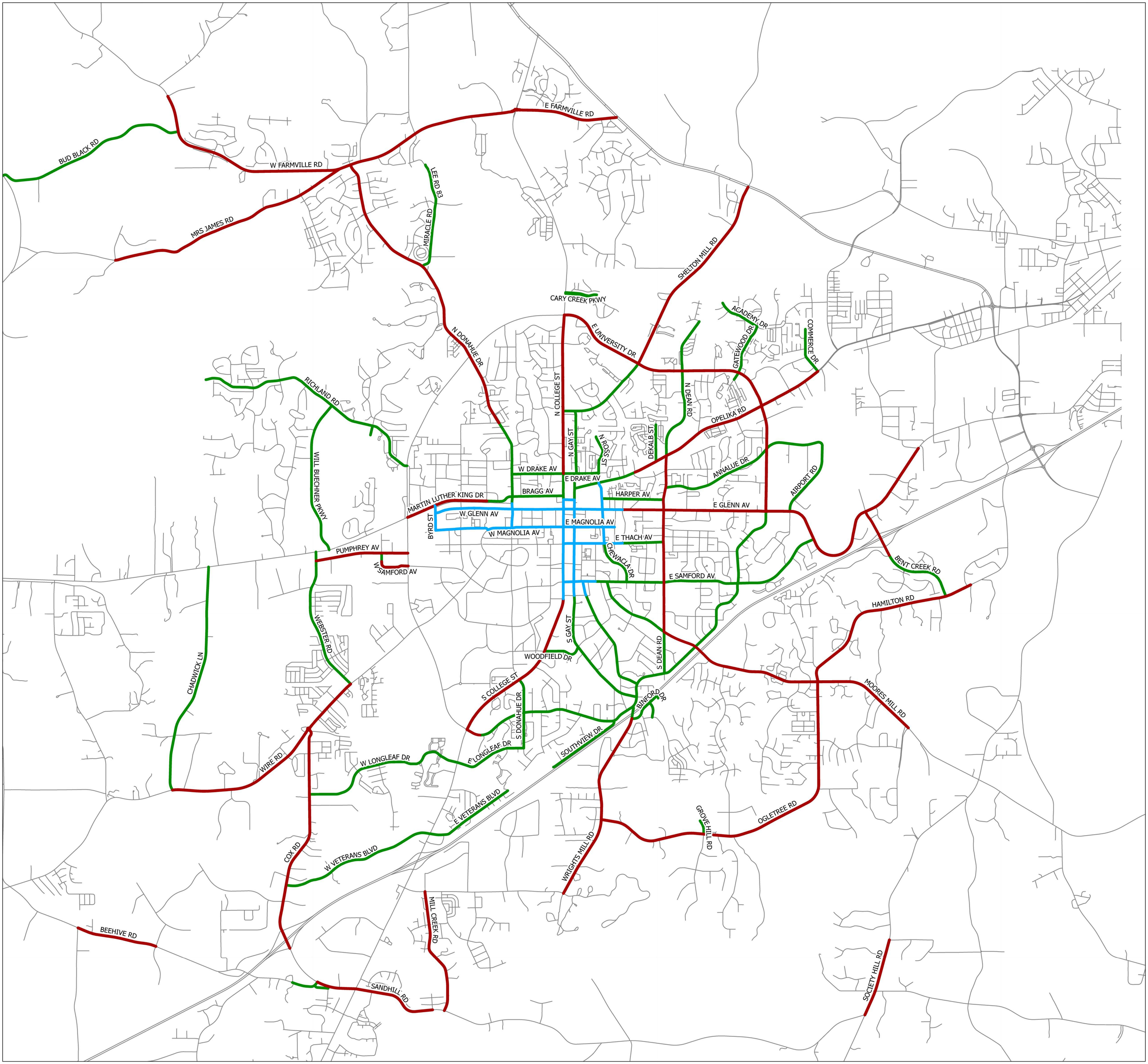
Fund payments shall also include the costs of any demolition, utility relocations, right-of-way or easement acquisitions, and any other items that would typically be associated with constructing the required improvements.

The payment provided to the city shall be used at the City's discretion to construct the improvements at a later date or shall be used to construct transportation improvements identified in master plans or capital improvement projects elsewhere in the City of Auburn. Payment in lieu of constructing the improvements may be required when the traffic improvements are not on the City's Capital Improvements Plan, or in situations where constructing such improvements would delay, prohibit, add significant costs, or otherwise interfere with other city initiatives and projects.

Exhibit C

Turn Lane Requirements by Roadway

AUBURN



Arterials & Collectors >= 40 mph
Arterials & Collectors < 40 mph
All Roadways
Downtown Streets
Art & Col > 3 Lanes

Engineering Services
01/16/2026

0 0.25 0.5 1
Miles

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 8 c 1

Council Meeting Date	July 21, 2026
Department	Police
Submitted By	Michael Harris
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

City of Auburn
The Auburn Game Day Law Enforcement Corporation
Area Public Safety Agencies

Description of item under consideration

Resolution authorizing the City Manager to execute Game Day Contracts with The Auburn Game Day Law Enforcement Corporation and Area Public Safety Agencies or individuals for the purpose of providing supplemental public safety services for sporting events and/or special events at Auburn University for the time period August 1, 2026 - July 31, 2027.

Why is Council action needed?

City Council action is needed to authorize the City Manager to execute contracts with The Auburn Game Day Law Enforcement Corporation and Area Public Safety Agencies to provide these support services at Auburn University.

Is this a budgeted item?: Yes

RESOLUTION No. _____

BE IT RESOLVED by the City Council of the City of Auburn, Alabama as follows:

1. That those certain Professional Services Contracts by and between the City of Auburn, The Auburn Game Day Law Enforcement Corporation, and area Public Safety Agencies or individuals for the purpose of providing supplemental public safety services at major sporting events and/or special events at Auburn University for the time period August 1, 2026, through July 31, 2027, are hereby accepted and approved. A copy of said agreements is attached hereto.

2. That the City Manager is hereby authorized and directed to execute the same and to affix the Seal of the City.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

Auburn Game Day Law Enforcement Corporation
Professional Services Contract

This Professional Services Contract (the "Agreement") made and entered into on this the ___ day of _____, 20_____, by and between The Auburn Game Day Law Enforcement Corporation, an Alabama corporation (the "Company"), the City of Auburn, Alabama, a municipal corporation (the "City") and _____ (Assisting Agency).

The parties hereby state and agree as follows:

1. The City has entered into a Professional Services Contract with Auburn University (the "University") whereby the City agrees to provide Law Enforcement services, Fire services, Communications services, and Judicial services for University athletic and other special events.

2. The City and the Company have entered into a Professional Services Contract whereby the Company agrees to assist the City in providing personnel from assisting agencies in support of the City's obligations to the University.

3. The Assisting Agency, acting in support of the City's Public Safety Department/Police Department, shall provide support services to include, but not be limited to, crowd control, traffic direction, and security at Auburn University campus locations during major sporting events and/or special events. Fire personnel shall provide support services to include, but not be limited to, airport standby, fire suppression, and EMS services.

4. The Assisting Agency shall render the above services under the direction and supervision of the City of Auburn Police Chief or his/her designee.

5. The Assisting Agency shall provide the above services during the time period from August 1 of the year in which this Agreement is signed to July 31 of the immediately following year.

6. The Assisting Agency will be compensated by the City on behalf of the Company for the above services at the following rates: _____$75.00 per hour_____. The Assisting Agency's liability for services provided under this Agreement shall be limited to the intentional and/or negligent acts or omissions of its employees. Nothing contained herein shall be construed to limit or modify the laws of Alabama as the same may apply to Counties, Municipalities and Sheriffs, or in any way diminish any immunity, absolute or qualified, to which a County, a Sheriff or a Municipality are otherwise entitled to under the law.

7. Agencies providing K9 Teams shall provide only detection dogs and shall have their dog(s) leashed at all times in order to maintain control. In the event there is an area deemed unreachable, K9 teams may go through a supervisor to request an Explosive Ordinance Disposal (EOD) Technician conduct the search.

8. The Assisting Agency will receive compensation for services provided within ten (10) working days of the receipt of an approved invoice.

9. The Assisting Agency **will not** be compensated for travel expenses.

10. The Company shall secure and provide to Assisting Agency's employees Workers Compensation Insurance.

11. The Assisting Agency agrees to comply with all applicable Federal and State laws and regulations in the performance of this Agreement. Assisting Agency represents that it is an Equal Opportunity Employer and does not discriminate on the grounds of disability, age, race, color, religion, sex, national origin, veteran status, genetic information or any other classification protected by Federal and/or Alabama state constitutional and/or statutory law.

This contract has been reviewed and accepted by the undersigned on this the ___ day of _____, 20___.

ASSISTING AGENCY

_____	_____
Signature	Name
_____	_____
Agency Name	Address
_____	_____
Tax I.D. Number	City, State, Zip Code

AUBURN GAME DAY LAW ENFORCEMENT CORPORATION

_____
President

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this _____ day of _____, 20____.

_____
City Manager

Auburn Game Day Law Enforcement Corporation
Professional Services Contract

This Professional Services Contract (the "Agreement") made and entered into on this the ___ day of _____, 20___, by and between The Auburn Game Day Law Enforcement Corporation, an Alabama corporation (the "Company"), the City of Auburn, Alabama, a municipal corporation (the "City") and _____(Officer Name and Agency).

The parties hereby state and agree as follows:

1. The City has entered into a Professional Services Contract with Auburn University (the "University") whereby the City agrees to provide Law Enforcement services, Fire services, Communications services, and Judicial services for University athletic and other special events.

2. _____ (Officer Name), acting in support of City of Auburn (Auburn) Public Safety/Police Department shall provide public safety services.

3. The Assisting Agency, acting in support of the City's Public Safety/Police Department, shall provide support services to include, but not limited to crowd control, traffic direction, and security at Auburn University campus locations during major sporting events and/or special events. Fire personnel shall provide support services to include, but not limited to airport standby, fire suppression, and EMS services.

4. The Assisting Agency shall render the above services under the direction and supervision of the City of Auburn Police Chief or his/her designee.

5. The Assisting Agency shall provide the above services during the time period from August 1, of the year in which this Agreement is signed to July 31, of the immediately following year.

6. The Assisting Agency will be compensated by the City on behalf of the Company for the above services at the following rates:_____$75.00 per hour_____. The Assisting Agency's liability for services provided under this Agreement shall be limited to the intentional and/or negligent acts or omissions of its employees.

7. Agencies providing K9 Teams shall provide only detection dogs and shall have their dog(s) leashed at all times in order to maintain control. In the event there is an area deemed unreachable, K9 teams may go through a supervisor to request an Explosive Ordinance Disposal (EOD) Technician conduct the search.

8. The Assisting Agency will receive compensation for services provided within ten (10) working days of the receipt of an approved invoice.

9. The Assisting Agency **will not** be compensated for travel expenses.

10. The Company shall secure and provide to Assisting Agency's employees Workers Compensation Insurance.

11. The Assisting Agency agrees to comply with all applicable Federal and State laws and regulations in the performance of this Agreement. Assisting Agency represents that it is an Equal Opportunity Employer and does not discriminate on the grounds of disability, age, race, color, religion, sex, national origin, veteran status, genetic information or any other classification protected by Federal and/or Alabama state constitutional and/or statutory law.

This contract has been reviewed and accepted by the undersigned on this the ___ day of _____, 20____.

ASSISTING AGENCY

_____	_____
Signature	Name
_____	_____
Agency Name	Address
_____	_____
Tax I.D. Number	City, State, Zip Code

AUBURN GAME DAY LAW ENFORCEMENT CORPORATION

_____
President

ADOPTED AND APPROVED by the City of Auburn, Alabama, this _____ day of _____, 20___.

_____
City Manager

AUBURN
Procurement and
Business Services

VENDOR DISCLOSURE STATEMENT

In compliance with the policies of Auburn University, and Alabama state law, this Disclosure Statement shall be completed on a per contract basis for all contracts including but not limited to proposals, bids, and contracts, including consulting/professional service contracts unless otherwise exempted ("Agreements").

Auburn University reserves the right to refuse to enter into or to cancel, without penalty, any contract or agreement with any entity or individual who does not provide all of the information requested below, makes false or incomplete disclosures, or fails to supplement or amend such disclosures if circumstances change making the disclosures inaccurate or incomplete.

Definitions. For the purposes of this form, the following terms shall have the following meanings:

"Agreement." Any single agreement, contract, memorandum of understanding, or grant document under which goods or services are to be provided by You.

"Entity." The corporation, partnership, sole proprietorship, individual or business of any kind in whose name or on whose behalf the goods or services are being provided to the University.

"Family Member." Your spouse, dependent, an adult child and his or her spouse, a parent, a spouse's parents, and a sibling and his or her spouse. The term "Dependent" shall include any person, regardless of his or her legal residence or domicile, who receives more than 50 percent of his or her support from the public official or employee or his or her spouse, or who resides with the public official or employee for more than 100 days during the reporting period.

"Public Official." Any person elected to public office, whether that person has taken office, by vote of the people at state, county, or municipal level of government or their instrumentalities, including governmental corporations, and any person appointed to take a position at the state, county, or municipal level of government or their instrumentalities, including governmental corporations.

"Relationship." Limited to familial or business in nature, or a personal relationship that the existence of which creates a Conflict of Interest or the appearance of a Conflict of Interest that would require disclosure.
"AU". Auburn University.

"You." Includes (1) the individual(s) or representative(s) of the Entity who (a) solicited the Agreement or (b) are responsible for managing the account or relationship with the University, and their partners or co-owners; and (2) any member of the of foregoing individuals' immediate family (that You know to have a direct familial relationship with an AU employee or official or family member of a AU employee or official).

1. **Name of Entity and Individual Completing this Form** *(may be completed by an authorized account manager/ representative)*

Entity Name: Auburn Game Day Law Enforcement Corporation

Individual Name: Megan McGowan

Title: City Manager

Address Line 1: 144 Tichenor Ave.

Address Line 2:

City, State, Zip: Auburn, AL, 36830 Telephone: 334-501-7260

Email: mmcgowen@auburnal.gov

2. AU Entity with which you propose an Agreement? (i.e. University, College, Department, etc.)

AU Entity Name: Auburn University Athletics Department

AU contact Name: Jeremy Roberts

AU contact Email: roberj3@auburn.edu

3.Describe the proposed Agreement:

Goods and services to be provided: Public safety services

Grant or proposal number (if applicable): NA

Amount or anticipated amount: 630,400

Term: August 1, 2026 - July 31, 2027

Is the proposed Agreement the result of a competitive or bid process? ○ Yes ◉ No

4. Have "You" (See definition above) or the Entity supplying the goods or services previously provided goods and/or services to AU within the current or last fiscal year? ◉ Yes ○ No

If yes, please provide the following information for each other agreement for such goods and/or services.

Entity Providing Goods or Services: Auburn Game Day Law Enforcement Corporation

Campus and Department: Auburn University Athletics Department

Type of Goods/Services: Public Safety Services

Amount Received: 630,400

Entity Providing Goods or Services:

Campus and Department:

Type of Goods/Services:

Amount Received:

If you need to provide further details on goods or services provided to AU within the current or last fiscal year, please attach an addendum to this Disclosure Statement.

5. Did the amount of goods and / or services identified in response to question 4 total $1,000,000 or more?

○ Yes ◉ No

6. a. Do You have a relationship with any AU employee who may directly or indirectly receive any benefit from the proposed Agreement, or whose family member or business may directly or indirectly benefit? ○ Yes ◉ No

b. Do You have a relationship with any public Official who may directly or indirectly receive any benefit from the proposed agreement, or whose family member or business may directly or indirectly benefit? ◉ Yes ○ No

*If You answered "Yes" to questions **6.a** and/or **6.b**., please provide the following information for each AU employee, or Public Official with whom You have a relationship.*

Name of AU employee or Public Official: see attached addendum

Campus/department where employed or position held:

Nature of relationship:

Potential Benefit:

Name of AU employee, or Public Official:

Campus/department where employed of position held:

Nature of relationship:

Potential Benefit:

If you need to provide further information regarding AU employee(s) or Public Officials with whom You have a Relationship, and who may directly or indirectly benefit from this Agreement, please attach an addendum to this Disclosure Statement.

7. Have any paid consultants, lobbyists, and/or Public Official assisted in obtaining the proposed Agreement? ◉ Yes ○ No

If yes, please provide the following information for each consultant or lobbyist.

Name: see attached addendum

Address:

Name:

Address:

If you need to provide further information regarding paid consultants and/or lobbyists utilized to obtain the proposed Agreement, please attach an addendum to this Disclosure Statement.

8. List any current litigation or administrative action that has been filed within the last 3 years, either state or federal, related to public or higher education construction or finance that the contractor or others associated with the firm may have against them.

9. Please provide any additional information requested by AU in connection the Agreement. If you need to provide additional details or attachments, please attach an addendum to this Disclosure Statement.

By signing below, I certify under oath and penalty of perjury in the jurisdiction in which this form is executed

Please sign: AU Vendor Disclosure Statement

AU, I certify I am authorized to complete this form on behalf of the Entity in whose name or on whose behalf goods or services are being provided, and I further certify no employee or official of AU, nor any of their family members or any business with which they may be associated, will receive a benefit from this contract, except as has been disclosed, in writing herein. I will promptly disclose any Relationship which may arise in the future, or any existing Relationship which may become known to me, and update this statement to disclose the same.

* Click here to sign	Jul 13, 2026	*
Signature	Date	Place of Execution (City, State)

AUBURN UNIVERSITY
PROFESSIONAL SERVICES CONTRACT

This Professional Services Contract (the "PSC") is made between Auburn University (the "University") and the below-named Contractor.

Contractor means Auburn Game Day Law Enforcement Corporation

PSC Start Date: August 1, 2026

PSC End Date: July 31, 2027

The Contractor shall provide the following Professional Services to Auburn University:

Law enforcement officers, firefighters, communications, and judicial personnel with the City of Auburn as well as assisting agencies to provide security and traffic direction for athletic events.

This PSC is governed by the Amended and Restated Auburn University/ City of Auburn Public Safety Agreement dated November 16, 2022

Professional Services shall be provided at the following location(s):

Auburn University athletics facilities and surrounding intersections and common areas.

The rendering of Professional Services shall result in the following:

Security and traffic direction for athletic events.

The Contractor shall be compensated according to the following rate and schedule:

Seventy-five dollars per hour for City of Auburn police personnel and reimbursement for assisting agencies at the same rate. Judicial, Communications, and fire personnel shall be paid at their regular overtime rate.

Additional Terms

As an instrumentality of the State of Alabama, the University is required by statute, regulation, and policy to address a number of common contractual issues. The following terms and conditions shall apply to this PSC and shall supersede and control any conflicting terms found within the Contractor-provided documents.

Governing Law and Dispute Resolution. The Agreement shall be governed by the laws of the State of Alabama, without regard to conflicts of law principles. University does not waive and specifically reserves all immunities to which it is entitled by the laws of the State of Alabama and the United States. Claims against University shall be submitted to the Alabama State Board of Adjustment, or the State or Federal courts of Alabama where permitted by Alabama law. University shall not be subject to arbitration or other binding alternative dispute resolution.

Indemnification. University shall not indemnify, defend, or hold harmless the Contractor, its employees, agents, subcontractors, third-party beneficiaries, or any other party to the Agreement. Contractor shall indemnify, defend, and hold harmless University for damages caused by Contractor's negligence.

Amendments. Amendments to the Agreement shall only be effective when signed by all parties.

Lien Rights. Property in which University has an ownership interest shall not be subject to lien, forfeiture, or levy rights. Contractor shall not be granted rights to self-help or entry on University property.

Payment Terms. Orders are not subject to prepayment, deposits, or credit card fees and payments are due net thirty (30) days' receipt of invoice. University shall not be subject to late payment, interest, or penalties, except where required by the Alabama Prompt Payment Act. University shall only be responsible for taxes where required by law.

Confidential Information. University's requirement to keep information confidential applies only to the extent permitted by Alabama law. Limitations of liability for the unauthorized disclosure of confidential information, including credit card information, personally identifiable information, educational records, or health records shall not apply.

Use of Marks. University grants no right for use of its trademarks through the Agreement.

Insurance. University, in its sole and absolute discretion, retains the right to purchase and maintain insurance or self-insurance of the kinds and limits it deems necessary. University shall not extend additional insured or loss payee status, or grant waivers of subrogation. Any insurance obligation imposed by the Contractor on the University is removed in its entirety. Contractor shall comply with University insurance requirements as found here: https://ba.auburn.edu/rms/risk-management-insurance/insurance-coverage-and-certificates/

On-Campus Policies. Contractor represents and warrants that, while on University owned or controlled property, it shall at all times comply with University's Drug Free Campus and Workplace Policy, Youth Protection Policy, and all other applicable policies related to health, safety, or security located at https://auburn.edu/policies

Contractor Acceptance:

Signed:_____ **Name:**_____

Title:_____ **Date:**_____

University Acceptance: The University shall have accepted and executed this PSC, including any Contractor-produced documents that are attached to the Purchase Order, upon the issuance of a Purchase Order. University signature is not required.

Addendum to The Auburn Game Day Law Enforcement Corporation
Vendor Disclosure Statement to Auburn University
Dated July 13, 2026

In further to the responses to questions 6 a and b and 7 on the Auburn University ("University") Vendor Disclosure Statement, the Auburn Game Day Law Enforcement Corporation ("Game Day Corporation") makes the following statements:

Game Day Corporation's proposed contract with University is a result of the long-standing relationship between the University and the City of Auburn ("City"), including without limitation, the City's Public Officials, employees and representatives. Many of the City's officials, employees, and representatives have worked extensively with the University and its officials, employees, and representatives in the normal course of the City's and the University's respective operations to develop the proposed contract between Game Day Corporation and the University. No paid lobbyists were employed in the development of the proposed contract.

Paid law enforcement officers of the City and paid law enforcement officers of other cooperating agencies who agree to provide contract labor and services on an event-by-event basis under the proposed contract between Game Day Corporation and the University will benefit from contractual payments made under this proposed contract. The individual law enforcement officers who will provide contract labor and services under the proposed contract have yet to be determined.

Agenda Item Summary

Item No. 8 c 2

Council Meeting Date	July 21, 2026
Department	Police
Submitted By	Michael Harris
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Stivers Chrysler Dodge Jeep Ram
2209 Cobbs Ford Road
Prattville, AL 36066

Description of item under consideration

Resolution authorizing the City Manager to execute a contract with Stivers Chrysler Dodge Jeep Ram for the purchase of four (4) 2026 Dodge Durango AWD Pursuit SUVs for the Police Department. The total purchase price for the vehicles is $169,892.96.

Why is Council action needed?

City Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: No, but listed as conditional capital

AUBURN
ALABAMA

MEMORANDUM

TO: Megan Crouch, City Manager

FROM: Will Mathews, Public Safety Services Executive Director

DATE: July 13, 2026

SUBJECT: Purchase of Police Vehicles

The Police Department requests the purchase of four (4) 2026 Dodge Durango AWD Pursuit SUVs as expansion vehicles for the police fleet. These contingent capital purchases are included as part of a mid-biennium vehicle acquisition adjustment and will support the department's goal of achieving a one-to-one officer-to-vehicle ratio while also increasing the number of available spare vehicles. The projected cost of these vehicles will be approximately $169,892.96 based on the dealer contract. These vehicles are all pursuit rated, all-wheel drive capable, and are built to handle the stresses of daily law enforcement driving.

Pricing is based on the State of Alabama purchasing contract (T191L-220000003243-5) from Stivers Chrysler, Dodge, Jeep, Ram in Prattville, Alabama. It is my recommendation that the City of Auburn purchase these vehicles.

RESOLUTION NO. _____

WHEREAS the City Council of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to purchase four (4) 2026 Dodge Durango AWD Pursuit SUVs to be used by the Police Department; and

WHEREAS the State of Alabama purchasing contract (T191L-220000003243-5) establishes the price of these vehicles at a total cost of $169,892.96 through Stivers Chrysler, Dodge, Jeep, Ram in Prattville, Alabama.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama authorizes the City Manager to execute a contract with Stivers Chrysler, Dodge, Jeep, Ram of Prattville, Alabama to purchase four (4) 2026 Dodge Durango AWD Pursuit SUVs at a total price of $169,892.96.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

STIVERS CHRYSLER DODGE JEEP RAM
2209 COBBS FORD RD
PRATTVILLE, AL 36066
334-491-0701

CUST#: RZ60266

Dealer License No.:

RETAIL PURCHASE AGREEMENT (BILL OF SALE)

Deal Number: 17388

Purchaser's Name(s): CITY OF AUBURN Date: 07/01/2026

Street Address: 144 TICHENOR AVE SUITE 7 AUBURN, AL 36830 County:

Telephone (1): Telephone (2): DOB:

E-mail: D.L./State I.D.#: Issuing State: Exp. Date:

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

YEAR	MAKE	MODEL	COLOR	STOCK NO.
2026	DODGE	Durango	PXJ DB Black Clear Coat	RZ60266

VIN/SERIAL NO.	ODOMETER READING	BODY TYPE
1C4SDJFT2TC255353	☐ Not Accurate 8	UT

THE VEHICLE IS:	PRIOR USE DISCLOSURE:	SALESPERSON
☒ NEW ☐ USED	☐ DEMONSTRATOR ☐ FACTORY OFFICIAL ☐ RENTAL ☐ OTHER	LAWRENCE ADKINS JR

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción Española: Guía para compradores de vehículos usados. La información que aparece en la ventanilla de este vehículo forma parte de este contrato. La información contenida en el formulario de la ventanilla anula cualquier provisión que establezca lo contrario y que aparezca en el contrato de venta.

☐ **Used Vehicle Limited Warranty Applies.** We are providing a **Used Vehicle Limited Warranty** in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

TRADE-IN VEHICLE INFORMATION

Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A

VIN/Serial No: N/A Odometer Reading: ☐ Not Accurate N/A

Trade-In Allowance: N/A Balance Owed & Lienholder: N/A

*The Deposit/Down Payment received from you is not refundable, except as set forth in this Retail Purchase Agreement (Bill of Sale). In the case of a Deposit, we will refrain from selling the Vehicle for _____ days.

X _____ X N/A

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

☐ PLEASE SEE THE DELIVERY CONFIRMATION

☐ PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT

Penalty of fifteen dollars ($15.00) due if vehicle is not registered in the name of the new owner within 20 calendar days.

CASH PRICE OF VEHICLE	42456.74
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TITLE FEE	16.50
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TOTAL DUE	42473.24
LESS DEPOSIT/DOWN PAYMENT*	42473.24
LESS REBATE	N/A
LESS TRADE DIFFERENCE	N/A
LESS CASH DUE AT DELIVERY	N/A
AMOUNT TO BE FINANCED (See Paragraphs 11, 14 and 16)	N/A

I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

07/01/2026
Purchaser

07/01/2026
Accepted by Authorized Dealership Representative

N/A
Purchaser

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STIVERS CHRYSLER DODGE JEEP RAM
2209 COBBS FORD RD
PRATTVILLE, AL 36066
334-491-0701

CUST#: RZ60188

Dealer License No.:

RETAIL PURCHASE AGREEMENT (BILL OF SALE)

Deal Number: 17385

Purchaser's Name(s): CITY OF AUBURN

Date: 07/01/2026

Street Address: 144 TICHENOR AVE SUITE 7 AUBURN, AL 36830

County:

Telephone (1): Telephone (2): DOB:

E-mail: D.L./State I.D.#: Issuing State: Exp. Date:

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

YEAR	MAKE	MODEL	COLOR	STOCK NO.
2026	DODGE	Durango	PXJ DB Black Clear Coat	RZ60188

VIN/SERIAL NO.	ODOMETER READING	BODY TYPE
1C4SDJFT9TC255351	☐ Not Accurate 8	UT

THE VEHICLE IS:	PRIOR USE DISCLOSURE:	SALESPERSON
☒ NEW ☐ USED	☐ DEMONSTRATOR ☐ FACTORY OFFICIAL ☐ RENTAL ☐ OTHER	LAWRENCE ADKINS JR

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción Española: Guía para compradores de vehículos usados. La información que aparece en la ventanilla de este vehiculo forma parte de este contrato. La información contenida en el formulario de la ventanilla anula cualquier provisión que establezca lo contrario y que aparezca en el contrato de venta.

☐ **Used Vehicle Limited Warranty Applies.** We are providing a **Used Vehicle Limited Warranty** in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

TRADE-IN VEHICLE INFORMATION

Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A

VIN/Serial No: N/A

Odometer Reading: ☐ Not Accurate N/A

Trade-In Allowance: N/A

Balance Owed & Lienholder: N/A

*The Deposit/Down Payment received from you is not refundable, except as set forth in this Retail Purchase Agreement (Bill of Sale). In the case of a Deposit, we will refrain from selling the Vehicle for _____ days.

X _____ X N/A

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

☐ PLEASE SEE THE DELIVERY CONFIRMATION

☐ PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT

Penalty of fifteen dollars ($15.00) due if vehicle is not registered in the name of the new owner within 20 calendar days.

CASH PRICE OF VEHICLE	42456.74
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TITLE FEE	16.50
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TOTAL DUE	42473.24
LESS DEPOSIT/DOWN PAYMENT*	42473.24
LESS REBATE	N/A
LESS TRADE DIFFERENCE	N/A
LESS CASH DUE AT DELIVERY	N/A
AMOUNT TO BE FINANCED (See Paragraphs 11, 14 and 16)	N/A

I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

07/01/2026
Purchaser

07/01/2026
Accepted by Authorized Dealership Representative

N/A
Purchaser

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STIVERS CHRYSLER DODGE JEEP RAM
2209 COBBS FORD RD
PRATTVILLE, AL 36066
334-491-0701

CUST#: RZ60066

Dealer License No.:

RETAIL PURCHASE AGREEMENT (BILL OF SALE)

Deal Number: 17386

Purchaser's Name(s): CITY OF AUBURN Date: 07/01/2026

Street Address: 144 TICHENOR AVE SUITE 7 AUBURN, AL 36830 County:

Telephone (1): Telephone (2): DOB:

E-mail: D.L./State I.D.#: Issuing State: Exp. Date:

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

YEAR	MAKE	MODEL	COLOR	STOCK NO.
2026	DODGE	Durango	PXJ DB Black Clear Coat	RZ60066

VIN/SERIAL NO.	ODOMETER READING	BODY TYPE
1C4SDJFT0TC255352	☐ Not Accurate 8	UT

THE VEHICLE IS:	PRIOR USE DISCLOSURE:	SALESPERSON
☒ NEW ☐ USED	☐ DEMONSTRATOR ☐ FACTORY OFFICIAL ☐ RENTAL ☐ OTHER	LAWRENCE ADKINS JR

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción Española: Guía para compradores de vehículos usados. La información que aparece en la ventanilla de este vehiculo forma parte de este contrato. La información contenida en el formulario de la ventanilla anula cualquier provisión que establezca lo contrario y que aparezca en el contrato de venta.

☐ **Used Vehicle Limited Warranty Applies.** We are providing a **Used Vehicle Limited Warranty** in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

TRADE-IN VEHICLE INFORMATION

Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A

VIN/Serial No: N/A Odometer Reading: ☐ Not Accurate N/A

Trade-In Allowance: N/A Balance Owed & Lienholder: N/A

*The Deposit/Down Payment received from you is not refundable, except as set forth in this Retail Purchase Agreement (Bill of Sale). In the case of a Deposit, we will refrain from selling the Vehicle for _____ days.

X_____ X N/A

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

☐ PLEASE SEE THE DELIVERY CONFIRMATION

☐ PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT

Penalty of fifteen dollars ($15.00) due if vehicle is not registered in the name of the new owner within 20 calendar days.

CASH PRICE OF VEHICLE	42456.74
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TITLE FEE	16.50
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TOTAL DUE	42473.24
LESS DEPOSIT/DOWN PAYMENT*	42473.24
LESS REBATE	N/A
LESS TRADE DIFFERENCE	N/A
LESS CASH DUE AT DELIVERY	N/A
AMOUNT TO BE FINANCED (See Paragraphs 11, 14 and 16)	N/A

I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

07/01/2026
Purchaser

07/01/2026
Accepted by Authorized Dealership Representative

N/A
Purchaser

DealerCAP

81968*1*SCDJR-FI
CATALOG #8963260

07/01/2026 11:56 am

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STIVERS CHRYSLER DODGE JEEP RAM
2209 COBBS FORD RD
PRATTVILLE, AL 36066
334-491-0701

CUST#: RZ60148

Dealer License No.:

RETAIL PURCHASE AGREEMENT (BILL OF SALE)

Deal Number: 17384

Purchaser's Name(s): CITY OF AUBURN Date: 07/01/2026

Street Address: 144 TICHENOR AVE SUITE 7 AUBURN, AL 36830 County:

Telephone (1): Telephone (2): DOB:

E-mail: D.L./State I.D.#: Issuing State: Exp. Date:

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

YEAR	MAKE	MODEL	COLOR	STOCK NO.
2026	DODGE	Durango	PXJ DB Black Clear Coat	RZ60148

VIN/SERIAL NO.	ODOMETER READING	BODY TYPE
1C4SDJFT7TC255350	☐ Not Accurate 10	UT

THE VEHICLE IS:	PRIOR USE DISCLOSURE:	SALESPERSON
☒ NEW ☐ USED	☐ DEMONSTRATOR ☐ FACTORY OFFICIAL ☐ RENTAL ☐ OTHER	LAWRENCE ADKINS JR

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.

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TRADE-IN VEHICLE INFORMATION

Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A

VIN/Serial No: N/A Odometer Reading: ☐ Not Accurate N/A

Trade-In Allowance: N/A Balance Owed & Lienholder: N/A

*The Deposit/Down Payment received from you is not refundable, except as set forth in this Retail Purchase Agreement (Bill of Sale). In the case of a Deposit, we will refrain from selling the Vehicle for _____ days.

X_____ X N/A

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

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☐ PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT

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N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TITLE FEE	16.50
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TOTAL DUE	42473.24
LESS DEPOSIT/DOWN PAYMENT*	42473.24
LESS REBATE	N/A
LESS TRADE DIFFERENCE	N/A
LESS CASH DUE AT DELIVERY	N/A
AMOUNT TO BE FINANCED (See Paragraphs 11, 14 and 16)	N/A

I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

07/01/2026
Purchaser

07/01/2026
Accepted by Authorized Dealership Representative

N/A
Purchaser

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Agenda Item Summary

Item No. 8 c 3

Council Meeting Date	July 21, 2026
Department	Police
Submitted By	Michael Harris
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Stivers Ford Lincoln
4000 Eastern Blvd
Montgomery, AL 36116

Description of item under consideration

Resolution authorizing the City Manager to execute a contract with Stivers Ford Lincoln for the purchase of two (2) 2026 Ford F-150 Responder Supercrew pick-up trucks for the Police Department. The total purchase price for the trucks is $96,022.

Why is Council action needed?

City Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: No

If not budgeted, please add explanation: This purchase represents a mid-biennium vehicle acquisition adjustment to replace two vehicles that have been damaged beyond repair and deemed a total loss due to accidents in FY26.

AUBURN
ALABAMA

MEMORANDUM

TO: Megan Crouch, City Manager

FROM: Will Mathews, Public Safety Services Executive Director

DATE: July 13, 2026

SUBJECT: Police Vehicle Replacements

The Police Department requests the purchase of two (2) 2026 Ford F-150 Responder Supercrew pick-up trucks for the police fleet. The projected cost of these vehicles will be approximately $96,022 based on the dealer contract. These vehicles are all pursuit rated, four-wheel drive capable, and are built to handle the stresses of daily law enforcement driving. This purchase represents a mid-biennium vehicle acquisition adjustment to replace two vehicles that have been damaged beyond repair and deemed a total loss due to accidents in FY26.

Pricing is based on the State of Alabama purchasing contract (T191L-220000003121-2) from Stivers Ford Lincoln in Montgomery, Alabama. It is my recommendation that the City of Auburn purchase these replacement vehicles.

RESOLUTION NO. _____

WHEREAS the City Council of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to purchase two (2) 2026 Ford F-150 Responder Supercrew pick-up trucks to be used by the Police Department; and

WHEREAS the State of Alabama purchasing contract (T191L-220000003121-2) establishes the price of these vehicles at a total cost of $96,022 through Stivers Ford Lincoln in Montgomery, Alabama.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama authorizes the City Manager to execute a contract with Stivers Ford Lincoln of Montgomery, Alabama to purchase two (2) 2026 Ford F-150 Responder Supercrew pick-up trucks at a total price of $96,022.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

Governmental Department
334-613-5000

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Dated: 1/22/2026
Version: 26.2

2026 FORD F150 RESPONDER SUPERCREW 4x4 PICKUP -- STATE CONTRACT T191L

CONTRACT NUMBER: 220000003121-2 **CONTRACT AMOUNT: $46,406**

MODEL SERIES W1P

INCLUDES: F150 Pursuit Rated Pickup Truck, 4x4, 3.5L EcoBoost Engine, Electronic 10 Speed Transmission, 3.31 E-Locking Axle, 145" Wheelbase, 5.5' Bed, FX4 Off-Road Package, Class IV Receiver Hitch w/ 4/7 Pin Connector, Reverse Sensing System, Police Engine Idle, Fleet Telematics Modem, Police Perimeter Alert, & LT265/70R18 BSW All Terrain Tires.

RECOMMENDED OPTIONS

STATE CONTRACT PRICE (T191L)		$ 46,406	X
67P	Remote Keyless - Entry Key Fob	$ 350	X
64H	Silver Six-Spoke Aluminum Wheels	$ 485	X
18B	Platform Running Boards	$ 255	X
17R	Rear Door Controls Inoperable: Handles, Locks & Windows	$ 220	X
59E	Driver LED Spotlamp (FACTORY OPTION ONLY)	$ 405	X
59G	Driver & Passenger LED Spotlamp (FACTORY OPTION ONLY)	$ 790	
153	Front License Plate Bracket	NC	
942	Daytime Running Lamps	$ 45	
17C	Front/Rear Chrome Bumper (Requires 595 Fog Lamps)	$ 180	
595	Fog Lamps	$ 145	
67T	Trailer Brake Controller	$ 280	
19A	Interior Upgrade Package *REQUIRES XB INTERIOR (Console)*	$ 610	
	Floor Console, Maintains Column Shifter, Color-Coordinated Carpet, Police Grade Cloth Seats Front & Rear		

INTERIOR

PB	Black Police Grade Heavy Duty Cloth 40/Blank/40 Front Seats w/ Center-Sections Deleted, Vinyl Rear Bench	NC	X
XB	Black Police Grade Heavy Duty Cloth 40/Console/40 Front Seats w/ Flow Through Console, Cloth Rear Bench	NC	
	XB Interior Requires 19A Interior Upgrade Package		
61P	8 Way Power Passenger Seat	$ 300	
	Black Vinyl Floor Covering	Standard	X

EXTERIOR COLOR OPTIONS -- *Colors are NC*:

YZ	Oxford White		HX	Anitmatter Blue		MB	Orange	
UM	Agate Black	X	B3	Argon Blue		AT	Yellow	
JS	Iconic Silver		E4	Vermillion Red		B1	School Bus Yellow	
M7	Carbonized Gray		GR	Green				

STIVERS OPTIONS:

OBD	Full OBD Integration System to use Vehicle Functions to Control Lighting Arrangement	$ 1,425	
LED	4 Corner LED Strobe Lights	$ 699	
WT1	All Weather Rubber Mats	$ 199	
TB1	Tool Box - Standard (15")	$ 549	
TB2	Tool Box - Deep Well (18")	$ 649	
BL6	Bed Liner - Drop In (5-1/2")	$ 315	
SL1	Spray-in Bed Liner (5-1/2" bed)	$ 625	
COM	Innovative Command System	$ 8,287	
CAM	Camper Shell DCU A.R.E> Aluminum no Glass Rear & Side Doors - Painted to Match Truck	$ 4,173	
DD1	Decked Dual Sliding Drawers	$ 1,910	
TN2	Tonneau Cover - Retractable	$ 1,935	
TN3	Tonneau Cover - Tri Fold	$ 1,295	
BS1	Bed Slide	$ 1,595	
WT3	Window Tint - Rear Glass and Four Door Windows	$ 495	
INVUS	Rear Underseat Locking Storage 60/40 (Ideal for Personal and Rifle Storage)	$ 1,050	
INVBOX	Innovative Sliding Lockable Drawer with Half Bed Slide System	Request	
RBFS	Rumbler Speaker Kit (Subwoofer Function for Siren Controller)	$ 752	
RDR	Stalker Dual Radar System	Request	
RPW	Radio Prewire (Install Customer Supplied Radio)	$ 145	
GR	Dual Gunrack AR/870	$ 587	

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Lightbar Packages (Choose 1 of the following options)				
LB1	**STIVERS VALOR LIGHTBAR PACKAGE**		$ 6,269	
	▪ 51" V- Shaped Lightbar (40% More Lateral Coverage) RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
	▪ Pathfinder 200Watt Siren Controller with 3- Position Switch and Rotary Siren Switch			
	▪ 100W Siren Speaker			
	▪ Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
	▪ Universal Laptop Stand and Cradle Mounted on Side of Console			
ST1	**STIVERS SLICKTOP LIGHTBAR PACKAGE**		$ 5,289	
	▪ Front and Rear ILS Visor/ Rear Glass Lightbars RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
	▪ Pathfinder 200Watt Siren Controller with 3- Position Switch and Rotary Siren Switch			
	▪ 100W Siren Speaker			
	▪ Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
	▪ Universal Laptop Stand and Cradle Mounted on Side of Console			
LB2	**STIVERS ALLEGIANT LIGHTBAR PACKAGE**		$ 5,362	
	▪ 53" Traditional Shaped Lightbar RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
	▪ Pathfinder 200Watt Siren Controller with 3- Position Switch and Rotary Siren Switch			
	▪ 100W Siren Speaker			
	▪ Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
	▪ Universal Laptop Stand and Cradle Mounted on Side of Console			
	x			
SPL	**Stivers Perimeter Lighting Package:** *- (20) total elements installed*		$ 3,970	
	▪ Head/Tail Lamps	4	Blue/White Corner LEDs	
	▪ Grille	2	Blue/White 6 Head LEDs	
	▪ Fender Mounted	2	Blue/White 6 Head LEDs	
	▪ Tag	4	Red/Blue/White 6 Head LEDs	
	▪ Runningboard	6	Red/Blue/White 6 Head LEDs	
	▪ Rear Side Door	2	Red/Blue/White 12 Head LEDs	
SL1	**Base Lighting Package:** *(10) total elements installed*		$ 1,976	
	▪ Head/Tail Lamps	4	Blue/White Corner LEDs	
	▪ Grille	2	Blue/White 6 Head LEDs	
	▪ Tag	2	Red/Blue/White 6 Head LEDs	
	▪ Rear Side Door	2	Red/Blue/White 12 Head LEDs	
	PRISONER CONTAINMENT			
PK1	SpaceCreator High Security - Front Partition w/ Kick Panels		$ 1,337	
FWB	Full Rear Window Armor (Sides and Rear Glass)		$ 733	
RUS	Rear Underseat Electronics and Storage Unit (Lockable)		$ 1,149	
K9U	Ultimate K9 Package 2/3rds Kennel with Bailout Door/ Fan and Pager System with Coolguard Monitor		Request	

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

PUSH BUMPER PACKAGE					
PB1	Center Pushbumper		Must Pick 1 Option Below (2 Light or 4 Light Top Channel)	$ 784	
.	2 Light Top Channel	4	Blue/White 6 Head LEDs	$ 360	
.	4 Light Top Channel	2	Blue/White 6 Head LEDs	$ 646	
PB2	Full Pushbumper with WingWraps and Pitbars		Must Pick 1 Option Below (2 Light or 4 Light Top Channel)	$ 2,488	
.	2 Light Top Channel	4	Blue/White 6 Head LEDs	$ 360	
.	4 Light Top Channel	2	Blue/White 6 Head LEDs	$ 646	
.	2 Lights in Pitbars/ 2 Lights on Side	2	Blue/White 6 Head LEDs	Included	

DELIVERY: State Contract Provisions for $2.00 / mile one-way $ _____

Delivery Address: 101 E WASHINGTON STREET ABBEVILLE, ALABAMA 36310

TOTAL VEHICLE (*Required*) $ 48,121

Customer: _____

Contact: _____

Phone: _____

Email: _____

STATE CONTRACT TERMS: PAYMENT DUE AT TIME OF DELIVERY

SIGNATURE: (*Required*) _____

DATE (*Required*): _____

PURCHASE ORDER NUMBER: (*Required*) _____ **QUANTITY** 1 UNIT

Governmental Department
334-613-5000

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Dated: 1/22/2026
Version: 26.2

2026 FORD F150 RESPONDER SUPERCREW 4x4 PICKUP -- STATE CONTRACT T191L

CONTRACT NUMBER: 220000003121-2 **CONTRACT AMOUNT: $46,406**

MODEL SERIES W1P

INCLUDES: F150 Pursuit Rated Pickup Truck, 4x4, 3.5L EcoBoost Engine, Electronic 10 Speed Transmission, 3.31 E-Locking Axle, 145" Wheelbase, 5.5' Bed, FX4 Off-Road Package, Class IV Receiver Hitch w/ 4/7 Pin Connector, Reverse Sensing System, Police Engine Idle, Fleet Telematics Modem, Police Perimeter Alert, & LT265/70R18 BSW All Terrain Tires.

RECOMMENDED OPTIONS

STATE CONTRACT PRICE (T191L)		$ 46,406	X
67P	Remote Keyless - Entry Key Fob	$ 350	X
64H	Silver Six-Spoke Aluminum Wheels	$ 485	X
18B	Platform Running Boards	$ 255	X
17R	Rear Door Controls Inoperable: Handles, Locks & Windows	$ 220	
59E	Driver LED Spotlamp (FACTORY OPTION ONLY)	$ 405	X
59G	Driver & Passenger LED Spotlamp (FACTORY OPTION ONLY)	$ 790	
153	Front License Plate Bracket	NC	
942	Daytime Running Lamps	$ 45	
17C	Front/Rear Chrome Bumper (Requires 595 Fog Lamps)	$ 180	
595	Fog Lamps	$ 145	
67T	Trailer Brake Controller	$ 280	
19A	Interior Upgrade Package *REQUIRES XB INTERIOR (Console)*	$ 610	
	Floor Console, Maintains Column Shifter, Color-Coordinated Carpet, Police Grade Cloth Seats Front & Rear		

INTERIOR

PB	Black Police Grade Heavy Duty Cloth 40/Blank/40 Front Seats w/ Center-Sections Deleted, Vinyl Rear Bench	NC	X
XB	Black Police Grade Heavy Duty Cloth 40/Console/40 Front Seats w/ Flow Through Console, Cloth Rear Bench	NC	
	XB Interior Requires 19A Interior Upgrade Package		
61P	8 Way Power Passenger Seat	$ 300	
	Black Vinyl Floor Covering	Standard	X

EXTERIOR COLOR OPTIONS -- *Colors are NC*:

YZ	Oxford White		HX	Anitmatter Blue		MB Orange	
UM	Agate Black		B3	Argon Blue		AT Yellow	
JS	Iconic Silver		E4	Vermillion Red		B1 School Bus Yellow	
M7	Carbonized Gray		GR	Green			

STIVERS OPTIONS:

OBD	Full OBD Integration System to use Vehicle Functions to Control Lighting Arrangement	$ 1,425	
LED	4 Corner LED Strobe Lights	$ 699	
WT1	All Weather Rubber Mats	$ 199	
TB1	Tool Box - Standard (15")	$ 549	
TB2	Tool Box - Deep Well (18")	$ 649	
BL6	Bed Liner - Drop In (5-1/2")	$ 315	
SL1	Spray-in Bed Liner (5-1/2" bed)	$ 625	
COM	Innovative Command System	$ 8,287	
CAM	Camper Shell DCU A.R.E> Aluminum no Glass Rear & Side Doors - Painted to Match Truck	$ 4,173	
DD1	Decked Dual Sliding Drawers	$ 1,910	
TN2	Tonneau Cover - Retractable	$ 1,935	
TN3	Tonneau Cover - Tri Fold	$ 1,295	
BS1	Bed Slide	$ 1,595	
WT3	Window Tint - Rear Glass and Four Door Windows	$ 495	
INVUS	Rear Underseat Locking Storage 60/40 (Ideal for Personal and Rifle Storage)	$ 1,050	
INVBOX	Innovative Sliding Lockable Drawer with Half Bed Slide System	Request	
RBFS	Rumbler Speaker Kit (Subwoofer Function for Siren Controller)	$ 752	
RDR	Stalker Dual Radar System	Request	
RPW	Radio Prewire (Install Customer Supplied Radio)	$ 145	
GR	Dual Gunrack AR/870	$ 587	

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Lightbar Packages (Choose 1 of the following options)				
LB1	**STIVERS VALOR LIGHTBAR PACKAGE**		$ 6,269	
	▪ 51" V- Shaped Lightbar (40% More Lateral Coverage) RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
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	▪ 100W Siren Speaker			
	▪ Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
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	▪ 100W Siren Speaker			
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	▪ 53" Traditional Shaped Lightbar RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
	▪ Pathfinder 200Watt Siren Controller with 3- Position Switch and Rotary Siren Switch			
	▪ 100W Siren Speaker			
	▪ Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
	▪ Universal Laptop Stand and Cradle Mounted on Side of Console			
	x			
SPL	**Stivers Perimeter Lighting Package:** *- (20) total elements installed*		$ 3,970	
	▪ Head/Tail Lamps	4	Blue/White Corner LEDs	
	▪ Grille	2	Blue/White 6 Head LEDs	
	▪ Fender Mounted	2	Blue/White 6 Head LEDs	
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RUS	Rear Underseat Electronics and Storage Unit (Lockable)		$ 1,149	
K9U	Ultimate K9 Package 2/3rds Kennel with Bailout Door/ Fan and Pager System with Coolguard Monitor		Request	

Governmental Department
334-613-5000

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Dated: 1/22/2026
Version: 26.2

PUSH BUMPER PACKAGE					
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.	4 Light Top Channel	2	Blue/White 6 Head LEDs	$ 646	
.	2 Lights in Pitbars/ 2 Lights on Side	2	Blue/White 6 Head LEDs	Included	

DELIVERY: State Contract Provisions for $2.00 / mile one-way $ _____

Delivery Address: 101 E WASHINGTON STREET ABBEVILLE, ALABAMA 36310

TOTAL VEHICLE (*Required*) $ 47,901

Customer: _____

Contact: _____

Phone: _____

Email: _____

STATE CONTRACT TERMS: PAYMENT DUE AT TIME OF DELIVERY

SIGNATURE: (*Required*) _____

DATE (*Required*): _____

PURCHASE ORDER NUMBER: (*Required*) _____ **QUANTITY** _____

Agenda Item Summary

Item No. 8 c 4

Council Meeting Date	July 21, 2026
Department	Police
Submitted By	Michael Harris
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

ProLogic ITS, LLC
106 Northpoint Pkwy, Bldg 2, Suite 350
Acworth, GA 30102

Description of item under consideration

Resolution authorizing the City Manager to execute a contract with ProLogic ITS, LLC for the purchase of police vehicle equipment and installation for six (6) vehicles for the Police Department. The total purchase price for the equipment and installation is $107,497.66.

Why is Council action needed?

City Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: No

If not budgeted, please add explanation: Upfitting for four of the vehicles is listed as conditional capital. Two additional vehicles are being replaced as they were damaged beyond repair and will also require upfitting. A mid-biennium adjustment has been requested.

AUBURN
ALABAMA

MEMORANDUM

TO: Megan Crouch, City Manager

FROM: William Mathews, Public Safety Services Executive Director

DATE: July 13, 2026

SUBJECT: Purchase of Police Vehicle Equipment and Installation

The Police Department requests the purchase of vehicle upfit equipment and installation services for six (6) vehicles. This request is part of a mid-biennium vehicle acquisition adjustment and includes equipment and installation for four (4) Dodge Durango Pursuit SUVs and two (2) Ford F-150 pick-up trucks. The quote for this equipment and installation labor is $107,497.66. ProLogic ITS, LLC priced this equipment and services under the State of Alabama purchasing contract MA230000004214.

I recommend purchasing items and services from ProLogic ITS, LLC in order to outfit and install equipment on these six (6) vehicles for the Police Department.

RESOLUTION NO. _____

WHEREAS the City Council of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to purchase and have installed Police Vehicle Equipment for six (6) police vehicles in the Police Department; and

WHEREAS The State of Alabama purchasing contract MA230000004214 establishes the price of this equipment and installation at $107,497.66 through Prologic ITS, LLC of Acworth, GA.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama authorizes the City Manager to execute a contract with Prologic ITS, LLC of Acworth, GA to purchase and have installed Police Vehicle Equipment for six (6) police vehicles at a total price of $107,497.66.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

ProLogic ITS™

TRANSFORMING PRODUCTS AND SERVICES INTO SOLUTIONS

We have prepared a quote for you

Auburn PD/2027 Durango Patrol/4

Quote # 018201
Version 1

Quote Prepared for:

City of Auburn Government-AL

Reid Chambers
rchambers@auburnalabama.org

Prepared by:

ProLogic ITS LLC

Connor Coffey
678-977-1726
Connor.Coffey@ProLogicITS.com

Products (Contracted)

Manufacturer Part Number	Description	List Price	Percent Off	Price	Qty	Ext. Price
VALR51J-PF3AL	**51" Valor, red/blue/white front, red/blue/amber rear, SignalMaster capabilities** Roof	$6,566.00	60.77%	$2,575.95	4	$10,303.80
HKB-DUR11-HP	**Hook mount for light bar for Durango** Roof	$100.00	100.00%	$0.00	4	$0.00
MPS123U-RBW	**MicroPulse Ultra 12, red/blue/white** 2 near tag, 2 in cargo windows, 2 on side center push	$303.00	56.14%	$132.91	24	$3,189.84
MPSM12-LB	**MPS12 L-bracket** Cargo windows	$22.00	48.00%	$11.44	12	$137.28
MPS63U-RBW	**MicroPulse Ultra 6, red/blue/white** 2 in top channel	$255.00	58.80%	$105.06	12	$1,260.72
ELSD-DUR21RBW	**Pair of D-pillar brackets and -6 MPS63U-RBW for Durango, includes -1 EXPMOD24**	$2,689.00	48.34%	$1,389.28	4	$5,557.12
PF200R	**Pathfinder siren/light controller, remote mount model**	$1,789.00	48.00%	$930.28	4	$3,721.12
EXPMOD32	**32-channel expansion module**	$543.00	49.18%	$275.95	8	$2,207.60
PFSPLTR-4	**4-way CAT5 splitter**	$67.00	48.00%	$34.84	4	$139.36
ES100C	**100W speaker**	$432.00	100.00%	$0.00	4	$0.00
OBDCABLE25-DGCAN	**OBD cable for Durango**	$249.00	53.23%	$116.46	4	$465.84
RBKIT1-COMPACT	**Single Rumbler Compact kit**	$434.00	48.00%	$225.68	4	$902.72
RBC2-DUR23ND	**Rumbler Compact mounting kit for Durango**	$77.00	48.00%	$40.04	4	$160.16
DFC-PB-DUR21	**Center push bumper for Durango**	$1,138.00	49.37%	$576.20	4	$2,304.80
DFC-TC2L-2	**2-light top channel for Durango**	$59.00	49.37%	$29.87	4	$119.48
DFC-SB-ES100C	**ES100C speaker bracket for DFC bumpers**	$39.00	100.00%	$0.00	4	$0.00
DFC-WC-DUR21	**Wire covers for Durango**	$72.00	49.36%	$36.46	4	$145.84
MPSW9-RBW	**MicroPulse Wide 9, red/blue/white** Side mirrors	$319.00	54.77%	$144.30	8	$1,154.40

Products (Contracted)

Manufacturer Part Number	Description	List Price	Percent Off	Price	Qty	Ext. Price
MPSMW9-DUR21MIR	**Pair of side mirror brackets for Durango** Side mirrors	$46.00	48.00%	$23.92	8	$191.36
PBW-SYSTEM	**Perimeter breach system**	$1,877.00	48.00%	$976.04	4	$3,904.16
PBWK-DUR23	**Perimeter breach brackets for Durango**	$69.00	48.00%	$35.88	4	$143.52
7170-0885-04	**2021+ Dodge Durango Standard Console Box Kit with Printer Mount, Magnetic Phone Holder, Cup Holder, Rear Armrest, and Mongoose® XLE 9? Motion Attachment**	$2,070.00	41.29%	$1,215.24	4	$4,860.96
7160-1870-02	**NotePad™ VI Universal Computer Cradle With Zero Edge Clips**	$510.00	41.77%	$296.96	4	$1,187.84
18629	**PF200R faceplate**	$34.00	100.00%	$0.00	4	$0.00
20128	**Harris XG-25M remote mount radio faceplate**	$31.00	100.00%	$0.00	4	$0.00
3130-0361	**2" 12V power outlet faceplate**	$21.00	41.76%	$12.23	4	$48.92
7160-0063	**12V power outlet**	$45.00	41.78%	$26.20	8	$209.60
475-0965	**Center partition for Durango w/ bidirectional recessed housing**	$1,444.32	41.18%	$849.60	4	$3,398.40
475-8848	**High security extension panels for Durango**	$144.46	41.17%	$84.98	4	$339.92
475-1516	**Bio-Seat replacement rear seat w/ integrated cargo barrier and center pull seat belts for Durango**	$2,523.38	41.18%	$1,484.34	4	$5,937.36

Subtotal: **$51,992.12**

Products (Non-Contracted)

Manufacturer Part Number	Description	Price	Qty	Ext. Price
SUV39-2-000	**SUV locker 2.0, single drawer**	$898.73	4	$3,594.92
DD38KIT	**Durango install kit**	$313.42	4	$1,253.68
DDAD38-000	**Durango Auxiliary drawer**	$275.91	4	$1,103.64
JD-475-0067-AKIT	**Install kit for Jotto cargo barrier for Estes box**	$117.11	4	$468.44
F39-000	**Fence Package, 38”**	$206.88	4	$827.52

Products (Non-Contracted)

Manufacturer Part Number	Description	Price	Qty	Ext. Price
MMSU-1	**Mag clip clip, single pack**	$32.00	8	$256.00
			Subtotal:	**$7,504.20**

ProLogic Services (Contracted)

Manufacturer Part Number	Description	Price	Qty	Ext. Price
FLEETSERVICES	**Installation of Items Herein and Customer Provided Equipment Including Axon Cameras, Stalker Dual Antenna Radar, and Brother Printers.** Customer is Responsible for Delivery of Customer Provided Parts Listed to One ProLogic Designated Shop. Equipment Must be Delivered Within **72 Hours** of ProLogic Request to Deliver, to Avoid Delays in Production.	$3,710.00	4	$14,840.00
Shop Supplies	**Installation Consumables** Includes Wiring, Zip Ties, Butts, Spacers, Fuses, and other Installation Materials not provided by the Manufacturer.	$115.00	4	$460.00
			Subtotal:	**$15,300.00**

Auburn PD/2027 Durango Patrol/4

Prepared for:

City of Auburn Government-AL

141 North Ross Street
Auburn, Alabama 36830
Reid Chambers
(334) 321-7732
rchambers@auburnalabama.org

Bill To:

City of Auburn Government-AL

Reid Chambers
141 North Ross Street
Auburn, Alabama 36830

Ship To:

City of Auburn Government-AL

Reid Chambers
141 North Ross Street
Auburn, Alabama 36830

Quote Information:

Quote #: 018201

Version: 1
Delivery Date: 07/07/2026
Expiration Date: 08/05/2026

Quote Summary

Description	Amount
Products (Contracted)	$51,992.12
Products (Non-Contracted)	$7,504.20
ProLogic Services (Contracted)	$15,300.00

Subtotal:	**$74,796.32**
Shipping:	**$2,582.25**
Total:	**$77,378.57**

Hardware will be invoiced upon receipt at ProLogic facility. Services will be invoiced at pickup

AL - MA23000004214 / ProLogic ITS - (State of AL) Emergency Lighting

Payment Terms: Net 30 Days. After 30 days, unpaid balances are subject to a 1.5% handling fee per month (18% annual). A PO is required for orders exceeding $10,000. Warranty covers manufacturer defects only, excluding battery defects, unless explicitly stated herein. Dual-signed Scope of Work will be required prior to placing initial order.
Prices and tax rates are valid in the U.S only and are subject to change. Taxes represented in quotes are estimates and may vary from taxes reflected on invoice (based on physical ship-to address).
Sales/Use tax is a destination charge (i.e., based on physical ship-to address on purchase order). Please indicate your taxability status on your PO. If you aretax exempt, please include proper documentation. If you are not tax exempt, please calculate and include all applicable tax on your PO. Hardware cancelations may be subject to up to a 50% restocking fee.
See Terms and Conditions at www.prologicits.com/terms-conditions/

City of Auburn Government-AL

Signature: _____

Name: _____

Title: _____

Date: _____

ProLogic ITS™

TRANSFORMING PRODUCTS AND SERVICES INTO SOLUTIONS

We have prepared a quote for you

Auburn PD/2027 F150/2

Quote # 018200
Version 1

Quote Prepared for:

City of Auburn Government-AL

Reid Chambers
rchambers@auburnalabama.org

Prepared by:

ProLogic ITS LLC

Connor Coffey
678-977-1726
Connor.Coffey@ProLogicITS.com

Products (Contracted)

Manufacturer Part Number	Description	List Price	Percent Off	Price	Qty	Ext. Price
VALR51J-PF3AL	**51" Valor, red/blue/white front, red/blue/amber rear, SignalMaster capabilities** Roof	$6,566.00	60.77%	$2,575.95	2	$5,151.90
HKB-FRD15-44-HP	**Hook mount for light bar for F150** Roof	$100.00	100.00%	$0.00	2	$0.00
MPS63U-RBW	**MicroPulse Ultra 6, red/blue/white** 2 in top channel, 2 on rear bumper	$255.00	58.80%	$105.06	8	$840.48
MPS123U-RBW	**MicroPulse Ultra 12, red/blue/white** 2 on side of push bumper, 2 in rear side window, 2 in rear window	$303.00	56.14%	$132.91	12	$1,594.92
MPSM12U-WIN	**Window shroud kit for MPS12** 2 in rear side window, 2 in rear window	$89.00	48.00%	$46.28	8	$370.24
MPSW9-RBW	**MicroPulse Wide 9, red/blue/white** Side mirrors	$319.00	54.77%	$144.30	4	$577.20
MPSMW9-FRD21MIR	**Pair of side mirror brackets for '21+ F150** Side mirrors	$67.00	48.00%	$34.84	2	$69.68
PF200R	**Pathfinder Siren/Light Controller, Remote Mount**	$1,789.00	48.00%	$930.28	2	$1,860.56
ES100C	**100W speaker**	$432.00	100.00%	$0.00	2	$0.00
DFC-SB-ES100C	**DFC speaker bracket for ES100C**	$39.00	100.00%	$0.00	2	$0.00
RBKIT1-COMPACT	**Single Rumbler Compact kit**	$434.00	47.88%	$226.20	2	$452.40
RBC2-FRD15ND	**Rumbler Compact bracket for F150**	$77.00	48.00%	$40.04	2	$80.08
OBDCABLE20-6	**OBD cable for F150**	$249.00	53.23%	$116.46	2	$232.92
PFSPLTR-4	**4-way CAT5 splitter**	$67.00	48.00%	$34.84	2	$69.68
EXPMOD32	**32-channel expansion module**	$543.00	49.18%	$275.95	4	$1,103.80
DFC-PB-FRD21	**Center push bumper for F150**	$1,138.00	49.37%	$576.20	2	$1,152.40
DFC-TC2L-2	**2-light top channel**	$59.00	49.37%	$29.87	2	$59.74
DFC-WC-FRD21	**Wire covers for F150**	$72.00	49.36%	$36.46	2	$72.92

Products (Contracted)

Manufacturer Part Number	Description	List Price	Percent Off	Price	Qty	Ext. Price
7170-0883-01	**2021+ Ford F150 Wide Body Console Box Kit with Magnetic Phone Holder, Printer Mount, Cup Holder, and Rear Armrest**	$1,611.00	44.63%	$891.96	2	$1,783.92
7160-2000-09	**Mongoose 9? XLE Motion Attachment**	$627.00	45.31%	$342.94	2	$685.88
18629	**PF200R faceplate**	$34.00	100.00%	$0.00	2	$0.00
19274	**Harris XG-25M dash mount radio faceplate**	$37.00	100.00%	$0.00	2	$0.00
7160-1870-02	**NotePad™ VI Universal Computer Cradle With Zero Edge Clips**	$510.00	45.24%	$279.29	2	$558.58
3130-0361	**2" 12V power outlet faceplate**	$21.00	45.24%	$11.50	2	$23.00
7160-0063	**AUX 12V Power Outlet**	$45.00	45.24%	$24.64	2	$49.28
475-1810	**Partition for F150 w/ bidirectional recessed housing**	$1,553.38	41.18%	$913.75	2	$1,827.50
475-1107	**High security extension panels for F150**	$187.76	41.18%	$110.45	2	$220.90

Subtotal: **$18,837.98**

Products (Non-Contracted)

Manufacturer Part Number	Description	Price	Qty	Ext. Price
XF4	**Bed drawer system for F150 w/ 5'6" bed**	$1,322.22	2	$2,644.44
A0062-LOCK	**Lock set for drawer system**	$46.67	2	$93.34

Subtotal: **$2,737.78**

ProLogic Services (Contracted)

Manufacturer Part Number	Description	Price	Qty	Ext. Price
FLEETSERVICES	**Installation of Items Herein and Customer Provided Equipment Including Axon Cameras, Stalker Dual Antenna Radar, and Brother Printers.** Customer is Responsible for Delivery of Customer Provided Parts Listed to One ProLogic Designated Shop. Equipment Must be Delivered Within **72 Hours** of ProLogic Request to Deliver, to Avoid Delays in Production.	$3,570.00	2	$7,140.00

ProLogic Services (Contracted)

Manufacturer Part Number	Description	Price	Qty	Ext. Price
Shop Supplies	**Installation Consumables** Includes Wiring, Zip Ties, Butts, Spacers, Fuses, and other Installation Materials not provided by the Manufacturer.	$115.00	2	$230.00

Subtotal: **$7,370.00**

Auburn PD/2027 F150/2

Prepared for:

City of Auburn Government-AL

141 North Ross Street
Auburn, Alabama 36830
Reid Chambers
(334) 321-7732
rchambers@auburnalabama.org

Bill To:

City of Auburn Government-AL

Reid Chambers
141 North Ross Street
Auburn, Alabama 36830

Ship To:

City of Auburn Government-AL

Reid Chambers
141 North Ross Street
Auburn, Alabama 36830

Quote Information:

Quote #: 018200

Version: 1
Delivery Date: 07/06/2026
Expiration Date: 08/05/2026

Quote Summary

Description	Amount
Products (Contracted)	$18,837.98
Products (Non-Contracted)	$2,737.78
ProLogic Services (Contracted)	$7,370.00

Subtotal:	**$28,945.76**
Shipping:	**$1,173.33**
Total:	**$30,119.09**

Hardware will be invoiced upon receipt at ProLogic facility. Services will be invoiced at pickup

AL - MA23000004214 / ProLogic ITS - (State of AL) Emergency Lighting

Payment Terms: Net 30 Days. After 30 days, unpaid balances are subject to a 1.5% handling fee per month (18% annual). A PO is required for orders exceeding $10,000. Warranty covers manufacturer defects only, excluding battery defects, unless explicitly stated herein. Dual-signed Scope of Work will be required prior to placing initial order.
Prices and tax rates are valid in the U.S only and are subject to change. Taxes represented in quotes are estimates and may vary from taxes reflected on invoice (based on physical ship-to address).
Sales/Use tax is a destination charge (i.e., based on physical ship-to address on purchase order). Please indicate your taxability status on your PO. If you aretax exempt, please include proper documentation. If you are not tax exempt, please calculate and include all applicable tax on your PO. Hardware cancelations may be subject to up to a 50% restocking fee.
See Terms and Conditions at www.prologicits.com/terms-conditions/

City of Auburn Government-AL

Signature: _____

Name: _____

Title: _____

Date: _____

Agenda Item Summary

Item No. 8 c 5

Council Meeting Date	July 21, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Thalamus, LLC
2301 Center Hills Drive
Opelika, AL 36801

Description of item under consideration

Resolution authorizing the City Manager to execute a contract with the lowest responsible bidder, Thalamus, LLC, in the amount of $91,000 for the cost of labor, equipment, and material necessary to complete construction of the Pedestrian Signal at 320 West Magnolia Avenue. The City is supplying specific equipment associated with the signal and pedestrian heads (lights) from our inventory for the contractor to install.

Why is Council action needed?

Section 11-45-2(c) of the Code of Alabama requires City Council to approve a resolution to award contracts where bids are received. Sealed bids are required for all public works contracts in excess of $100,000 per Section 39-2-2 of the Code of Alabama.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager
THROUGH: Scott Cummings, Development Services Executive Director
FROM: Michael Griffin, City Engineer/Engineering Services Director
DATE: July 21, 2026
SUBJECT: Pedestrian Signal at 320 West Magnolia Avenue

Sealed bids were solicited from area contractors for the cost of labor, equipment and materials necessary to complete the Pedestrian Signal at 320 West Magnolia Avenue. The following bids were received:

VENDOR	BID AMOUNT
Thalamus, LLC Opelika, AL	$91,000
JLD Enterprises Auburn, AL	$151,000

This project consists of the installation of a traffic signal for the mid-block pedestrian crosswalk at 320 West Magnolia Avenue. The work includes installation of mast arm signal poles, traffic signals, pedestrian signals, luminaires, and other equipment as necessary for a fully functioning traffic signal. The City of Auburn will provide all materials to include signal heads and pedestrian heads with brackets, detection equipment, ped push buttons, junction boxes and traffic signal cabinet and controller assembly.

Auburn University has partnered with the City on this project and will reimburse up to $125,000 of the project cost.

It is recommended that the contract for this project be awarded to Thalamus, LLC for $91,000.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn recognizes that it is in the best interest of the City of Auburn to complete the Pedestrian Signal at 320 West Magnolia Avenue Project; and

WHEREAS, the City Council of the City of Auburn solicited sealed bids as required under Alabama Law; and

WHEREAS, sealed bids were opened on July 14, 2026, and Thalamus, LLC was identified as the lowest responsible bidder meeting the specifications for the Pedestrian Signal at 320 West Magnolia Avenue Project in the amount of $91,000; and

WHEREAS, the City of Auburn requests a contract agreement with Thalamus, LLC. for $91,000 for the Pedestrian Signal at 320 West Magnolia Avenue Project.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama does hereby authorize the Mayor and City Manager to execute a contract agreement with Thalamus, LLC for the Pedestrian Signal at 320 West Magnolia Avenue Project for $91,000 and further authorizes up to ten percent (10%) of the contract amount ($9,100) as contingency to be used for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

PROPOSAL

TO: CITY OF AUBURN, ALABAMA

Submitted: July, 14th, , 2026.

The undersigned, as Bidder, hereby declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the plans and specifications for the work and contractual documents relative thereto; and has read all Special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees, if this proposal is accepted, to contract with the City of Auburn, Alabama, in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, and labor necessary to and to complete

PEDESTRIAN SIGNAL AT 320 WEST MAGNOLIA AVENUE

in full and complete accordance with the shown, noted, described and reasonably intended requirements of the plans, specifications and contract documents, to the full and entire satisfaction of the City of Auburn, Alabama, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents, for the unit prices listed opposite each item in the attached schedule of estimated quantities and bid prices.

It is agreed that the description under each item, being briefly stated, implies, although it does not mention, all incidentals and that the prices stated are intended to cover all such work, materials and incidentals as constitute Bidder's obligations as described in the specifications and any details not specifically mentioned, but evidently included in the contract shall be compensated for in the item which most logically includes it.

The quantities for bid items listed on the proposal sheets are estimated quantities only for the purpose of comparing bids. Any difference between these estimated quantities and actual quantities required for construction shall not be taken as a basis for claims by the Contractor for extra compensation. Compensation will be based on the unit prices and actual construction quantities.

The Bidder further proposes and agrees hereby to commence the work with an adequate force, plant and equipment at the time stated in the notice to the Contractor from the Engineer to proceed and fully complete performance of the base bid work **by midnight on August 16, 2026**.

The undersigned further agrees that, in case of failure on his part to execute the said contract and the bonds within ten **(10)** consecutive calendar days after written notice being given of the award of the contract, the check or bid bond in the amount of 5%, (not to exceed $10,000.00) and the monies payable thereon, shall be paid into the funds of the City of Auburn, Alabama as liquidated damages for such failure; otherwise, the check or bid bond accompanying this proposal shall be returned to the undersigned.

Attached hereto is a certified or cashier's check on the _____

or bid bond for the sum of 5% of amount bid dollars ($_____)
(5% of AMOUNT BID (not to exceed $10,000.00))
made payable to the City of Auburn, Alabama.

Base Bid: Eighty-Five Thousand Dollars and 00/100
(in words)

TOTAL LUMP SUM BID PRICE: $ $85,000.00

EXCEPTIONS: If "none", so state here: None
If any exceptions of Owner's specifications are offered, attach full explanations to this bid.

STATED ALLOWANCE AND UNIT PRICES

The following items of work are anticipated during construction of this contract; however, the exact quantity of each work item may not be determinable prior to bidding. The Contractor, shall therefore, include in their Lump Sum Base and / or Alternates Bid (as applicable), an allowance for the following items in the quantities indicated: Allowance Unit Prices include all charges for labor, materials and equipment, shoring, layout, supervision (field and home office), general expenses, taxes, insurances, overhead and profit, but not limited to, for accomplishment of the Allowance item(s). Where quantities of same items of work are defined and are quantified in the bid documents, the allowance quantities indicated hereinafter shall be in addition to those which are indicated. (Example: If the site grading plan indicates new and existing grades, the bidder shall compute the quantity of earthwork required and include that quantity of work in the bid the same as if no allowance quantity were specified. If an additional allowance quantity of earthwork is stipulated, that stipulated allowance quantity of work shall also be included in addition to the quantity computed from the bidders earthwork "takeoff").

The following Unit Prices Quoted are for increases or decreases in the quantities included in the Lump Sum Base and/or Alternate Bids. These Unit Prices include all charges for labor, materials and equipment, fee, layout, supervision (field and home office), general expenses, taxes, insurances, overhead and profit, but not limited to, for accomplishment of the Unit Price item(s).

Clarification Note: The Unit Prices quoted by the Contractor shall apply to increases (additive change orders) and to decreases (deductive change orders). This requirement shall supplement the requirements of the Special Conditions, and Instructions to Bidders. Changes in the contract amount which are computed using the Stated Allowances and Unit Prices shall be figured at the same unit price whether additive or deductive

No.	Item	Allow Qty.	Allow. Unit Price	Total
1.	Concrete foundation modifications due to unsuitable soils:	100 CF	$60	$6,000

ALLOWANCE UNIT PRICE TOTAL: $ 6,000

TOTAL LUMP SUM BASE BID + ALLOW. UNIT PRICE TOTAL: $ 91,000

The undersigned represents that the unit prices listed above are complete, acknowledges that the quantities are not guaranteed, and agrees that payment will be for the actual in-place quantities installed per the plans or as directed by the City. Prices must be entered for all the blanks in the schedule. If there is an error in the calculation for the total amount entered, the bid unit price multiplied by the Estimated Quantity will be the bid amount that is considered included in the Base Bid.

The quantity of unit price items will be verified by the City's representative. Should the total unit price amount included in the Base Bid for these items not be encountered, a change order will be initiated to refund to the City the difference at the bid unit price.

BY: _____

PRINTED NAME Allen Conradi

TITLE Managing Member

CONTRACTOR Thalamus, LLC

ADDRESS: 2301 Center Hills Dr

CITY Opelika

STATE AL

60009

CONTRACTOR'S LICENSE NUMBER

(334) 748-9045

TELEPHONE NUMBER

PROPOSAL BOND

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, Thalamus, LLC

as Principal, and Nationwide Mutual Insurance Company

as Surety, are held and firmly bound to the City of Auburn, Alabama hereinafter called "Obligee" or "City" in the penal sum of 5% of Amount Bid

Dollars ($ 5%) for the payment of which we hereby jointly and severally bind ourselves, successors and assigns. Signed this the 13th day of July, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to the City a certain Proposal, attached hereto and hereby made a part hereof to enter into a Contract in writing, for the:

PEDESTRIAN SIGNAL AT 320 WEST MAGNOLIA AVENUE

THEREFORE,

(a) If said Proposal shall be rejected, or in the alternative,

(b) If said Proposal shall be accepted and the Principal shall execute and deliver the Contract attached hereto (properly completed in accordance with said Proposal) and shall furnish a bond for his faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall appear in all other respects perform the agreement created by the acceptance of said Proposal,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way impaired or affected by an extension of the time within which the City may accept such Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Thalamus, LLC

PRINTED NAME OF CONTRACTOR

Allen L Conrad

PRINTED NAME OF PRINCIPAL

SEAL

BY: _____

ITS: Managing Member

Nationwide Mutual Insurance Company

SURETY

SEAL

BY: _____

ITS: John Starr, Attorney-in-Fact

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Thalamus, LLC

PRINTED NAME OF CONTRACTOR

Allen L. Conradi

PRINTED NAME OF PRINCIPAL

SEAL

BY: _____

ITS: Managing Member

Nationwide Mutual Insurance Company

SURETY

SEAL



BY: _____

ITS: John Starr, Attorney-in-Fact

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

John Starr

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i)bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

5% of Amount Bid (5%)

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss
On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Karen L. Karn
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028

Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 13th day of July, 2026.

Assistant Secretary

BDJ 1(10-25)00

STATE OF ALABAMA

BID LIMIT: U

AMOUNT: UNLIMITED

LICENSE NO.: 60009

TYPE: RENEWAL

State Licensing Board for General Contractors

THIS IS TO CERTIFY THAT

THALAMUS LLC

OPELIKA, AL 36801

is hereby licensed a General Contractor in the State of Alabama and is authorized to perform the following type(s) of work:

E: ELECTRICAL, HS-S: TRAFFIC CONTROL AND SAFETY

until **July 31, 2026** when this Certificate expires.

Witness our hands and seal of the Board, dated Montgomery, Ala.,

11th day of **August, 2025**

220608

Michael B. Tew SECRETARY-TREASURER

CHAIRMAN

Agenda Item Summary

Item No. 8 d 1

Council Meeting Date	July 21, 2026
Department	Development Services
Submitted By	Scott Cummings
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Alabama Power Company
Corporate Real Estate
1515 Pumphrey Avenue
Auburn, AL 36832

Description of item under consideration

Authorization to execute an easement agreement with Alabama Power Company to provide electrical service to a new trash compactor located at 400 Boykin Street for the Boykin-Donahue Campus.

Why is Council action needed?

City Council action is needed to authorize the execution of an easement agreement.

Is this a budgeted item?: Yes

RESOLUTION _____

WHEREAS, the City Council of the City of Auburn recognizes that it is in the best interest of the City of Auburn to construct the Boykin-Donahue Campus that includes a new Trash Compactor located at 400 Boykin Street; and

WHEREAS, it is in the best interest for the City of Auburn to dedicate an easement for electric distribution facilities to Alabama Power Company Corporate Real Estate.

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

That the City of Auburn, Alabama, does hereby grant an Easement – Distribution Facilities to Alabama Power Company Corporate Real Estate for electric power service to the City of Auburn Trash Compactor located at 400 Boykin Street, and further authorizes the City Manager to execute the easement agreement attached hereto.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

Attest:

_____
City Manager

APC Document #: 72320553-001

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF LEE

This instrument prepared by: Charlie Rankin

Alabama Power Company
Corporate Real Estate
1515 Pumphrey Ave
Auburn, AL 36832

KNOW ALL MEN BY THESE PRESENTS That the undersigned **City of Auburn, Alabama, a municipal corporation** (hereinafter known as "Grantor", whether one or more) for and in consideration of One and No/100 Dollar ($1.00) and other good and valuable consideration paid to Grantor in hand by Alabama Power Company, a corporation, the receipt and sufficiency of which are hereby acknowledged, do hereby grant to said Alabama Power Company, its successors and assigns (hereinafter the "Company"), the following easements, rights, and privileges:

Overhead and/or Underground. The right from time to time to construct, install, operate and maintain, upon, over, under and across the Property described below, all poles, towers, wires, conduits, fiber optics, cables, communication lines, transclosures, transformers, anchors, guy wires, and other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the overhead and/or underground transmission and distribution of electric power and communications, along a route selected by the Company, as determined by the location(s) in which the Company's facilities are to be installed. The width of the Company's right of way will depend on whether the Facilities are underground or overhead: for underground, the right of way will extend five (5) feet on all sides of said Facilities as and where installed; for overhead Facilities, the right of way will extend fifteen (15) feet on all sides of said Facilities as and where installed (hereinafter referred to as the "Easement Area").

The Company is further granted all the rights or privileges necessary or convenient for the full enjoyment and use of said right of way for the purposes above described, including, without limitation, the right of ingress and egress to and from said Facilities, as applicable, the right to excavate for installation, replacement, repair and removal of said Facilities, the right to install, maintain, and use anchors and guy wires on land adjacent to said right of way, the right in the future to install intermediate poles and facilities on said right of way, and also the right to cut, remove, and otherwise keep clear any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under and above said right of way, as applicable. Further, with respect to overhead Facilities, the Company is also granted the right to trim and cut, and keep trimmed and cut, all dead, weak, leaning or dangerous trees or limbs outside of the aforementioned right of way that, in the opinion of the Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead Facilities.

The easements, rights and privileges granted hereby shall burden the "Easement Area", which is located within the real property more generally described in deed book 1174, page 434, deed book 1751, page 26, deed book 1909, page 96, and deed book 2216, page 964, in the Office of the Judge of Probate of the above-named county in Alabama.

If, in connection with the construction or improvement of any public road or highway, it becomes necessary or desirable for the Company to move any of the Facilities, Grantor hereby grant to the Company the right to relocate the Facilities and, as to such relocated Facilities, to exercise the rights granted above; provided, however, the Company shall not relocate said Facilities on the Property at a distance greater than ten feet (10') outside the boundary of the right of way of any such public road or highway as established or re-established from time to time.

This grant and agreement shall be binding upon and shall inure to the benefit of Grantor, the Company and each of their respective heirs, personal representatives, successors and assigns and the words "Company" and "Grantor" as used in this instrument shall be deemed to include the heirs, personal representatives, successors and assigns of such parties.

The location of the right of way conveyed herein is generally shown on the Company's drawing attached hereto and made a part hereof but shall be more precisely determined by the actual location(s) as installed.

TO HAVE AND TO HOLD the same to the Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by Megan McGowen Crouch, its authorized representative, as of the _____ of _____, 20____.

ATTEST (if required) or WITNESS:

GRANTOR: **City of Auburn, Alabama, a municipal corporation**

_____
Signature

_____
Signature

_____
Title

City Manager
Title

----------For Alabama Power Company Corporate Real Estate Department Use Only----------

W.E. #: A6360-06-B126 **Tax ID #:** 43 08 07 25 1 001 029.000, 43 08 07 25 1 001 007.000, 43 08 07 25 1 001 006.000

¼, ¼ STR: NE ¼ NE ¼ S25, T19N, R25E

All Facilities on Grantor: [Y] Electronically Filed: [Y]

APC Document #: 72320553-001

STATE OF ALABAMA

COUNTY OF LEE

I, _____, a Notary Public in and for said County in said State, hereby certify that Megan McGowen Crouch, whose name as City Manager of City of Auburn, Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such City Manager and with full authority, executed the same voluntarily, for and as the act of said City of Auburn, Alabama
acting in such capacity as aforesaid.

Given under my hand and official seal this the _____ day of _____, 20____.

[SEAL]

_____
Notary Public

My commission expires: _____

WORK ORDER DRAWING

Map Center UTM: 2104295 11841247 Map Center Lat / LonG: 32.611482 -85.493083

Alabama Power

Customer	Location	County	Section	Township	Range	Electrical Address (XYZ)	Estimate No.
BOYKIN CAMPUS	400 BOYKIN ST	Lee	25	19N	25E	AUBURN DS X- 22278 Y- JM0102	A636006B126

Division / District	Town	UserID	Created:	W.O. Statement / Add'l Info.
Southern/Auburn	Auburn	BRAHUGHE	6/29/2026	PROJECT: 11048212 TASK: A636006B126

EWP INFORMATION
Substation: AUBURN DS
Feeder: 22278 OCR: JM0102

Primary Voltage	12.47 [kV]	Secondary Voltage	120 / 208 [V]	Available Fault Current	L-L-L	L-L-G	L-L	L-G	L-G RES.	[AMPS]	MISSALL	N/A	Good Thru Update	@
					2468	2481	2138	2402	279.1					

1 inch = 70 feet
0 30 60 120 180 240 Feet

ABC 35/5
100W HPS
7014
100B
100A
100C
LS2T24
218W LED
35/5
LS55HT
218W LED
LS2T21
171W LED
30/5
LS2T20
53W LED
45/3
3-2ACSR+2ACSRN 12.47kV
LS2T1Y
53W LED
LS2T1Y
171W LED
ABC
3-1/0AXNJ 12.47kV
TO_T04BY6
200A
TC56115
TC
TO_JM5511
200A
JM5511
30A QA
LS98G6_L
54W LED
3-4ACSR+
4ACSRN 12.47kV
BOYKIN ST
LS55HS
218W LED
40/5
4ACSR+
2ACSRN 7.2kV
LS2WUV
83W LED
3-2ACSR+
2ACSRN 12.47kV
40/5
ABC
LS7HCH
83W LED
LS2T1U
218W LED
45/4
45/4
30/5 LS7HDV
53W LED
35/5 LS7HDA
53W LED
9
40/5
JM0102
100A-L
1595 - BYP
0A SLD
35/5
JM0101 - SOU
100A SLD
3-2ACSR+
4ACSRN 12.47kV
227
37.5A
30/5
LS98GB_L
122W LED
LS6WD3
146W LED
T04X1A
37.5C
LS9GS1_L
303W LED
LS9GS3_L
303W LED
35
LS9GS2
303W LED
LS9GS4
303W LED
35
LS9GS8_L
303W LED
40
303W LED
LS9GS6_L
303W LED
40
LS9GS7
303W LED

Underground service to new trash compactor.

LOC 2:
I: 63' + 40' UP POLE 1/0
UQA IN CUST INSTALLED CDT
4" SVC RISER

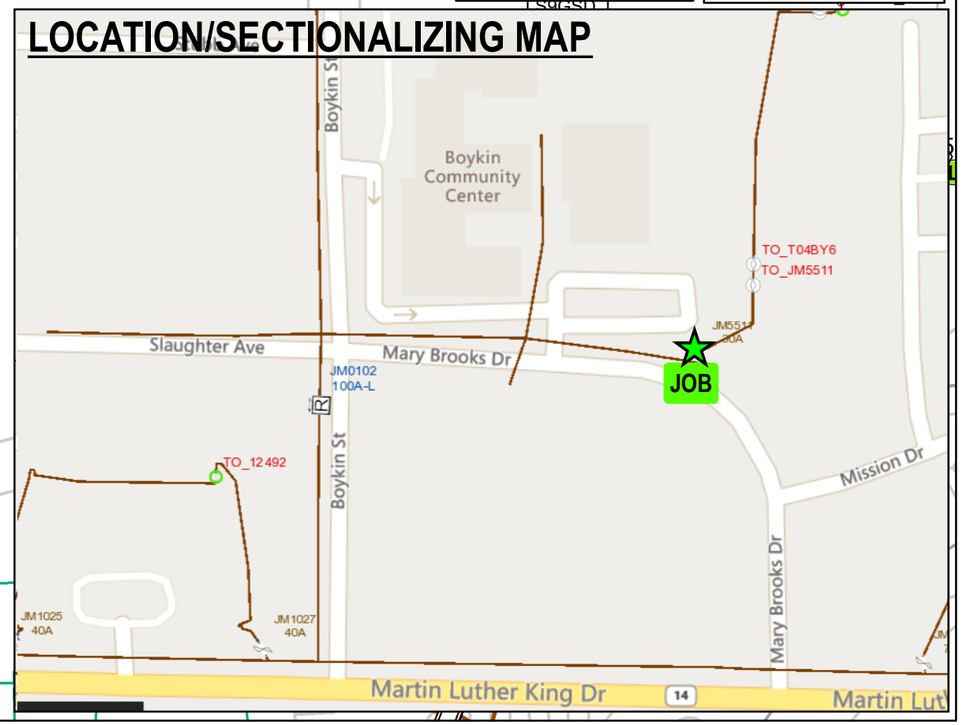
LOC 1:
R: 35.7 CONV XFMR
CO, LA, FG T-BKT
80' 4 DPX
I: 15KVA WYE-WYE XFMR BANK
FG TRI-MNT SWITCH BKT
80' 1/0 QA

LOWER LIGHTS AS NEEDED

Cable Pull Calculation
Max Tension: 207.83
Max Allowable Tension: 1500
Max SWBP: 34.97
Max Allowable SWBP: 750

Job Notes:
120/208V OH/UG 3Ø Service
Voltage Drop: 0.54
Transformer Loading: 5
Annual Revenue: $3,313

LOCATION/SECTIONALIZING MAP



Panel: RP-1				PANEL LOAD SUMMARY									
Equipment	LIGHT	RCPT	O/M	CB SIZE	CIRCUIT #	PHASE A	PHASE B	PHASE C	CIRCUIT #	CB SIZE	LIGHT	RCPT	O/M	Equipment
RECEPTACLE		200		20/1	1	3906			2				3706	
SPARE				20/1	3		3706		4	60/3			3706	COMPACTOR
SPARE				20/1	5			3706	6				3706	
SPARE				20/1	7	0			8	20/1				SPARE
SPARE				20/1	9		0		10	20/1				SPARE
SPARE				20/1	11			0	12	20/1				SPARE
SPARE				20/1	13	0			14	20/1				SPARE
SPARE				20/1	15		0		16	20/1				SPARE
SPARE				20/1	17			0	18	20/1				SPARE
Sub-Total	0	200	0			3906	3706	3706			0	0	11118	Sub-Total

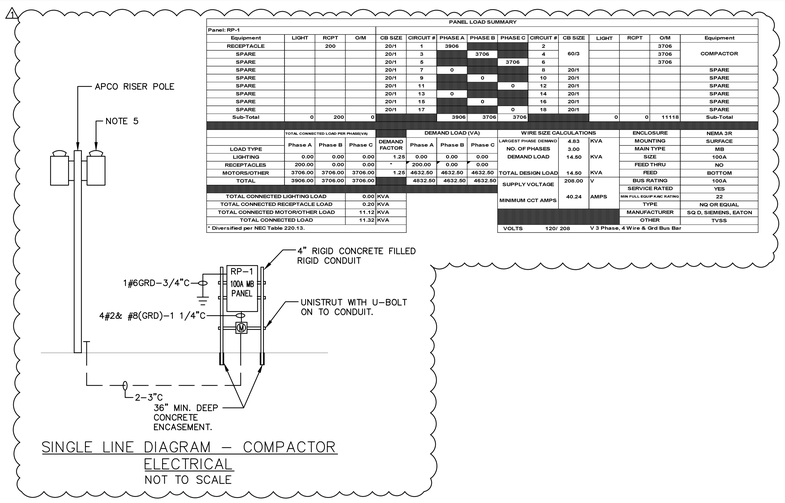
	TOTAL CONNECTED LOAD PER PHASE(VA)			DEMAND LOAD (VA)			
	Phase A	Phase B	Phase C	DEMAND FACTOR	Phase A	Phase B	Phase C
LOAD TYPE							
LIGHTING	0.00	0.00	0.00	1.25	0.00	0.00	0.00
RECEPTACLES	200.00	0.00	0.00	*	200.00	0.00	0.00
MOTORS/OTHER	3706.00	3706.00	3706.00	1.25	4632.50	4632.50	4632.50
TOTAL	3906.00	3706.00	3706.00		4832.50	4632.50	4632.50

TOTAL CONNECTED LIGHTING LOAD	0.00 KVA
TOTAL CONNECTED RECEPTACLE LOAD	0.20 KVA
TOTAL CONNECTED MOTOR/OTHER LOAD	11.12 KVA
TOTAL CONNECTED LOAD	11.32 KVA

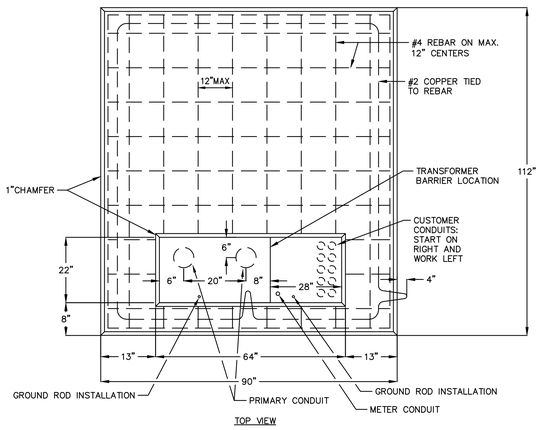
* Diversified per NEC Table 220.13.

WIRE SIZE CALCULATIONS		
LARGEST PHASE DEMAND	4.83	KVA
NO. OF PHASES	3.00	
DEMAND LOAD	14.50	KVA
TOTAL DESIGN LOAD	14.50	KVA
SUPPLY VOLTAGE	208.00	V
MINIMUM CCT AMPS	40.24	AMPS
VOLTS	120/ 208	V 3 Phase, 4 Wire & Grd Bus Bar

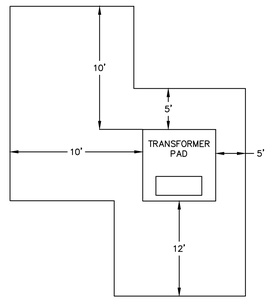
ENCLOSURE	NEMA 3R
MOUNTING	SURFACE
MAIN TYPE	MB
SIZE	100A
FEED THRU	NO
FEED	BOTTOM
BUS RATING	100A
SERVICE RATED	YES
MIN FULL EQUIP FAIC RATING	22
TYPE	NQ OR EQUAL
MANUFACTURER	SQ D, SIEMENS, EATON
OTHER	TVSS



SINGLE LINE DIAGRAM – COMPACTOR
ELECTRICAL
NOT TO SCALE



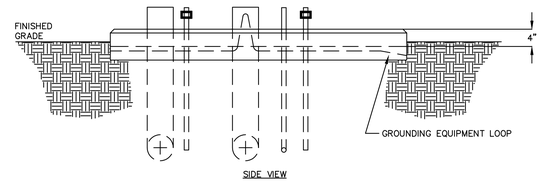
TOP VIEW



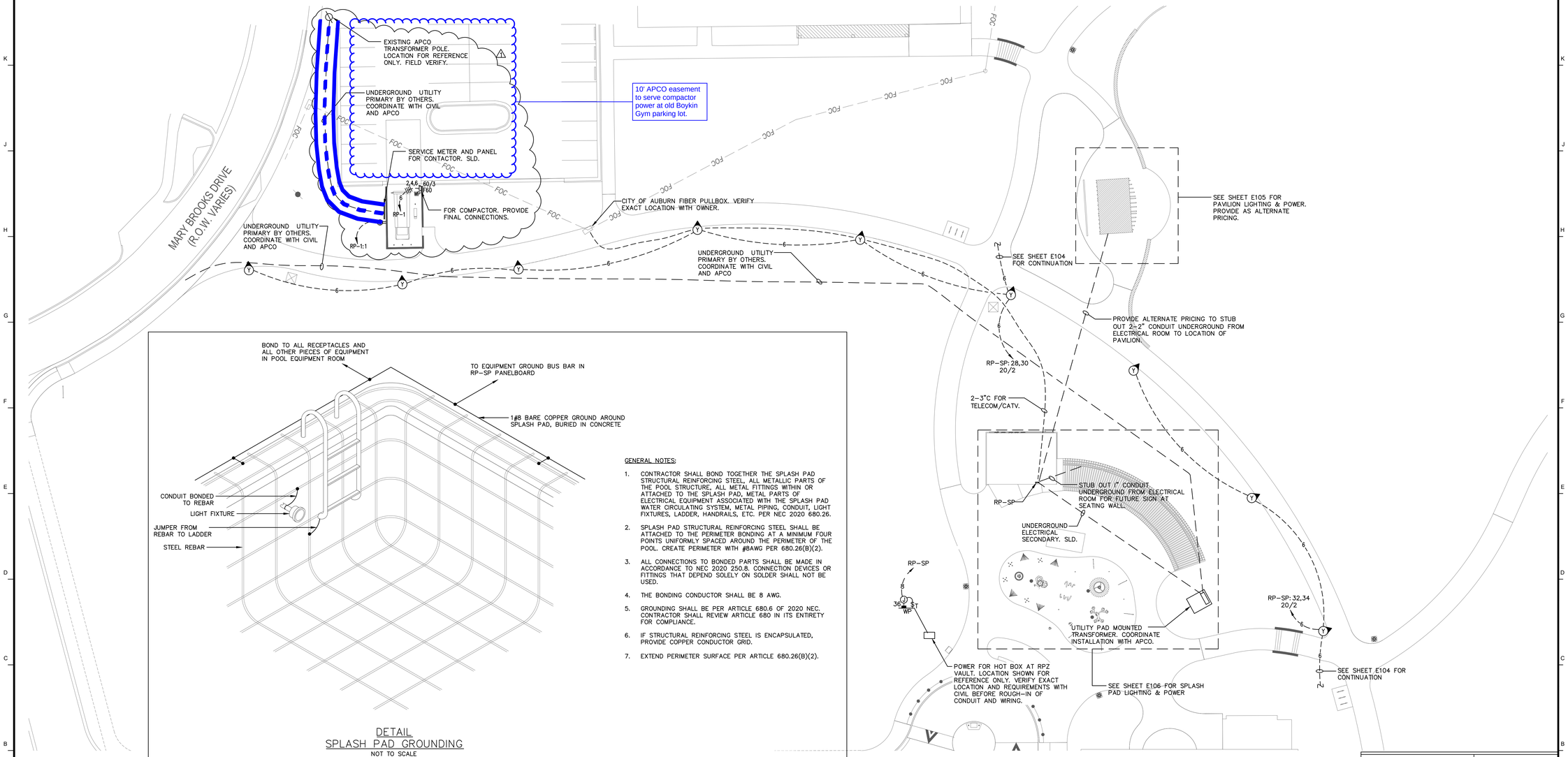
DETAIL
TRANSFORMER PAD
NOT TO SCALE

GENERAL NOTES:

1. CUSTOMER'S SERVICE ENTRANCE CABLE AND CONDUITS SHOULD BE INSTALLED IN THE OPEN WINDOW OF THE CONCRETE PAD IN THE SHADED AREA SHOWN.
2. GROUNDING IS TO BE PROVIDED BY ENHANCED GROUNDING CONSISTING OF 100 FEET #2 COPPER 7 STRAND CONDUCTOR INSTALLED IN THE BOTTOM OF THE TRENCH OR 30 FOOT SECTIONS OF GROUND ROD INSTALLED IN BOTH THE PRIMARY AND SECONDARY SIDES OF THE TRENCH OR 30 FOOT SECTIONS OF GROUND ROD INSTALLED IN BOTH THE PRIMARY AND SECONDARY SIDES OF THE CONCRETE PAD WINDOW. THE GROUND ROD LOCATIONS ARE NOT DIMENSIONED TO ALLOW MAXIMUM FLEXIBILITY IN LOCATING THE GROUND RODS, BUT THE SEPARATION BETWEEN GROUND RODS SHOULD BE AS GREAT AS POSSIBLE.
3. THE TRANSFORMER PAD SHOULD NOT BE LOCATED: NEAR FIRE HYDRANTS, FIRE ESCAPES, DOORS, WINDOWS, VENTILATION DUCTS, OR UNDER BUILDING OVERHANGS. IF POSSIBLE THE PAD SHOULD BE INSTALLED ON GROUND THAT SLOPES AWAY FROM THE BUILDING. THERE SHOULD BE NO ABOVE GROUND OBSTRUCTIONS SUCH AS AIR CONDITIONERS, WALLS, SHRUBBERY, TRASH BINS, ETC. IN FRONT OF THE TRANSFORMER LOCATION. THE TRANSFORMER LOCATION MUST BE ACCESSIBLE BY LARGE TRUCK OR CRANE.
4. THERE MUST BE CLEAR AREA AROUND THE TRANSFORMER AS DETAILED IN THE DRAWING BELOW. THE 10'x10' AREA AT THE REAR OF THE PAD IS NECESSARY FOR THE PROPER OPERATION OF THE BAYONET FUSE OF THE TRANSFORMER.



SIDE VIEW



DETAIL
SPLASH PAD GROUNDING
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR SHALL BOND TOGETHER THE SPLASH PAD STRUCTURAL REINFORCING STEEL, ALL METALLIC PARTS OF THE POOL STRUCTURE, ALL METAL FITTINGS WITHIN OR ATTACHED TO THE SPLASH PAD, METAL PARTS OF ELECTRICAL EQUIPMENT ASSOCIATED WITH THE SPLASH PAD WATER CIRCULATING SYSTEM, METAL PIPING, CONDUIT, LIGHT FIXTURES, LADDER, HANDRAILS, ETC. PER NEC 2020 680.26.
2. SPLASH PAD STRUCTURAL REINFORCING STEEL SHALL BE ATTACHED TO THE PERIMETER BONDING AT A MINIMUM FOUR POINTS UNIFORMLY SPACED AROUND THE PERIMETER OF THE POOL. CREATE PERIMETER WITH #8AWG PER 680.26(B)(2).
3. ALL CONNECTIONS TO BONDED PARTS SHALL BE MADE IN ACCORDANCE TO NEC 2020 250.8. CONNECTION DEVICES OR FITTINGS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED.
4. THE BONDING CONDUCTOR SHALL BE 8 AWG.
5. GROUNDING SHALL BE PER ARTICLE 680.6 OF 2020 NEC. CONTRACTOR SHALL REVIEW ARTICLE 680 IN ITS ENTIRETY FOR COMPLIANCE.
6. IF STRUCTURAL REINFORCING STEEL IS ENCAPSULATED, PROVIDE COPPER CONDUCTOR GRID.
7. EXTEND PERIMETER SURFACE PER ARTICLE 680.26(B)(2).

ALABAMA LICENSED PROFESSIONAL ENGINEER
JOSEPH A. KIUMU
No. 32474E
08/11/25

BOYKIN-DONAHUE PARK & SPLASH PAD

J:\...\Auburn-Donahue_MUYAELEC-City of auburn-RL logo-082625.dwg

AUBURN, AL

DAVIS

OWNER
CITY OF AUBURN
171 N. ROSS STREET, SUITE 200
AUBURN, AL 36830
(334) 379-4611
ATTN: BRYAN WOOD

ARCHITECT
DAVIS ARCHITECTS, INC.
120 23RD STREET SOUTH
BIRMINGHAM, AL 35233
205-322-7482
ATTN: JOHN "CJ" BRENNAN

STRUCTURAL ENGINEER
MBA
300 20TH STREET NORTH, SUITE 100
BIRMINGHAM, AL 35203
(205) 323-6385
ATTN: MARK BOGER

CIVIL ENGINEER
FORESITE GROUP, LLC
3740 DAVINCI CT. SUITE 100
PEACHTREE CORNERS, GA 30092
(770) 368-1399 EXT. 307
ATTN: JONATHAN BULLARD

MECHANICAL, PLUMBING, & FIRE PROTECTION ENGINEER
HHB ENGINEERS, P.C.
104 JOSIE RUN
PRATTVILLE, ALABAMA 36066
(334) 368-2707
ATTN: BARBARA MCCRARY

ELECTRICAL ENGINEER
MUYA ENGINEERING, LLC
5800 CYPRESS TRACE
HOOVER, AL 35244
(205) 422-7596
ATTN: JOSEPH KIUMU

N ACTUAL NORTH — N PLAN NORTH

REV	DATE	DESCRIPTION
1	09/05/25	ASI #1

DATE 07/12/2024
PHASE BID DOCUMENTS
ISSUED FOR
ISSUED BY DAVIS ARCHITECTS
PROJECT NO. 3965.01

SHEET TITLE
SITE PLAN - SPLASH PAD - ELECTRICAL

DRAWING NO.
E103

5800 CYPRESS TRACE
HOOVER, ALABAMA
PHONE (205) 422-7596
EMAIL: JKIUMU@MUYAENGINEERING.COM

MUYA ENGINEERING
PROJECT #: M22-0033

E1 SITE PLAN - SPLASH PAD - ELECTRICAL
SCALE: 1" = 20'-0"

Agenda Item Summary

Item No. 8 d 2

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

JVR Homes, LLC
1919 North Ash Court
Auburn, AL 36830

Description of item under consideration

Dedication of public easement on Alberta Street Admin Plat (AS-2026-010). Resolution accepting a public easement as shown on the plat: "Alberta Street Subdivision, Redivision of Lots 1,2, 8-A, and 63-A, Redivision of Lots 1-B and 1-C", located at 595 and 597 Piper Avenue.

Why is Council action needed?

City Council action is necessary for acceptance of all easements and rights-of-way per Article III, Section G, of the City of Auburn Subdivision Regulations, which requires that acceptance of dedicated lands by the City Council must occur prior to the recording of the final plat.

Is this a budgeted item?: N/A

RESOLUTION NO._____

WHEREAS, it is in the best interest of the City of Auburn to accept public drainage and utility easements as shown on the plat: "Alberta Street Subdivision, Redivision of Lots 1, 2, 8-A, and 63-A, Redivision of Lots 1-B and 1-C" (AS-2026-010), located at 595 and 597 Piper Avenue; and

WHEREAS, the owner of the said property, namely JVR Homes, LLC, desires to dedicate the same.

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

That the City of Auburn does hereby accept public easements and rights-of-way as shown on the plat: "Alberta Street Subdivision, Redivision of Lots 1, 2, 8-A, and 63-A, Redivision of Lots 1-B and 1-C" (AS-2026-010), located at 595 and 597 Piper Avenue.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

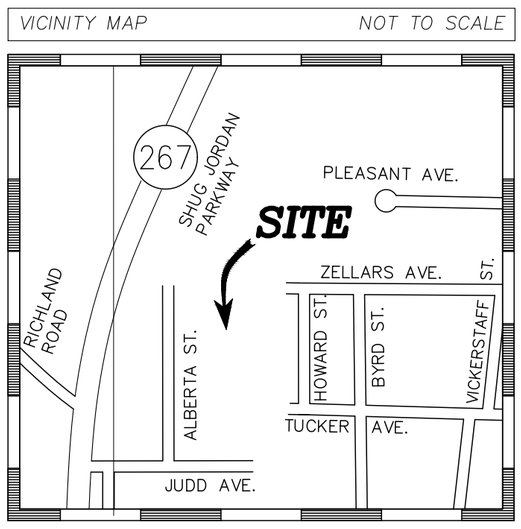
_____
Mayor

ATTEST:

_____
City Manager

ALBERTA STREET SUBDIVISION
REDIVISION OF LOTS 1, 2, 8–A, AND 63–A
~Redivision of Lots 1–B and 1–C~
SECTION 24 T 19 N R 25E
AUBURN LEE COUNTY ALABAMA

VICINITY MAP NOT TO SCALE



43 08 06 24 3 000 032.000
MOORE ISADORE F & WILMA Y
658 ALBERT ST
AUBURN AL, 36830

43 08 06 24 3 000 034.000
PIPER GLEN HOMEOWNERS ASSOCIATION INC
226 20TH STREET SOUTH
BIRMINGHAM AL 35210

IPF 1/2" REBAR

S88°34'28"E 41.01

IPF CA788 N=769828.64 E=756880.53

IPF CA788

L3

LOT 4

43 08 06 24 3 000 031.003
JVR HOMES LLC
1919 N ASH CT
AUBURN, AL 36830

50.01 N00°27'59"E

50.15 S00°27'59"W

L7

20' SAN SEWER EASEMENT

L6

IPF CA788

IPF CA788

L2

IPF CA788

20' PRIVATE SEWER EASEMENT

L8

N00°28'E 33.7

LOT 3

43 08 06 24 3 000 031.002
JVR HOMES LLC
1919 N ASH CT
AUBURN, AL 36830

N00°27'59"E 50.01

LOT 1–C–1
8,179sf±

87.32 S00°27'59"W

9

PIPER GLEN SD – PHASE 1

43 08 06 24 3 000 146.000
PCJW PROPERTIES LLC
162 FIRESTONE DRIVE
MADISON AL 35758

N00°26'12"E(M) 106.61(M)

IPF CA788 N: 769728.63 E: 756879.26

43 08 06 24 3 000 031.000
JVR HOMES LLC
1919 N ASH CT
AUBURN, AL 36830

LOT 2–A

N44°57'00"E 68.96

N00°27'59"E(M) 52.86(M)

IPS CA788

S52°11'41"E 25.23

IPF CA788

S42°25'03"E(M) 15.97(M)

IPS CA788

IPF CA788 N=769665.77 E=756879.20

N00°28E 10.0

11.0 N80°38'W

IPS CA788

S80°38'06"E 45.36

S80°38'E 23.0

N00°28'E 6.9

C3

IPF CA788

JVR HOMES LLC
1919 N ASH CT
AUBURN, AL 36830

59.95 N01°25'32"E

LOT 1–A

6,422sf±

LOT 1–B–1

PIPER AVENUE – 50' ROW

EXISTING 30' PRIVATE EASEMENT INGRESS/EGRESS TO BE VACATED AS OF THE RECORDING OF THIS PLAT

NEW PRIVATE INGRESS AND EGRESS EASEMENT FOR LOT 1–B–1 AND 1–C–1

C2

EASEMENT CURVE
R=75.00
CHB=S03°01'W
CHD=35.5

IPF CA788

L1

40.89 N88°38'34"W

IPF ¾" CTP

50.01(M) N88°38'34"W(M)

18.6 N88°39'W

IPF CA788

L5

NEW PUBLIC 10' DRAINAGE & UTILITY EASEMENT

IPF 1/2" REBAR

C1

43 08 06 24 3 000 147.000
COLE AMY & COLE SCOTT
593 PIPER AVE
AUBURN, AL 36832

LOT 8–A–1

S01°11'35"E(M) 60.83(M)

1

43 08 06 24 3 000 154.000
DOWNS DAVID MICHAEL & SHELIA L
10139 SECURITY DR BOX 18898
CORPUS CHRISTI TX,78418

IPF CA788

IPF CA788

State of Alabama
Lee County

I, Michael T. Maher, a Professional Licensed Land Surveyor of Alabama, 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.

In witness whereof, I have hereunto set my hand and seal on this

the _____ day of _____, 2026.

_____
Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal

State of Alabama
Lee County

I, Roy Hartfield, as Managing Member of JVR Homes LLC owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

In witness whereof, Roy Hartfield, as Managing Member of JVR Homes LLC, have hereunto

set my hand on this the _____ day of _____, 2026.

_____ _____
Roy Hartfield, as Managing Member of JVR Homes LLC

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Roy Hartfield, whose name as Managing Member of JVR Homes LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority of The Parmer Group LLC, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this _____ day of _____, 2026.

_____
Roy Hartfield

My commission expires: _____

Approved by the Auburn City Engineer, Auburn, Alabama:

City Engineer: _____ Date: _____

Approved by the Auburn City Planning Department, Auburn, Alabama:

Planning Director: _____ Date: _____

Accepted by the Auburn City Council, Auburn, Alabama:

Mayor: _____ Date: _____

DUE

NOTES:

1. SOURCE OF INFORMATION: PLAT BOOK 53, PAGE 18 ALBERTA SUBDIVISION; PLAT BOOK 49 PAGE 71 (ALBERTA STREET SUBDIVISION); DEED BOOK 2725, PAGE 348; DEED BOOK 2758, PAGE 981.
2. BEARING BASED ON STATE PLAN COORDINATES, ALABAMA EAST ZONE, U.S. FOOT. SAID COORDINATES ESTABLISHED WITH RTK GPS, AUBURN REFERENCE STATION WAS THE CONTROL FOR THIS SURVEY.
3. DATE OF FIELD SURVEY: 1–19–2026; DATE OF OFFICE WORK: 1–28–2026.
4. *TOTAL GROSS AREA: 14,601 S.F.±*
5. *NO PORTION OF THESE LOTS ARE LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER FEMA PANEL 01081C0182H DATED 1–17–2025.*
6. *NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THAT THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN 10' OF UTILITIES.*
   BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
8. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
9. NUMBER OF RESIDENTIAL LOTS: 2
10. THE PURPOSE OF THIS PLAT IS TO CREATE AND MOVE THE PRIVATE INGRESS AND EGRESS EASEMENT TO SERVE LOTS 1–B–1 AND 1–C–1 AND TO SUBMIT TO AUBURN CITY COUNCIL TO DEDICATE THE SHADED PORTION OF THE NEW PUBLIC 10' DRAINAGE AND UTILITY EASEMENT. ADDITIONALLY, 49sf WERE TAKEN FROM LOT 1–C AND GIVEN TO LOT 1–B.
11. PRIVATE SANITARY SEWER INFRASTRUCTURE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR THE SPECIFIC LOT THAT SEWER SERVICES.

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA–788)
CA–788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA–788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
= POWER POLE
-x——x- = WIRE FENCE
-//——//- = WOOD FENCE
-o——o- = CHAIN LINK FENCE

–N–

GRAPHIC SCALE 1" = 20'
20' 0 20' 40' 60'

Line Table		
Line #	Length	Direction
L1	8.44	S88° 38' 34"E
L2	9.00	S89° 32' 01"E
L3	9.00	S88° 34' 28"E
L5	2.03	N88° 38' 34"W
L6	36.27	S20° 30' 59"W
L7	20.00	S69° 29' 01"E
L8	64.82	S20° 30' 59"W

Curve Table				
Curve #	Length	Radius	CHORD BEAR	CHORD DIST
C1	42.01	55.00	S37°01'18"E	41.00
C2	40.20	55.00	S05°48'02"W	39.31
C3	23.32	55.00	S38°53'02"W	23.14

Seal

Drawn By: MTM
Scale: 1"=20'
File Name: 24–0475–REDIV
Date: 6–2–2026

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821–0105
www.precisionsurveying.biz

Sheet Title: ALBERTA STREET SUBDIVISION
REDIVISION OF LOTS 1, 2, 8–A, AND 63–A
~Redivision of Lots 1–B and 1–C~
ADMINSTRATIVE PLAT

Agenda Item Summary

Item No. 8 d 3

Council Meeting Date	July 21, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Cotswold II, LLC
1918 Mall Boulevard
Auburn, AL 36830

Description of item under consideration

Resolution accepting warranty deeds located at Lot 101 of Oak Creek Subdivision and Lot 115 of Oak Creek Subdivision Phase II from Cotswold II, LLC. Acceptance of the warranty deeds will provide needed property for the City in consideration of future public transportation infrastructure.

Why is Council action needed?

Article III Section G of the City's Subdivision Regulations requires that the City Council accept and approve lands dedicated to the City.

Is this a budgeted item?: Yes

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn has determined that it is in the best interest of the City of Auburn to accept the dedication of that certain real estate as the same is described in the attached Warranty Deeds; and

WHEREAS, the owner of said real property, namely Cotswold II, LLC, desires to convey the same to the City of Auburn.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama does hereby accept the Warranty Deeds from Cotswold II, LLC.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

Prepared By:
Matthew T. Ellis
Crum, Ellis, & Associates, P.C.
P.O. Box 1186
Montgomery, AL 36101

WARRANTY DEED

THE STATE OF ALABAMA
LEE COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars and other good and valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the undersigned, **Cotswolds II, LLC,** an Alabama limited liability company, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto the **City of Auburn, Alabama**, (herein referred to as GRANTEE), its successors and assigns, the following described Real Estate, located in the County of Lee and State of Alabama, to-wit:

Lot 101, according to the Final Plat of Oak Creek, as the same appears of record in the Office of the Judge of Probate of Lee County, Alabama, in Plat Book 47, at Pages 173 & 174.
and
Lot 115, according to the Final Plat of Oak Creek – Phase 2, as the same appears of record in the Office of the Judge of Probate of Lee County, Alabama, in Plat Book 51, at Page 46.

This conveyance is made subject to all restrictions, reservations, easements and/or rights-of-way which appear of record affecting title to the above-described property.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, its successors and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

[SIGNATURE AND ACKNOWLEDGMENT ON NEXT PAGE]

IN WITNESS WHEREOF Cotswolds II, LLC, an Alabama limited liability company, has caused this instrument to be executed by Donald H. Allen, its duly authorized Manager/Member, this 25 day of June, 2026.

WITNESS:

_____

_____

Cotswolds II, LLC,
an Alabama limited liability company

_____(L.S.)
By: Donald H. Allen
Its: Manager/Member

==========

STATE OF Alabama
COUNTY OF Lee

I, the undersigned authority, in and for said County and in said State, hereby certify that Donald H. Allen, whose name as Manager/Member of Cotswolds II, LLC, an Alabama limited liability company, is signed to the foregoing conveyance or instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance or instrument, he, as such Manager/Member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand this the 25 day of June, 2026.

KELLY N. WESTER NOTARY PUBLIC ALABAMA STATE AT LARGE

_____
NOTARY PUBLIC
My Commission Expires: KELLY N WESTER
Notary Public, Alabama State At Large
My Commission Expires 03/26/2030

FINAL PLAT OF
OAK CREEK - PHASE 2

BEING A PART OF SECTIONS 21 & 22, TOWNSHIP 19 NORTH, RANGE 25 EAST,
AUBURN, LEE COUNTY, ALABAMA

RECEIVED
DATE 12/17/2027
CASE NO. FP-2024-007
DEPARTMENT OF PLANNING

Curve Table					Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	118.34'	274.93'	N18° 08' 33"W	117.43'	C20	73.08'	1889.14'	N19° 35' 39"W	73.07'
C2	89.60'	150.00'	N13° 07' 36"W	88.35'	C21	160.57'	1889.14'	S07° 03' 04"E	160.52'
C3	140.10'	324.98'	S18° 08' 33"E	139.02'	C22	129.29'	1889.14'	S02° 39' 20"E	129.26'
C4	61.23'	300.00'	S11° 35' 23"E	61.12'	C23	92.51'	1889.14'	S00° 42' 29"W	92.50'
C5	15.57'	300.00'	S18° 58' 24"E	15.57'	C24	524.36'	1889.14'	N10° 03' 45"E	522.68'
C6(1)	76.80'	300.00'	N13° 07' 36"W	76.59'	C25(1)	979.80'	1889.14'	S03° 09' 21"W	968.66'
C7	33.27'	25.00'	S65° 27' 17"E	35.35'	C26	157.76'	1740.52'	N15° 26' 04"E	157.70'
C8	47.33'	525.00'	N72° 07' 01"E	47.31'	C27	32.46'	22.00'	N40° 04' 11"W	29.59'
C9	81.14'	525.00'	N79° 07' 17"E	81.06'	C28	22.82'	160.00'	N86° 25' 27"W	22.80'
C10	54.45'	525.00'	N86° 31' 12"E	54.42'	C29	39.27'	25.00'	S44° 29' 27"W	35.36'
C11(1)	182.81'	525.00'	N79° 30' 55"E	181.95'	C30	30.58'	525.00'	S01° 09' 35"W	30.58'
C12	29.99'	210.00'	S86° 25' 23"E	29.93'	C31	31.46'	475.00'	N01° 22' 39"E	31.27'
C13	17.05'	11.99'	N69° 48' 40"E	15.51'	C32	39.27'	25.00'	N45° 30' 33"W	35.36'
C14	83.13'	57.01'	N72° 40' 17"E	59.99'	C33	42.80'	475.00'	S86° 54' 34"W	42.79'
C15	56.29'	57.01'	S46° 18' 36"E	55.79'	C34	114.01'	475.00'	S77° 27' 07"W	113.74'
C16	76.44'	57.01'	S21° 23' 53"W	70.84'	C35	8.59'	475.00'	S70° 03' 28"W	8.59'
C17(1)	107.86'	57.01'	S39° 37' 14"E	112.47'	C36(1)	165.40'	475.00'	N79° 33' 55"E	164.57'
C18	12.06'	12.00'	S30° 59' 01"W	11.56'	C37	39.27'	25.00'	S24° 32' 23"W	35.30'
C19	15.93'	525.00'	S03° 04' 00"W	15.93'					

Lot Table				Lot Table			
Lot #	Acres	Square Footage		Lot #	Acres	Square Footage	
9	0.37	15,916		29	0.38	16,572	
10	0.37	15,916		30	0.67	29,322	
11	0.32	14,002		31	0.38	16,393	
12	0.34	14,960		32	0.39	16,933	
13	0.35	15,266		80	0.33	14,414	
14	0.38	16,586		81	0.43	18,882	
15	0.37	16,009		82	0.43	18,847	
16	0.35	15,433		83	0.42	18,641	
17	0.36	15,864		84	0.40	17,520	
18	0.35	15,168		85	0.43	18,542	
19	0.31	13,613		86	0.40	17,406	
20	0.29	12,750		87	0.41	18,035	
21	0.29	12,750		88	0.41	18,058	
22	0.32	13,784		89	0.39	16,883	
23	0.28	12,252		97	0.34	14,701	
24	0.28	12,214		98	0.29	12,843	
25	0.31	13,699		113	0.54	23,292	
26	0.34	15,022		115	9.14	398,046	
27	0.35	15,408		116	72.05	3,330,361	
28	0.36	16,585		117	5.93	258,433	

Line Table		
Line #	Length	Direction
L1	44.91'	S50° 19' 21"W
L2	43.11'	N33° 57' 33"E
L3	43.93'	N77° 46' 23"W
L4	50.00'	N59° 30' 30"E
L5	71.31'	S02° 11' 51"W
L6	86.11'	N02° 11' 51"E
L7	44.04'	S89° 29' 27"W
L8	73.05'	S20° 27' 37"E

Beyond (R)	
Bearing & Distance (R)	
S51° 28' 27"W	44.88' (R)
N10° 16' 39"E	43.30' (R)
N74° 35' 40"W (R)	

NOTES

1. Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALLIOT CORS as reference
2. Basis for Survey:
   - Deed Book 2564, Page 757, Probate Office, Lee County, Alabama
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0043G & 01081C0181G, effective November 02, 2011, the subject property is located:
   - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance of floodplain.
   - Zone AE - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. Base Flood Elevations determined.
4. Wetlands shown were located and shown on wetland delineation report by Wildland Services, LLC dated March 27, 2018
5. Any open space shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
6. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc. that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
7. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
8. This drawing becomes void if any alterations or changes are made by others.
9. This drawing may not be altered or added to without permission from Barrett-Simpson, INC.
10. The purpose of this plat is to subdivide 104.14 acres into 37 lots for residential development, 1 open space lot and remainder lots for future development.
11. Creek / stream buffer and zone distances shown are to be measured from top banks of existing creeks / streams.
12. Current Property Owners:
    -Richard D. Starr & James L. Starr, LLC
    3495 Lee Road 10
    Auburn, AL 36830
13. Development Data:
    -Total Number of Lots: 40
    -Area of Largest Lot: Lot 116 - 72.05 Acres (3,138,301 Sq. Ft.)
    -Area of Smallest Lot: Lot 24 - 0.26 Acres (12,214 Sq. Ft.)
    -Total Acreage: 103.93 Acres (4,527,284 Sq. Ft.)

CITY OF AUBURN NOTES

14. No permanent structures may be constructed or placed on easements. Fences may be erected perpendicularly across the easement provided there is a minimum twelve (12) foot wide access gate installed. If the gate is to be locked there must be a City approved lock installed in conjunction with the owners lock. No canopy trees shall be planted within ten (10) feet of utilities.
15. By placing obstructions within or encroaching onto the easement, the property owner(s) does for itself, its successors, and assigns agree to indemnify, hold harmless and defend the City of Auburn, its officials, representatives, agents, servants and employees) from and against all liability and loss which may be sustained as a result of claims, demands, cost or judgements arising out of the location of the obstruction within the easement including its reasonable costs in defending against any such claims and further agrees to release and discharge the City of Auburn from any damages to the obstruction arising from utility maintenance work within the easement or any damages to the obstruction resulting from its placement in the easement.
16. Placing any portion of an irrigation system within the easements or right of way, the property owner does for itself , its successors and assigns agrees to hold harmless and defend the City of Auburn, its officials, representatives, agents, servants, and employees from and against all liability and loss which may be sustained as a result of claims, demands, cost or judgements arising out of the location of the obstruction within the easements or right of way including its reasonable cost in defending against any such claims. The property owner further agrees to release and discharge the City of Auburn from any damages to the irrigation system arising from any work or maintenance work within the granted easement or right of way or any damages to the irrigations system resulting from its placement within the easement or right of way. Irrigation systems are limited to only laterals being placed within any easements or right of way.
17. Lots 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 31, 80, 82, 83, 84, 85, 86, 88, 97, & 98 have potential sewer backflow issues due to the finish grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The Property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of the backflow prevention device and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use or omittance of this device.

DEDICATION

The State of Alabama
Lee County)

We, Richard D. Starr & James L. Starr, LLC, as owners of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the 11th day of December, 2024.

James L. Starr, Managing Member

ACKNOWLEDGEMENT

The State of Alabama
Lee County)

I,Blake Rice, a Notary Public, in and for said County in said State, hereby certify that James L. Starr whose name as Managing Member of Richard D. Starr & James L. Starr, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of December, 2024.

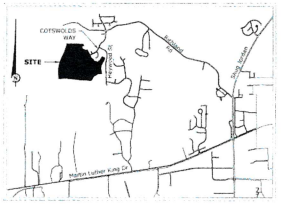
Notary Public:
Monthly Commission Expires: 10/28/25

LEGEND

- 1/2" Rebar Found - Orange Cap Stamped AL CA 718 LSF0026DD (unless otherwise noted)
- 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF0026DD
- D.U.E. Drainage & Utility Easement
- D.E. Drainage Easement
- D.B. Deed Book
- P.B. Plat Book
- PG. Page
- ROW Right-of-Way
- N/F Now or Formerly
- Not to Scale
- Wooden Fence
- S.S.E. Sanitary Sewer Easement
- Approximate Sewer Line w/Sanitary Sewer Manhole

VICINITY MAP

Not to scale



Cotswolds Way 60' ROW
Barnsley Street 50' ROW
Cherington Drive 50' ROW
Glasco Street 70' ROW
116 (future development) / Detention
115 (future outer loop)
117 Open Space / Natural Area

AUBURN CERTIFICATES

Approved by the Auburn City Planning Commission, Auburn, Alabama Planning
Director: Date: 12/19/24

Approved by the Auburn City Engineer
Engineer: Date: 12-11-2024

Approved by the Auburn City Council, Auburn, Alabama
Mayor: Date: 12/17/2024

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, 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.

Jonathan A. Ham, PLS
Alabama License No. 34761

Date: 12/11/24

Bearings: E-S(90)W(270)-NGS Zone: Coffeewalla A. Auburn(Southeast)Zone: 3126ft (0.0) Elev Factor: 1 Auburn, Section 21&22, T19N, R25E, Lee County, Alabama Proj Date: Nov 19, 2024 14 sheets in plan

Barrett-Simpson, Inc.
Engineers & Land Surveyors
704 13th STREET, PHENIX CITY, AL 36867 (AL) 334-297-2423, FAX 334-297-2433
121 W. BROAD STREET, RUPERA, AL 36527 (AL) 334-687-4257, FAX 334-687-4026
223 SOUTH 9th STREET, OPELIKA, AL 36801 (AL) 334-745-7020, FAX 334-745-4367)

LAND SURVEYOR
Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

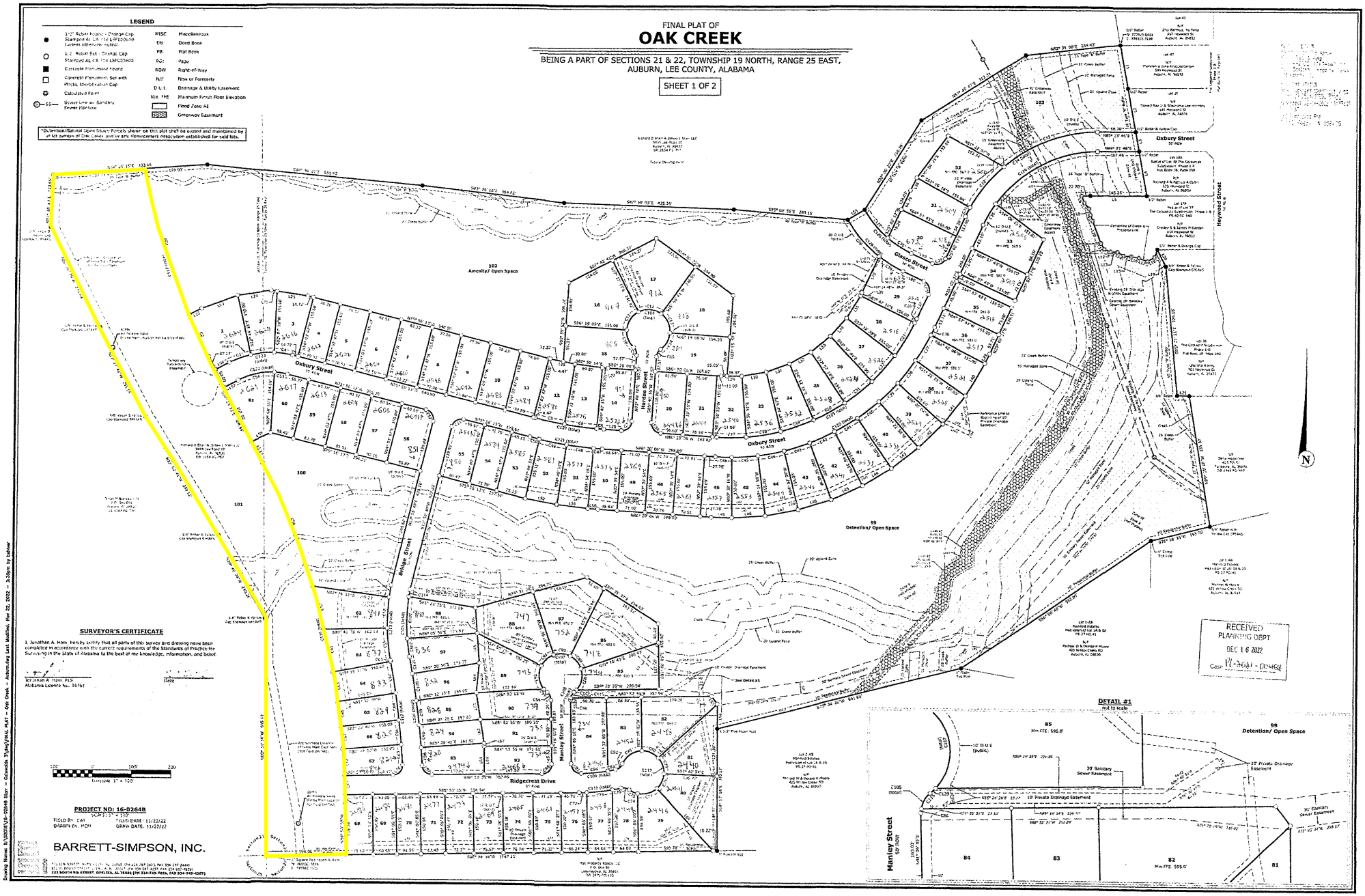
DEVELOPER
Richard D. Starr & James L. Starr, LLC
3495 Lee Road 10
Auburn, AL 36830

Southwest Corner of Section 22, Township 19 North, Range 25 East, Auburn, Lee County, Alabama

Prepared by: BES

Scale: 1" = 120'

PROJECT NO: 21-0201
FIELD BY: WHP
DRAWN BY: BES
FIELD DATE: 09/17/2024
DRAW DATE: 11/19/2024


FINAL PLAT OF
OAK CREEK
BEING A PART OF SECTIONS 21 & 22, TOWNSHIP 19 NORTH, RANGE 25 EAST, AUBURN, LEE COUNTY, ALABAMA
SHEET 1 OF 2
LEGEND
*Detention/Natural Open Space Parcels shown on this plat shall be owned and maintained by all lot owners of Oak Creek and/or any Homeowners Association established for said lots.
SURVEYOR'S CERTIFICATE
I, Jonathan A. Hare, 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.
Jonathan A. Hare, PLS
Alabama License No. 38761
PROJECT NO: 16-0264B
FIELD BY: CAH
FIELD DATE: 11/22/22
DRAWN BY: MCH
DRAW DATE: 11/22/22
BARRETT-SIMPSON, INC.
DETAIL #1
not to scale
Oxbury Street
Gisco Street
Heywood Street
Bridge Street
Harden Street
Manley Street
Ridgecrest Drive
Amenity/ Open Space
Detention/ Open Space
RECEIVED
PLANNING DEPT
DEC 16 2022
Case #: 12-2021-000468

Agenda Item Summary

Item No. 8 d 4

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Paul C. Register
3899 Sandhill Road
Auburn, AL 36830

Description of item under consideration

Resolution accepting public rights-of-way as shown on the plat: "Register Subdivision, First Addition" (AS-2026-006), located on Lee Road 10 (Sandhill Road).

Why is Council action needed?

City Council action is necessary for acceptance of all easements and rights-of-way per Article III, Section G, of the City of Auburn Subdivision Regulations, which require that acceptance of dedicated lands by the City Council must occur prior to the recording of the final plat.

Is this a budgeted item?: N/A

RESOLUTION NO. _____

WHEREAS, it is in the best interest of the City of Auburn to accept public rights-of-way as shown on the plat: "Register Subdivision, First Addition" (AS-2026-006), located on Lee Road 10 (Sandhill Road); and

WHEREAS, the owner of said property, namely Paul C. Register, desires to dedicate the same.

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

That the City of Auburn does hereby accept public rights-of-way as shown on the plat: "Register Subdivision, First Addition" (AS-2026-006), located on Lee Road 10 (Sandhill Road).

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

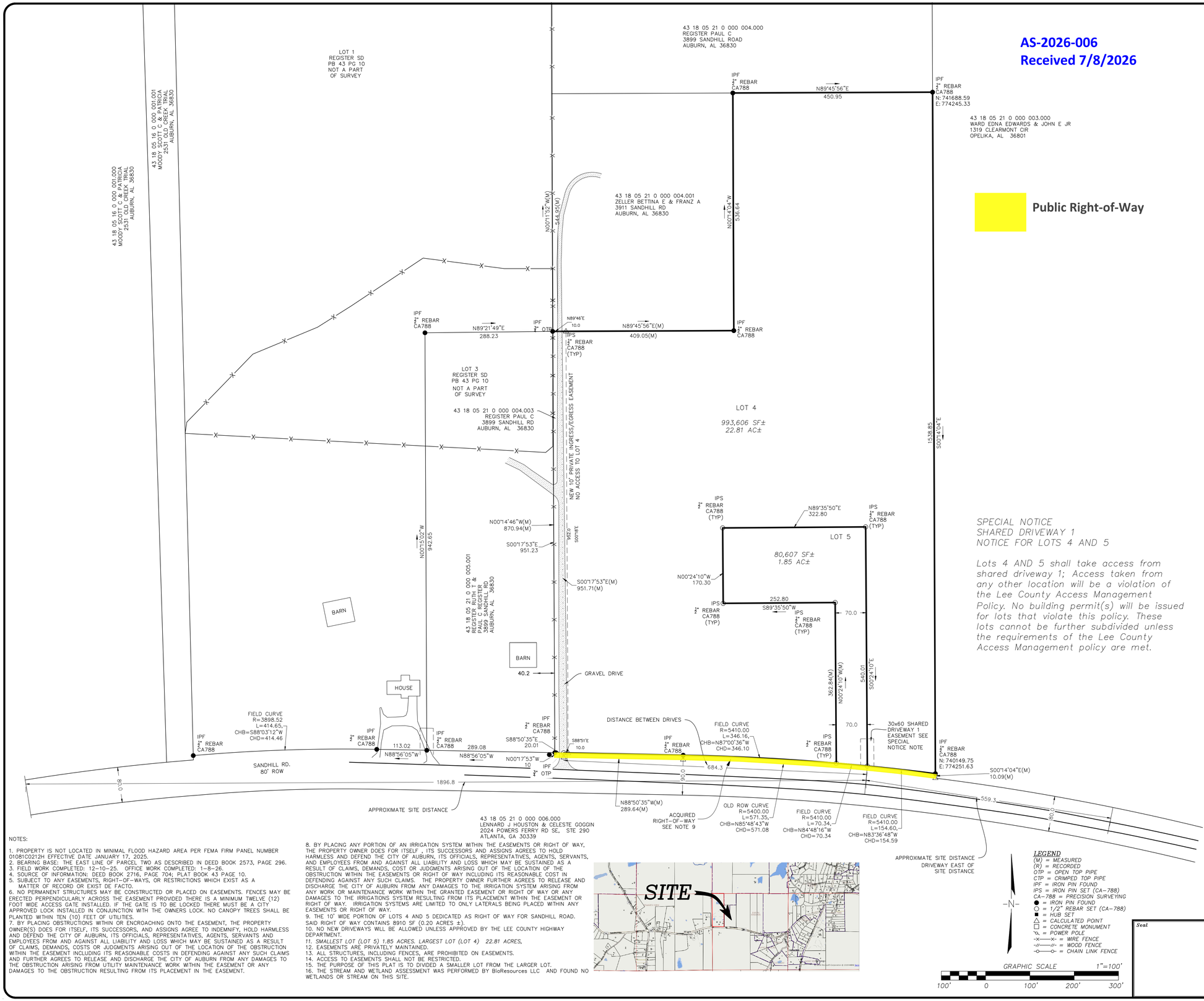
ATTEST:

_____
City Manager

AS-2026-006
Received 7/8/2026

REGISTER SUBDIVISION FIRST ADDITION

SECTION 21 T–18–N R–26–E
AUBURN, LEE COUNTY, ALABAMA



Public Right-of-Way

SPECIAL NOTICE
SHARED DRIVEWAY 1
NOTICE FOR LOTS 4 AND 5

Lots 4 AND 5 shall take access from shared driveway 1; Access taken from any other location will be a violation of the Lee County Access Management Policy. No building permit(s) will be issued for lots that violate this policy. These lots cannot be further subdivided unless the requirements of the Lee County Access Management policy are met.

STATE OF ALABAMA
LEE COUNTY

I, Paul C Register, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown.

This property is to be divided between immediate family members and is excluded from compliance with the Lee County Subdivision and Land Development Regulations, as provided in Code of Alabama 1975, § 11–24–2(d). In the event that there is any sale, deed, or transfer of said land(s) by the owner or an immediate family member to someone other than an immediate family member, Code of Alabama 1975, § 11–24–2 (a), (b), and (c) shall then apply.

In witness whereof, I, Paul C Register, have hereunto set my hand on this

the _____ day of _____, 2026.

_____
Paul C Register – Owner

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this

the _____ day of _____, 2026.

Notary Public: _____ My commission expires: _____

STATE OF ALABAMA
LEE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said Health Department and are made a part of this plat as if set out hereon.

This the _____ day of _____, 2026.

_____
Health Officer
County of Lee, Alabama

CERTIFICATE OF APPROVAL BY THE LOACHAPOKA WATER AUTHORITY

The undersigned, as authorized by the Loachapoka Water Authority hereby approved the within plat for recording of the same in the office of the Judge of Probate for Lee County, Alabama, this the

_____ ___ day of _____ 2026

_____
Loachapoka Water authorized signature

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the Auburn Planning Department approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this _____ day of _____ 2026.

_____
County Engineer
County of Lee, Alabama

Approved by the Auburn City Planning Department, Auburn, Alabama:

Planning Director: _____ Date: _____

Approved by the City Council, Auburn, Alabama:

Mayor: _____ Date: _____

Approved by the Auburn City Engineer, Auburn, Alabama:

City Engineer: _____ Date: _____

FAMILY DIVISION NOTE:

AL Code § 11–52–30 (2022) (b)(2) Within a municipal planning jurisdiction outside of the corporate limits of the municipality, municipal subdivision regulations shall not be applied to any transaction resulting in the direct sale, deed, or transfer of land by the owner to any individual who may be eligible to inherit that land from the owner under Article 3 of Chapter 8 of Title 43, relating to intestate succession. Notwithstanding the foregoing, any transaction relating in the direct sale, deed, or transfer of that land occurring within 24 months of the excepted transfer shall be subject to municipal subdivision regulations

State of Alabama
Lee County

I, Michael T. Maher, a Licensed Land Surveyor of Alabama, 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 the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this the ___ day of _____, 2026.

_____
Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal

NOTES:

1. PROPERTY IS NOT LOCATED IN MINIMAL FLOOD HAZARD AREA PER FEMA FIRM PANEL NUMBER 01081C0212H EFFECTIVE DATE JANUARY 17, 2025.
2. BEARING BASE: THE EAST LINE OF PARCEL TWO AS DESCRIBED IN DEED BOOK 2573, PAGE 296.
3. FIELD WORK COMPLETED: 12–10–25. OFFICE WORK COMPLETED: 1–8–26.
4. SOURCE OF INFORMATION: DEED BOOK 2716, PAGE 704; PLAT BOOK 43 PAGE 10.
5. SUBJECT TO ANY EASEMENTS, RIGHT–OF–WAYS, OR RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR EXIST DE FACTO.
6. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM TWELVE (12) FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNERS LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
7. BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
8. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF , ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
9. THE 10' WIDE PORTION OF LOTS 4 AND 5 DEDICATED AS RIGHT OF WAY FOR SANDHILL ROAD. SAID RIGHT OF WAY CONTAINS 8910 SF (0.20 ACRES ±).
10. NO NEW DRIVEWAYS WILL BE ALLOWED UNLESS APPROVED BY THE LEE COUNTY HIGHWAY DEPARTMENT.
11. *SMALLEST LOT (LOT 5) 1.85 ACRES. LARGEST LOT (LOT 4) 22.81 ACRES,*
12. EASEMENTS ARE PRIVATELY MAINTAINED.
13. ALL STRUCTURES, INCLUDING FENCES, ARE PROHIBITED ON EASEMENTS.
14. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
15. THE PURPOSE OF THIS PLAT IS TO DIVIDED A SMALLER LOT FROM THE LARGER LOT.
16. THE STREAM AND WETLAND ASSESSMENT WAS PERFORMED BY BioResources LLC AND FOUND NO WETLANDS OR STREAM ON THIS SITE.

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA–788)
CA–788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA–788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
= POWER POLE
-x-x-x- = WIRE FENCE
-//-//-/- = WOOD FENCE
-o-o-o- = CHAIN LINK FENCE

-N-

GRAPHIC SCALE 1"=100'
100' 0 100' 200' 300'

Seal	Drawn By: ANW – MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821–0105 www.precisionsurveying.biz
	Scale: 1"=100'		
	File Name: 25–0661	Sheet Title: REGISTER SUBDIVISION FIRST ADDITION SEC 21 T 18 N R 26 E	
	Date: 1–29–2026		

\\PRECISION-NAS\Precision\Jobs\2025\25-0661\25-0661 Register Sd Admin OPT-2 mtm.dwg, 7/8/2026 1:33:55 PM, 1:100

Agenda Item Summary

Item No. 8 d 5

Council Meeting Date	July 21, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Tiger's Den Auburn, LLC
1791 Shug Jordan Parkway
Auburn, AL 36830

Description of item under consideration

Resolution to purchase a temporary construction easement in the amount of $22,200 located at 1791 Shug Jordan Parkway from Tiger's Den Auburn, LLC for the North Donahue Widening Project Phase I.

Why is Council action needed?

Council must approve the purchase of the temporary construction easement from Tiger's Den Auburn, LLC for the North Donahue Widening Project Phase I.

Is this a budgeted item?: Yes

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn has determined that it is in the best interest of the City to accept the dedication of that certain real estate as the same is described in the attached Temporary Construction Easement; and

WHEREAS, the owner of said real property, Tiger's Den Auburn, LLC, desires to convey the same to the City of Auburn for the North Donahue Widening Project Phase I.

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

That the City of Auburn does hereby accept the Temporary Construction Easement from Tiger's Den Auburn, LLC for use of the property for the North Donahue Widening Project Phase I and further authorizes the City Manager to make payment of $22,200 for said easement.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

STATE OF ALABAMA)
)
COUNTY OF LEE)

THE CITY OF AUBURN
AUBURN, ALABAMA

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty-Two Thousand Two Hundred and 00/100 Dollars ($22,200.00) and other good and valuable considerations, in hand paid to the undersigned Grantor, **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY,** the receipt and sufficiency of which is hereby acknowledged, and for and in consideration of the benefit to its property, the said, **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY,** does hereby grant, bargain, sell and convey unto **THE CITY OF AUBURN, A MUNICIPAL CORPORATION,** subject to the terms and conditions hereinafter set forth, temporary construction easement across the land of the Grantor for the purpose of construction and maintenance of a sidewalk, lighting and landscaping, said easement being more particularly described as follows to wit:

LEE COUNTY, ALABAMA:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 25 EAST, AUBURN, LEE COUNTY, ALABAMA THENCE NORTH 70°01'30" WEST, A DISTANCE OF 2450.60 FEET, THENCE NORTH 05°17'19" EAST, A DISTANCE OF 112.93 FEET TO THE POINT OF BEGINNING OF A CONSTRUCTION EASEMENT MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 29°11'42" WEST, A DISTANCE OF 191.64 FEET; THENCE SOUTH 60°48'18" WEST, A DISTANCE OF 32.00 FEET;THENCE NORTH 29°11'42" WEST, A DISTANCE OF 62.93 FEET; THENCE NORTH 38°20'49" EAST, A DISTANCE OF 43.82 FEET; THENCE SOUTH 29°11'42" EAST, A DISTANCE OF 258.98 FEET; THENCE SOUTH 05°22'39" WEST, A DISTANCE OF 14.98 FEET TO THE POINT OF BEGINNING,

SAID CONSTRUCTION EASEMENT CONTAINING 4,464.25 SQUARE FEET OR 0.1 ACRES, MORE OR LESS.

By the Execution of this easement, we do hereby waive any rights which we may have under federal or state law to have our property appraised.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever, subject to the following terms and conditions:

1. The within Grantee, its successors and assigns and designated servants, agents, employees or contractors, shall have the right to enter upon said easement to install, construct, and make necessary repairs to the sidewalk, lighting, landscaping, drainage and utilities, and shall have ingress and egress at any and all times to the property covered by this easement without hindrance or delay of any kind.

2. The grant of the easements shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors and assigns.

3. Grantee agrees to pay Grantor total compensation in the amount of TWENTY-TWO THOUSAND TWO HUNDRED DOLLARS ($22,200.00), which includes:

   a. TEN THOUSAND SEVEN HUNDRED DOLLARS ($10,700.00) for the Temporary Construction Easement; and

   b. ELEVEN THOUSAND FIVE HUNDRED DOLLARS ($11,500.00) for landscape removal within the Easement Area and adjacent areas disturbed by the Grantee, its employees, agents, contractors, or subcontractors.

4. Grantor acknowledges and agrees that the compensation described in Section 3(b) constitutes full and complete payment for the cost to remove improvements from the granted easement and adjacent areas as requested by the Grantor.

5. The granted temporary construction easement will expire one (1) year from the date of completion of the North Donahue Drive Widening Phase I Project.

IN WITNESS WHEREOF, the said **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY,** has caused this Instrument to be executed by Kajalben Patel, its duly authorized member, hereunto affixed this 6th day of July, 2026.

TIGER'S DEN AUBURN, LLC
A DOMESTIC LIMITED LIABILITY COMPANY

BY: Kajal Patel (L.S.)

STATE OF ALABAMA

COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Kajalben Patel, whose name as member of **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he/she, with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY.**

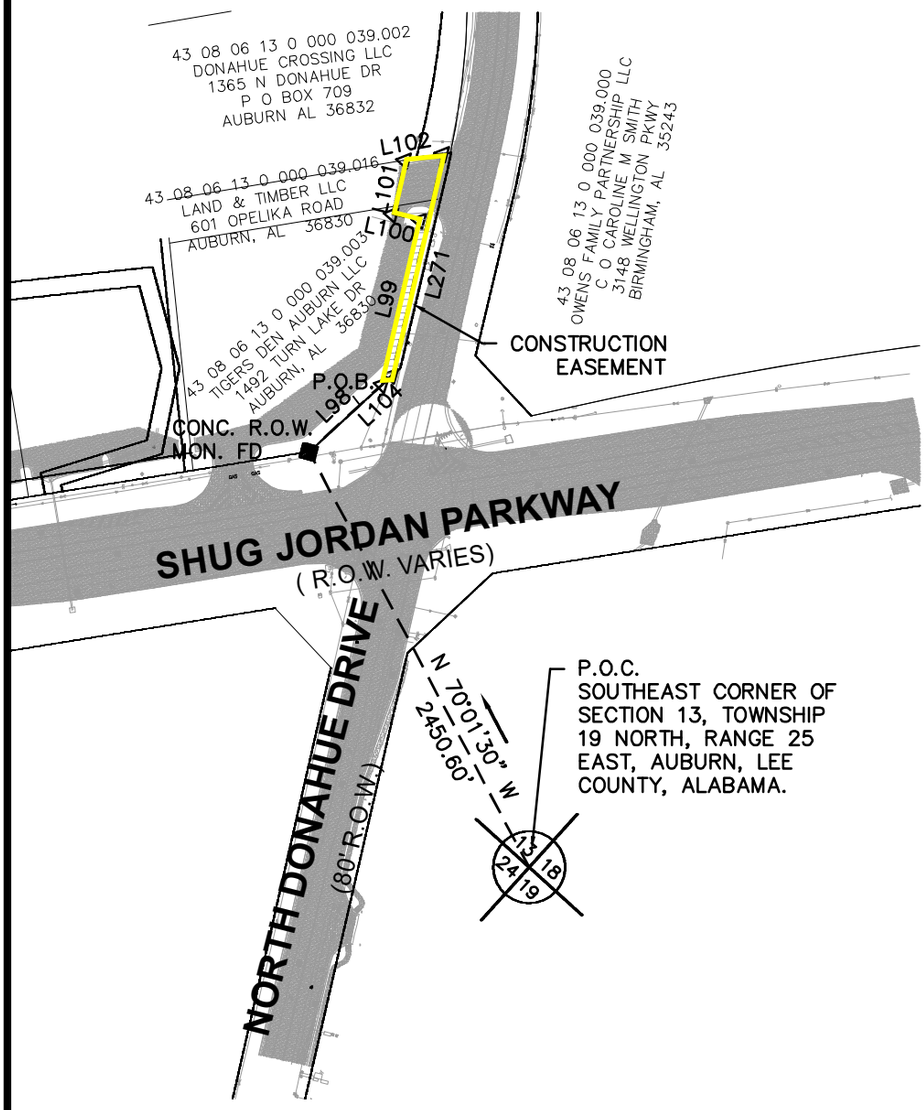
Given under my hand and seal of office this the 6th day of July, 2026.

Audrea L. Carr
Notary Public

My Commission Expires:

AUDREA L CARR
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Feb. 26, 2030

This instrument prepared by:
Audrea Carr, City of Auburn
Engineering Services Department
161 North Ross Street
Auburn, Alabama 36830



LINE TABLE

LINE	BEARING	DISTANCE
L98	N 05°17'19" E	112.93'
L99	N 29°11'42" W	191.64'
L100	S 60°48'18" W	32.00'
L101	N 29°11'42" W	62.93'
L102	N 38°20'49" E	43.82'
L104	S 05°22'39" W	14.98'
L271	S 29°11'42" E	258.98'

LEGAL DESCRIPTION OF CONSTRUCTION EASEMENT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 25 EAST, AUBURN, LEE COUNTY, ALABAMA THENCE NORTH 70°01'30" WEST, A DISTANCE OF 2450.60 FEET, THENCE NORTH 05°17'19" EAST, A DISTANCE OF 112.93 FEET TO THE POINT OF BEGINNING OF A CONSTRUCTION EASEMENT MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 29°11'42" WEST, A DISTANCE OF 191.64 FEET; THENCE SOUTH 60°48'18" WEST, A DISTANCE OF 32.00 FEET;THENCE NORTH 29°11'42" WEST, A DISTANCE OF 62.93 FEET; THENCE NORTH 38°20'49" EAST, A DISTANCE OF 43.82 FEET; THENCE SOUTH 29°11'42" EAST, A DISTANCE OF 258.98 FEET; THENCE SOUTH 05°22'39" WEST, A DISTANCE OF 14.98 FEET TO THE POINT OF BEGINNING, SAID CONSTRUCTION EASEMENT CONTAINING 4,464.25 SQUARE FEET OR 0.1 ACRES, MORE OR LESS.

LEGEND

BASELINE	PLASTIC CAP BEARING CIVIL DESIGN AND CONSULTING'S ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER S-922
(D)	PLAT OR DEED DIMENSION
(F)	FIELD MEASUREMENT
R.O.W.	RIGHT-OF-WAY
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
—OHE—	OVERHEAD ELECTRIC LINES
	POWER POLE



SCALE: 1"= 200'

200 100 0 200 400

SCALE IN FEET

2004 Yarbrough Drive, Ste A
Opelika, AL 36801
Phone: (334) 748-9200
BASELINE
SURVEYING & DESIGN, LLC

PROJECT NO.	CREW CHIEF	DRAWN	CHECKED
B82325.02-9B	TTM	CSM	ARN

EXHIBIT OF A TEMPORARY CONSTRUCTION EASEMENT FOR TIGER'S DEN AUBURN LLC

SEC. 13 T 19 N Rg 25 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1" = 200' MARCH 30, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
CERTIFICATE OF AUTHORIZATION NO. S-922

Agenda Item Summary

Item No. 8 d 6

Council Meeting Date	July 21, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:

Tiger's Den Auburn, LLC
1791 Shug Jordan Parkway
Auburn, AL 36830

Description of item under consideration

Resolution to purchase public right-of-way in the amount of $50,000 located at 1791 Shug Jordan Parkway from Tiger's Den Auburn, LLC for the North Donahue Drive Widening Project Phase I.

Why is Council action needed?

Council must approve the purchase of a warranty deed from Tiger's Den Auburn, LLC for the North Donahue Drive Widening Project Phase I.

Is this a budgeted item?: Yes

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn has determined that it is in the best interest of the City to accept the dedication of that certain real estate as the same is described in the attached Warranty Deed; and

WHEREAS, the owner of said real property, namely Tiger's Den Auburn, LLC, desires to convey the same to the City of Auburn for the North Donahue Drive Widening Project Phase I.

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

That the City of Auburn does hereby accept the Warranty Deed from Tiger's Den Auburn, LLC in the amount of $50,000 and further authorizes the City Manager to make payment of $50,000 for said Warranty Deed.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

GRANTEE'S ADDRESS:
THE CITY OF AUBURN
144 TICHENOR AVENUE
AUBURN, ALABAMA

STATE OF ALABAMA)
)
COUNTY OF LEE)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Thousand and 00/100 Dollars ($50,000.00) and other good and valuable considerations to the undersigned Grantor, **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY,** in hand paid by Grantee, **CITY OF AUBURN, ALABAMA, A MUNICIPAL CORPORATION**, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Grantee the following-described real estate, to-wit:

LEE COUNTY, ALABAMA:

Right of Way Acquisition
0.05 Acres +/- (2,008.15 SF)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 25 EAST, AUBURN, LEE COUNTY, ALABAMA THENCE NORTH 70°01'30" WEST, A DISTANCE OF 2450.60 FEET; THENCE NORTH 05°17'57" EAST, A DISTANCE OF 127.91 FEET TO THE POINT OF BEGINNING OF A RIGHT-OF-WAY ACQUISITION MORE FULLY DESCRIBED AS FOLLOW: FROM THIS POINT OF BEGINNING, THENCE NORTH 29°11'42" WEST, A DISTANCE OF 258.98 FEET; THENCE NORTH 38°20'49" EAST, A DISTANCE OF 9.08 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.21 FEET, WITH A RADIUS OF 960.00 FEET, WITH A CHORD BEARING OF SOUTH 30°06'37" EAST, WITH A CHORD LENGTH OF 19.21 FEET; THENCE SOUTH 28°46'02" EAST, A DISTANCE OF 233.13 FEET; THENCE SOUTH 05°17'57" WEST, A DISTANCE OF 12.27 FEET TO THE POINT OF BEGINNING,

SAID RIGHT-OF-WAY ACQUISITION CONTAINING 2,008.15 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

The above property is not the primary place of residence for the Grantor.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns in fee simple, forever.

Grantor does, for itself, its successors and assigns, covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises is free from all encumbrances unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, its successors and assigns, shall warrant and defend the same to the said Grantee, its heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said, **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY,** has caused this instrument to be executed by Kajalben Patel, its duly authorized member of said limited liability company hereunto affixed this 6th day of July 2026.

TIGER'S DEN AUBURN, LLC
A DOMESTIC LIMITED LIABILITY COMPANY

BY: Kajal Patel (L.S.)

STATE OF ALABAMA

COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Kajalben Patel, known to me, whose name as member of, **TIGER'S DEN AUBURN, LLC, A DOMESTIC LIMITED LIABILITY COMPANY,** is signed to the forgoing conveyance, appear before me on this day and being informed of the contents of said conveyance, they executed the same as such officer and with full authority voluntarily on the same bears date, for and as the act of said limited liability company.

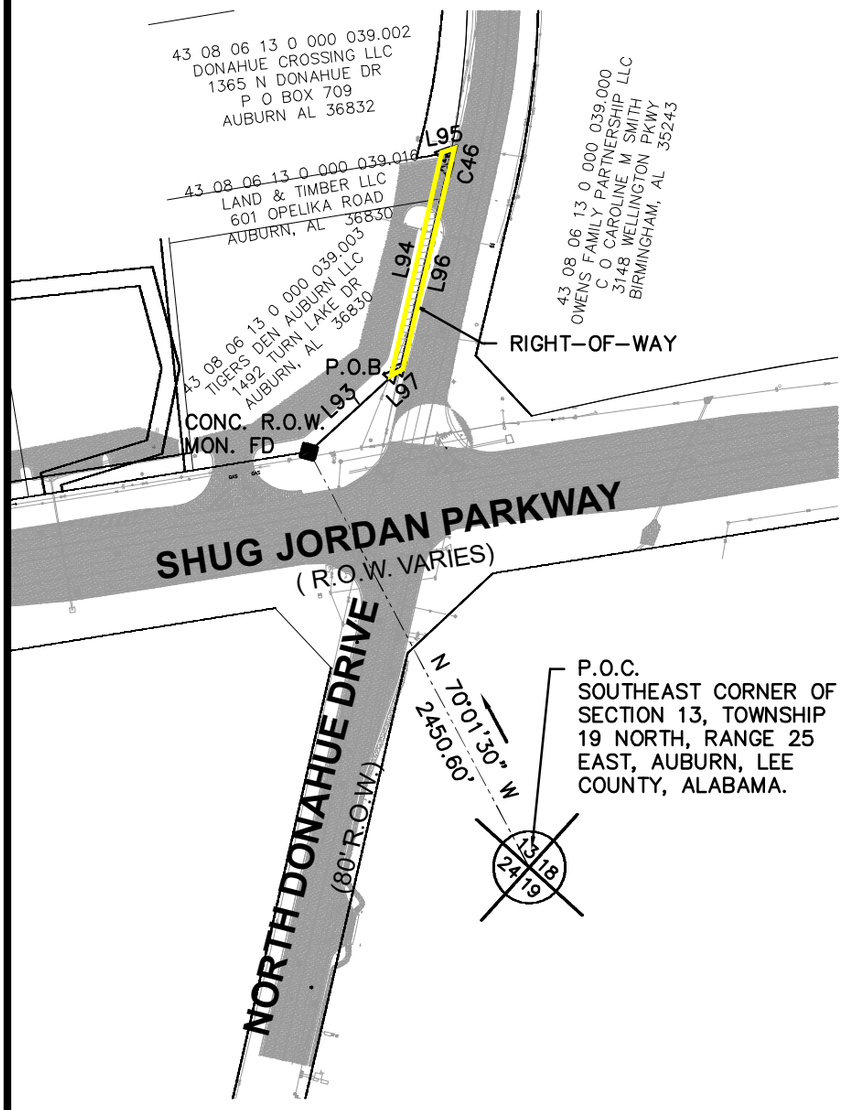
GIVEN under my hand and seal of office this the 6th day of July, 2026.

Audrea L Carr
Notary Public

AUDREA L CARR
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Feb. 26, 2030

My Commission Expires: _____

This instrument prepared by:
Audrea Carr, City of Auburn
Engineering Services Department
161 North Ross Street
Auburn, Alabama 36830



LEGEND

BASELINE	PLASTIC CAP BEARING CIVIL DESIGN AND CONSULTING'S ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER S-922
(D)	PLAT OR DEED DIMENSION
(F)	FIELD MEASUREMENT
R.O.W.	RIGHT-OF-WAY
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
—OHE—	OVERHEAD ELECTRIC LINES
	POWER POLE

LINE TABLE

LINE	BEARING	DISTANCE
L93	N 05°17'57" E	127.91'
L94	N 29°11'42" W	258.98'
L95	N 38°20'49" E	9.08'
L96	S 28°46'02" E	233.13'
L97	S 05°17'57" W	12.27'

LEGAL DESCRIPTION OF RIGHT-OF-WAY

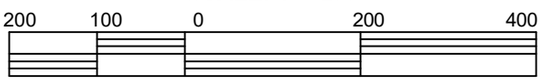
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 25 EAST, AUBURN, LEE COUNTY, ALABAMA THENCE NORTH 70°01'30" WEST, A DISTANCE OF 2450.60 FEET; THENCE NORTH 05°17'57" EAST, A DISTANCE OF 127.91 FEET TO THE POINT OF BEGINNING OF A RIGHT-OF-WAY ACQUISITION MORE FULLY DESCRIBED AS FOLLOW: FROM THIS POINT OF BEGINNING, THENCE NORTH 29°11'42" WEST, A DISTANCE OF 258.98 FEET; THENCE NORTH 38°20'49" EAST, A DISTANCE OF 9.08 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.21 FEET, WITH A RADIUS OF 960.00 FEET, WITH A CHORD BEARING OF SOUTH 30°06'37" EAST, WITH A CHORD LENGTH OF 19.21 FEET; THENCE SOUTH 28°46'02" EAST, A DISTANCE OF 233.13 FEET; THENCE SOUTH 05°17'57" WEST, A DISTANCE OF 12.27 FEET TO THE POINT OF BEGINNING, SAID RIGHT-OF-WAY ACQUISITION CONTAINING 2,008.15 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C46	960.00'	19.21'	19.21'	S 30°06'37" E



SCALE: 1"= 200'



SCALE IN FEET

2004 Yarbrough Drive, Ste A
Opelika, AL 36801
Phone: (334) 748-9200
BASELINE
SURVEYING & DESIGN, LLC

PROJECT NO.	CREW CHIEF	DRAWN	CHECKED
B82325.02-9A	TTM	CSM	ARN

EXHIBIT OF RIGHT-OF-WAY ACQUISITION
FOR TIGER'S DEN AUBURN LLC

SEC. 13 T 19 N Rg 25 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1" = 200' APRIL 15, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
CERTIFICATE OF AUTHORIZATION NO. S-922

Agenda Item Summary

Item No. 9 a 1

Council Meeting Date	July 21, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:

Citizens of Auburn

Description of item under consideration

Ordinance establishing fourteen (14) stop signs and two (2) 25 MPH signs located in the Oak Creek Phases 1, 2, and 3 Subdivision (See Exhibit A).

Why is Council action needed?

City Council must approve the installation of traffic control signs by Ordinance per Chapter 22 of the City Code. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama requires unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: Yes

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE #1499 TO RATIFY, CONFIRM, AND ESTABLISH TRAFFIC CONTROL SIGNS AND DEVICES WITHIN THE CITY OF AUBURN.

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That the following traffic control devices and signs are hereby ratified, confirmed and established within the City of Auburn at locations as designated on that certain map or plat identified and attached hereto and made a part of reference:

A. To establish and set fourteen (14) stop signs in the Oak Creek Phases 1, 2, and 3 Subdivision. This will enable the City to install:

   Two (2) Stop signs at the intersection of Coltswold Way and Glasco Street
   One (1) Stop sign at the intersection of Cherington Drive and Cotswold Way
   One (1) Stop sign at the intersection of Cherington Drive and Barnsley Street
   One (1) Stop sign at the intersection of Barnsley Street and Cowley Street
   One (1) Stop sign at the intersection of Cherington Drive and Glasco Street
   One (1) Stop sign at the intersection of Barnsley Street and Cotswold Way
   One (1) Stop sign at the intersection of Glasco Street and Cowley Street
   One (1) Stop sign at the intersection of Oxbury Street and Hardee Street
   One (1) Stop sign at the intersection of Oxbury Street and Glasco Street
   One (1) Stop sign at the intersection of Oxbury Street and Heywood Street
   One (1) Stop sign at the intersection of Oxbury Street and Bridge Street
   One (1) Stop sign at the intersection of Bridge Street and Ridgecrest Drive
   One (1) Stop sign at the intersection of Ridgecrest Drive and Manley Street

B. To establish and set two (2) 25 MPH signs in the Oak Creek Phases 1-3 Subdivision. This will enable the City to install:

   One (1) 25 MPH Speed Limit sign along Oxbury Street
   One (1) 25 MPH Speed Limit sign along Cotswold Way

SECTION 2 Should any section, provision, or part of this Ordinance be declared to be unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other section, provision or part thereof.

SECTION 3. All ordinances or parts of ordinances in all sections of the Code of the City of Auburn in conflict herewith, are to the extent of such conflict, hereby repealed.

SECTION 4. This Ordinance shall be effective upon its passage but shall nevertheless be published as required by law.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026

_____
Mayor

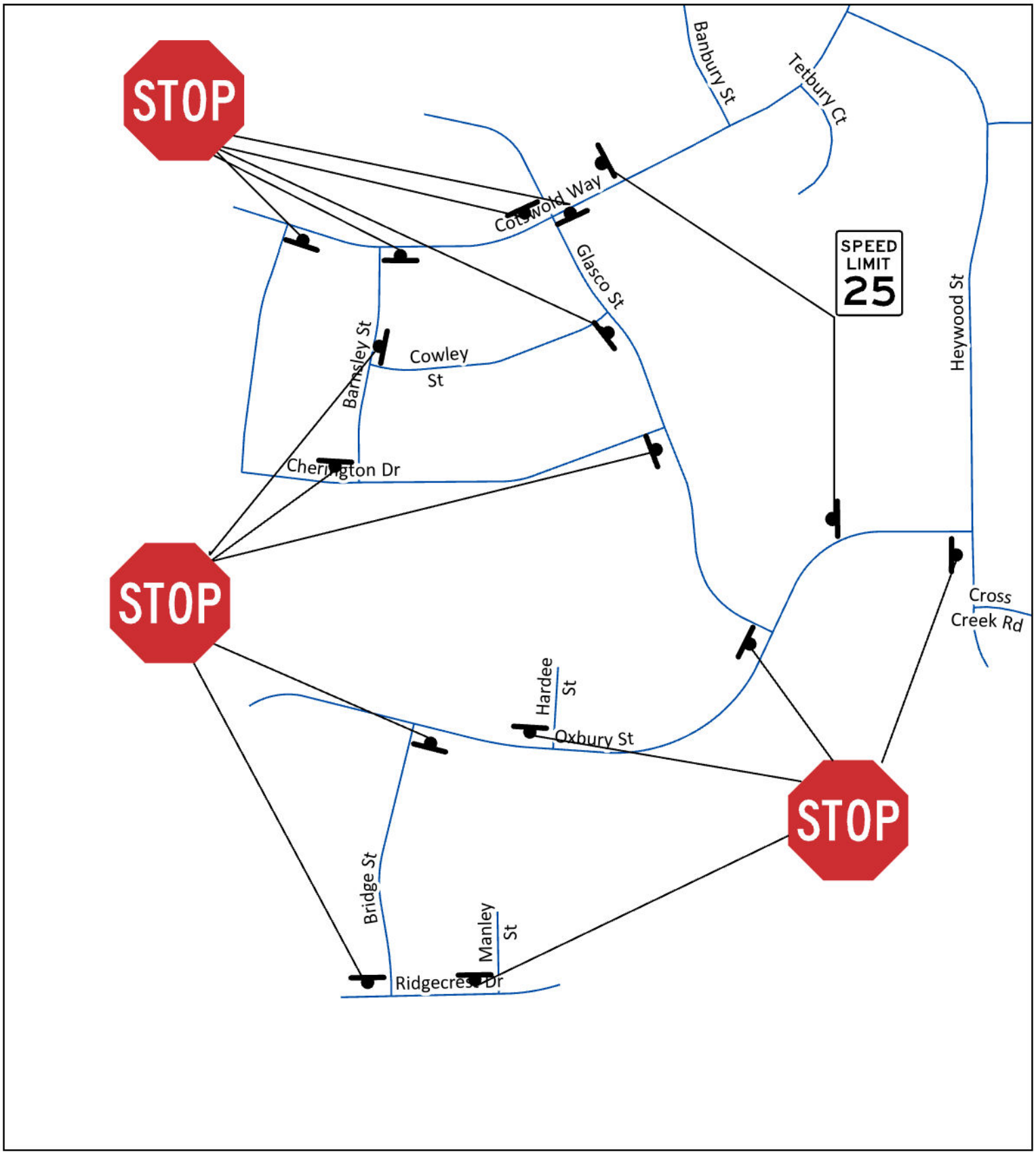
ATTEST:

_____
City Manager

Oak Creek Phases 1, 2, and 3

Exhibit A

AUBURN



N

0 205 410 820

Feet

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Engineering Services
06/17/2026

Agenda Item Summary

Item No. 9 a 2

Council Meeting Date	July 21, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:

Citizens of Auburn

Description of item under consideration

Ordinance establishing three (3) stop signs and one (1) 25 MPH sign located in the Swann's Bridge Phases 1-B Subdivision (See Exhibit A).

Why is Council action needed?

City Council must approve the installation of traffic control signs by Ordinance per Chapter 22 of the City Code. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama requires unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: Yes

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE #1499 TO RATIFY, CONFIRM, AND ESTABLISH TRAFFIC CONTROL SIGNS AND DEVICES WITHIN THE CITY OF AUBURN.

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That the following traffic control devices and signs are hereby ratified, confirmed and established within the City of Auburn at locations as designated on that certain map or plat identified and attached hereto and made a part of reference:

A. To establish and set three (3) stop signs in the Swann's Bridge Phase 1B Subdivision. This will enable the City to install:

One (1) Stop sign at the intersection of Trumpeter Street and Black Swann Road
One (1) Stop sign at the intersection of Trumpeter Street and Whooper Lane
One (1) Stop sign at the intersection of Black Swann Road and Cox Road

B. To establish and set one (1) 25 MPH sign in the Swann's Bridge Phase 1B Subdivision. This will enable the City to install:

One (1) 25 MPH Speed Limit sign along Black Swann Road

SECTION 2 Should any section, provision, or part of this Ordinance be declared to be unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other section, provision or part thereof.

SECTION 3. All ordinances or parts of ordinances in all sections of the Code of the City of Auburn in conflict herewith, are to the extent of such conflict, hereby repealed.

SECTION 4. This Ordinance shall be effective upon its passage but shall nevertheless be published as required by law.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026

_____
Mayor

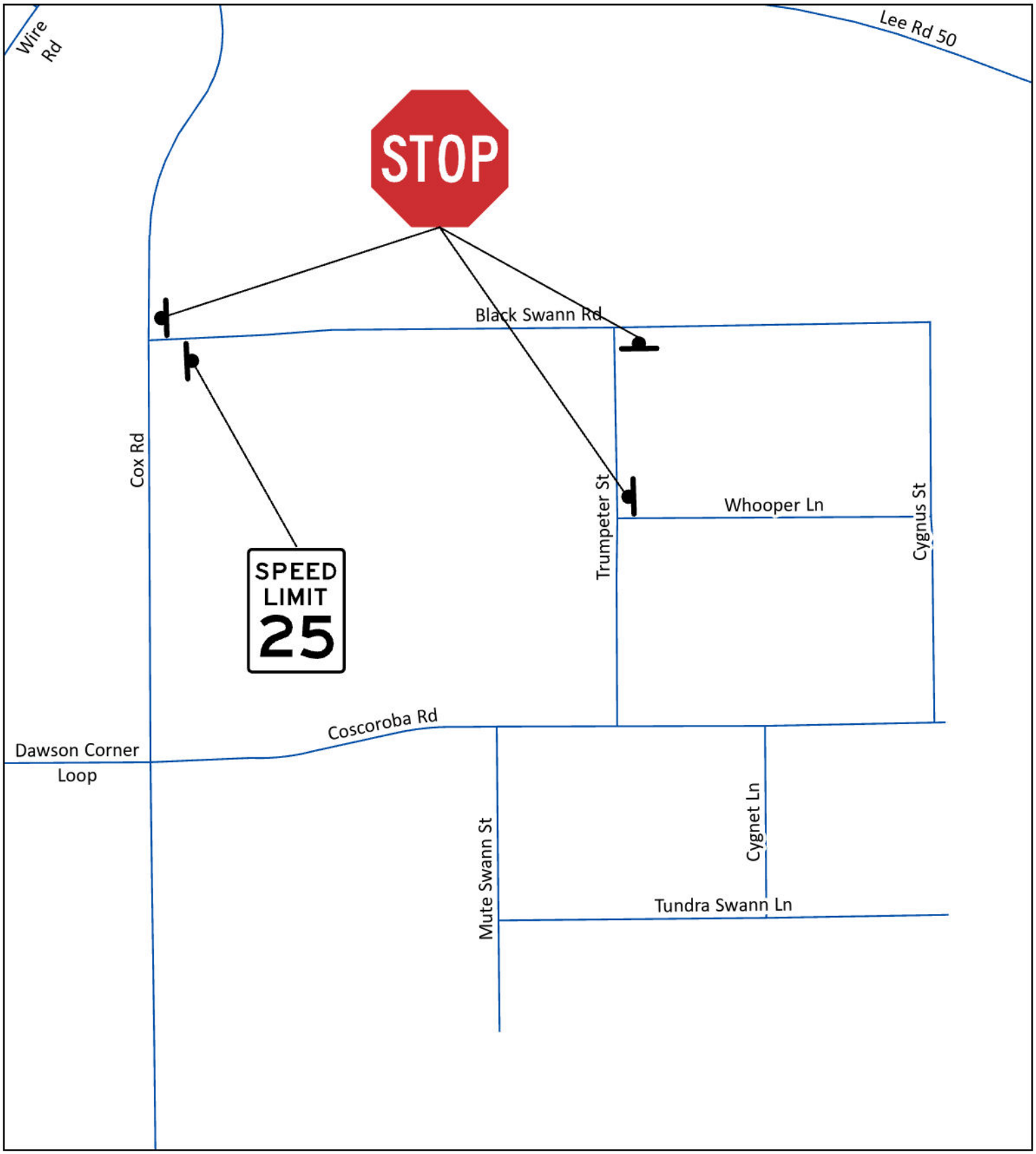
ATTEST:

_____
City Manager

Swann's Bridge Phase 1-B

Exhibit A

AUBURN



N

0 85 170 340

Feet

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Engineering Services
06/17/2026

Agenda Item Summary

Item No. 9 b 1

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Michael V. Shannon
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

Description of item under consideration

The Lexington CDD (Case RZ-2026-004). Rezone approximately 1.15 acres from South College Corridor District (SCCD) to Comprehensive Development District (CDD). Rezoning to CDD is intended to precede rezoning the subject property to a Planned Unit Development. The subject property is located at 1117 South Donahue Drive.

The Planning Commission recommended approval of this request by a vote of 9-0 at its June 11, 2026, meeting.

Why is Council action needed?

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Rezoning Request
Case RZ-2026-004
The Lexington CDD

Meeting Date: June 11, 2026

Applicant: Michael V. Shannon

Request: Rezoning of approximately 1.15 acres from South College Corridor District (SCCD) to Comprehensive Development District (CDD) zoning district

Zoning Ordinance requires: Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

Location: 1117 South Donahue Drive

Reviewed by: Reid Bearden, Planner

Discussion: The applicant is requesting to rezone the subject property from South College Corridor District (SCCD) zoning district to Comprehensive Development District (CDD) zoning district.

Current Zoning: South College Corridor District (SCCD)

Surrounding Zoning/Use:

Direction	Zoning District	Land Use
North	SCCD	Bank/Restaurant
South	CDD	Multi-Unit Development
East	SCCD	Shopping Center
West	SCCD	Hotel

Property Description: The property is lot 3-B of the Polar Bek Subdivision and is roughly 1.15 acres. Frontage is provided along South Donahue Drive; a private access easement supplies an existing curb cut to this property and the surrounding developments.

Prior Action Related to this Site:

June 1960	The subject property was included in the June 1, 1960 annexation (Ord. 386).
June 2015	The subject property was rezoned as a part of the creation of the South College Corridor District (SCCD) zoning district (Ord. 2939) (MS-2015-00009).

Greenway/Greenspace Impact & Bike Plan Facilities: None.

Major Street Plan Impact: None.

Land Use Plan Designation: This property has a future land use plan designation of Gateway Corridor Commercial. This future land use plan designation is for a broad mix of uses along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics.

Analysis: The applicant is requesting to rezone the subject property from South College Corridor District (SCCD) to Comprehensive Development District (CDD) zoning district. This request, although not required, is running concurrently with the request to rezone to Planned Unit Development (PUD). The Master Development Plan associated with this request proposes a mixed-use development with first floor commercial and 15 for-sale residential condominiums. The density of this proposed development (13.04 DU/AC) is greater than what is allowed in CDD (9.5 DU/AC), which is the reason for the aforementioned PUD request.

General Staff Comments:

Planning:

1. *Should the Planning Commission and City Council choose to approve this rezoning request, those bodies should also approve case RZ-2026-013.*

Engineering:

1. *An engineering certification has been submitted.*
2. *There are no engineering concerns with this rezoning request.*

WRM:

1. *The City of Auburn can provide sanitary sewer service to this area.*
2. *The Water Works Board of the City of Auburn can provide water service to this area.*
3. *Property is located in the Parkerson Mill Creek Watershed*
4. *WRM has no issue with this rezoning*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Rezoning – The Lexington CDD (RZ-2026-004)
Subject:	Recommendation to City Council to rezone approximately 1.15 acres from South College Corridor District (SCCD) to Comprehensive Development District (CDD).
Location:	1117 South Donahue Drive
Applicant:	Michael V. Shannon
Property Zoned:	South College Corridor District (SCCD)

Commission Action

BE IT RESOLVED, by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 1.15 acres from South College Corridor District (SCCD) to Comprehensive Development District (CDD) marked "Received" April 16, 2026, Auburn Planning Commission Case RZ-2026-004, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, AICP, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held June 11, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 11th day of June, 2026.

Justice Wahid Cotton, AICP, Planning Director

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE APPROXIMATELY 1.15 ACRES LOCATED AT 1117 SOUTH DONAHUE DRIVE FROM SOUTH COLLEGE CORRIDOR DISTRICT (SCCD) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CDD).

(THE LEXINGTON – CDD – RZ-2026-004)

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments, is further amended in the following respect:

LOT 3-B OF THE REDIVISION OF LOT 3 OF REDIVISION OF TRACTS THREE AND FOUR OF SURVEY FOR POLAR-BEK, AS SHOWN ON MAP OR PLAT OF SAID SUBDIVISION FILED FOR RECORD IN PLAT BOOK 40, AT PAGE 186, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

SECTION 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

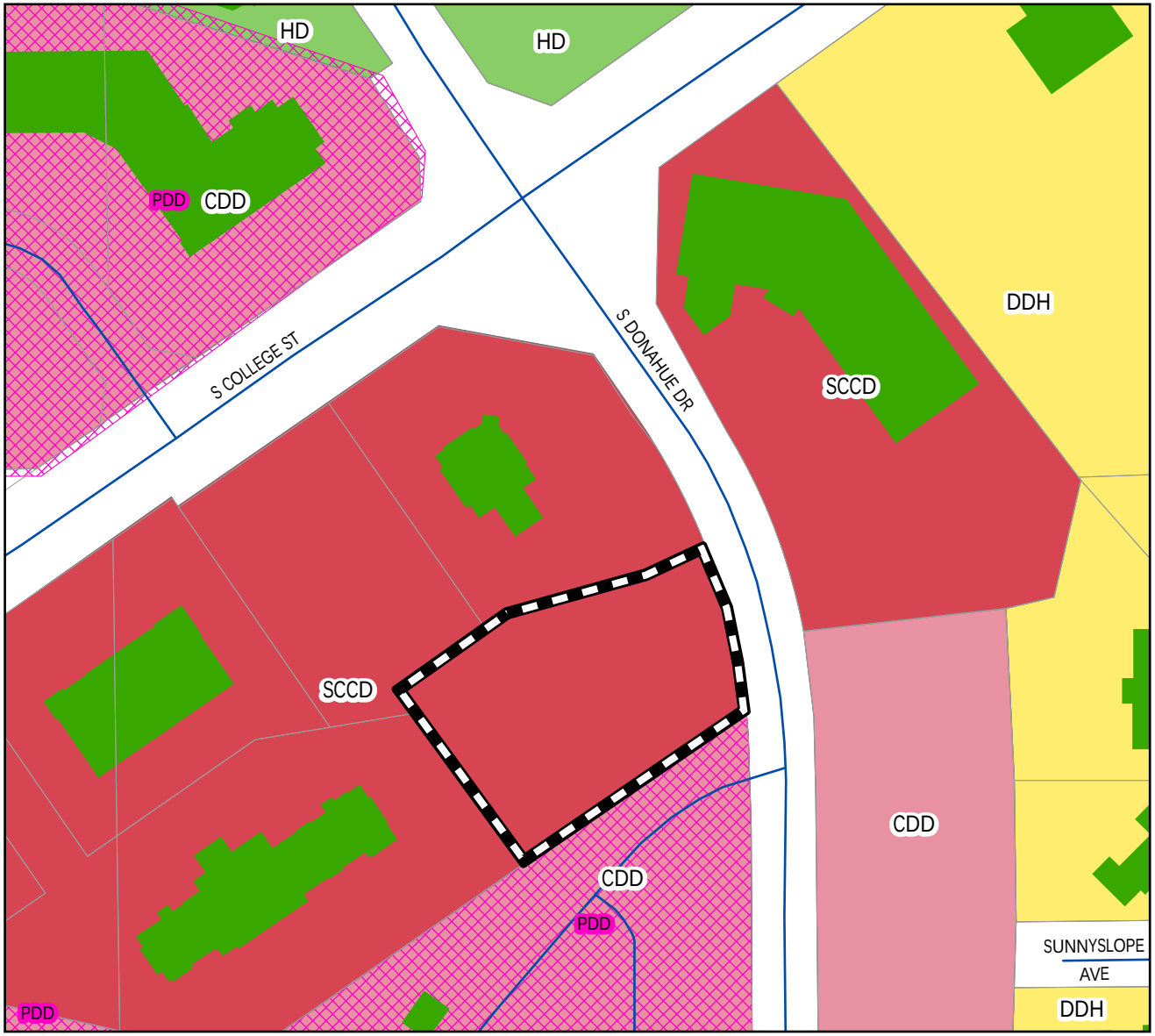
ATTEST:

_____
City Manager

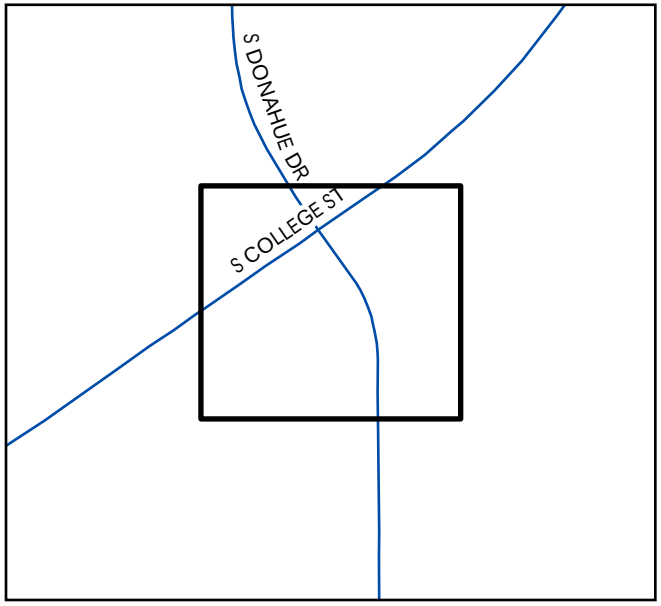
The Lexington CDD

Rezoning Request

Case # RZ-2026-004



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet June 11, 2026 in the Council Chambers at 141 N. Ross St. at 5:00 PM. Please call Reid Bearden with the City of Auburn Planning Department at (334)501-3040 for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 55 110 220

Feet

1 inch equals 0 feet

The Planning Commission will consider a request to rezone 1.15 acres from South College Corridor District (SCCD) to Comprehensive Development District (CDD) zoning district.

Planning Dept.

05/27/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

THE LEXINGTON

CONCEPT PLAN

FORESITE group

1" = 20'

20 10 0 20 40

SCALE IN FEET

211.053 | 05-12-2026

Agenda Item Summary

Item No. 9 b 2

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Michael V. Shannon
2301 Ogletree Village Lane, Ste 200
Auburn, AL 36830

Description of item under consideration

The Lexington PUD (Case RZ-2026-013). Rezone approximately 1.15 acres from Comprehensive Development District (CDD) to Planned Unit Development (PUD). The subject property is located at 1117 South Donahue Drive. Rezoning to CDD is intended to precede a subsequent rezoning to a Planned Unit Development for this parcel.

The Planning Commission recommended approval of this request by a vote of 9-0 at its June 11, 2026, meeting.

Why is Council action needed?

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Rezoning Request
Case RZ-2026-013
The Lexington PUD

Meeting Date:	June 11, 2026
Applicant:	Michael Shannon
Request:	The applicant is requesting to apply the Planned Unit Development (PUD) designation to approximately 1.15 acres.
Zoning Ordinance requires:	Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed application. The Planning Commission will consider the review criteria in Section F.1 and make a recommendation to the City Council.
Location:	1117 S Donahue Dr
Reviewed by:	Justice Wahid Cotton, AICP, Planning Director
Discussion:	The applicant is seeking to apply the Planned Unit District (PUD) designation to approximately 1.15 acres zoned South College Corridor District. The applicant is proposing an infill mixed use project with 5,000 sq ft of commercial and 15 residential units.
Recommendation:	**Approval with Conditions. Governing Conditions are located in the staff report.**
Staff Recommended Uses:	Barbershop/Beauty Shop, Book, Hobby, Music, Sporting Goods Stores, Brewpub, Florists, General Merchandise Store, Health & Person Care Stores, Stationary, Gift Stores, Professional Studios, Restaurant, Specialty Food Stores, ATMs, Convenience stores/Small Grocery (less than 3,000sq ft – no fuel), Mobile Vendor Food Court, Medical Office, Office, Private Libraries/Museums, Billiards, Short Term Non-Primary Rentals and Multiple Unit Development
Current Zoning:	**S**CCD South College Corridor District

Surrounding Zoning/Use:

Direction	Zoning	Land Use
North	South College Commercial District	Bank
South	CDD	Apartments
East	South College Commercial District	Commercial
West	South College Commercial District	Hotel

Property Description: The 1.15 acre subject property currently sits vacant along S Donahue Dr behind commercial fronting S College St.

Previous Action Related to this Site:

6/1/1960	**Annexed into the City with Ord 386**
1984	**Zoned CDD**
7/7/2015	**Rezoned to South College Corridor District**
2/27/2019	**Lot is created by the Polar Bek subdivision.**

Greenway/Greenspace Impact & Bike Plan Facilities: N/A

Land Use Plan Designation: The Future Land Use Map in the Comprehensive Plan 2030 shows the future land use as Gateway Corridor Commercial. Broad mix of uses (see CDD zone) along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics.

Major Street Plan Impact: There is no extension of a major street going through this property. The property does have frontage along S Donahue Dr. S Donahue Dr is an arterial.

Analysis: The request is for a recommendation to City Council to establish a PUD designation on approximately 1.15 acres located on the west side of S Donahue Dr. The applicant has proposed a development consisting of:

- 15 for sale residential condominiums
- First floor commercial with approximately 5,000 sq ft of Commercial

Section 504.02.A highlights the fundamental purposes and requirements of the Planned Unit Development(PUD) and those include the following:

1. Public amenities provided to enhance the overall quality of life and promote well-being including, but not limited to:

    a. Trees and landscaping, community facilities, public art, bicycle parking, and enhanced stormwater management features, etc.

    b. High quality open space that is activated and accessible to residents and the broader community where appropriate.

2. Adaptive reuse, mixed-use, preservation, and infill development/redevelopment.
3. Natural resource preservation in accordance with this Ordinance, and other natural site features that significantly contribute to the development's character and design.
4. Unique architecture and variability that provide enhanced aesthetics complementary to surrounding developments.
5. Diversity in housing types not limited to types listed in Section 502. 6. Vehicular, Pedestrian, Trial, and Biking Connectivity

Uses Permitted upon Approval – All PUDs operate as their own zoning districts that are unique from the existing use table in Table 4-1. An exhibit has been provided that lists the uses in a table that goes along with the site exhibit that shows areas of the development that will allow different uses. Barbershop/Beauty Shop, Book, Hobby, Music, Sporting Goods Stores, Brewpub, Florists, General Merchandise Store, Health & Person Care Stores, Stationary, Gift Stores, Professional Studios, Restaurant, Specialty Food Stores, ATMs, Convenience stores/Small Grocery (less than 3,000sq ft – no fuel), Mobile Vendor Food Court, Medical Office, Office, Private Libraries/Museums, Billiards, Short Term Non-Primary Rentals and Multiple Unit Development

Development Exchanges & Incentives

Exchanges

- *Enhanced Building Materials*
- *Enhanced Landscape Plan.*

Incentives

- Greater Density
- Reduced Setbacks
- Lesser Parking Ratio

This is mixed use development that has 15 residential units as well as two commercial spaces totaling 5000 sq ft of commercial space. This project seeks to utilize the PUD to facilitate infill development on second row commercial that has been vacant along a prominent corridor.

Section 505. Master Development Plan – A Master Development Plan is a conceptual drawing that provides for the coordinated development of a specific area. A Master Development Plan is required when a request is made for PUD zoning. According to Section 505.03 the staff report shall address the following findings:

(A) As to the suitability of the site for the planned development zoning proposed and the relation of the proposed development to the surrounding areas as it relates to existing and probable future development.

This particular parcel was a part of an City led rezoning effort when the South College Corridor District was created. Notably, SCCD expresses prohibits any residential uses. This effort was to preserve the City's hard corners for commercial amenities and to stave off further high density student housing locating on these hard corners. At the time of the rezoning, this property was a part of the larger tract of land that had frontage along S Donahue and S College. Had this property been subdivided for that effort, this piece of land would have been omitted from that initiative.

This property is great fit for a small scale PUD seeking to provide options for infill development amongst a thriving commercial node. Waldo's was the latest addition, but this intersection hosts several national chains, office space, a hotel, and local restaurants as well. A mixed use development would fit are and assist the transition to high density residential to the south.

(B) As to the suitability of proposed streets to adequately carry anticipated traffic, and whether increased densities will generate traffic in such an amount as to overload the street network outside the development site.

This PUD is bounded by an arterial and a private street for access into the development. This development is below the threshold for a traffic study, and the placement of this development is ideal of this magnitude of development.

(C) As to access to utilities and proposed utility services that will be adequate for the population densities proposed.

The Water Works Board of the City of Auburn can provide water service to this area. Sanitary sewer is currently available for this property.

(D) As to proper justification for the development proposed, including commercial, and its consistency with the Land Use Plan and adopted development policy of the City of Auburn.

The proposed development is in line with the Future Land Use Plan. This development will provide a mix of uses along the corridor with an emphasis on aesthetics.

(E) As to the impact the proposed development would have on local natural resources in the general area.

This site is already developed, but has sat vacant. They are adding to the streetscape with an enhanced landscape plan that features more tree plantings.

(F) As to whether the applicant submitted the application and all relevant materials and adequately addressed all the information required in the written report. The applicant's written report shall be submitted as part of the Planning Department's staff report.

The applicant submitted materials needed to review the proposal.

(G) As to the proposed development compliance with this Ordinance, the Land Use Plan and other plans, maps, and ordinance adopted by the City to guide its growth and development.

The Planned Unit Development zoning district to be flexible to accommodate a mix of uses, housing types, styles, and showcase unique features. This PUD makes infill development possible on small urban sites possible. Our code is still evolving, and needs more flexibility to facilitate quality urban development especially at hard corners. This PUD is a step in that direction.

Governing Conditions:

1. Density of this development: 13.05 du/ac
2. Setbacks of 25ft
3. Enhanced Building Materials- Greater than Section 429 – In line with Urban Neighborhood Standards
4. Parking 1:1 ratio per bed & 1 parking space per 277 sq ft of Commercial.
5. Sidewalk connectivity with the existing network that leads to the front door of commercial space
6. Enhanced landscaping to be maintained.
7. Dumpsters will need to be screened and enclosed in building matching materials

Site Table Data:

Building Dimensions: 100 ft x 70 ft building envelope-7,000 sq ft floor plate
Located on S Donahue
Two entrances off the private drive that intersects S Donahue
1sr floor retail of 5,000 sq ft
2nd – 4th floor residential
54 Parking Spaces
Dumpsters in the south west corner of the exhibit(bottom left).

General Staff Comments:

Planning:

1. *5 ft sidewalk along S Donahue frontage*
2. *Short Term Rentals and Short Term Non-Primary Rentals are allowed*
3. *Mobile Vendor Food Court use is limited to special events or reoccurring themes not as a permanent fixture.*
4. *Mechanical yard will need to be screened*

Engineering:

1. *An engineering certification has been submitted.*
2. *There are no engineering concerns with this rezoning request.*

WRM:

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *The City of Auburn can provide sanitary sewer service to this area.*
3. *Property is located in the Parkerson Mill Watershed*
4. *WRM has no issue with this rezoning request.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Rezoning – The Lexington PUD (RZ-2026-013)
Subject:	Recommendation to City Council to rezone approximately 1.15 acres from Comprehensive Development District (CDD) to Planned Unit Development (PUD).
Location:	1117 South Donahue Drive
Applicant:	Michael V. Shannon
Property Zoned:	Comprehensive Development District (CDD) pending RZ-2026-004

Commission Action

BE IT RESOLVED, by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 1.15 acres from South College Corridor District (SCCD) to Comprehensive Development District (CDD) marked "Received" May 18, 2026, Auburn Planning Commission Case RZ-2026-004, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, AICP, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held June 11, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 11th day of June 2026.

Justice Wahid Cotton, AICP, Planning Director

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE APPROXIMATELY 1.15 ACRES LOCATED AT 1117 SOUTH DONAHUE DRIVE FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CDD) TO PLANNED UNIT DEVELOPMENT (PUD).

(THE LEXINGTON – PUD – RZ-2026-013)

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended in the following respect:

LOT 3-B OF THE REDIVISION OF LOT 3 OF REDIVISION OF TRACTS THREE AND FOUR OF SURVEY FOR POLAR-BEK, AS SHOWN ON MAP OR PLAT OF SAID SUBDIVISION FILED FOR RECORD IN PLAT BOOK 40, AT PAGE 186, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

SECTION 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

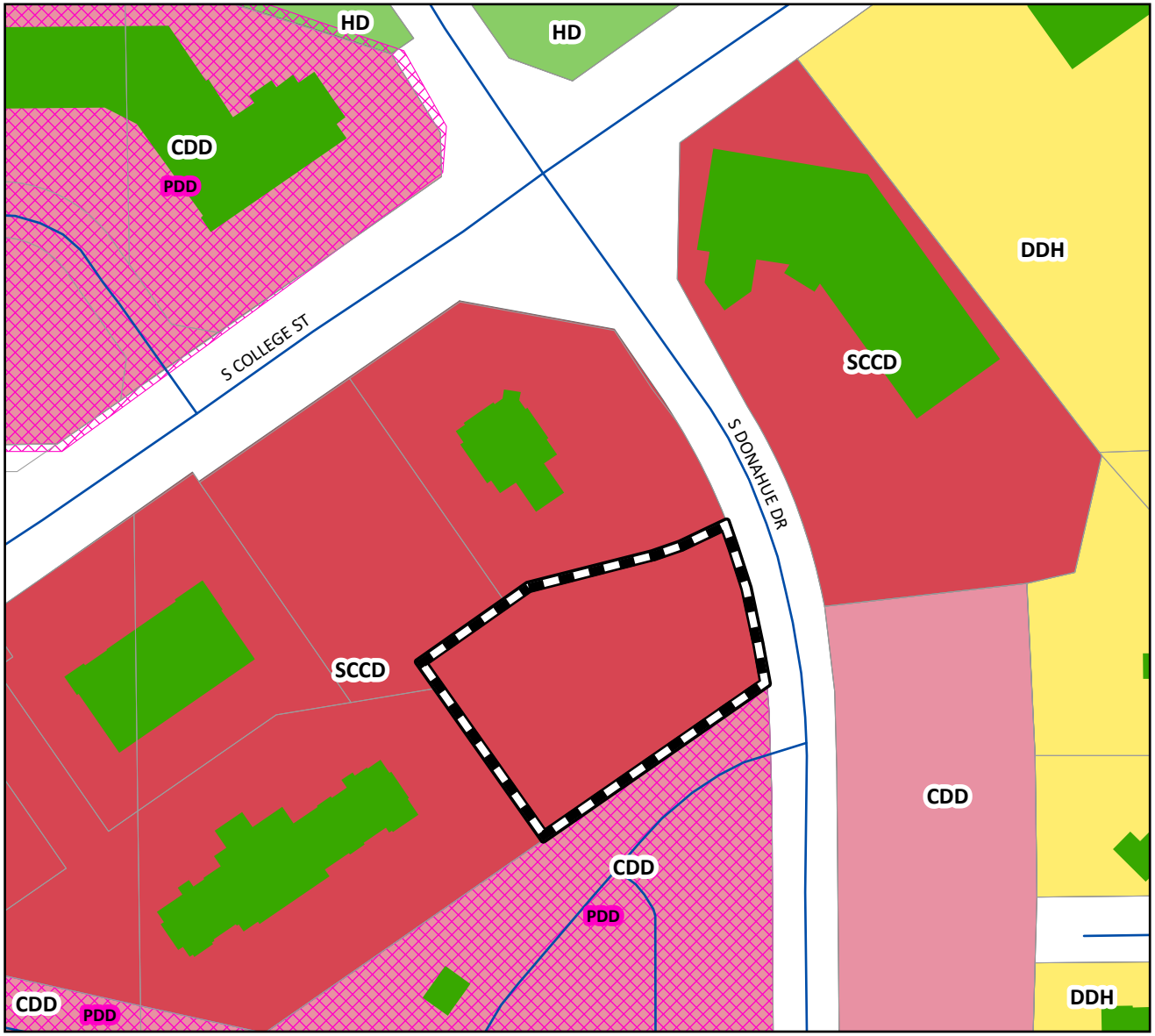
ATTEST:

_____
City Manager

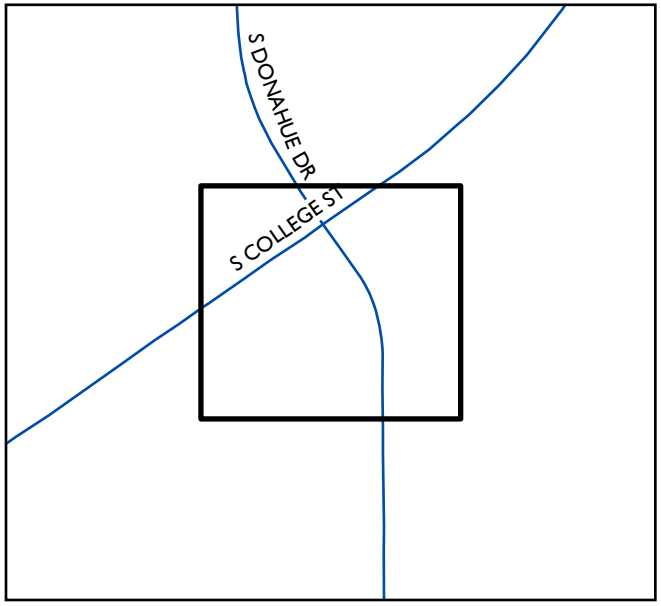
The Lexington PUD

Rezoning Request

Case # RZ-2026-013



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **June 11, 2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Reid Bearden** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 55 110 220

Feet

1 inch equals 0 feet

The Planning Commission will consider a request to rezone 1.15 acres from Comprehensive Development District (CDD) (Pending RZ-2026-004) to Planned Unit Development (PUD) zoning district.

N

Planning Dept.

05/27/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

RZ-2026-013
Received 5/18/2026

Master Plan for

The Lexington Planned Unit Development
Auburn, AL March 2026
Updated May 2026

1. ***The PUD Master Plan:***

   a. **Uses:**

      This proposed mixed-use development with have first floor commercial and office uses with 15 for sale residential condominiums on the 2nd thru 4th story of the building. The commercial uses on the 1st floor will be approximately 5,000 SF while the upper stories of residential will be approximately 23,000 SF. Parking would be provided at 1.1 spaces per bedroom for residential and 1 space per 400 SF for the commercial space.

   b. **Intensity and density:**

      The proposed density would be less than 16 units/acre (+/- 13.04 units/acre).

2. ***Written Narrative:***

   a. **Current zoning:**

      The current zoning is Comprehensive Development District (CCD).

   b. **Is subject property on a corridor:**

      Yes, the property fronts S. Donahue Drive which are Corridors.

   c. **Description of existing or former uses of the property:**

      The current site is a vacant graded outparcel that is remnants of the old Blooming Colors site.

   d. Total number of proposed residential lots and housing types:

   15 proposed Condominium units with the CDD zoning designation for family.

   c. **Total number of proposed dwelling units and number of each housing type:**

   N/A

d. Total number of proposed commercial lots and square footage of commercial area:

5,000 square fee of commercial and/or office use. We are anticipating two, 2,500 square foot spaces.

e. List of proposed commercial uses:

Uses allowed in the SCCD district. Parking would be required at 1 space per 277 SF for commercial/office use. Parking for the Condominium will be 1 per bedroom with the visitor spaces being shared with the commercial use.

f. Description of designated open spaces, parks or recreational areas, including percentage of overall gross acreage:

Since this project would be an urban mixed-use development, open space is not being provided on the site. A roof top amenity may be provided that is no more than 1/3 the area of the roof.

g. Describe any homeowners' or maintenance association that will maintain private access drives:

There will be a condominium owners association.

h. Describe lighting details, including size, height, shielding for all site and building lighting:

There will be parking lot lighting to commercial standards for the parking lot.

i. Description of building materials:

The proposed building materials with be brick, masonry, wood, and cementitious siding.

j. Requests different than base zoning:

We are currently requesting the following changes from the base zone:

- Building Setbacks – Angle of Light to 25 FT
- Density – More than the allowable 9.5 units/acre
- Open Space – 25% required and none on-site with the potential for a roof top amenity.
- Landscape – Will provide enhanced landscaping with a minimum of 10% more canopy trees on-site

- Sidewalks – Not required in right of way due to presence of multi-use path across the street, but 5 FT being provided.

GOVERNING DOCUMENTS FOR THE LEXINGTON

In addition to the regulations applicable to Planned Unit Development (PUD) zoning districts contained in the City of Auburn Zoning Ordinance, as amended from time to time, The Lexington shall be subject to these Governing Conditions, Bulk Regulations, and Table of Uses, collectively referred to as the "Governing Documents" for The Lexington. If The Lexington is approved by the City of Auburn City Council, the Governing Documents, in the form as approved by the City Council, shall be attached to the City of Auburn Ordinance adopting and approving The Lexington and shall be recorded in the Office of the Judge of Probate for Lee County, Alabama.

GOVERNING CONDITIONS FOR THE LEXINGTON

The following shall be the Governing Conditions for The Lexington:

1. Density of this development: 13.05 du/ac
2. Enhanced Building Materials- Greater than Section 429 – In line with Urban Neighborhood Standards
3. Parking 1:1 ratio per bed & 1 parking space per 277 sq ft of Commercial.
4. Sidewalk connectivity with the existing network that leads to the front door of commercial space
5. Enhanced landscaping to be maintained
6. Dumpsters will need to be screened and enclosed in building matching materials

BULK REGULATIONS FOR THE LEXINGTON

The following Bulk Regulations shall govern The Lexington:

Density	**13.04 DU/AC**
Minimum Lot Size	**7,500 SF**
Minimum Lot Width	**75ft**
Setback Front	**25ft**
Setback Rear	**25ft**
Setback Sides	**25ft**
Maximum ISR	**.75**
Maximum FAR	**.60**
Required Parking	**56 Spaces**
Height	**51ft**
Permitted Occupancy	**Commercial/Residential**

TABLE OF USES FOR THE LEXINGTON

The following shall be the Table of Uses for The Lexington:

Uses	Permitted
Barbershop/Beauty Shop	**P**
Book, Hobby, Music	**P**
Sporting Goods Stores	**P**
Brewpub	**P**
Florists	**P**
General Merchandise Store	**P**
Health and Personal Care Store	**P**
Gift Stores	**P**
Professional Studios	**P**
Restaurant	**P**
Specialty Food Stores	**P**
ATMs	**P**
Convenience Stores/Small Grocery (Less than 3,000sq ft)	**P**
Mobile Vendor Food Court	**P**
Medical Office	**P**
Office	**P**
Private Libraries/Museums	**P**
Billiards	**P**
Short Term Non-Primary Rentals	**P**
Multiple Unit Development	**P**

Barbershop/Beauty Shop, Book, Hobby, Music, Sporting Goods Stores, Brewpub, Florists, General Merchandise Store, Health & Person Care Stores, Stationary, Gift Stores, Professional Studios, Restaurant, Specialty Food Stores, ATMs, Convenience stores/Small Grocery (less than 3,000sq ft – no fuel), Mobile Vendor Food Court, Medical Office, Office, Private Libraries/Museums, Billiards, Short Term Non-Primary Rentals and Multiple Unit Development

RZ-2026-0213
Received 5/18/2026

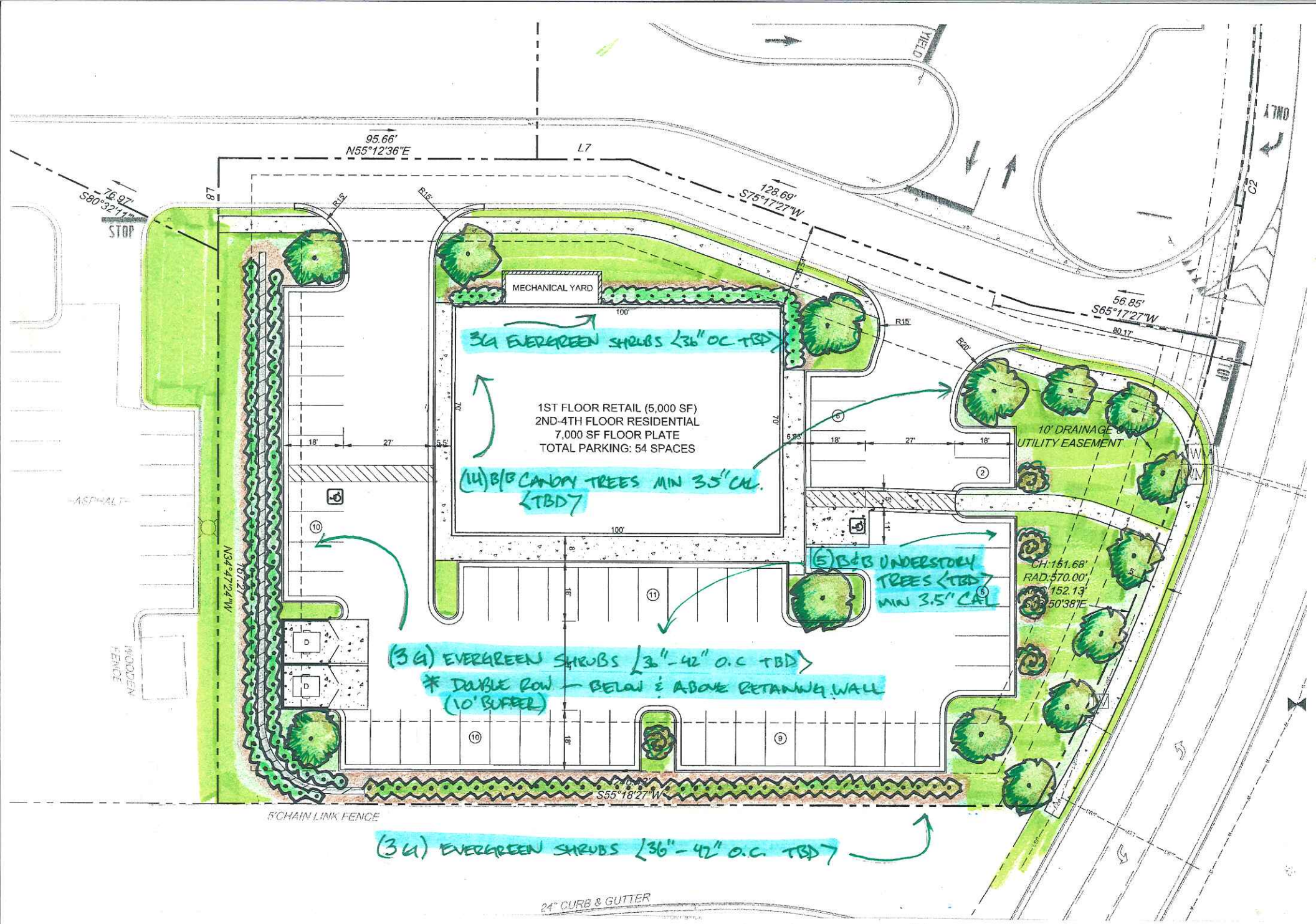
THE LEXINGTON

CONCEPT PLAN

FORESITE group

1" = 20'
20 10 0 20 40
SCALE IN FEET

211.053 | 05-12-2026



THE LEXINGTON

CONCEPT PLAN

FORESITE


VILLAGE

Agenda Item Summary

Item No. 9 b 3

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Foresite Group, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

Description of item under consideration

One Auburn Dumas Lot — CDD Rezoning (Case RZ-2026-011). Rezoning of approximately 1.09 acres from Rural (R) to Comprehensive Development District (CDD). The subject property is located at 1750 Miracle Road.

The Planning Commission recommended denial after a motion to approve the rezoning failed by a vote of 3-6 at its June 11, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the rezoning request.

Why is Council action needed?

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Rezoning Request
Case RZ-2026-011
One Auburn Dumas Lot – CDD

Meeting Date: June 11, 2026

Applicant: Wes Thrash, Foresite Group, LLC.

Request: Rezoning of approximately 1.09 acres from Rural (R) to Comprehensive Development District (CDD)

Zoning Ordinance requires: Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

Location: 1750 Miracle Road

Reviewed by: Chris Poff, Planner

Discussion: The subject property is approximately 1.09 acres and is comprised of property that is within the City limits zoned R. The overall acreage is proposed to be developed as the One Auburn (PDD) with a base zoning of CDD. A request to apply the PDD designation to 11.01 acres has been made (RZ-2026-012). The proposed Master Development Plan (MDP) shows a maximum of 45 residential units with 33 already being constructed.

Current Zoning: Rural (R)

Surrounding Zoning/Use:

Direction	Zoning	Land Use
North	DDH	Duplex
South	Rural	Open Space – Natural Area
East	DDH	Duplex
West	DDH	Open Space – Natural Area
	DDH	Office Activities, except Doctor's Offices

Property Description: The property is Lot 1 of the Carlton No. 2 Subdivision. There is a single-family residence located on the property.

Previous Action Related to this Site:

Date	Action
2001	Single-family residence constructed on property.
October 20, 2009	Land annexed into the City of Auburn (Ord: PL-2009-00649).

Greenway/Greenspace Impact & Bike Plan Facilities: A planned greenway is proposed along the southern portion of the development site, adjacent to Saugahatchee Creek. There are no proposed bicycle facilities near the subject property.

Land Use Plan Designation: The Future Land Use Map in Comprehensive Plan 2030 designates the property as Low-Density Residential. This category recommends an average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex.

Major Street Plan Impact: None

Analysis: The CDD district is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. It is to be provided with all public facilities (schools, sewers, water, and highways) and allows most uses by right. It is intended to provide the zoning and capital improvements that attract development. It consists of the areas where development should logically locate as a consequence of planned public facilities and associated capital expenditures. It provides for low- to moderate-density residential development and for necessary commercial and institutional uses.

Performance residential developments in CDD may develop at a density up to 9.5 dwelling units per acre (du/ac). Under a base zoning of CDD, both conventional and performance single-family development are permitted by right. Up to 5 unrelated individuals are allowed to live in the CDD zoning district. Development around Kyser One is mostly single-family residential with zoning types varying from DDH to R. The reason for this rezoning request is to allow up to three (3) non-related members to live in the units since they are 3-bedroom units. The applicant does not intend to realize the five (5) non-related as they want to have a maximum of 3-bed 3-bath units.

In conjunction with this request, the applicant has requested to apply the PDD overlay to the subject property (RZ-2026-012). The proposed plan shows a maximum of 45 residential units on the 11.01-acre site, which is a density of 4.09 dwelling units per acre (du/ac). This is in line with the future land use (FLU) designation of Low-Density Residential, which prescribes an average density of 4 du/ac. The base zoning of CDD permits a maximum density of 9.5 du/ac for performance subdivisions and developments. Approval of the MDP would establish a maximum density of 9.5 du/ac unless a PDD amendment is approved to increase the total number of dwelling units.

Site Data Table:
PROJECT: A MULTI-UNIT DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE
ZONING: DDH (DEVELOPMENT DISTRICT HOUSING) & R (RURAL)
ADJACENT ZONING
R (RURAL DISTRICT)
DDH (DEVELOPMENT DISTRICT HOUSING)

PDD (PLANNED DEVELOPMENT DISTRICT) UN-ZONED COUNTY
CURRENT LAND USE: MULTI-UNIT DEVELOPMENT & SINGLE FAMILY RESIDENTIAL
LAND USE INTENSITY: VI
PARCEL IDENTIFICATION NUMBER: 08 01 12 0 000 009.001 & 09 01 12 0 000 009.012 & 08 01 12 0000 009.006
LOCATION: SECTION 12, TOWNSHIP 19 N, RANGE 25 E
TOTAL SITE AREA: 11.01 AC.
MULTI-FAMILY SITE AREA: 9.93 AC
DISTURBED AREA: 4.06 AC.
PERVIOUS SURFACE AREA: 3.45 AC. + 5.11 AC = 8.56 AC
IMPERVIOUS SURFACE AREA MAXIMUM: 4.77 AC. = 0.48
IMPERVIOUS SURFACE RATIO PROPOSED: 1.82 AC. = 0.18
OPEN SPACE REQUIRED: MULTI-UNIT 2.98 AC = 0.30
OPEN SPACE PROVIDED:
MULTI-UNIT = (2.37 AC + 4.56 AC.) = 6.93 AC = 0.70
LANDSCAPE BUFFER - FRONT: (CONDO) 10 FT (MIRACLE RD) AND 15 FT (SARA LANE)
SIDE: (CONDO) 15 FT
REAR: (CONDO) 15 FT
BUILDING SETBACK - FRONT: (CONDO) 19 FT
SIDE: (CONDO) 19 FT
REAR: (CONDO) 19 FT
NUMBER OF UNITS: 45
DENSITY ALLOWED: 9.5 UNITS/ACRE
DENSITY PROVIDED: 4.09 UNITS/ACRE
BUILDING FLOOR AREA: 35,248.88 S.F. (0.08)
MAXIMUM FLOOR AREA RATIO: MULTI-FAMILY (0.85)
OVERALL BUILDING EAVE HEIGHT: ±19 FT
CLADDING TYPE: BRICK AND CEMENTITOUS SIDING
NUMBER OF FLOORS: 2
NUMBER OF BEDROOMS: 3 BEDROOMS/UNIT =135 BEDS
PARKING RATIO REQUIRED - 1.1 SPACES / BEDROOM (CONDO)
PARKING REQUIRED: 149 SPACES
PARKING PROVIDED:
158 SPACES (ASSUMES 1 CAR GARAGE FOR EACH UNIT EXCEPT BLDG 33 HAS 2-CAR GARAGE)
1 SPACE/GARAGE (UNIT 33, 2 SPACES/GARAGE) + 2 SPACES PER DRIVEWAY + 22 SURFACE PARKING = 158 SPACES
MINIMUM PARKING STALL: 9'X18'
PROPOSED PARKING STALL: 9'X18

General Staff Comments:

Planning:

1. *See case RZ-2026-012 for development standards and comments*

Engineering:

1. *N/A*

Water Resource Management:

1. *See comments for RZ-2026-010. Same comments apply.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	One Auburn Dumas Lot - CDD (Case RZ-2026-011)
Subject:	Recommendation to City Council to rezone approximately 1.09 acres from Rural (R) to Comprehensive Development District (CDD).
Location:	1750 Miracle Road
Applicant:	Foresite Group, LLC
Property Zoned:	Rural (R)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rezone approximately 1.09 acres from Rural (R) to Comprehensive Development District (CDD), marked "Received" May 15, 2026, Auburn Planning Commission Case RZ-2026-011, is hereby **DENIED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held June 11, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 11th day of June 2026.

Justice Wahid Cotton, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE APPROXIMATLEY 1.09 ACRES, LOCATED AT 1750 MIRACLE ROAD, FROM RURAL (R) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CDD).

(ONE AUBURN DUMAS LOT– CDD - RZ-2026-011)

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to rezone approximately 1.09 acres located at 1750 Miracle Road, from Rural (R) to Comprehensive Development District (CDD).

LEGAL DESCRIPTION:

LOT 1, CARLTON SD, NO. 2, ACCORDING TO AND AS SHOWN BY THAT CERTAIN MAP OR PLAT THEREOF OF RECORD IN TOWN PLAT BOOK 22, AT PAGE 155, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

SECTION 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

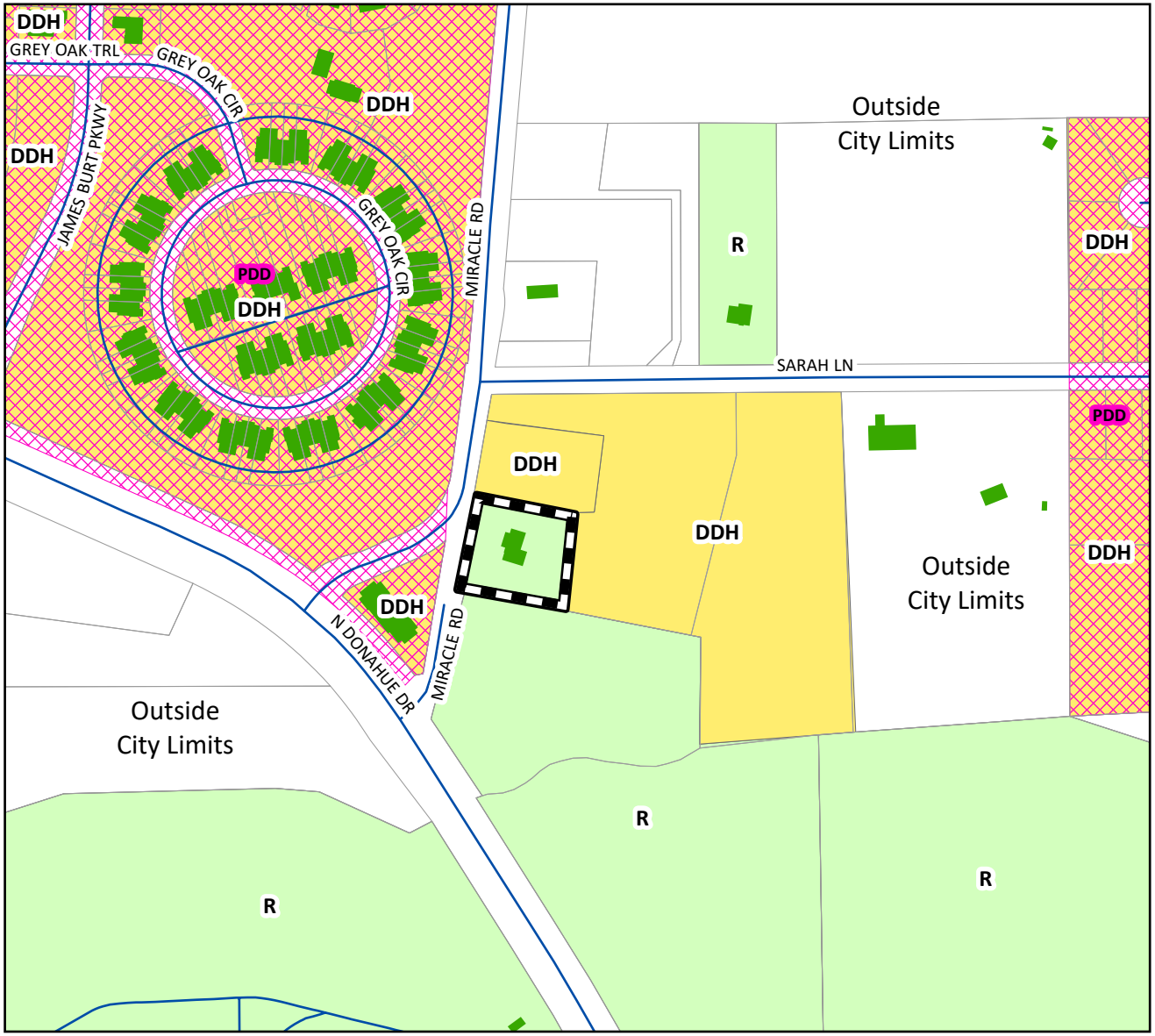
ATTEST:

_____
City Manager

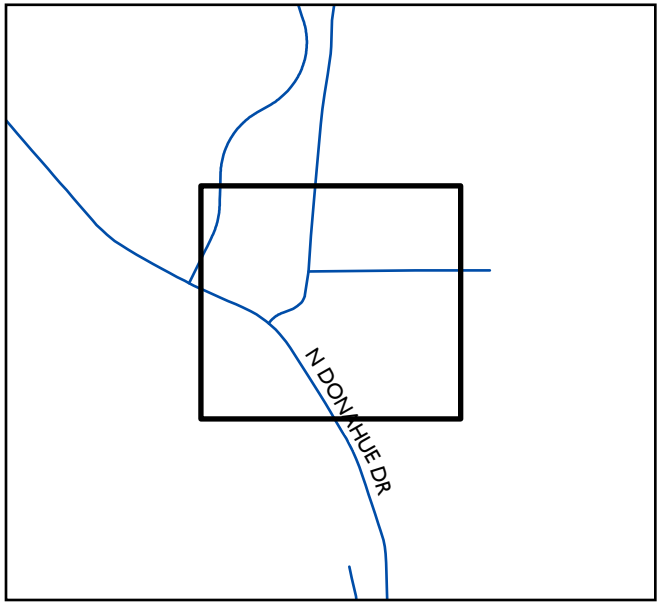
Kyser One Auburn Dumas

Rezoning Request

Case # RZ-2026-011



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **June 11, 2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Chris Poff** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 140 280 560

Feet

1 inch equals 0 feet

The Planning Commission will consider a request to rezone 1.09 acres from Rural (R) to Comprehensive Development District (CDD) zoning district.

N

Planning Dept.

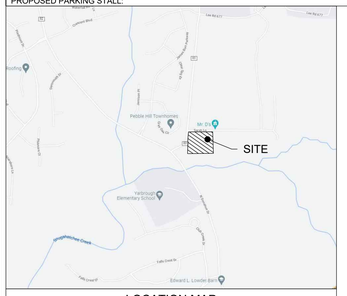
05/27/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

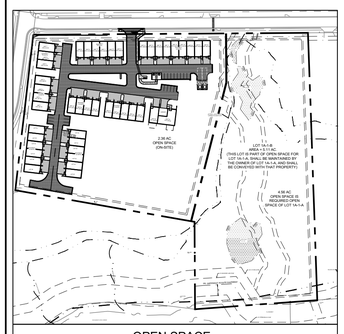
EXHIBIT 1

SITE DATA

PROJECT:	A MULTI-UNIT DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE
ZONING:	DDH (DEVELOPMENT DISTRICT HOUSING) & R (RURAL)
ADJACENT ZONING	R (RURAL DISTRICT) DDH (DEVELOPMENT DISTRICT HOUSING) PDD (PLANNED DEVELOPMENT DISTRICT) UN-ZONED COUNTY
CURRENT LAND USE:	MULTI-UNIT DEVELOPMENT & SINGLE FAMILY RESIDENTIAL
LAND USE INTENSITY:	VI
PARCEL IDENTIFICATION NUMBER:	08 01 12 0 000 009.001 & 09 01 12 0 000 009.012 & 08 01 12 0 000.009.006
LOCATION:	SECTION 12, TOWNSHIP 19 N, RANGE 25 E
TOTAL SITE AREA:	11.01 AC.
MULTI-FAMILY SITE AREA:	9.93 AC
DISTURBED AREA:	4.06 AC.
PERVIOUS SURFACE AREA:	3.45 AC. + 5.11 AC = 8.56 AC
IMPERVIOUS SURFACE AREA MAXIMUM:	4.77 AC. = 0.48
IMPERVIOUS SURFACE RATIO PROPOSED:	1.82 AC. = 0.18
OPEN SPACE REQUIRED:	MULTI-UNIT 2.98 AC = 0.30
OPEN SPACE PROVIDED:	MULTI-UNIT = (2.37 AC + 4.56 AC.) = 6.93 AC = 0.70
LANDSCAPE BUFFER - FRONT: (CONDO)	10 FT (MIRACLE RD) AND 15 FT (SARA LANE)
SIDE: (CONDO)	15 FT
REAR: (CONDO)	15 FT
BUILDING SETBACK - FRONT: (CONDO)	19 FT
SIDE: (CONDO)	19 FT
REAR: (CONDO)	19 FT
NUMBER OF UNITS:	45
DENSITY ALLOWED:	9.5 UNITS/ACRE
DENSITY PROVIDED:	4.09 UNITS/ACRE
BUILDING FLOOR AREA:	35,248.88 S.F. (0.08)
MAXIMUM FLOOR AREA RATIO:	MULTI-FAMILY (0.85)
OVERALL BUILDING EAVE HEIGHT:	±19 FT
CLADDING TYPE:	BRICK AND CEMENTITOUS SIDING
NUMBER OF FLOORS:	2
NUMBER OF BEDROOMS:	3 BEDROOMS/UNIT =135 BEDS
PARKING RATIO REQUIRED -	1.1 SPACES / BEDROOM (CONDO)
PARKING REQUIRED:	149 SPACES
PARKING PROVIDED:	158 SPACES (ASSUMES 1 CAR GARAGE FOR EACH UNIT EXCEPT BLDG 33 HAS 2-CAR GARAGE)
1 SPACE/GARAGE (UNIT 33, 2 SPACES/GARAGE) + 2 SPACES PER DRIVEWAY + 22 SURFACE PARKING = 158 SPACES	
MINIMUM PARKING STALL:	9'X18'
PROPOSED PARKING STALL:	9'X18'



LOCATION MAP
N.T.S.



OPEN SPACE
200 SCALE

LEGEND

- CONCRETE PATIO / CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- STANDARD DUTY ASPHALT PAVING
- PROPERTY LINE
- (#) PARKING COUNT
- TRAFFIC SIGN
- (SP) SPILL CURB

SARAH LANE
(60' R.O.W.)

LEE ROAD 083/MIRACLE ROAD
(R.O.W. VARIES)

ALL HVAC & MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ROW

ALL ROOF TOP MOUNTED MECHANICAL SHALL BE SCREENED FROM ROW

PROPOSED RETAINING WALL (DESIGNED BY OTHERS, TYP.)

½" REBAR IPFD

N 06°25'22" E 89.72'

S 06°25'22" E 76.72'

10' LANDSCAPE BUFFER

19' BUILDING SETBACK

BASELINE IPFD

MAXWELL IPFD

FULL ACCESS DRIVEWAY WITH COA STD CONCRETE DRIVEWAY APRON

24' CONCRETE CURB AND GUTTER (TYP.)

PROPOSED 10' DRAINAGE & UTILITY EASEMENT

15' LANDSCAPE BUFFER
19' BUILDING SETBACK

N 89°35'38" E 767.82'

538.88'

92.11'

PROPOSED RETAINING WALL (DESIGNED BY OTHERS, TYP.)

UNIT 7 FFE: 613.50
BUILDING 2 (3 UNITS)
UNIT 6 FFE: 612.50
UNIT 5 FFE: 612.50
UNIT 4 FFE: 608.50
UNIT 3 FFE: 608.50
BUILDING 1 (4 UNITS)
UNIT 2 FFE: 607.50
UNIT 1 FFE: 607.50

BUILDING 3 (6 UNITS)
UNIT 8 FFE : 610.50
UNIT 9 FFE: 610.50
UNIT 10 FFE: 609.50
UNIT 11 FFE: 609.50
UNIT 12 FFE: 608.50
UNIT 13 FFE: 608.50

UNIT 14 FFE: 605.50
UNIT 15 FFE: 605.50
UNIT 16 FFE: 604.50
UNIT 17 FFE: 604.50
UNIT 18 FFE: 603.50
BUILDING 4 (9 UNITS)
UNIT 19 FFE: 603.50
UNIT 20 FFE: 602.50
UNIT 21 FFE: 602.50
UNIT 22 FFE: 601.50
1 CAR GARAGE (TYP.)

CROSSWALK STRIPING (TYP.)
CONCRETE SIDEWALK (TYP.)
STANDARD DUTY CONCRETE PAVING (TYP.)
PARKING STRIPING (TYP.)
PROPOSED 3' WIDE CONCRETE FLUME, TYP.
STANDARD DUTY ASPHALT PAVING (TYP.)
MAIL KIOSK (SEE AMENITY PLANS FOR DETAILS)
PROPOSED 3' WIDE CONCRETE FLUME, TYP.
HEAVY DUTY CONCRETE PAVING (TYP.)
PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING EXTERIOR (SEE ARCHITECTURAL PLANS FOR DETAILS)
BOLLARD (TYP.)
LOT 1A-1-A (4.81 AC)
STANDARD DUTY CONCRETE PAVING (TYP.)
RAMP

BUILDING 5 (4 UNITS)
UNIT 23 FFE: 607.40
UNIT 24 FFE: 607.40
UNIT 25 FFE: 606.40
UNIT 26 FFE: 606.40
BUILDING 6 (5 UNITS)
UNIT 27 FFE: 604.75
UNIT 28 FFE: 604.75
UNIT 29 FFE: 603.75
UNIT 30 FFE: 603.75
UNIT 31 FFE: 603.75
GARAGE
UNIT 32 FFE: 602.60
UNIT 33 FFE: 602.60

APPROX. LOCATION OF 100-YEAR FLOODPLAIN

PROPOSED PROPERTY LINE TO CREATE SEPARATE OPEN SPACE PARCEL AND NO FLOOD PLAIN ON DEVELOPED PARCEL

WETLAND 0.03 AC.
WETLAND 0.15 AC.
S 00°24'22" E 106.92'
LOT 1A-1-B AREA = 5.11 AC

S 14°17'38" E 400.49'

10' UPLAND ZONE
25' UNDISTURBED STREAM BUFFER

LOT 34
LOT 35
LOT 36
BUILDING 8 (6 UNITS)
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
BUILDING 9 (6 UNITS)
LOT 43
LOT 44
LOT 45

ALLOWS UP TO 3 PARKING SPACES PER UNIT (1-CAR GARAGE AND 2 IN DRIVEWAY)

Proposed Addition

EXISTING PROPERTY LINE (TYP.)

NO FLOOD PLAIN IS LOCATED ON THE BUILDING PARCEL (TYP.)

½" REBAR IPFD
½" REBAR IPFD
MAXWELL IPFD

19' BUILDING SETBACK
15' LANDSCAPE BUFFER

½" OT IPFD

N 79°57'48" W 289.76'
259.76'

10.0'
2DS IPFD

N

1" = 30'
3015 0 30 60
SCALE IN FEET

811 Know what's below Call before you dig

RECEIVED: 05/15/2026 CASE NO:

RZ-2026-010, RZ-2026-011, & RZ-2026-012

ENGINEER:

FORESITE group

Foresite Group, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

o | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:

XXX

CONTACT: XXX XXX

PROJECT:

ONE AUBURN

MULTI-UNIT DEVELOPMENT

SARAH LANE
AUBURN, LEE COUNTY, AL 36830
SECTION 12, TOWNSHIP 19 N, RANGE 25 E

SEAL:

REVISIONS DATE

PROJECT MANAGER:	SWT
DRAWING BY:	JMR
JURISDICTION:	AUBURN, AL
DATE:	05/14/2026
SCALE:	1" = 30'
TITLE:	

PRELIMINARY SITE PLAN

SHEET NUMBER:

1 OF 1

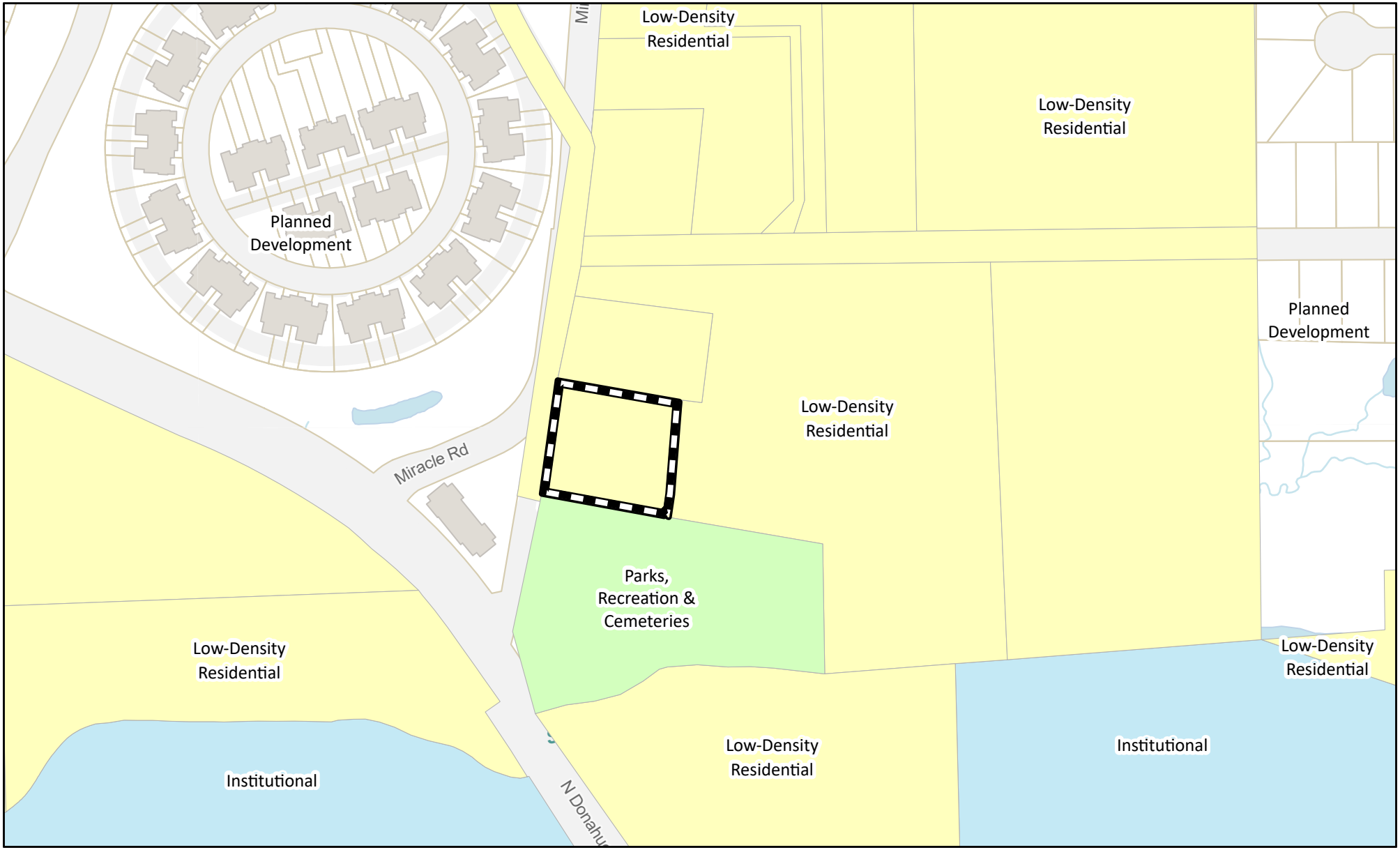
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: XXXX.001

Kyser One Auburn Dumas(RZ-2026-011)

Future Land Use Map

AUBURN



Subject Property

N

0 60 120 240

Feet

[Planning]
06/11/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 9 b 4

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Foresite Group, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

Description of item under consideration

One Auburn Walker-Carlton Lots — CDD Rezoning (Case RZ-2026-010). Rezoning of approximately 9.92 acres from Development District Housing (DDH) to Comprehensive Development District (CDD). The subject property is located at 1415 Sarah Lane.

The Planning Commission recommended denial of this request as the motion to approve failed by a vote of 3-6 at its June 11, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the rezoning request.

Why is Council action needed?

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Rezoning Request
Case RZ-2026-010
One Auburn Walker-Carlton Lots – CDD

Meeting Date: June 11, 2026

Applicant: Wes Thrash, Foresite Group, LLC.

Request: Rezoning of approximately 9.92 acres from Development District Housing (DDH) to Comprehensive Development District (CDD).

Zoning Ordinance requires: Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

Location: 1415 Sarah Lane

Reviewed by: Chris Poff, Planner

Discussion: The subject property is approximately 9.92 acres and is comprised of property that is within the City limits zoned DDH. The overall acreage is proposed to be developed as the One Auburn (PDD) with a base zoning of CDD. A request to apply the PDD designation to 11.01 acres has been made (RZ-2026-012). The proposed Master Development Plan (MDP) shows a maximum of 45 residential units with 33 already being constructed.

Current Zoning: Development District Housing (DDH)

Surrounding Zoning/Use:

Direction	Zoning	Land Use
North	Outside City limits	N/A
South	Rural	Single-Family Detached
	Rural	Single-Family Detached
	Rural	Open Space – Natural Area
	Rural	Vacant
East	Outside City limits	N/A
West	DDH	Open Space – Natural Area

Property Description: The property is 2 distinct lots. Lot 1A-1-A is currently the One Auburn development. Lot 1A-A-B is open space. There are wetlands on lot 1A-A-B, as well as existing perennial and intermittent streams.

Previous Action Related to this Site:

Date	Action
July 24, 2018	The adjacent property (1764 Miracle Rd) was rezoned from Rural (R) to Development District Housing (DDH) (PL-2018-00273).
September 8, 2022	The Planning Commission recommended approval for a performance residential development (32 unit multiple-unit development) at 1764 Miracle Road.
September 20, 2022	City Council approved a performance residential development (32-unit multiple-unit development) at 1764 Miracle Road.
September 14, 2023	The Planning Commission recommended approval to rezone approximately 1 acre from Rural to Development District Housing (DDH) (RZ-2023-013).
	The Planning Commission recommended approval for a performance residential development (31-unit multiple-unit development) at 1758 & 1764 Miracle Road (CU-2023-032).
October 17, 2023	The City Council approved the rezoning of approximately 1 acre from Rural to Development District Housing (DDH) (RZ-2023-013).
	The City Council approved a performance residential development (31-unit multiple unit development) at 1758 & 1764 Miracle Road (CU-2023-031).
January 11, 2024	The Planning Commission recommended approval for a performance residential development (townhomes and multiple unit-development) at 1758 & 1764 Miracle Road (CU-2023-048).

Greenway/Greenspace Impact & Bike Plan Facilities: A planned greenway is proposed along the southern portion of the development site, adjacent to Saugahatchee Creek. There are no proposed bicycle facilities near the subject property.

Land Use Plan Designation: The Future Land Use Map in Comprehensive Plan 2030 designates the property as Low-Density Residential. This category recommends an average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex.

Major Street Plan Impact: None

Analysis: The CDD district is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. It is to be provided with all public facilities (schools, sewers, water, and highways) and allows most uses by right. It is intended to provide the zoning and capital improvements that attract development. It consists of the areas where development should logically locate as a consequence of planned public facilities and associated capital expenditures. It provides for low to moderate-density residential development and for necessary commercial and institutional uses.

Performance residential developments in CDD may develop at a density up to 9.5 dwelling units per acre (du/ac). Under a base zoning of CDD, both conventional and performance single-family development are permitted by right. Up to 5 unrelated individuals are allowed to live in the CDD zoning district. Development around Kyser One is mostly single-family residential with zoning types varying from DDH to R. The reason for this rezoning request is to allow up to three (3) non-related members to live in the

units since they are 3-bedroom units. The applicant does not intend to realize the five (5) non-related as they want to have a maximum of 3-bed 3-bath units.

In conjunction with this request, the applicant has requested to apply the PDD overlay to the subject property (RZ-2026-012). The proposed plan shows a maximum of 45 residential units on the 11.01-acre site, which is a density of 4.09 dwelling units per acre (du/ac). This is in line with the future land use (FLU) designation of Low-Density Residential, which prescribes an average density of 4 du/ac. The base zoning of CDD permits a maximum density of 9.5 du/ac for performance subdivisions and developments. Approval of the MDP would establish a maximum density of 9.5 du/ac unless a PDD amendment is approved to increase the total number of dwelling units.

Site Data Table:
PROJECT: A MULTI-UNIT DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE
ZONING: DDH (DEVELOPMENT DISTRICT HOUSING) & R (RURAL)
ADJACENT ZONING
R (RURAL DISTRICT)
DDH (DEVELOPMENT DISTRICT HOUSING)
PDD (PLANNED DEVELOPMENT DISTRICT) UN-ZONED COUNTY
CURRENT LAND USE: MULTI-UNIT DEVELOPMENT & SINGLE FAMILY RESIDENTIAL
LAND USE INTENSITY: VI
PARCEL IDENTIFICATION NUMBER: 08 01 12 0 000 009.001 & 09 01 12 0 000 009.012 & 08 01 12 0000 009.006
LOCATION: SECTION 12, TOWNSHIP 19 N, RANGE 25 E
TOTAL SITE AREA: 11.01 AC.
MULTI-FAMILY SITE AREA: 9.93 AC
DISTURBED AREA: 4.06 AC.
PERVIOUS SURFACE AREA: 3.45 AC. + 5.11 AC = 8.56 AC
IMPERVIOUS SURFACE AREA MAXIMUM: 4.77 AC. = 0.48
IMPERVIOUS SURFACE RATIO PROPOSED: 1.82 AC. = 0.18
OPEN SPACE REQUIRED: MULTI-UNIT 2.98 AC = 0.30
OPEN SPACE PROVIDED:
MULTI-UNIT = (2.37 AC + 4.56 AC.) = 6.93 AC = 0.70
LANDSCAPE BUFFER - FRONT: (CONDO) 10 FT (MIRACLE RD) AND 15 FT (SARA LANE)
SIDE: (CONDO) 15 FT
REAR: (CONDO) 15 FT
BUILDING SETBACK - FRONT: (CONDO) 19 FT
SIDE: (CONDO) 19 FT
REAR: (CONDO) 19 FT
NUMBER OF UNITS: 45
DENSITY ALLOWED: 9.5 UNITS/ACRE
DENSITY PROVIDED: 4.09 UNITS/ACRE
BUILDING FLOOR AREA: 35,248.88 S.F. (0.08)
MAXIMUM FLOOR AREA RATIO: MULTI-FAMILY (0.85)
OVERALL BUILDING EAVE HEIGHT: ±19 FT
CLADDING TYPE: BRICK AND CEMENTITOUS SIDING
NUMBER OF FLOORS: 2
NUMBER OF BEDROOMS: 3 BEDROOMS/UNIT =135 BEDS

PARKING RATIO REQUIRED - 1.1 SPACES / BEDROOM (CONDO)
PARKING REQUIRED: 149 SPACES
PARKING PROVIDED:
158 SPACES (ASSUMES 1 CAR GARAGE FOR EACH UNIT EXCEPT BLDG 33 HAS 2-CAR GARAGE)
1 SPACE/GARAGE (UNIT 33, 2 SPACES/GARAGE) + 2 SPACES PER DRIVEWAY + 22 SURFACE PARKING = 158 SPACES
MINIMUM PARKING STALL: 9'X18'
PROPOSED PARKING STALL: 9'X18

General Staff Comments:

Planning:

1. *See case RZ-2026-012 for development standards and comments*

Engineering:

1. *N/A*

Water Resource Management:

1. *It is WRM's understanding that a portion of Miracle Road right-of-way may be abandoned with the expansion of this development. WRM has an 8" water main located within this section of right-of-way. During DRT, WRM will evaluate if this section of water main can be abandoned or left in service inside of an easement.*
2. *The Water Works Board of the City of Auburn can provide water service to this area.*
3. *Property is located in the Saugahatchee Creek Watershed.*
4. *The City of Auburn can provide sanitary sewer service to this area. It is WRM's understanding that the existing One Auburn development is being expanded to accomodate the proposed section. This section will be served by the private sewer lift station located inside of the One Auburn development.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	One Auburn Walker-Carlton Lots - CDD (Case RZ-2026-010)
Subject:	Recommendation to City Council to rezone approximately 9.92 acres from Development District Housing (DDH) to Comprehensive Development District (CDD)
Location:	1415 Sarah Lane
Applicant:	Foresite Group, LLC
Property Zoned:	Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rezone approximately 9.92 acres from Development District Housing (DDH) to Comprehensive Development District (CDD), marked "Received" May 15, 2026, Auburn Planning Commission Case RZ-2026-010, is hereby **DENIED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held June 11, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 11th day of June 2026.



Justice Wahid Cotton, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE APPROXIMATLEY 9.92 ACRES, LOCATED AT 1415 SARAH LANE, FROM DEVELOPMENT DISTRICT HOUSING (DDH) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CDD).

(ONE AUBURN WALTER-CARLTON LOTS – CDD - RZ-2026-010)

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to rezone approximately 9.92 acres located at 1415 Sarah Lane, from Development District Housing (DDH) to Comprehensive Development District (CDD).

LEGAL DESCRIPTION:

LOT 1A-1-A AND LOT 1A-1-B, REDIVISION OF LOT 1A-1 AND LOT 1A-2, WALKER CARLTON SUBDIVISION, A REDIVISION OF LOT 1A, ACCORDING TO AND AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION IN PLAT BOOK 49, AT PAGE 149, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

SECTION 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

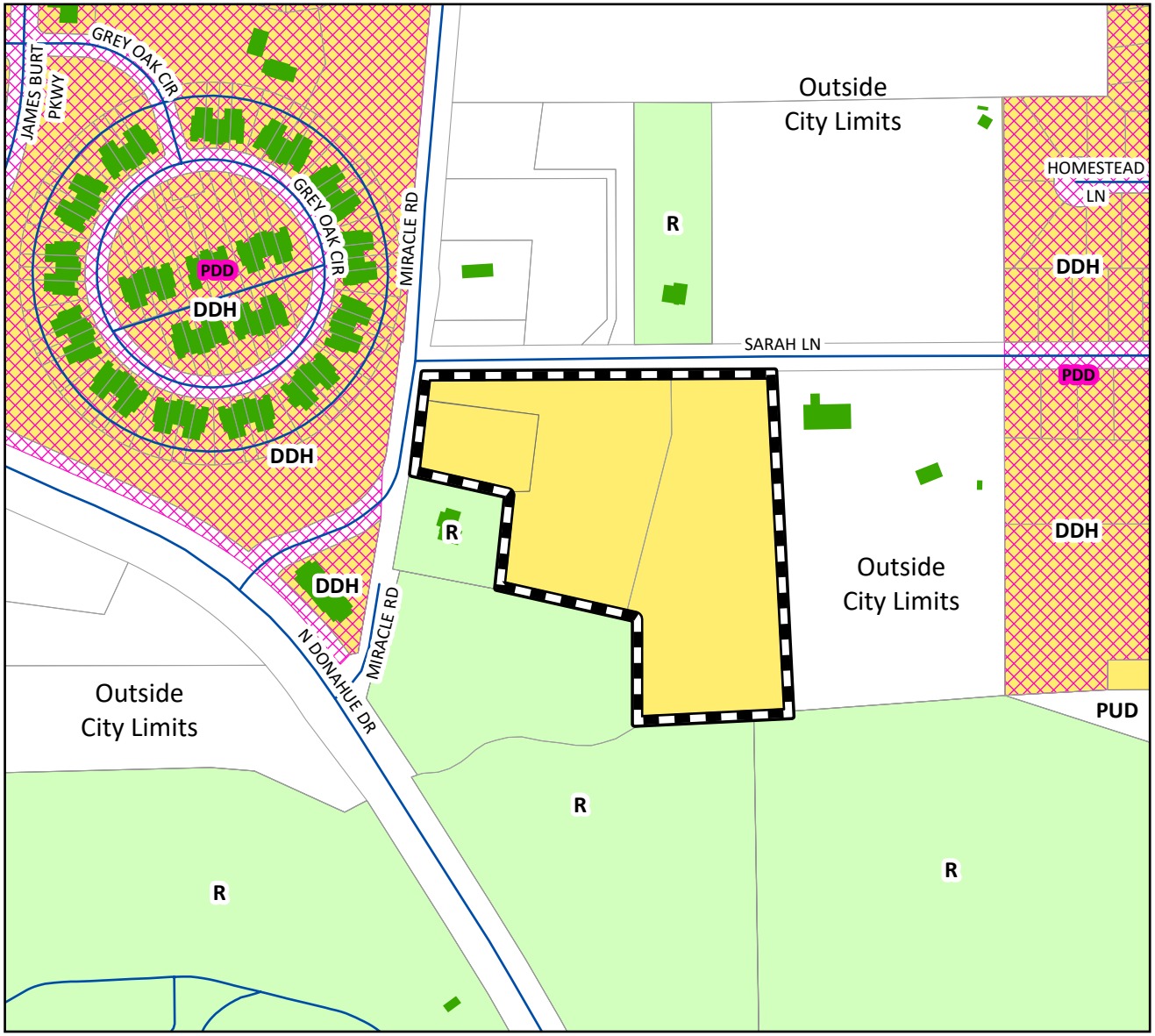
ATTEST:

_____
City Manager

Kyser One Walker Carlton

Rezoning Request

Case # RZ-2026-010



Subject Property

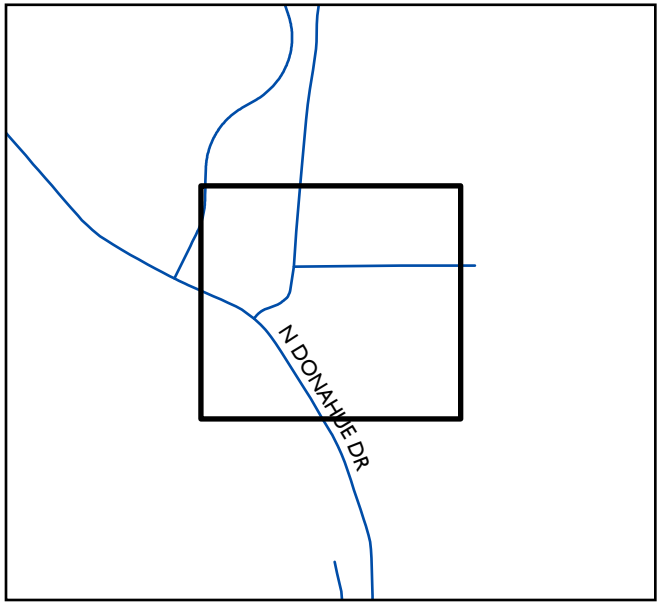
0 140 280 560

Feet

1 inch equals 0 feet

The Planning Commission will consider a request to rezone 9.92 acres from Development District Housing (DDH) to Comprehensive Development District (CDD) zoning district.

Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **June 11, 2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Chris Poff** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

N

Planning Dept.

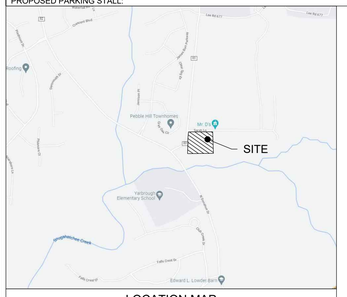
05/27/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

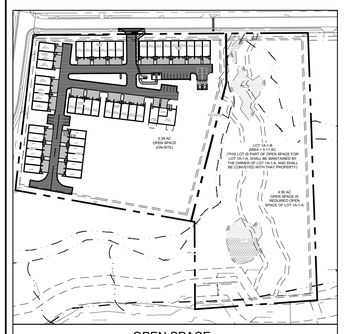
EXHIBIT 1

SITE DATA

PROJECT:	A MULTI-UNIT DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE
ZONING:	DDH (DEVELOPMENT DISTRICT HOUSING) & R (RURAL)
ADJACENT ZONING	R (RURAL DISTRICT) DDH (DEVELOPMENT DISTRICT HOUSING) PDD (PLANNED DEVELOPMENT DISTRICT) UN-ZONED COUNTY
CURRENT LAND USE:	MULTI-UNIT DEVELOPMENT & SINGLE FAMILY RESIDENTIAL
LAND USE INTENSITY:	VI
PARCEL IDENTIFICATION NUMBER:	08 01 12 0 000 009.001 & 09 01 12 0 000 009.012 & 08 01 12 0 000.009.006
LOCATION:	SECTION 12, TOWNSHIP 19 N, RANGE 25 E
TOTAL SITE AREA:	11.01 AC.
MULTI-FAMILY SITE AREA:	9.93 AC
DISTURBED AREA:	4.06 AC.
PERVIOUS SURFACE AREA:	3.45 AC. + 5.11 AC = 8.56 AC
IMPERVIOUS SURFACE AREA MAXIMUM:	4.77 AC. = 0.48
IMPERVIOUS SURFACE RATIO PROPOSED:	1.82 AC. = 0.18
OPEN SPACE REQUIRED:	MULTI-UNIT 2.98 AC = 0.30
OPEN SPACE PROVIDED:	MULTI-UNIT = (2.37 AC + 4.56 AC.) = 6.93 AC = 0.70
LANDSCAPE BUFFER - FRONT: (CONDO)	10 FT (MIRACLE RD) AND 15 FT (SARA LANE)
SIDE: (CONDO)	15 FT
REAR: (CONDO)	15 FT
BUILDING SETBACK - FRONT: (CONDO)	19 FT
SIDE: (CONDO)	19 FT
REAR: (CONDO)	19 FT
NUMBER OF UNITS:	45
DENSITY ALLOWED:	9.5 UNITS/ACRE
DENSITY PROVIDED:	4.09 UNITS/ACRE
BUILDING FLOOR AREA:	35,248.88 S.F. (0.08)
MAXIMUM FLOOR AREA RATIO:	MULTI-FAMILY (0.85)
OVERALL BUILDING EAVE HEIGHT:	±19 FT
CLADDING TYPE:	BRICK AND CEMENTITOUS SIDING
NUMBER OF FLOORS:	2
NUMBER OF BEDROOMS:	3 BEDROOMS/UNIT =135 BEDS
PARKING RATIO REQUIRED -	1.1 SPACES / BEDROOM (CONDO)
PARKING REQUIRED:	149 SPACES
PARKING PROVIDED:	158 SPACES (ASSUMES 1 CAR GARAGE FOR EACH UNIT EXCEPT BLDG 33 HAS 2-CAR GARAGE)
1 SPACE/GARAGE (UNIT 33, 2 SPACES/GARAGE) + 2 SPACES PER DRIVEWAY + 22 SURFACE PARKING = 158 SPACES	
MINIMUM PARKING STALL:	9'X18'
PROPOSED PARKING STALL:	9'X18'



LOCATION MAP
N.T.S.



OPEN SPACE
200 SCALE

LEGEND

- CONCRETE PATIO / CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- STANDARD DUTY ASPHALT PAVING
- PROPERTY LINE
- (#) PARKING COUNT
- TRAFFIC SIGN
- (SP) SPILL CURB

SARAH LANE
(60' R.O.W.)

LEE ROAD 083/MIRACLE ROAD
(R.O.W. VARIES)

ALL HVAC & MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ROW

ALL ROOF TOP MOUNTED MECHANICAL SHALL BE SCREENED FROM ROW

PROPOSED RETAINING WALL (DESIGNED BY OTHERS, TYP.)

½" REBAR IPFD

N 06°25'22" E 89.72'

S 06°25'22" E 76.72'

10' LANDSCAPE BUFFER

19' BUILDING SETBACK

BASELINE IPFD

MAXWELL IPFD

FULL ACCESS DRIVEWAY WITH COA STD CONCRETE DRIVEWAY APRON

24' CONCRETE CURB AND GUTTER (TYP.)

PROPOSED 10' DRAINAGE & UTILITY EASEMENT

15' LANDSCAPE BUFFER
19' BUILDING SETBACK

N 89°35'38" E 767.82'

538.88'

92.11'

PROPOSED RETAINING WALL (DESIGNED BY OTHERS, TYP.)

UNIT 7 FFE: 613.50
BUILDING 2 (3 UNITS)
UNIT 6 FFE: 612.50
UNIT 5 FFE: 612.50
UNIT 4 FFE: 608.50
UNIT 3 FFE: 608.50
BUILDING 1 (4 UNITS)
UNIT 2 FFE: 607.50
UNIT 1 FFE: 607.50

BUILDING 3 (6 UNITS)
UNIT 8 FFE : 610.50
UNIT 9 FFE: 610.50
UNIT 10 FFE: 609.50
UNIT 11 FFE: 609.50
UNIT 12 FFE: 608.50
UNIT 13 FFE: 608.50

UNIT 14 FFE: 605.50
UNIT 15 FFE: 605.50
UNIT 16 FFE: 604.50
UNIT 17 FFE: 604.50
UNIT 18 FFE: 603.50
BUILDING 4 (9 UNITS)
UNIT 19 FFE: 603.50
UNIT 20 FFE: 602.50
UNIT 21 FFE: 602.50
UNIT 22 FFE: 601.50
1 CAR GARAGE (TYP.)

CROSSWALK STRIPING (TYP.)
CONCRETE SIDEWALK (TYP.)
STANDARD DUTY CONCRETE PAVING (TYP.)
PARKING STRIPING (TYP.)
PROPOSED 3' WIDE CONCRETE FLUME, TYP.
STANDARD DUTY ASPHALT PAVING (TYP.)
MAIL KIOSK (SEE AMENITY PLANS FOR DETAILS)
PROPOSED 3' WIDE CONCRETE FLUME, TYP.
HEAVY DUTY CONCRETE PAVING (TYP.)
PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING EXTERIOR (SEE ARCHITECTURAL PLANS FOR DETAILS)
BOLLARD (TYP.)
LOT 1A-1-A (4.81 AC)
STANDARD DUTY CONCRETE PAVING (TYP.)
RAMP

BUILDING 5 (4 UNITS)
UNIT 23 FFE: 607.40
UNIT 24 FFE: 607.40
UNIT 25 FFE: 606.40
UNIT 26 FFE: 606.40
BUILDING 6 (5 UNITS)
UNIT 27 FFE: 604.75
UNIT 28 FFE: 604.75
UNIT 29 FFE: 603.75
UNIT 30 FFE: 603.75
UNIT 31 FFE: 603.75
GARAGE
UNIT 32 FFE: 602.60
UNIT 33 FFE: 602.60

APPROX. LOCATION OF 100-YEAR FLOODPLAIN

PROPOSED PROPERTY LINE TO CREATE SEPARATE OPEN SPACE PARCEL AND NO FLOOD PLAIN ON DEVELOPED PARCEL

WETLAND 0.03 AC.

WETLAND 0.15 AC.

S 00°24'22" E 106.92'

LOT 1A-1-B AREA = 5.11 AC

S 14°17'38" E 400.49'

10' UPLAND ZONE

25' UNDISTURBED STREAM BUFFER

LOT 34
LOT 35
LOT 36
BUILDING 8 (6 UNITS)
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
BUILDING 9 (6 UNITS)
LOT 43
LOT 44
LOT 45

ALLOWS UP TO 3 PARKING SPACES PER UNIT (1-CAR GARAGE AND 2 IN DRIVEWAY)

Proposed Addition

EXISTING PROPERTY LINE (TYP.)

NO FLOOD PLAIN IS LOCATED ON THE BUILDING PARCEL (TYP.)

½" REBAR IPFD

½" REBAR IPFD

MAXWELL IPFD

19' BUILDING SETBACK
15' LANDSCAPE BUFFER

½" OT IPFD

N 79°57'48" W 289.76'

259.76'

10.0'

2DS IPFD

N

1" = 30'

3015 0 30 60

SCALE IN FEET

Know what's below Call before you dig

RECEIVED: 05/15/2026 CASE NO:

RZ-2026-010, RZ-2026-011, & RZ-2026-012

ENGINEER:

FORESITE group

Foresite Group, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

o | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:

XXX

CONTACT: XXX XXX

PROJECT:

ONE AUBURN

MULTI-UNIT DEVELOPMENT

SARAH LANE
AUBURN, LEE COUNTY, AL 36830
SECTION 12, TOWNSHIP 19 N, RANGE 25 E

SEAL:

REVISIONS DATE

PROJECT MANAGER:	SWT
DRAWING BY:	JMR
JURISDICTION:	AUBURN, AL
DATE:	05/14/2026
SCALE:	1" = 30'
TITLE:	

PRELIMINARY SITE PLAN

SHEET NUMBER:

1 OF 1

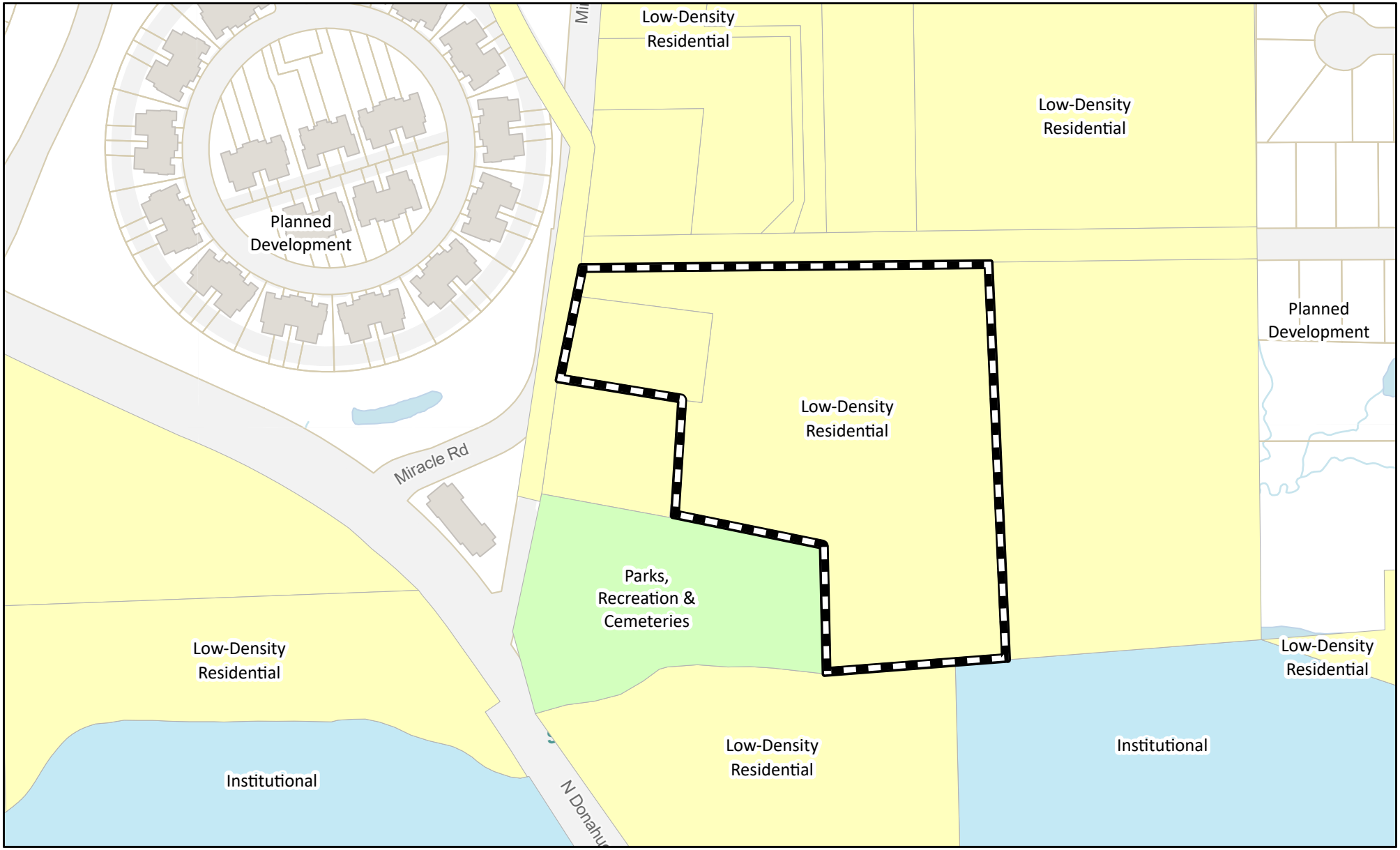
COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: XXXX.001

Kyser One Auburn PDD (RZ-2026-010)

Future Land Use Map

AUBURN



Subject Property

N

0 60 120 240

Feet

[Planning]
06/11/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 9 b 5

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Foresite Group, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

Description of item under consideration

One Auburn Rezoning PDD (Case RZ-2026-012). Rezoning of approximately 11.01 acres from Comprehensive Development District (CDD) to Planned Development District (PDD). The subject properties are located at 1415 Sarah Lane and 1750 Miracle Road.

The Planning Commission recommended denial of this application after a motion to approve failed by a vote of 3-6 at its June 11, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the Planned Development District request.

Why is Council action needed?

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests by a majority vote. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Planned Development District
Case RZ-2026-012
One Auburn – PDD

Meeting Date: June 11, 2026

Applicant: Wes Thrash, Foresite Group, LLC.

Request: The applicant is requesting to apply the Planned Development District (PDD) designation to approximately 11.01 acres

Zoning Ordinance requires: Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

Location: 1415 Sarah Lane and 1750 Miracle Road

Reviewed by: Chris Poff, Planner

Discussion: The applicant is seeking to apply the Planned Development District (PDD) overlay designation on approximately 11.01 acres. A Master Development Plan (MDP) and written report have been provided. The plan proposes 12 townhomes and multiple unit-development to an existing 33 townhomes and multiple unit-development and approximately 6.93 acres (62.94%) of open space.

Recommendation: **Forward to City Council with a recommendation for approval due to the minimal changes being made to the existing 33-unit development.**

Current Zoning: Comprehensive Development District (CDD) (pending approval of RZ-2026-010 & RZ-2026-012)

Surrounding Zoning/Use:

Direction	Zoning	Land Use
North	Outside of City Limits	Vacant
	Rural (R)	Single-Family Detached
South	Rural (R)	Open Space – Natural Area
	Rural (R)	Vacant
East	Outside of City Limits	N/A

West	Development District Housing (DDH).	Open Space – Natural Area
	Development District Housing (DDH).	Office Activities, except Doctor's Offices

Property Description: The subject property is comprised of approximately 11.01 acres and comprises of 3 parcels. One parcel consisting of 1.10 acres has a single-family residence on it. One parcel consisting of 4.93 acres has 33 townhomes and multiple unit-development on the lot that is the existing Kyser One Auburn development. The other remaining parcel consisting 5.12 acres is currently vacant.

Previous Action Related to this Site:

Date	Action
July 24, 2018	The adjacent property (1764 Miracle Rd) was rezoned from Rural (R) to Development District Housing (DDH) (PL-2018-00273).
September 8, 2022	The Planning Commission recommended approval for a performance residential development (32 unit multiple-unit development) at 1764 Miracle Road.
September 20, 2022	City Council approved a performance residential development (32-unit multiple-unit development) at 1764 Miracle Road.
September 14, 2023	The Planning Commission recommended approval to rezone approximately 1 acre from Rural to Development District Housing (DDH) (RZ-2023-013).
	The Planning Commission recommended approval for a performance residential development (31-unit multiple-unit development) at 1758 & 1764 Miracle Road (CU-2023-032).
October 17, 2023	The City Council approved the rezoning of approximately 1 acre from Rural to Development District Housing (DDH) (RZ-2023-013).
	The City Council approved a performance residential development (31-unit multiple unit development) at 1758 & 1764 Miracle Road (CU-2023-031).
January 11, 2024	The Planning Commission recommended approval for a performance residential development (townhomes and multiple unit-development) at 1758 & 1764 Miracle Road (CU-2023-048).

Greenway/Greenspace Impact & Bike Plan Facilities: A planned greenway is proposed along the southern portion of the development site, adjacent to Saugahatchee Creek. There are no proposed bicycle facilities near the subject property.

Land Use Plan Designation: The Future Land Use Map in Comprehensive Plan 2030 designates the property as Low-Density Residential. This category recommends an average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex.

Major Street Plan Impact: None

Analysis: The request is for a recommendation to City Council to establish a PDD designation on approximately 11.01 acres located at 1415 Sarah Lane and 1750 Miracle Road. The applicant is proposing adding 12 townhomes and multiple unit-development to an existing subdivision of 33

performance townhomes and multiple unit-development and approximately 6.93 acres (62.94%) of open space.

Section 504 highlights the fundamental purposes and requirements of the Planned Development District (PDD) overlay and those include the following:

- Intended to allow for mixed uses
- To be applied only in areas zoned DDH, MDRD, NRD, CDD, LDD, RDD, CRD, SCCD, and ICD.
- Properties zoned PDD are meant to be subject to both PDD requirements and those of the base zone
- The base zone determines lot area, setback, bulk regulations, parking, maximum floor area ratio and impervious surface ratio, maximum gross density and minimum open space ratio (for residential uses), and the minimum site area and lot width for nonresidential uses.
- The PDD overlay is intended to regulate the permitted and conditional uses, the mixed-use development components, and the maximum percentage of allowable dwelling units in a commercial/residential development.

Section 504.01 minimum size and ownership – The proposed PDD must be at least 10 acres and under single ownership.

The proposed PDD is approximately 11.01 acres and is under single ownership, thereby meeting this requirement.

Section 504.02 Uses Permitted on Approval – All conditional uses set forth on Table 4-1 for PDD are allowed if approved by City Council. Mixed-use developments are allowed within the PDD provided the maximum gross density, minimum open space ratio and maximum density factor is the same as the base district from which the site was rezoned. Approval of the MDP shall constitute conditional use approval for performance residential uses set forth in the MDP.

The plan proposes performance residential uses (townhomes and multiple-unit development), which would be approved as part of the master development plan.

Section 504.03 Connection between uses and adjoining development – PDDs should be connected between uses onsite and those off site. The design of any planned uses is to be harmonious not only between uses, but with adjacent uses as well.

The proposed development has one access point off Sarah lane. Sidewalks would be required as part of any subdivision plat associated with the project. Sidewalks are already provided along both sides of Sarah Lane and Miracle Road, as well as provided internally connecting to existing amenities within the development.

Section 504.05 Development Incentives – These are to be provided upon written request of the developer.

There are no development incentives requested by the developer.

Section 505. Master Development Plan – A Master Development Plan is a conceptual drawing that provides for the coordinated development of a specific area. A Master Development Plan is required when a request is made for PDD zoning.

According to Section 505.03 the staff report shall address the following findings:

(A) As to the suitability of the site for the planned development zoning proposed and the relation of the proposed development to the surrounding areas as it relates to existing and probable future development.

The subject property is currently populated by the Kyser One Auburn development. The surrounding area has single-family residential (Woodward Oaks) and a variety of undeveloped lots. There is a mixture of existing lots that utilize Sarah Lane for access that are inside and outside of the city limits. Auburn Farms, a larger subdivision, is also located to the East of the area and has access to Sarah Lane. The properties in the area have future land use designations of Low-Density Residential and Planned Development District.

The applicant is proposing to construct 12 additional town homes and multiple-unit development units. Within the CDD zoning district, the maximum gross density for performance development is 9.5 du/ac (104 maximum dwelling units), so the development's current density of 4.09 du/ac makes the proposed development consistent with the CDD density standards. Applying the Planned Development District (PDD) overlay to the subject property would move the Master Development Plan forward, allowing the applicant to develop the proposed 12 additional dwelling units.

Up to 5 unrelated individuals are allowed to live in the CDD zoning district. The reason for this rezoning request is to allow up to three (3) non-related members to live in the units since they are 3-bedroom units. The applicant does not intend to realize the five (5) non-related as they want to have a maximum of 3-bed 3-bath units.

(B) As to the suitability of proposed streets to adequately carry anticipated traffic, and whether increased densities will generate traffic in such an amount as to overload the street network outside the development site.

From Miracle Road, the subject property is approximately less than 0.1 miles east of North Donahue Drive. Sarah Lane is classified as a private street and is maintained by the city. Miracle Road is classified as a collector and is maintained by the city. As the site has already been partially developed, the site does not produce enough trip generation to warrant a traffic study.

(C) As to access to utilities and proposed utility services that will be adequate for the population densities proposed.

The site can be served by the Auburn Water Works Board. The applicant stated in the written report that the development will have access to water service via an existing public 8' water main along Sarah Lane and Miracle Road. The on-site water distribution system is private after the multi-meters located with the public right-of-way. Sanitary sewer is provided by connecting to the existing City of Auburn sanitary sewer system just south of Sougahatchee Creek using a private lift station. The on-site sewer collection system is privately maintained until it goes off property under Sougahatchee Creek and is publicly maintained. Waste collection is administered by a private 3rd party trash collector for the two on-site dumpsters.

(D) As to proper justification for the development proposed, including commercial, and its consistency with the Land Use Plan and adopted development policy of the City of Auburn.

Applying the Planned Development District (PDD) overlay to the subject property would allow the applicant to develop the property in a manner more consistent with the proposed Master Development Plan. The request to rezone the property to CDD if combined with the PDD zoning and Master Development Plan represented by this rezoning request would make the proposed development compatible.

(E) As to the impact the proposed development would have on local natural resources in the general area.

There is a stream running north to south on the east part of the subject property that also contains a wetland. The applicant indicates will remain undisturbed and will be included as part of their open space. There is up to an approximately 50-foot elevation change across the property that will create significant challenges in transitioning grades across the property's topography. The CDD zoning district requires 30% of open space for residential uses, which equates to approximately 3.30 acres for this development. The MDP shows 64.9% of the subject property's residential area (approximately 6.93 acres) preserved as open space. The open space areas include slight slopes, streams, and wetlands. Additionally, any required bufferyards in subdivisions where such bufferyards are located inside residential lots shall not count toward the fulfillment of designated open space requirements.

(F) As to whether the applicant submitted the application and all relevant materials and adequately addressed all the information required in the written report. The applicant's written report shall be submitted as part of the Planning Department's staff report.

The applicant submitted all relevant materials necessary to adequately review the proposal.

(G) As to the proposed development compliance with this Ordinance, the Land Use Plan and other plans, maps, and ordinance adopted by the City to guide its growth and development.

The CDD district is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. For properties in the CDD zone with no PDD overlay, performance residential uses are permitted conditionally. Application of the PDD designation serves as conditional use approval for performance residential housing types shown on the MDP. The PDD designation is intended to encourage flexibility in mixtures of housing types and land uses, open space, and the preservation of significant natural features. The goal of the development in which buildings, land use, transportation facilities, utility systems and open spaces are integrated through an overall design. Through a master development plan for the subject property, allowable uses, densities, street and building configuration, open space, amenities, and buffering shall be established.

Site Data Table:
PROJECT: A MULTI-UNIT DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE
ZONING: DDH (DEVELOPMENT DISTRICT HOUSING) & R (RURAL)
ADJACENT ZONING
R (RURAL DISTRICT)
DDH (DEVELOPMENT DISTRICT HOUSING)
PDD (PLANNED DEVELOPMENT DISTRICT) UN-ZONED COUNTY

CURRENT LAND USE: MULTI-UNIT DEVELOPMENT & SINGLE FAMILY RESIDENTIAL
LAND USE INTENSITY: VI
PARCEL IDENTIFICATION NUMBER: 08 01 12 0 000 009.001 & 09 01 12 0 000 009.012 & 08 01 12 0000 009.006
LOCATION: SECTION 12, TOWNSHIP 19 N, RANGE 25 E
TOTAL SITE AREA: 11.01 AC.
MULTI-FAMILY SITE AREA: 9.93 AC
DISTURBED AREA: 4.06 AC.
PERVIOUS SURFACE AREA: 3.45 AC. + 5.11 AC = 8.56 AC
IMPERVIOUS SURFACE AREA MAXIMUM: 4.77 AC. = 0.48
IMPERVIOUS SURFACE RATIO PROPOSED: 1.82 AC. = 0.18
OPEN SPACE REQUIRED: MULTI-UNIT 2.98 AC = 0.30
OPEN SPACE PROVIDED:
MULTI-UNIT = (2.37 AC + 4.56 AC.) = 6.93 AC = 0.70
LANDSCAPE BUFFER - FRONT: (CONDO) 10 FT (MIRACLE RD) AND 15 FT (SARA LANE)
SIDE: (CONDO) 15 FT
REAR: (CONDO) 15 FT
BUILDING SETBACK - FRONT: (CONDO) 19 FT
SIDE: (CONDO) 19 FT
REAR: (CONDO) 19 FT
NUMBER OF UNITS: 45
DENSITY ALLOWED: 9.5 UNITS/ACRE
DENSITY PROVIDED: 4.09 UNITS/ACRE
BUILDING FLOOR AREA: 35,248.88 S.F. (0.08)
MAXIMUM FLOOR AREA RATIO: MULTI-FAMILY (0.85)
OVERALL BUILDING EAVE HEIGHT: ±19 FT
CLADDING TYPE: BRICK AND CEMENTITOUS SIDING
NUMBER OF FLOORS: 2
NUMBER OF BEDROOMS: 3 BEDROOMS/UNIT =135 BEDS
PARKING RATIO REQUIRED - 1.1 SPACES / BEDROOM (CONDO)
PARKING REQUIRED: 149 SPACES
PARKING PROVIDED:
158 SPACES (ASSUMES 1 CAR GARAGE FOR EACH UNIT EXCEPT BLDG 33 HAS 2-CAR GARAGE)
1 SPACE/GARAGE (UNIT 33, 2 SPACES/GARAGE) + 2 SPACES PER DRIVEWAY + 22 SURFACE
PARKING = 158 SPACES
MINIMUM PARKING STALL: 9'X18'
PROPOSED PARKING STALL: 9'X18

Staff Comments:

Planning:

1. *The proposal does align with the current future land use designation of Low-Density Residential, hence the recommendation for approval. The applicant is .09 over the 4.00 du/ac that low-density residential land use designates the site as. The applicant could realize units greater than the 12 proposed units granted a CDD rezoning request, which would go against the future land use designation.*
2. *The development shall be substantially consistent with the master plan narrative and MDP.*

3. *Should City Council approve this development, an updated MDP that satisfied requirements of the zoning ordinance will be required within 90 days, as well as any additional conditions of approval as specified by either the Planning Commission or City Council.*
4. *The parks and recreation areas must be owned and maintained by the developer and/or a homeowners' association.*
5. *A formal site plan review for the multiple-unit development will be conducted upon submission of a complete site plan as part of the city's administrative development review process (DRT).*
6. *A site plan review for each townhouse unit will be conducted upon submission of building permits.*
7. *Required parking spaces for each townhouse unit must be contained on each individual lot (1 parking space per bedroom).*

Engineering Services:

1. *An engineering certification has been submitted.*
2. *A traffic impact study has been submitted and is under review. All improvements recommended in the traffic study must be installed with the proposed development.*
3. *Left and right turn lanes are required on Farmville Road at both proposed development access points.*
4. *Additional right-of-way on West Farmville Road will be required to accommodate the future outer loop road.*
5. *A pedestrian trail, or other pedestrian connectivity, is recommended between the east and west sides of the development. It is also recommended that pedestrian access be evaluated and accommodated to Woodland Pines Elementary School as part of the DRT submittal.*

Water Resource Management:

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *Property is located in the Saugahatchee Creek Watershed.*
3. *The City of Auburn can provide sanitary sewer service to this area with off-site easement and system expansion. All costs associated with system expansion are the responsibility of the developer. A development agreement outlining the sanitary system expansion is needed for this development.*
4. *Streams and/or wetlands are present. Wetland delineation is needed.*
5. *See comments from RZ-2026-010. Same comments apply.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	One Auburn - PDD (Case RZ-2026-012)
Subject:	Rezone approximately 11.01 from Rural (R) and Development District Housing (DDH) to Planned Development District (PDD).
Location:	1415 Sarah Lane & 1750 Miracle Road
Applicant:	Foresite Group, LLC
Property Zoned:	Comprehensive Development District (CDD) (pending approval of RZ-2026-010 & RZ-2026-011).

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request to apply the Planned Development District (PDD) designation to approximately 11.01 acres, marked "Received" May 15, 2026, Auburn Planning Commission Case RZ-2026-012, is hereby **DENIED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held June 11, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 11th day of June 2026.

Justice Wahid Cotton, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO APPLY THE PLANNED DEVELOPMENT DISTRICT (PDD) OVERLAY TO APPROXIMATELY 11.01 ACRES, LOCATED AT 1415 SARAH LANE & 1750 MIRACLE ROAD.

(ONE AUBURN - PDD - RZ-2026-012)

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to apply the Planned Development District (PDD) overlay to approximately 11.01 acres, located at 1415 Sarah Lane & 1750 Miracle Road.

LEGAL DESCRIPTION:

LOT 1A-1-A AND LOT 1A-1-B, REDIVISION OF LOT 1A-1 AND LOT 1A-2, WALKER CARLTON SUBDIVISION, A REDIVISION OF LOT 1A, ACCORDING TO AND AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION IN PLAT BOOK 49, AT PAGE 149, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

AND

LOT 1, CARLTON SD, NO. 2, ACCORDING TO AND AS SHOWN BY THAT CERTAIN MAP OR PLAT THEREOF OF RECORD IN TOWN PLAT BOOK 22, AT PAGE 155, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

SECTION 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

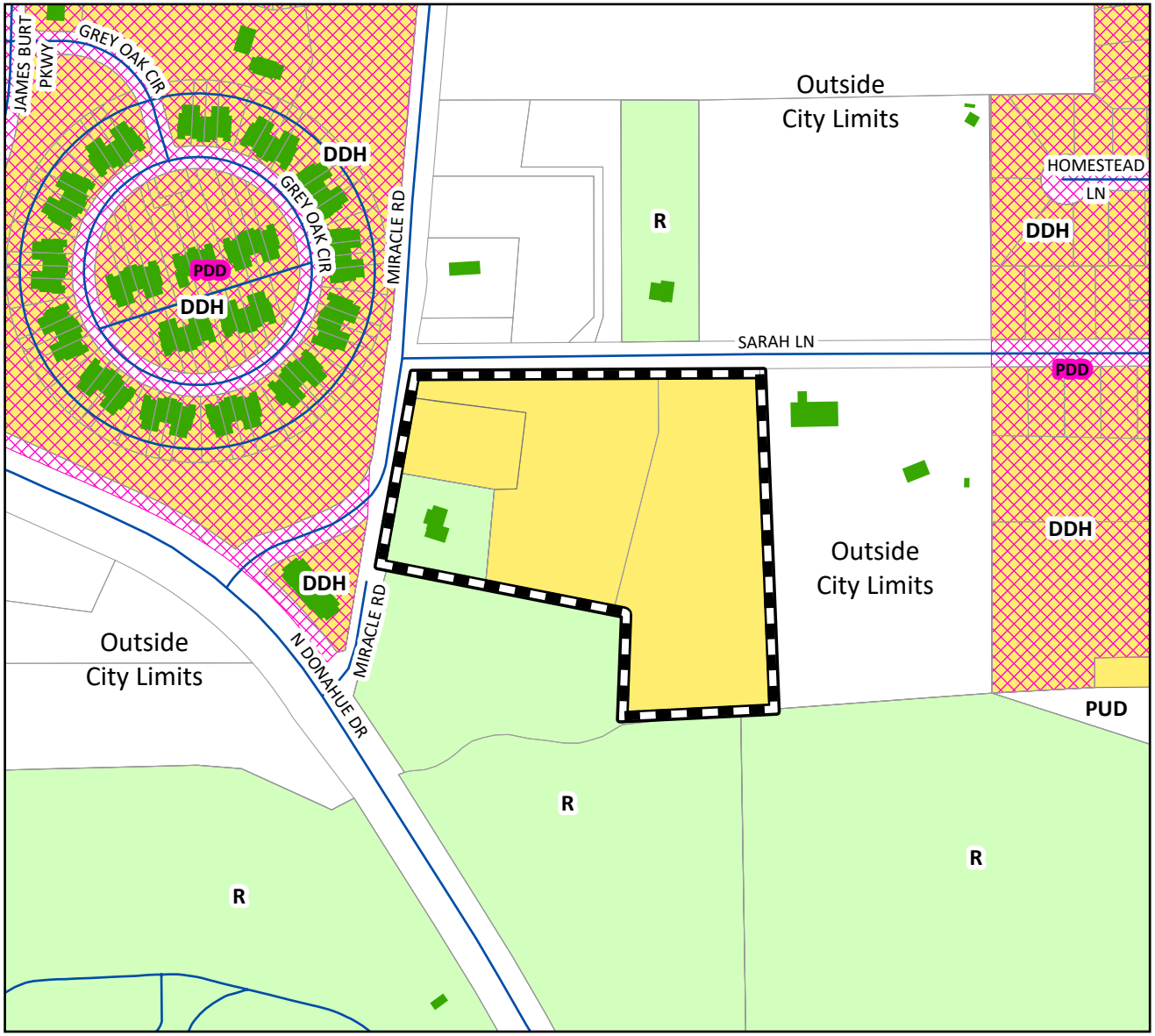
ATTEST:

_____
City Manager

Kyser One Auburn PDD

Rezoning Request

Case # RZ-2026-012



Subject Property

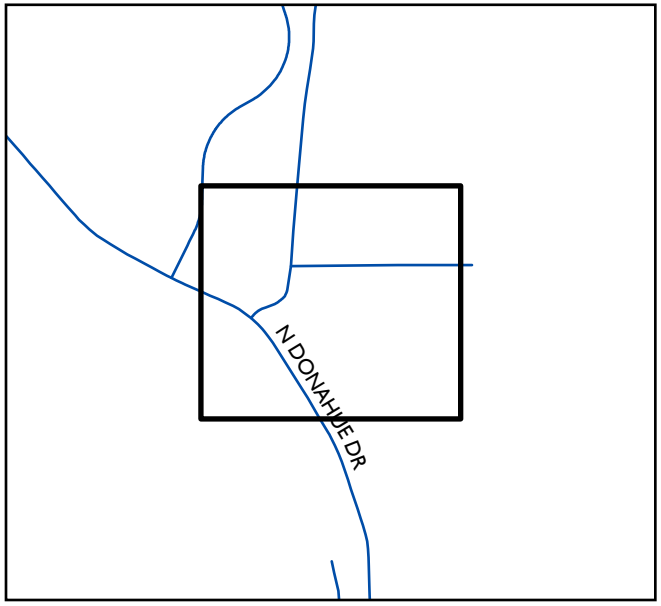
0 140 280 560

Feet

1 inch equals 739 feet

The Planning Commission will consider a request to apply the Planned Development District (PDD) overlay to approximately 11.01 acres in the Comprehensive Development District (CDD) zoning district (Pending RZ-2026-010 & RZ-2026-011).

Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **June 11, 2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Chris Poff** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

N

Planning Dept.

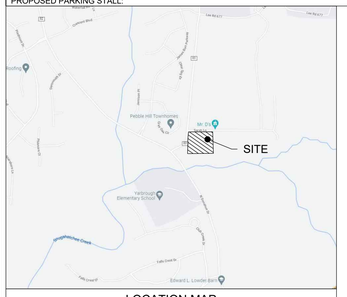
05/27/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

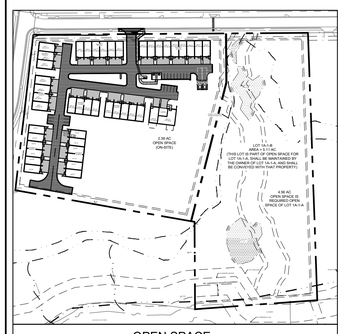
EXHIBIT 1

SITE DATA

PROJECT:	A MULTI-UNIT DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE
ZONING:	DDH (DEVELOPMENT DISTRICT HOUSING) & R (RURAL)
ADJACENT ZONING	R (RURAL DISTRICT) DDH (DEVELOPMENT DISTRICT HOUSING) PDD (PLANNED DEVELOPMENT DISTRICT) UN-ZONED COUNTY
CURRENT LAND USE:	MULTI-UNIT DEVELOPMENT & SINGLE FAMILY RESIDENTIAL
LAND USE INTENSITY:	VI
PARCEL IDENTIFICATION NUMBER:	08 01 12 0 000 009.001 & 09 01 12 0 000 009.012 & 08 01 12 0 000.009.006
LOCATION:	SECTION 12, TOWNSHIP 19 N, RANGE 25 E
TOTAL SITE AREA:	11.01 AC.
MULTI-FAMILY SITE AREA:	9.93 AC
DISTURBED AREA:	4.06 AC.
PERVIOUS SURFACE AREA:	3.45 AC. + 5.11 AC = 8.56 AC
IMPERVIOUS SURFACE AREA MAXIMUM:	4.77 AC. = 0.48
IMPERVIOUS SURFACE RATIO PROPOSED:	1.82 AC. = 0.18
OPEN SPACE REQUIRED:	MULTI-UNIT 2.98 AC = 0.30
OPEN SPACE PROVIDED:	MULTI-UNIT = (2.37 AC + 4.56 AC.) = 6.93 AC = 0.70
LANDSCAPE BUFFER - FRONT: (CONDO)	10 FT (MIRACLE RD) AND 15 FT (SARA LANE)
SIDE: (CONDO)	15 FT
REAR: (CONDO)	15 FT
BUILDING SETBACK - FRONT: (CONDO)	19 FT
SIDE: (CONDO)	19 FT
REAR: (CONDO)	19 FT
NUMBER OF UNITS:	45
DENSITY ALLOWED:	9.5 UNITS/ACRE
DENSITY PROVIDED:	4.09 UNITS/ACRE
BUILDING FLOOR AREA:	35,248.88 S.F. (0.08)
MAXIMUM FLOOR AREA RATIO:	MULTI-FAMILY (0.85)
OVERALL BUILDING EAVE HEIGHT:	±19 FT
CLADDING TYPE:	BRICK AND CEMENTITOUS SIDING
NUMBER OF FLOORS:	2
NUMBER OF BEDROOMS:	3 BEDROOMS/UNIT =135 BEDS
PARKING RATIO REQUIRED -	1.1 SPACES / BEDROOM (CONDO)
PARKING REQUIRED:	149 SPACES
PARKING PROVIDED:	158 SPACES (ASSUMES 1 CAR GARAGE FOR EACH UNIT EXCEPT BLDG 33 HAS 2-CAR GARAGE)
1 SPACE/GARAGE (UNIT 33, 2 SPACES/GARAGE) + 2 SPACES PER DRIVEWAY + 22 SURFACE PARKING = 158 SPACES	
MINIMUM PARKING STALL:	9'X18'
PROPOSED PARKING STALL:	9'X18'



LOCATION MAP
N.T.S.



OPEN SPACE
200 SCALE

LEGEND

- CONCRETE PATIO / CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- STANDARD DUTY ASPHALT PAVING
- PROPERTY LINE
- (#) PARKING COUNT
- TRAFFIC SIGN
- (SP) SPILL CURB

SARAH LANE
(60' R.O.W.)

LEE ROAD 083/MIRACLE ROAD
(R.O.W. VARIES)

ALL HVAC & MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ROW

ALL ROOF TOP MOUNTED MECHANICAL SHALL BE SCREENED FROM ROW

PROPOSED RETAINING WALL (DESIGNED BY OTHERS, TYP.)

½" REBAR IPFD

N 06°25'22" E 89.72'

S 06°25'22" E 76.72'

10' LANDSCAPE BUFFER

19' BUILDING SETBACK

BASELINE IPFD

MAXWELL IPFD

FULL ACCESS DRIVEWAY WITH COA STD CONCRETE DRIVEWAY APRON

24' CONCRETE CURB AND GUTTER (TYP.)

PROPOSED 10' DRAINAGE & UTILITY EASEMENT

15' LANDSCAPE BUFFER
19' BUILDING SETBACK

N 89°35'38" E 767.82'

538.88'

92.11'

PROPOSED RETAINING WALL (DESIGNED BY OTHERS, TYP.)

UNIT 7 FFE: 613.50
BUILDING 2 (3 UNITS)
UNIT 6 FFE: 612.50
UNIT 5 FFE: 612.50
UNIT 4 FFE: 608.50
UNIT 3 FFE: 608.50
BUILDING 1 (4 UNITS)
UNIT 2 FFE: 607.50
UNIT 1 FFE: 607.50

BUILDING 3 (6 UNITS)
UNIT 8 FFE : 610.50
UNIT 9 FFE: 610.50
UNIT 10 FFE: 609.50
UNIT 11 FFE: 609.50
UNIT 12 FFE: 608.50
UNIT 13 FFE: 608.50

UNIT 14 FFE: 605.50
UNIT 15 FFE: 605.50
UNIT 16 FFE: 604.50
UNIT 17 FFE: 604.50
UNIT 18 FFE: 603.50
BUILDING 4 (9 UNITS)
UNIT 19 FFE: 603.50
UNIT 20 FFE: 602.50
UNIT 21 FFE: 602.50
UNIT 22 FFE: 601.50
1 CAR GARAGE (TYP.)

CROSSWALK STRIPING (TYP.)
CONCRETE SIDEWALK (TYP.)
STANDARD DUTY CONCRETE PAVING (TYP.)
PARKING STRIPING (TYP.)
PROPOSED 3' WIDE CONCRETE FLUME, TYP.
STANDARD DUTY ASPHALT PAVING (TYP.)
MAIL KIOSK (SEE AMENITY PLANS FOR DETAILS)
PROPOSED 3' WIDE CONCRETE FLUME, TYP.
HEAVY DUTY CONCRETE PAVING (TYP.)
PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING EXTERIOR (SEE ARCHITECTURAL PLANS FOR DETAILS)
BOLLARD (TYP.)
LOT 1A-1-A (4.81 AC)
STANDARD DUTY CONCRETE PAVING (TYP.)
RAMP

BUILDING 5 (4 UNITS)
UNIT 23 FFE: 607.40
UNIT 24 FFE: 607.40
UNIT 25 FFE: 606.40
UNIT 26 FFE: 606.40
BUILDING 6 (5 UNITS)
UNIT 27 FFE: 604.75
UNIT 28 FFE: 604.75
UNIT 29 FFE: 603.75
UNIT 30 FFE: 603.75
UNIT 31 FFE: 603.75
GARAGE
UNIT 32 FFE: 602.60
UNIT 33 FFE: 602.60

APPROX. LOCATION OF 100-YEAR FLOODPLAIN

PROPOSED PROPERTY LINE TO CREATE SEPARATE OPEN SPACE PARCEL AND NO FLOOD PLAIN ON DEVELOPED PARCEL

WETLAND 0.03 AC.

WETLAND 0.15 AC.

S 00°24'22" E 106.92'

LOT 1A-1-B AREA = 5.11 AC

S 14°17'38" E 400.49'

10' UPLAND ZONE

25' UNDISTURBED STREAM BUFFER

LOT 34
LOT 35
LOT 36
BUILDING 8 (6 UNITS)
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
BUILDING 9 (6 UNITS)
LOT 43
LOT 44
LOT 45

ALLOWS UP TO 3 PARKING SPACES PER UNIT (1-CAR GARAGE AND 2 IN DRIVEWAY)

Proposed Addition

EXISTING PROPERTY LINE (TYP.)

NO FLOOD PLAIN IS LOCATED ON THE BUILDING PARCEL (TYP.)

½" REBAR IPFD

½" REBAR IPFD

MAXWELL IPFD

19' BUILDING SETBACK
15' LANDSCAPE BUFFER

½" OT IPFD

N 79°57'48" W 289.76'

259.76'

10.0'

2DS IPFD

N

1" = 30'

3015 0 30 60

SCALE IN FEET

Know what's below Call before you dig

RECEIVED: 05/15/2026 CASE NO:

RZ-2026-010, RZ-2026-011, & RZ-2026-012

ENGINEER:

FORESITE group

Foresite Group, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

o | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:

XXX

CONTACT: XXX XXX

PROJECT:

ONE AUBURN

MULTI-UNIT DEVELOPMENT

SARAH LANE
AUBURN, LEE COUNTY, AL 36830
SECTION 12, TOWNSHIP 19 N, RANGE 25 E

SEAL:

REVISIONS DATE

PROJECT MANAGER:	SWT
DRAWING BY:	JMR
JURISDICTION:	AUBURN, AL
DATE:	05/14/2026
SCALE:	1" = 30'
TITLE:	

PRELIMINARY SITE PLAN

SHEET NUMBER:

1 OF 1

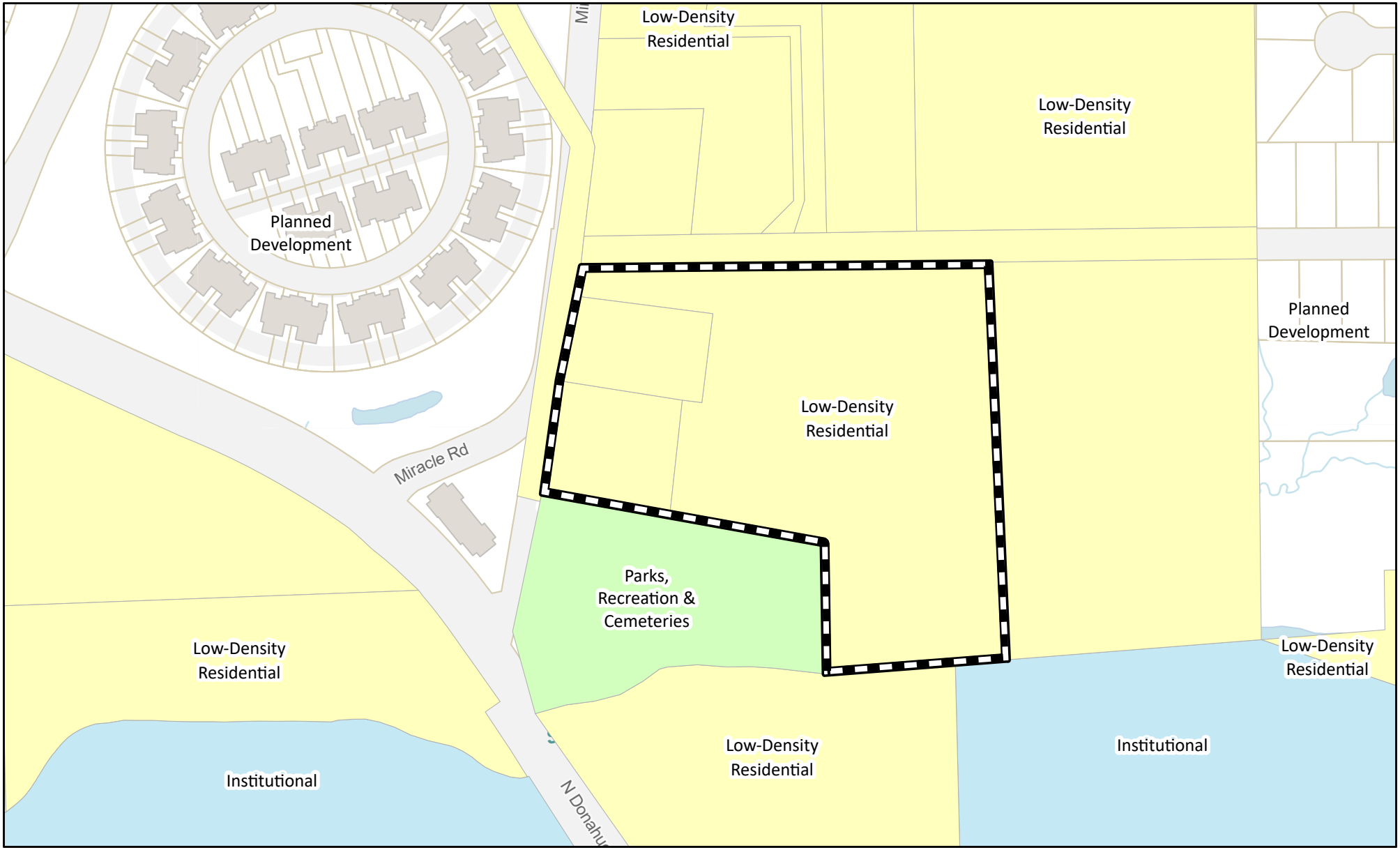
COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: XXXX.001

Kyser One Auburn PDD (RZ-2026-012)

Future Land Use Map

AUBURN



Subject Property

N

0 60 120 240

Feet

[Planning]
06/11/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 10 a 1

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Resolutions

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Rudy Sardinas
665 Opelika Road
Auburn, AL 36830

Description of item under consideration

NEOS Church Conditional Use (Case CU-2026-045). Conditional use approval for an institutional use (church). The subject property is located at 665 Opelika Road in the Corridor Redevelopment District - Urban (CRD-U) zoning district. This property was previously approved for conditional use (CU-2025-058) by City Council on November 18, 2025 (Resolution No. 25-271). The City's Inspection Services staff conducted onsite inspections for the renovations of the church and determined that the scope of the renovations was greater than what was approved under the initial conditional use. Due to the initial scope and size of property being occupied exceeding that which was previously approved, NEOS Church reapplied for a Conditional Use Permit consistent with their intent for utilization of the existing building.

The Planning Commission recommended approval of this request by a vote of 8-0 at its July 9, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the conditional use request.

Why is Council action needed?

Section 803 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Conditional Use
Case #CU-2026-045
NEOS Church

Meeting Date: July 9, 2026

Applicant: Rudy Sardinas

Request: Conditional use approval for an institutional use (church).

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 665 Opelika Road

Discussion: The applicant is requesting conditional use approval for a church in an existing building located at 665 Opelika Road.

Reviewed by: Chris Poff, Planner

Current Zoning: Corridor Redevelopment District – Urban (CRD-U).

Surrounding Zoning/Use:

Direction	Zoning	Land Use
North	CDD	Multi-family (Creekside Condos)
South	CRD-S	Retail Goods
East	CRD-U	Retail Services
	CRD-U	Restaurants (Hype- Bar & Grill)
West	CRD-U	Retail Goods

Property Description: The subject property comprises approximately 1.77 acres along Opelika Road and is Lot 2-C of the DFC No.1 Subdivision. A large building consisting of approximately 16,258 sq. ft. is currently located on the property previously used by East Alabama Health Care.

Previous Action Related to this Site:

Date	Action
1931	Land Annexed into City of Auburn
1970s	Building constructed on property
2010s	Property used by East Alabama Health Care
2014	Property was rezoned from CDD to CRD-U as part of the Renew Opelika Road Plan

November 13, 2025	Planning Commission recommended approval for an institutional use (church) at 665 Opelika Road (Case CU-2025-058)
November 18, 2025	City Council approved an institutional use (church) at 665 Opelika Road (Case CU-2025-058)

Greenway/Greenspace & Bike Plan Facilities Impact: According to the Greenway and Greenspace Master Plan 2011, there are no proposed greenways or bike paths.

Major Street Plan Impact: There are no impacts associated with this property.

Land Use Plan Designation: The Future Land Use Map in the City of Auburn's CompPlan 2030 designates the property as Mixed Use 1. This designation may include retail, commercial, residential and office uses. A mixture of uses is expected to be more horizontal than vertical.

Analysis: *Previously a mixed-use development, which consisted of church and office spaces, was approved by the Planning Commission and City Council (Case CU-2025-058). Office uses are permitted by right in the CRD-U zoning district. During the interior build out phase, the site plan that what was previously approved did not match what was being built inside by a significant margin and therefore requires another conditional use approval. The updated site plan is consistent with the intent language of both the zoning district and the future land use designation.*

Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

Staff Comment
The applicant is proposing to reuse an existing building on an approximately 1.77 acre-lot as church use. The applicant has expressed that around 6,300-6,500 sq. ft. of the existing 16,258 sq. ft. building is being utilized for the NEOS church use. It is unknown if the by right office use will be utilizing the remaining vacant 10,000 sq. ft. space anymore.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

Staff Comment
The subject property has existing access on Opelika Road, which is an arterial street, and Dekalb street, which is a collector street, according to the City of Auburn Major Street Plan.

Section 513.02. Non-residential Parking Requirements: Church: one (1) space per four (4) seats of maximum capacity of the sanctuary. Up to 50 percent of required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on a site plan and organized for efficient traffic circulation using tire stops and other appropriate measures as required by the City Engineer.

The applicant has stated that they are planning on having 80 seats and that the sanctuary itself can fit around 100 seats maximum. The church is required to provide 20-25 parking spots. The site currently has 89 parking spots and 6 ADA spots.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Staff Comment
Utilities are available in this area. This should not pose any undue burden on any public systems.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

There are no staff recommended conditions of approval.

General Staff Comments:

Planning:

1. *This project is subject to special development standards listed in Section 408.02.D.*
2. *Ensure all required parking spaces are provided in accordance with Section 513.*

Water Resource Management (WRM):

1. *The City of Auburn can provide sanitary sewer service to this area.*
2. *Updated fixtures counts are needed to confirm adequate water and sewer service size. Applicant shall provide an updated Development Form for Water and Sewer Service.*
3. *The Water Works Board of the City of Auburn can provide water service to this area.*
4. *Property is located in the Saugahatchee Creek Watershed.*

Engineering:

1. *An engineering certification has not been submitted.*
2. *If the project involves exterior utility or site work, engineering plans will need to be reviewed through the DRT process for compliance with the City's requirements and design standards.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	NEOS Church (Case CU-2026-045)
Subject:	Recommendation to City Council for conditional use approval for an institutional use (church)
Location:	665 Opelika Road
Applicant:	Rudy Sardinas
Property Zoned:	Corridor Redevelopment District – Urban (CRD-U)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for recommendation to City Council for conditional use approval for an institutional use (church), marked "Received" June 16, 2026, Auburn Planning Commission Case CU-2026-045, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held July 9, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 9th day of July 2026.



Justice Wahid Cotton, AICP, Director of Planning

RESOLUTION NO. _____

WHEREAS, the Auburn Planning Commission has held a public hearing, before which the adjoining property owners were notified by certified mail and signs announcing the public hearing were erected on the property in question, in accordance with the regulations given in Article VIII, "Conditional Uses," of the Zoning Ordinance; and

WHEREAS, the Auburn Planning Commission recommends this conditional use request because it is in compliance with all City ordinances and regulations and will have no adverse impacts on the community; and

WHEREAS, the City Council of the City of Auburn has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn that the request for conditional use approval for an institutional use (church) to be located at 665 Opelika Road is approved, as shown in Planning Commission Resolution CU-2026-045, dated July 9, 2026.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

ATTEST:

_____
City Manager

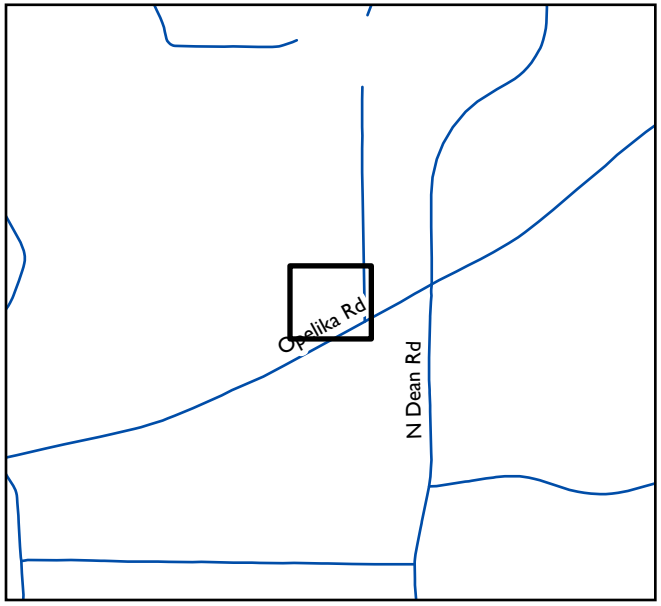
Neos Church

Conditional Use Request

Case # CU-2026-045



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **07/09/2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Chris Poff** with the City of Auburn Planning Department at **(334)-501-3036** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 35 70 140

Feet

1 inch equals 194 feet

The applicant is seeking conditional use approval for an institutional use (church) to be located at 665 Opelika Road in the Corridor Redevelopment District - South (CRD-S) zoning district.

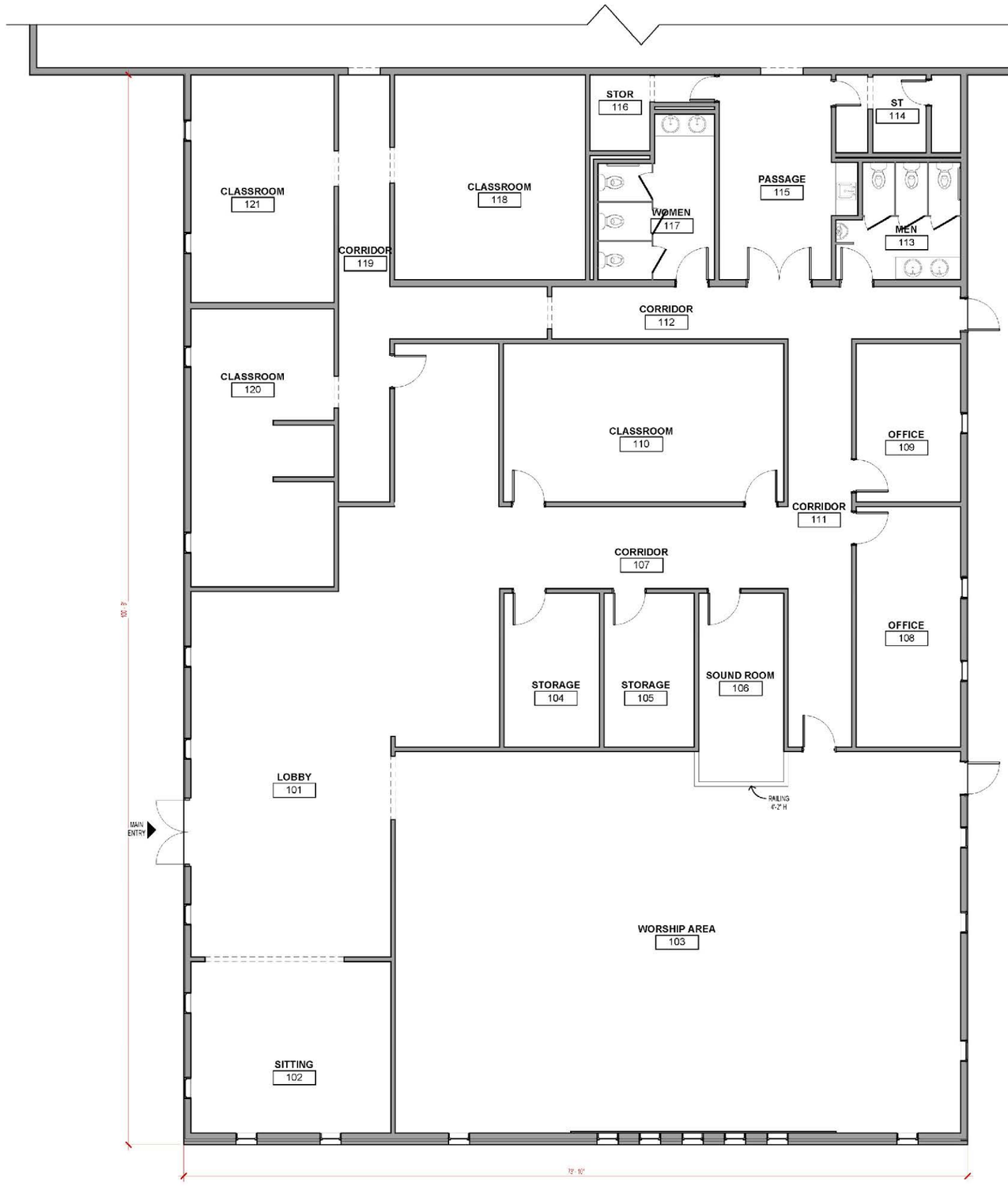
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Planning Dept.

07/01/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

NOTES:
THIS FLOOR PLAN REPRESENTS ARCHITECT'S DOCUMENTATION OF PORTION OF EXISTING BUILDING FOR TENANT'S NEOS CHURCH FOR REFERENCE ONLY.
NO CODE REVIEW HAS BEEN PERFORMED.
SHOULD THIS DOCUMENT BE UTILIZED FOR CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.



1 / A101 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"

RECEIVED
DATE 6/10/2026
CASE NO. CU-2026-045
DEPARTMENT OF PLANNING

© Copyright 2026
RLH Architecture LLC
All rights reserved.

ISSUED:
DATE: FOR:
SCHEMATIC DESIGN
REVIEW SET
RELEASED FOR CONSTRUCTION

REVISIONS:
NO: DATE: DESCRIPTION:

NEOS Church - Auburn
EXISTING FLOOR PLAN
665 Opelika Rd, Auburn, AL 36830

RLH ARCHITECTURE LLC
778 Registry Run NW
Kennesaw, Georgia 30152
Phone: 404.376.8605

DATE
26 MAY 2026

EXISTING FLOOR PLAN
RLH SITE VISIT ON 5-9-2026

A101

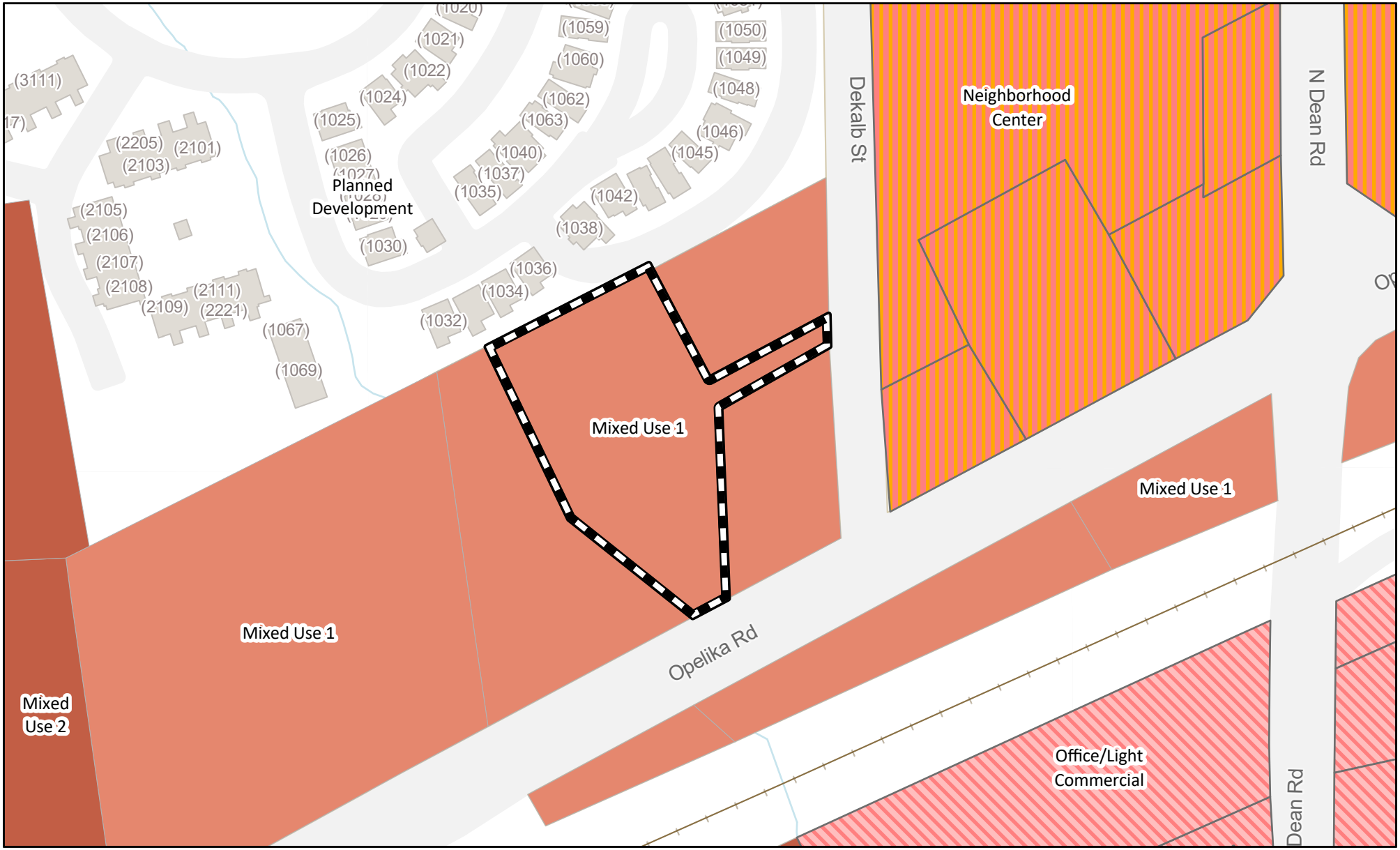
NOT Released for Construction

File: D:\Deposit\C_RLH\250520 Neos Church Auburn\Revit\Models\665 Opelika Rd_Neos Church Auburn.rvt
Date: 5/26/2026 7:21:27 PM

NEOS Church (CU-2026-045)

Future Land Use Map

AUBURN



Subject Property

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0 37.5 75 150

Feet

[Planning]
07/09/2026

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Agenda Item Summary

Item No. 10 a 2

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Resolutions

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Brandon Bolt
P.O. Box 584
Opelika, AL 36803

Description of item under consideration

Prosper at Plainsman - Subdivision Amenity Conditional Use (CU-2026-047). Conditional use approval for an outdoor recreational use/subdivision amenity (pavilion, pool, and playground). The subject property is located at 1827 Kenai Pass in the Development District Housing (DDH) zoning district.

The Planning Commission recommended approval of this request by a vote of 8-0 at its July 9, 2026 meeting. The attached Planning Commission staff report provides a detailed analysis of the conditional use request.

Why is Council action needed?

Section 803 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Conditional Use
PC Case CU-2026-047
Prosper at Plainsman – Subdivision Amenity

Meeting Date: July 9, 2026

Applicant: Brandon Bolt

Request: Conditional use approval for an outdoor recreational use/subdivision amenity (pavilion, pool, and playground)

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 1827 Kenai Pass

Discussion: The applicant is requesting conditional use approval for an outdoor recreational use/subdivision amenity (pavilion, pool, and playground) within the existing Prosper at Plainsman Lake subdivision.

Reviewed by: Chris Poff, Planner

Current Zoning: Development District Housing (DDH)

Surrounding Zoning

Direction	Zoning District	Land Use
North	DDH	Vacant
South	DDH	Vacant
East	DDH	Vacant
West	DDH	Vacant

Property Description: The subject property is approximately 0.76 acres and is lot 500 in the Prosper at Plainsman Lake subdivision. The surrounding properties and the property itself are currently undeveloped.

Previous Action Related to this Site:

Dates	Action
January 18, 1972	The property was annexed into the city (Ord. 463)
June 11, 2020	The Planning Commission recommended approval to rezone approximately 133.9 acres from Rural (R) to Development District Housing (DDH) (PL-2020-002555).
August 4, 2020	City Council approved a rezoning of approximately 133.9 acres from Rural (R) to Development District Housing (DDH) (Ord. 3244).
September 2, 2021	The Planning Commission approved a preliminary plat for the subject property, which has since expired. (PL-2021-00464).
June 21, 2022	City Council approved the Final Plat dedicating right-of-way and easements for Will Buechner Parkway (PL-2022-00553) creating the subject property.
March 3, 2026	City Council approved the Final Plat dedicating right-of-way, sanitary sewer, and drainage & utility easements (FP-2025-029) creating the subject property.

Greenway/Greenspace & Bike Plan Facilities Impact: None.

Major Street Plan Impact: None.

Land Use Plan Designation: The land use designation from the Future Land Use Map is shown as Low/Medium-Density Residential. This designation plans for an average density of six (6) dwelling units per acre. Permitted uses/development types include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development. The proposed use is consistent with the future land use intent.

Analysis:

Conditional Use Purpose and Standards*: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires that:*

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

Section 511.08, Detailed Accessory Use Regulations: Subdivision Amenities, allows subdivision amenity lots that are secondary and incidental to the principal residential uses within a residential subdivision. Such features are intended to be low in intensity, have minimal impacts on neighboring properties and serve only residents of the subdivision in which it is located or other developments that are directly adjacent.

The Zoning Ordinance allows subdivision amenities to be considered as accessory uses if they meet the six criteria below. If the amenity does not comply with these criteria, the amenity must be viewed as a principal use and be required to meet all applicable regulations, including parking, landscaping, and bufferyards.

1. Amenities that may be approved under this Section include swimming pools, playgrounds, parks, and courts or fields for particular sports such as tennis, shuffleboard, softball, basketball, and volleyball. Specifically excluded are golf courses, golf driving ranges, and miniature golf.

The concept plan provided for this request shows several amenities proposed for Prosper at Plainsman Lake. The focal point of the plan is the pool in the back, around which the other amenities are concentrated. A playground and a 1094 sq.ft. pavilion make up the rest of the amenity lot. It is appropriate to consider all these features as amenities under this Section.

2. All amenities shall be located on lots or parcels whose recreational purpose is clearly identified on the recorded subdivision plat. Where an amenity is proposed on an existing lot, which is not designated for recreational purposes, it shall be processed by the Planning Department as a conditional use under Section 803.

   The proposed subdivision plat for Prosper at Plainsman Lake identified this lot as an amenity lot but did not clearly label its recreational use thus prompting a conditional use application.

3. Structures shall be limited to one (1) per parcel, shall be set back 25 feet from all lot lines and shall not exceed 500 square feet in size. Any recreational parcel containing a structure shall have frontage on a public road within the development.

   There is a 1094 sq.ft. pavilion that exceeds 500 sq. ft. in size making this a primary use and is subject to all landscape, buffer, and parking requirements. The pavilion meets the required 25' setbacks. This will be confirmed during the Development Review Team (DRT) review process. The proposed lot has frontage on Kenai Pass, a public right-of-way.

4. If required for the overall development, bufferyards and landscaping shall be prorated for the amenity site.

   A site plan showing the proposed bufferyards and landscaping will be reviewed by staff during the DRT review process. Staff is waiting on a landscape plan that will be reviewed at that time as well to ensure all requirements are met. Planting requirements for the amenity site will be deducted from the requirements for the entirety of the development site.

5. Off-street parking shall be provided for any employees. Vehicles and/or equipment used by employees shall be stored in an enclosed structure.

   Parking will be required as necessary for an outdoor recreational use. 11 off-street parking are shown on the concept plan. Staff will ensure appropriate parking is provided during the site plan review.

6. Amenities that occupy required open space within a performance subdivision shall be limited to those uses that are allowed under Section 417.01.

   The proposed amenities are appropriate uses within required open space if conditional use is granted.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or

under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

The proposed use of the lot as a subdivision amenity is an acceptable use of the property. A fence is required to be installed around the pool for safety purposes.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Utilities are available in this area. This development should not pose any undue burden on any public systems. Standard development review and the satisfaction of Engineering Services, Inspection Services, Planning, and Water Resource Management Departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with buffer yards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

An administrative plat consolidating the lots will need to be submitted since the lot lines are being adjusted.

General Staff Comments: *If the conditional use is approved, a site plan for the development that meets all conditions, zoning regulations and submission requirements will subsequently be reviewed administratively by staff through the existing DRT.*

Planning:

1. *A landscape plan is required. Planting requirements for the amenity site will be deducted from the requirements for the entirety of the development site.*

Engineering:

1. *An engineering certification has been submitted.*
2. *Engineering plans have been reviewed and specific comments related to the site design have been provided to the engineer of record.*
3. *There are no engineering concerns with the conditional use request.*

Water Resource Management:

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *The City of Auburn can provide sanitary sewer service to this area.*
3. *Property is located in the Saugahatchee Creek Watershed.*
4. *Streams and wetlands are present. Wetland delineation shall be provided during DRT.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Amenity Center for Prosper at Plainsman Lake (Case CU-2026-047)
Subject:	Recommendation to City Council for conditional use approval for an outdoor recreational use/subdivision amenity (pavilion, pool, and playground)
Location:	1827 Kenai Pass
Applicant:	Brandon Bolt
Property Zoned:	Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for recommendation to City Council for conditional use approval for an outdoor recreational use/subdivision amenity (pavilion, pool, and playground), marked "Received" June 16, 2026, Auburn Planning Commission Case CU-2026-047, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held July 9, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 9th day of July 2026.



Justice Wahid Cotton, AICP, Director of Planning

RESOLUTION NO. _____

WHEREAS, the Auburn Planning Commission has held a public hearing, before which the adjoining property owners were notified by certified mail and signs announcing the public hearing were erected on the property in question, in accordance with the regulations given in Article VIII, "Conditional Uses," of the Zoning Ordinance; and

WHEREAS, the Auburn Planning Commission recommends this conditional use request because it is in compliance with all City ordinances and regulations and will have no adverse impacts on the community; and

WHEREAS, the City Council of the City of Auburn has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn that the request for conditional use approval for an outdoor recreational use/subdivision amenity (pavilion, pool, and playground) to be located at 1827 Kenai Pass is approved, as shown in Planning Commission Resolution CU-2026-047, dated July 9, 2026.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 21st day of July 2026.

_____
Mayor

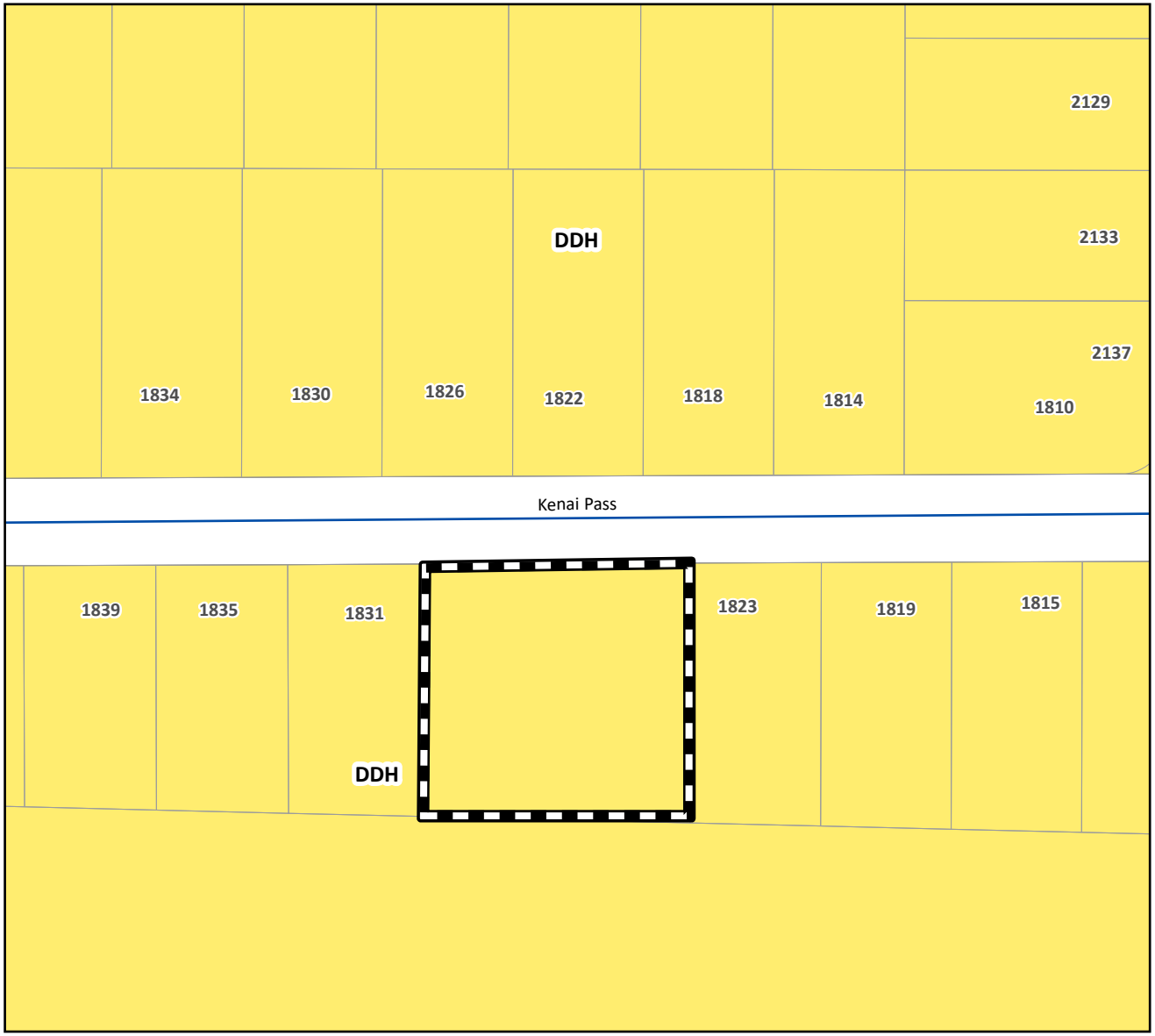
ATTEST:

_____
City Manager

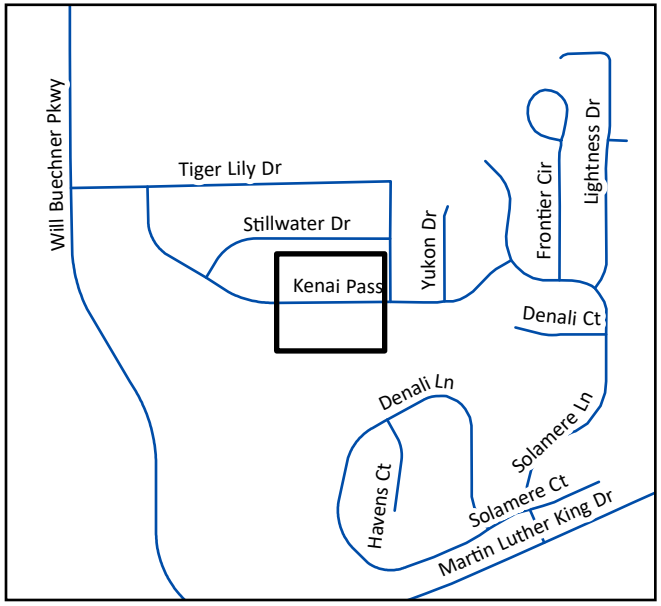
Amenity Center for Prosper at Plainsman Lake

Conditional Use Request

Case #CU-2026-047



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **07/09/2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Chris Poff** with the City of Auburn Planning Department at **(334)-501-3036** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 35 70 140

Feet

1 inch equals 194 feet

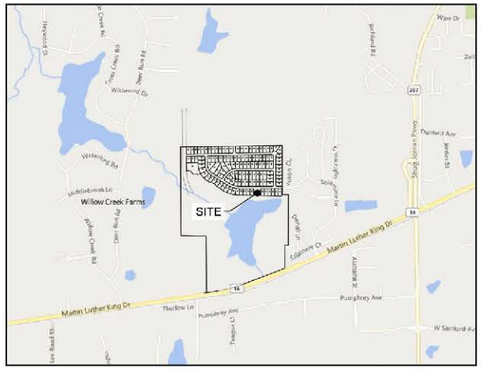
The applicant is seeking conditional use approval for a outdoor recreational use to be located at 1827 Kenai Pass in the Development District Housing (DDH) zoning district.

N

Planning Dept.

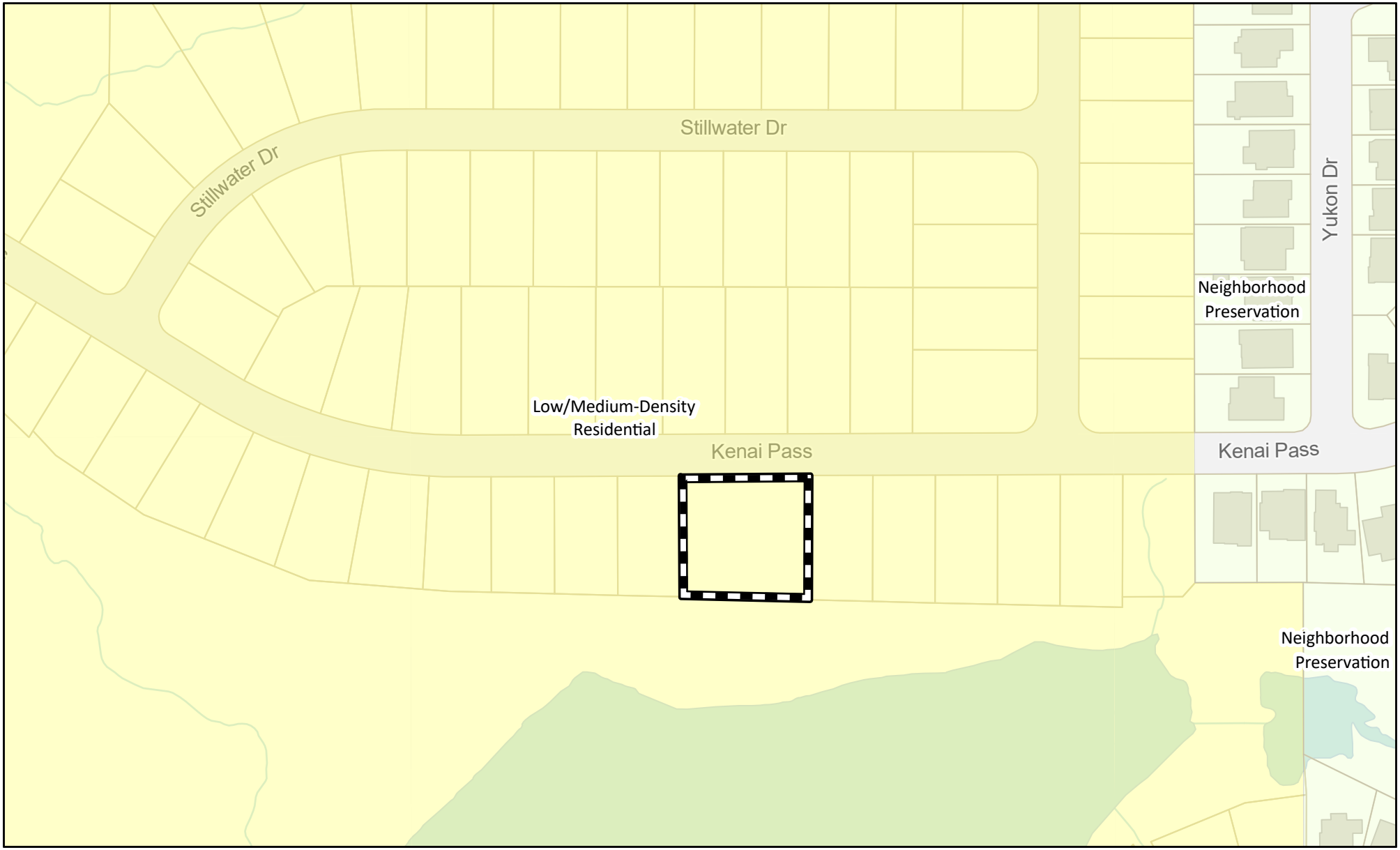
07/16/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.


Willow Creek Farms
SITE
Martin Luther King Dr
Thurlow Ln
Pumphrey Ave
Plainsman Ave
W Samford Ave
Ware Dr
Shug Jordan Pkwy
Willowood Dr
Willowbend Rd
Jean Rea Rd
Dan Rea Rd
Lee Road 58
Lee Road 85
Thaxton Ln
Edgmont Dr
Hyde Cir
Hyde Ct
Hyde Dr
Hyde Pl
Hyde Trl
Hyde Way
Hyde Cove Rd
Hyde Valley Rd
McArthur Ln
Hyde Brook Ln
Hyde Creek Rd
Hyde Run Rd
Hyde Cross Rd
Hyde Ridge Rd
Hyde Ridge Ln
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Prosper at Plainsman - Subdivision Amenity (CU-2026-047)

Future Land Use Map



Subject Property

N

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Feet

[Planning]
07/09/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 10 a 3

Council Meeting Date	July 21, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Resolutions

Public Hearing Required

Name and address of person(s) or business(es) this item affects:

Foresite Group, LLC for the applicant
Brett Basquin
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

Description of item under consideration

805 Gentry Townhomes Conditional Use (Case CU-2026-044). Conditional use approval for performance residential use (Multiple-Unit Development). The subject property is located at 805 Gentry Drive in the Corridor Redevelopment District - Suburban (CRD-S) zone district. The Planning Commission recommended approval with conditions of this request by a vote of 8-0 at its July 9, 2026, meeting. The attached staff report provides a detailed analysis of the conditional use request.

Why is Council action needed?

Section 803 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Conditional Use
Case CU-2026-044
805 Gentry Townhomes

Meeting Date: July 9, 2026

Applicant: Brett Basquin, Foresite Group, LLC

Request: Conditional use approval for performance residential use (Multiple-Unit Development)

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 805 Gentry Drive

Discussion: The applicant is proposing to construct 16 townhome-style residential units, each consisting of two stories, at the intersection of Opelika Road and Gentry Drive. The address of the proposed site is 805 Gentry Drive.

Reviewed by: Katrina Purcell, Principal Planner

Recommended Condition(s) of Approval: NONE

Current Zoning: Corridor Redevelopment District – Suburban (CRD-S)

Surrounding Zoning:

Direction	Zoning	Land Use
North	CRD - S	Wisteria LLC, Mobile Home Park
South	CRD - S	Retail Services / Goods
East	CRD - S	Duplex
West	CRD - S	Retail Services / Goods

Property Description: The subject property is 1.65± acres and is currently a small mobile home park which takes access from Gentry Drive. The property is Lot 1 of the Daughtrey Subdivision.

Previous Action Related to this Site: Rezoning from Redevelopment District (RDD) to Corridor Redevelopment District – Suburban (CRD-S) in 2013

Greenway/Greenspace & Bike Plan Facilities Impact: None

Major Street Plan Impact: None.

However, this proposed use location impacts the ***Renew Opelika Road Corridor Plan.***

Gentry Road is considered an "A" Street in the Renew Opelika Road Corridor Plan, which states, "Thoroughfares that have pre-existing pedestrian-supportive qualities or a future importance to pedestrian connectivity. Buildings will orient to these streets." A 50-foot-wide right-of-way within the proposed development is necessary to facilitate connectivity with a planned retail-oriented street corridor. This planned "A" street with a retail focus will have curb and gutter and wide sidewalks to accommodate pedestrians and outdoor seating. Landscaping consists of a single large tree species aligned at 40' spacing and vehicular parking is accommodated on the street, among other things.

The Renew Opelika Road Corridor Plan follows "Complete Streets" design guidelines. The National Complete Streets Coalition defines a "complete street" as a street for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk.

Road design guidelines include but are not limited to 11' wide travel lanes and turning lanes; 12'-18' wide, raised, landscaped medians; and 5' wide, ADA accessible sidewalks. The complete design guidelines are attached as an exhibit of this staff report.

Land Use Plan Designation: The Future Land Use Map in the City of Auburn's CompPlan 2030 designates the property as Mixed Use 1. This designation may include retail, commercial, residential, and office uses. A mixture of uses is expected to be more horizontal than vertical.

Analysis:
Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

STAFF RESPONSE:
The applicant plans to construct 16 townhome-style residential units, each consisting of two stories, with a total of 32 beds.

The Future Land Use Map in the City of Auburn's CompPlan 2030 designates the property as Mixed Use 1. This designation may include retail, commercial, residential, and office uses. A mixture of uses is expected to be more horizontal than vertical. The maximum density of the CRD-S zoning district is 10 dwelling units per acre. The proposed development has a density of roughly 10 du/ac, with a total of 16 units on 1.65± acres and is consistent with the surrounding mix of uses.

A site plan for the multiple-unit development project will be reviewed during the DRT process to ensure compliance with setbacks, bufferyards, parking, and other development standards.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

STAFF RESPONSE:
Parking requirements for multiple-unit developments is one (1) space per bedroom plus one (1) visitor space per ten (10) bedrooms within the project. The proposed use includes 32 beds, which requires a total of 36 parking spaces. The site plan indicates 36 total parking spaces, which exceeds the previous requirement.

Bicycle parking is required in accordance with Section 514 of this Ordinance.

Staff does not foresee any adverse effect on adjacent properties by the proposed development.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

STAFF RESPONSE::
Utilities are available in this area. The project should not pose any undue burden on any public systems. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

Current Site Data Table:

Zoning: CRD-S *Density Allowed: 10 units/acre* *Density Proposed: 10 units/acre* *Number of Units: 16*	*Parking Ratio Required: 1.1* *Total Parking Required: 36* *Total Parking Proposed: 36* *Proposed Parking Stall: 9' x 18'*	*Open Space required: 20%* *Open Space Proposed:* *0.72 ac = 0.44 (44%)*
Proposed Use – *Multiple-Unit Development*	*Pervious Surface Area: 0.94 ac*	*Landscape Buffer:* *F – 15' R – 15' S – 15'*
Site Area: 1.65 Acres *Building Floor Area: 24,000 SF* *Number of Stories: 2*	*ISA*: .71 acres* *ISR**: 0.71 ac = 0.43* *Max Allowable ISR – 0.75*	*Building Setback:* *F – 20' R – 20' S – 10'*

Number of Beds - 32	*Building Height Allowed: 35'*	[redacted]
*F.A.R.*** Maximum: 85%* *F.A.R. Proposed: 34%*	*Overall Building Eave Height: 22'*	

**Impervious Surface Area*
***Impervious Surface Ratio*
**** Floor Area Ratio*

Staff Comments:

Planning

1. *A formal site plan review will be conducted as part of the city's administrative development review process (DRT).*
2. *The proposed development shall adhere to the Special Development Standards in Section 408.02 of the COA Zoning Ordinance.*
3. *The proposed development shall adhere to the Corridor Redevelopment District standards in Section 510.02, Table 5-8, of the COA Zoning Ordinance.*
4. *The proposed development shall adhere to the 2013 adopted Renew Opelika Road Corridor Plan.*
5. *Proposed signage for the development should follow the standards set forth in Article VI, Signs. Section 605 of the COA Zoning Ordinance.*

Engineering:

No comments have been received at the time of the writing of this staff report.

Water Resource Management:

1. *Water pressures in this area range from 25 to 35 psi. Developer shall evaluate whether booster pumps are needed for the proposed development.*
2. *The Water Works Board of the City of Auburn can provide water service to this area. Stub outs and utility easements will likely be needed in accordance with the Renew Opelika Road Plan.*
3. *The City of Auburn can provide sanitary sewer service to this area. WRM is currently evaluating the sewer main located on the site. Easements are likely needed for connections with neighboring properties and for the extension of public sewer in accordance with the Renew Opelika Road Plan.*
4. *Property is in the Saugahatchee Creek Watershed.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Conditional Use– 805 Gentry Townhomes (CU-2026-044)
Subject:	Recommendation of approval to City Council for a conditional use for performance residential use (Multiple-Unit Development)
Location:	805 Gentry Drive
Applicant:	Foresite Group, LLC
Property Zoned:	Corridor Redevelopment District – Suburban (CRD-S)

Commission Action

BE IT RESOLVED, by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a performance residential use (Multiple-Unit Development), marked "Received" May 30, 2026, Auburn Planning Commission Case CU-2026-044, is hereby **APPROVED**, with the following condition:

The applicant agrees to dedicate cross-access easement as shown on the attached Conditional Use Site Plan, the final location and configuration of which may be modified by mutual agreement of the Applicant and the City of Auburn during DRT review and approval of the Project.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, AICP, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held July 9, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 9th day of July 2026.

Justice Wahid Cotton, AICP, Planning Director

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn, Alabama has held a public hearing, before which the adjoining property owners were notified by certified mail and signs erected on the property in question, announcing the public hearing, in accordance with the regulations given in Article VIII, "Conditional Uses" of the Zoning Ordinance; and

WHEREAS, the City of Auburn Planning Commission recommends this conditional use request with one (1) condition of approval because it follows all city ordinances and regulations and will have no adverse impacts on the community; and

WHEREAS, the City Council of the City of Auburn, Alabama has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn, Alabama, that the request for conditional use approval for a performance residential use to be located at 805 Gentry Drive, with the condition that Applicant agrees to dedicate cross-access easement as shown on the attached Conditional Use Site Plan, the final location and configuration of which may be modified by mutual agreement of the Applicant and the City of Auburn during DRT review and approval of the Project, as shown in Planning Commission Resolution CU-2026-044, dated July 9, 2026, is hereby approved.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this 21st day of July 2026.

_____
Mayor

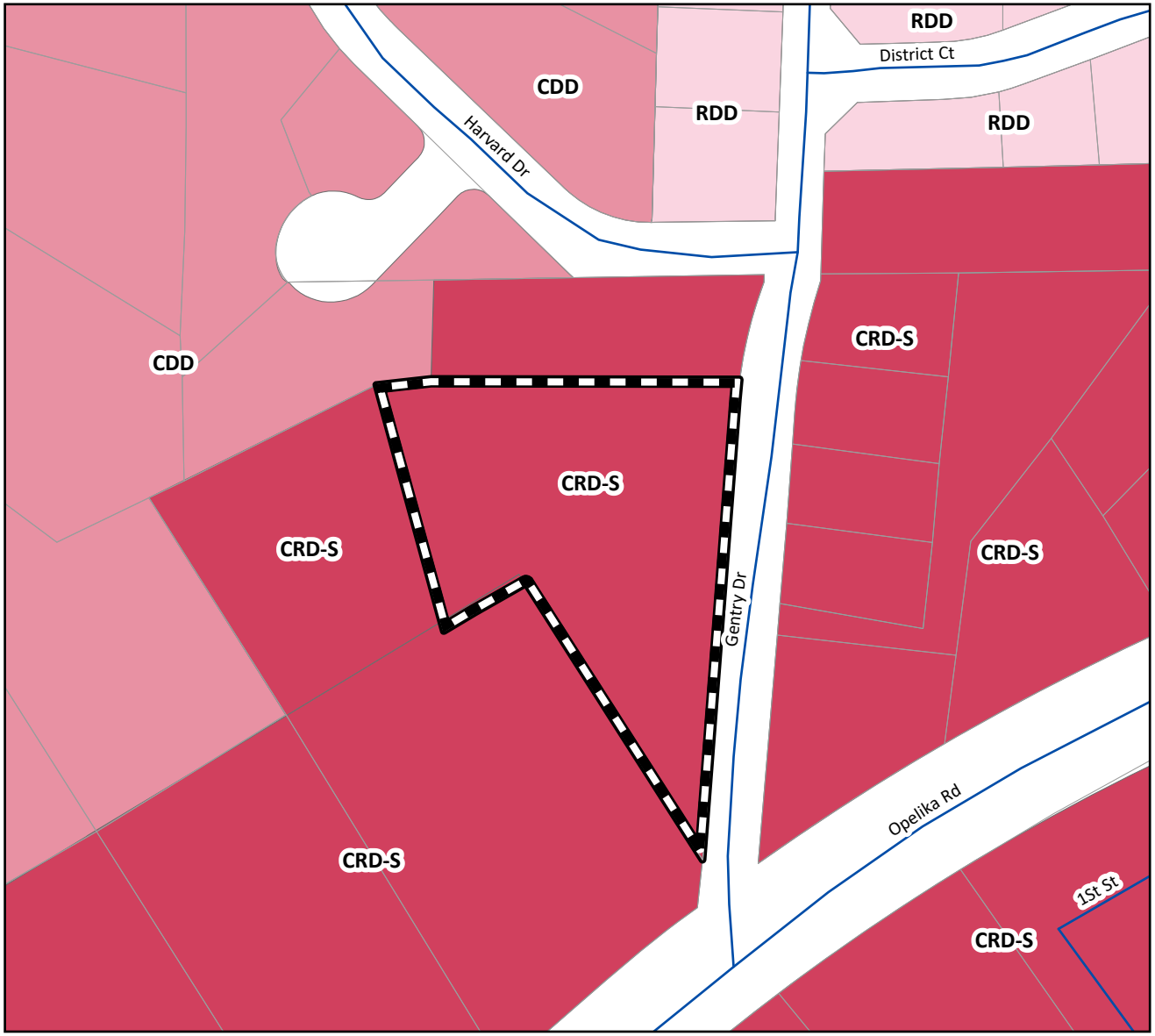
ATTEST:

_____
City Manager

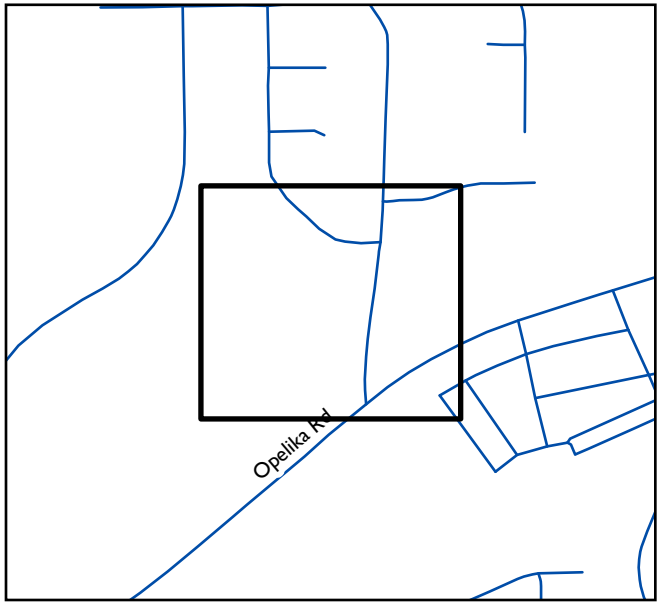
805 Gentry Townhomes

Conditional Use Request

Case # CU-2026-044



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **July 9, 2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Katrina Purcell** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

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Feet

1 inch equals 303 feet

The applicant is seeking conditional use approval for a performance residential use (Multiple-Unit Development) to be located at 805 Gentry Drive in the Corridor Redevelopment District-Suburban (CRD-S) zoning district].

N

Planning Dept.

06/26/2026

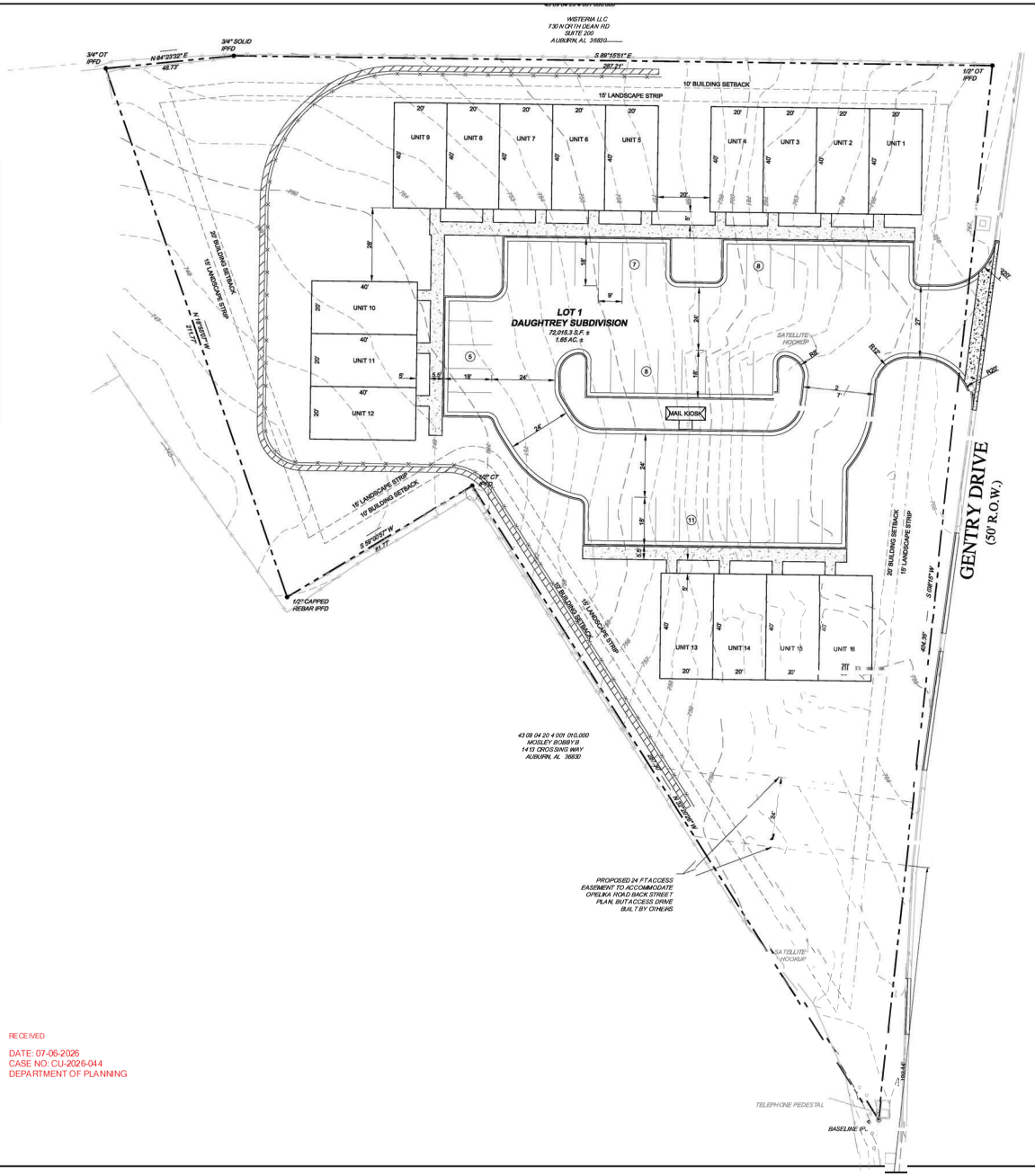
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LEGEND

- STANDARD DUTY ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- STANDARD DUTY CONCRETE PAVING
- PROPOSED OPEN SPACE
- PROPERTY LINE
- (#) PARKING COUNT
- TRAFFIC SIGN

SITE DATA

ZONING:		CRD-S
SITE AREA:		1.65 AC.
PERVIOUS SURFACE AREA 40854.5224		0.94 AC.
IMPERVIOUS SURFACE AREA:		0.71 AC.
IMPERVIOUS SURFACE RATIO:		0.71 AC= 0.43
OPEN SPACE REQUIRED:		20%
OPEN SPACE PROVIDED:		0.72 AC= 0.44
DENSITY ALLOWED:		10 UNITS/ACRE (16 UNITS)
DENSITY PROVIDED:		10 UNITS/ACRE (16 UNITS)
LANDSCAPE BUFFER -	FRONT:	15 FT.
	SIDE:	15 FT.
	REAR	15 FT.
BUILDING SETBACK -	FRONT:	20 FT.
	SIDE:	10 FT.
	REAR	20 FT.
BUILDING FLOOR AREA:		24,000 S.F.
FLOOR AREA RATIO MAXIMUM:		85.00 %
FLOOR AREA RATIO PROPOSED:		34.00 %
OVERALL BUILDING EAVE HEIGHT:		22 FT
BUILDING HEIGHT ALLOWED:		35 FT
NUMBER OF FLOORS:		2 FLOORS
TOTAL NUMBER OF BEDS:		32 BEDS
PARKING RATIO REQUIRED -		1.1 SPACES PER BED
PARKING REQUIRED:		36 SPACES
PARKING PROVIDED:		39 SPACES
PROPOSED PARKING STALL:		9'X 18'





LOCATION MAP
N.T.S.

RECEIVED
DATE: 07-06-2026
CASE NO: CU-2026-044
DEPARTMENT OF PLANNING

N

1" = 20'

20 10 0 20 40

SCALE IN FEET

ENGINEER:

FORESITE group

Foresite Group, LLC
2301 Ogletree Village Lane
Suite 200
Auburn, AL 36830

o | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:

TPG HOMES, LLC.

CONTACT:

PROJECT:

805 GENTRY TOWNHOME S

805 GENTRY DRIVE
AUBURN, AL 36830

SEAL:

REVISIONS	DATE
~~CLIENT REVISION~~	~~5/05/2026~~
~~UPDATED BED COUNT~~	~~7/6/2026~~

PROJECT MANAGER:	BCB
DRAWING BY:	TLB
JURISDICTION:	AUBURN, AL
DATE:	03/31/2026
SCALE:	1" = 20'

TITLE:

CONDITIONAL USE SITE PLAN

SHEET NUMBER:

COMMENTS:

<NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 1797.005