

CITY OF TUSCALOOSA PLANNING COMMISSION SUBDIVISION CHECKLIST

NOTE: ALL THE NECESSARY INFORMATION FOR SUBDIVISION APPROVAL AS REQUIRED BY THE SUBDIVISION REGULATIONS MUST BE SUBMITTED WITH THIS APPLICATION AS WELL AS ALL ITEMS BELOW. OTHERWISE, THIS APPLICATION WILL NOT BE ACCEPTED.

NAME OF SUBDIVISION: SB Investments LLC

PARCEL NUMBER: _____ TOTAL ACRES 12.43

ENGINEER'S NAME Sentell Engineering, Inc.

ADDRESS: P.O. Box 1246, Tuscaloosa, AL ZIP: 35403

TELEPHONE NUMBER: 205-752-5564 FAX NUMBER: 205-752-5569

OWNER'S NAME: SB Investments LLC

ADDRESS: 1101 30th Avenue, Northport, AL ZIP 35473

ALL 12 PLATS MUST BE FOLDED (8 1/2" X 11" not smaller or larger) MAP FOLD.

PRE-DESIGN CONFERENCE YES NO N/A

MASTER PLAN PROVIDED YES NO N/A

(Required if developer owns or has options on 20 or more additional acres – Not required if developer has written waiver from Planning Director)

DRAINAGE STUDY YES NO N/A

(Required if developer owns or controls more than ten acres in one watershed – Copy provided to Planning & TDOT)

WAIVER REQUEST PROPERLY SUBMITTED YES NO N/A

(Cost analysis provided to Planning & TDOT for waiver request of sanitary sewer)

REDUCED COPIES OF DEVELOPMENT YES NO N/A

(8 1/2" X 11")

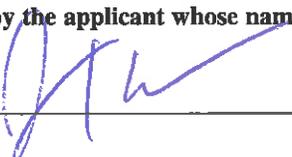
(TAX MAP – VICINITY MAP - SUBDIVISION PLAT WITHOUT CONTOUR LINES)

DESIGNATION OF AGENT FORM YES NO N/A

Three labels (1" x 2 5/8" white self-adhesive) must be submitted for each name and address of adjacent property owners, including three labels with the applicant's and owner's name and address.

NOTE: After the mailing of any notification to surrounding property owners, a petitioner or developer may only request to have the scheduled hearing on the petition postponed by *appearing at the hearing in person* to request a continuance.

It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

X APPLICANT'S SIGNATURE:  DATE: 11-17-16





Samantha

SITE

Searcy Farms

Binion Heights

Hagler Mill Estates

North River Shores

North Riviera

RECEIVED
NOV 2016

November 29, 2016

Ms. Ashley Crites
Land Use Controls Manager
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for SB Investments LLC

Dear Ms. Crites:

We are requesting on behalf of SB Investments LLC the following variances for the SB Investments LLC Subdivision on Highway No. 43 North:

- **Capped Sewer** – The nearest capped sewer is over 20 miles away and there are no plans for sewer in this area. This is a family subdivision of land and would be too significant of an expense.
- **Sidewalks** – Sidewalks do not exist along Highway 43 North and a request from ALDOT for them to be waived has been submitted.
- **Lot Configuration** – The lot was configured and agreed upon by the family as this is a family subdivision of land. Since these lots on average are 3 acres+/-, the lot configuration that is perpendicular to the right of way would not impact the house location or construction. The most narrow lot width is 190ft.
- **Drainage Study** – Drainage studies are intended to show runoff impact from new impermeable surfaces and this being a family subdivision of land; no improvements are planned.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
SENTELL ENGINEERING INC.



Christopher G. Sentell, PLS
Vice-President