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: NorthRiver Administration

PARCEL NUMBER: 21-04-20-1-001-003.007 TOTAL ACRES 6.54

ENGINEER'S NAME Walker Associates, Inc. / Steven G. Faulkner, PLS

ADDRESS: 2890 Rice Mine Road NE, Tuscaloosa, AL ZIP: 35406

TELEPHONE NUMBER: (205) 561-3778 FAX NUMBER: (205) 561-3779

OWNER'S NAME: Westervelt Company

ADDRESS: P.O. Box 48999, Tuscaloosa, AL ZIP 35404

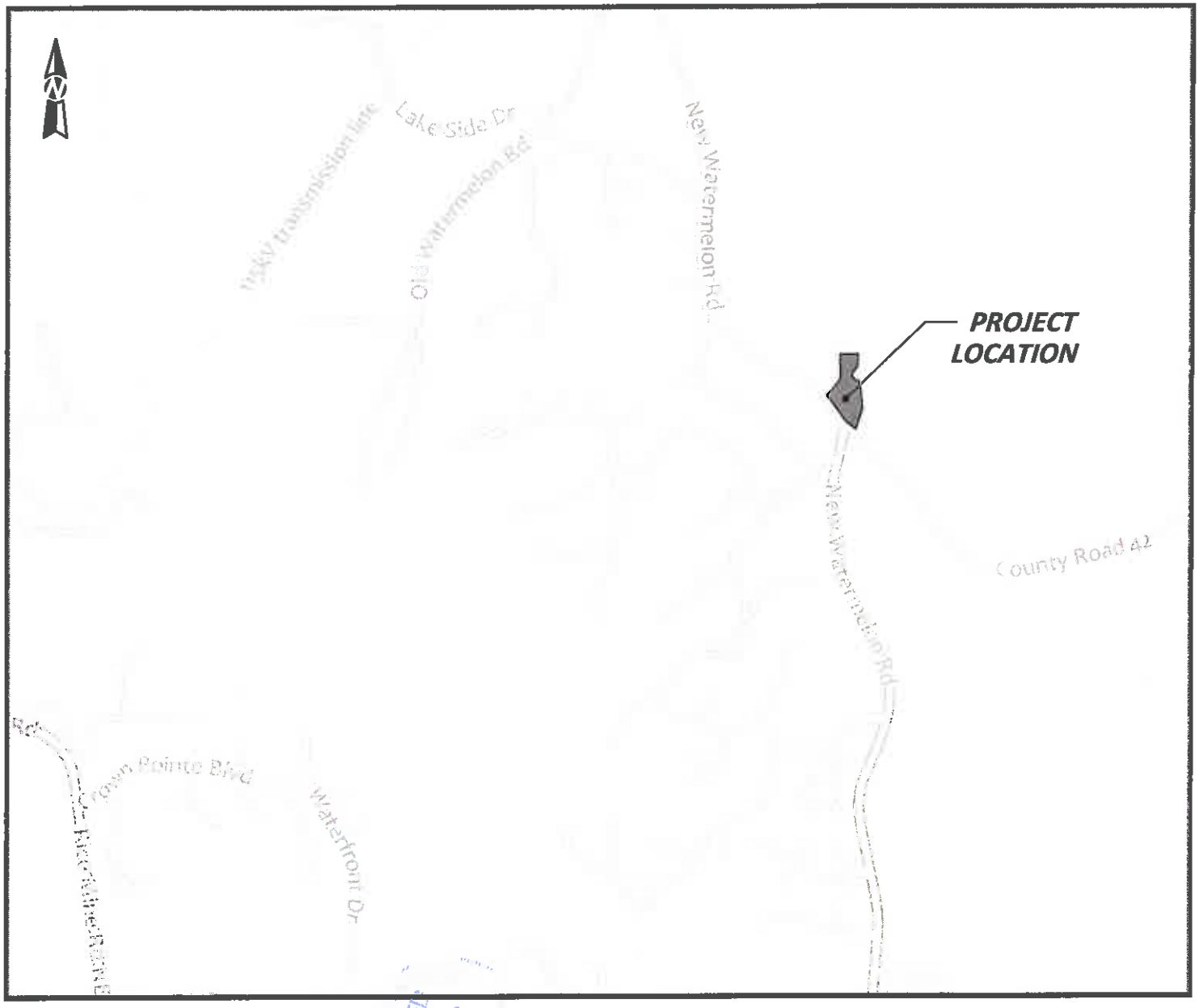
ALL 12 PLATS MUST BE FOLDED (8 ½" X 11" not smaller or larger) MAP FOLD.

PRE-DESIGN CONFERENCE	☑ YES	☐ NO	☐ N/A
MASTER PLAN PROVIDED (Required if developer owns or has options on 20 or more additional acres – Not required if developer has written waiver from Planning Director)	☐ YES	☐ NO	☑ N/A
DRAINAGE STUDY (Required if developer owns or controls more than ten acres in one watershed – Copy provided to Planning & TDOT)	☐ YES	☐ NO	☑ N/A
WAIVER REQUEST PROPERLY SUBMITTED (Cost analysis provided to Planning & TDOT for waiver request of sanitary sewer)	☑ YES	☐ NO	☐ N/A
REDUCED COPIES OF DEVELOPMENT (8 ½" X 11") (TAX MAP – VICINITY MAP - SUBDIVISION PLAT **WITHOUT CONTOUR LINES**)	☑ YES	☐ NO	☐ N/A
DESIGNATION OF AGENT FORM	☐ YES	☑ NO	☐ N/A

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

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

APPLICANT'S SIGNATURE: [signature] DATE: 11/18/2016



RECEIVED
NOV 2016
CITY OF TUSCALOOSA

VICINITY MAP

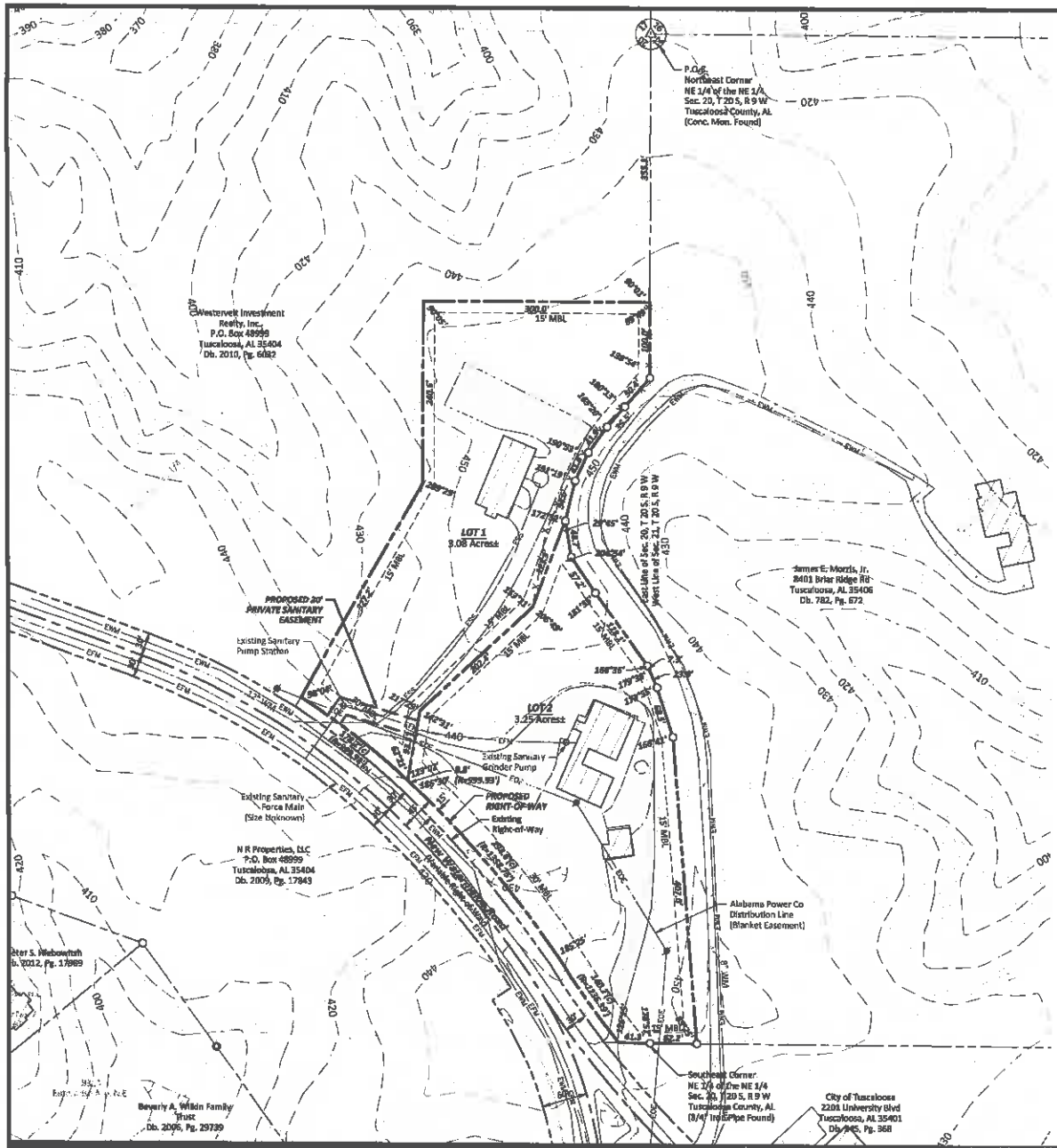
NO SCALE

WALKER ASSOCIATES, INC.
ENGINEERING, PLANNING, GIS & SURVEYING
2890 Rice Mine Road NE
Tuscaloosa, AL 35406
www.walkercivil.com
P (205) 561-3778 | F (205) 561-3779

Vicinity Map

NorthRiver Administration

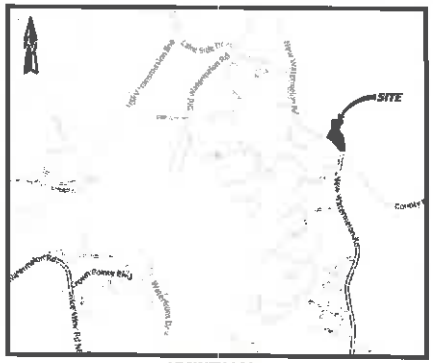
Tuscaloosa, Alabama



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- 150 EXISTING CONTOUR 5' INTERVAL
- 149 EXISTING CONTOUR 1' INTERVAL
- ESS EXISTING SANITARY SEWER MAIN
- EFM EXISTING SANITARY FORCE MAIN
- EWM EXISTING WATER MAIN
- EDD EXISTING STORM DRAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- IRON PIPE / PIN FOUND
- CAPPED REBAR FOUND
- CONCRETE MONUMENT FOUND
- AXLE FOUND
- PINE KNOT FOUND
- CAPPED REBAR SET
- SEC SECTION
- T TOWNSHIP
- R RANGE
- R.O.W. RIGHT-OF-WAY
- M.B.L. MINIMUM BUILDING LINE
- PB. PLAT BOOK
- DB. DEED BOOK
- PG. PAGE
- ( ) RECORD DIMENSION
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK PAVERS
- EXISTING BUILDING
- EXISTING GRAVEL DRIVE

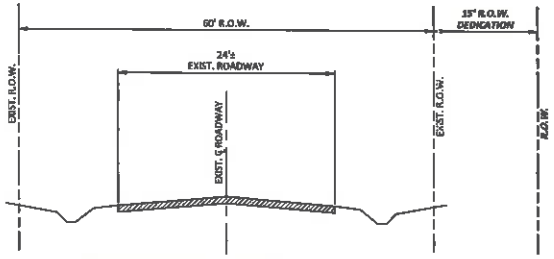
0 100' 200' 300'



VICINTY MAP
NO SCALE

NOTES:

1. No title search was performed with this survey.
2. All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
3. Source of Title: Db. 1000, Pg. 556
4. Current Zoning: MI.
5. No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C0175 G.
6. Total Area of Property Subdivided is 6.54± Acres.
   Area of Right-of-Way Dedication is 0.21± Acres.
   Net Area of Subdivision is 6.33± Acres.
7. Total Area Under Control of Developer is 6.54± Acres.
8. Variances Requested:
   1. Lot Configuration
   2. Sidewalks
9. Owner/Developer of property being subdivided:
   Westervelt Company
   P.O. Box 48999
   Tuscaloosa, AL 35404



TYPICAL SECTION - New Watermelon Road
No improvements proposed
NO SCALE

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

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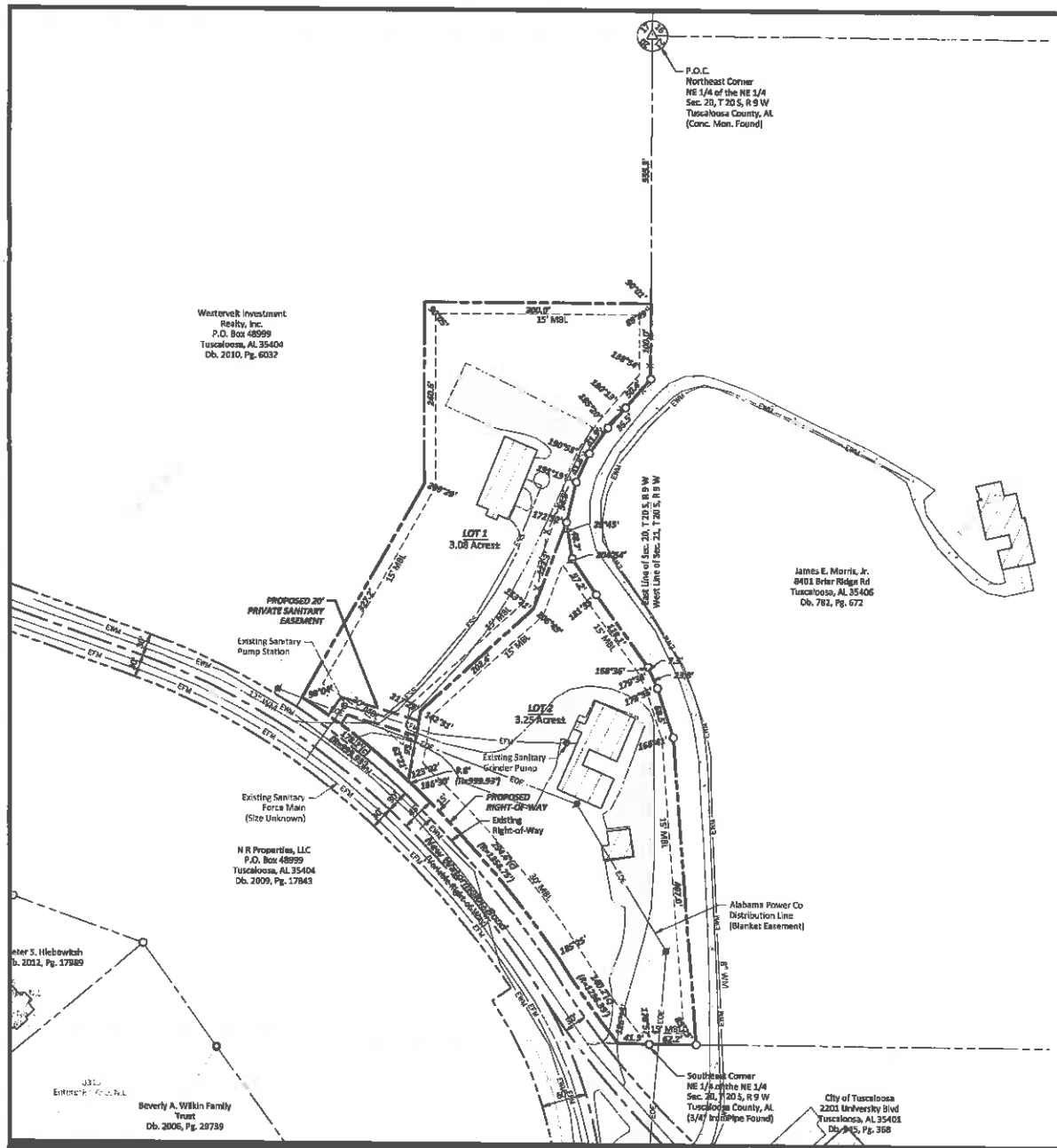
Preliminary Subdivision Plat
NorthRiver Administration

Part of the NE 1/4 of the NE 1/4 of Section 20 and the NW 1/4 of the NW 1/4 of Section 21
Township 20 South, Range 9 West
Tuscaloosa, Alabama

No.	Date	Description
1	12/06/16	As per City Plat Review Comments

Drawn By: E M H	Checked By: S G F
Date Drawn: 11/16/16	Date Surveyed: 10/16
Scale: 1" = 100'	Job No.: 16-243
File Name: 16243.PrePlat.dwg	

Sheet No. 1



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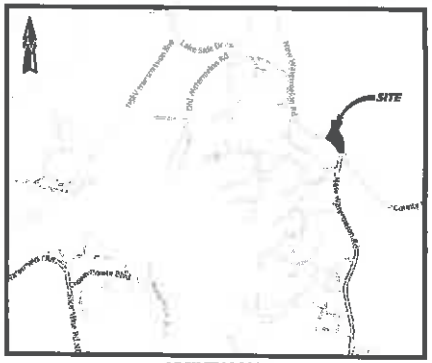

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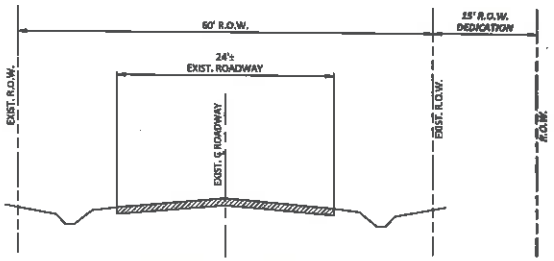

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November 18, 2016

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

RE: NorthRiver Administration Subdivision – Variance Request Letter
Tuscaloosa, Alabama

Dear Ms. Crites:

We are writing on behalf of the Owner to request the following variances for the development of the above referenced subdivision:

- Lot Configuration
- Sidewalks

Lot Configuration

- The subdivision lines as proposed follow the existing terrain and existing fences. Due to the size of the lots, this lot arrangement will not create any difficulties in buildable area or limit driveway access to each lot. All structures and access drives are currently in place and no improvements are planned.

Sidewalks

- The property is being subdivided for transactional purposes and no improvements or development is planned. There are currently no sidewalks in place along any part of New Watermelon Road, and there currently exists no large developments or neighborhoods with access to Watermelon Road in the vicinity to connect to with a sidewalk.

If you have any questions or need any further information regarding the above, please let us know.

Sincerely,
WALKER ASSOCIATES, INC.

Steven G. Faulkner, PLS
Vice-President