



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: _____ Parcel ID: _____ Total Acres: _____

Surveyor or Engineer

Name: _____ Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

Property Owner

Name: _____ Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 ½" x 11"	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input type="checkbox"/> YES _____	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 ½" X 11" scale	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

Certification of Applicant

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.

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: _____ Date: _____

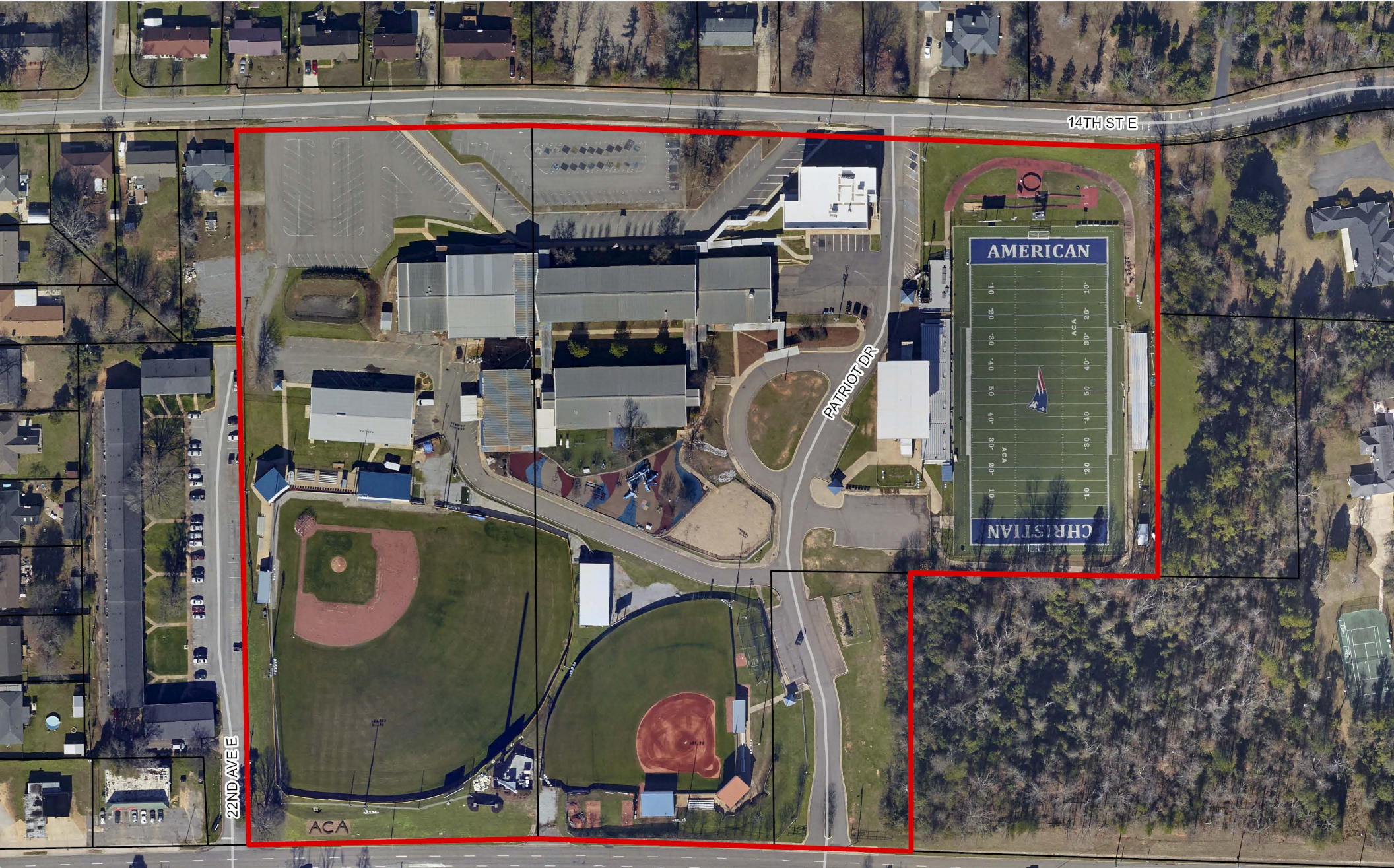
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401



S-55-21: American Christian Subdivision

1 inch = 150 feet



14TH STE

PATRIOT DR

22ND AVE E

ACA

AMERICAN

CHRISTIAN

23RD AVE E

24TH AVE E

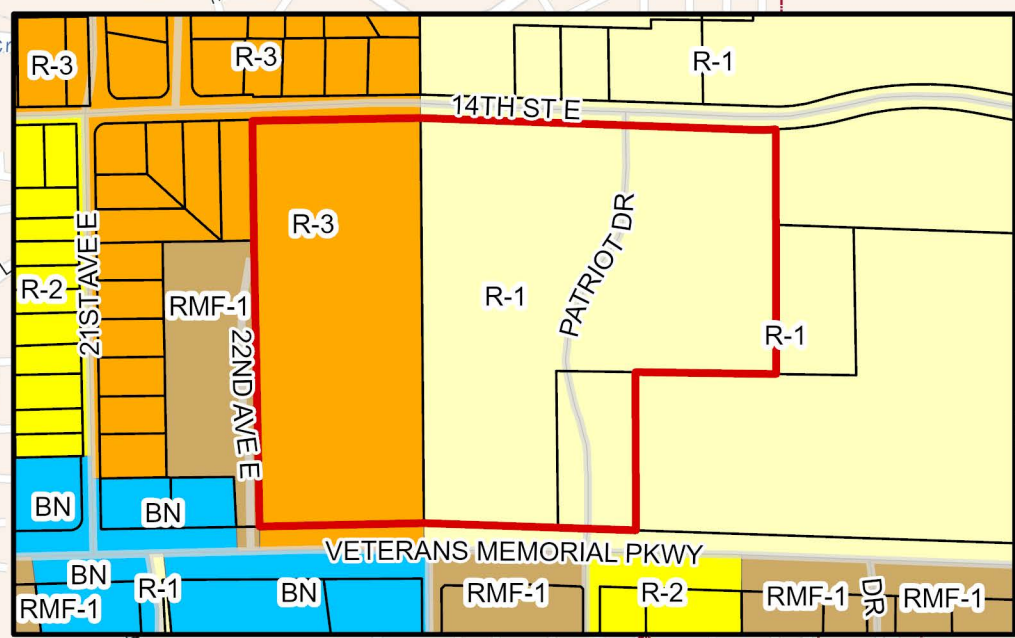
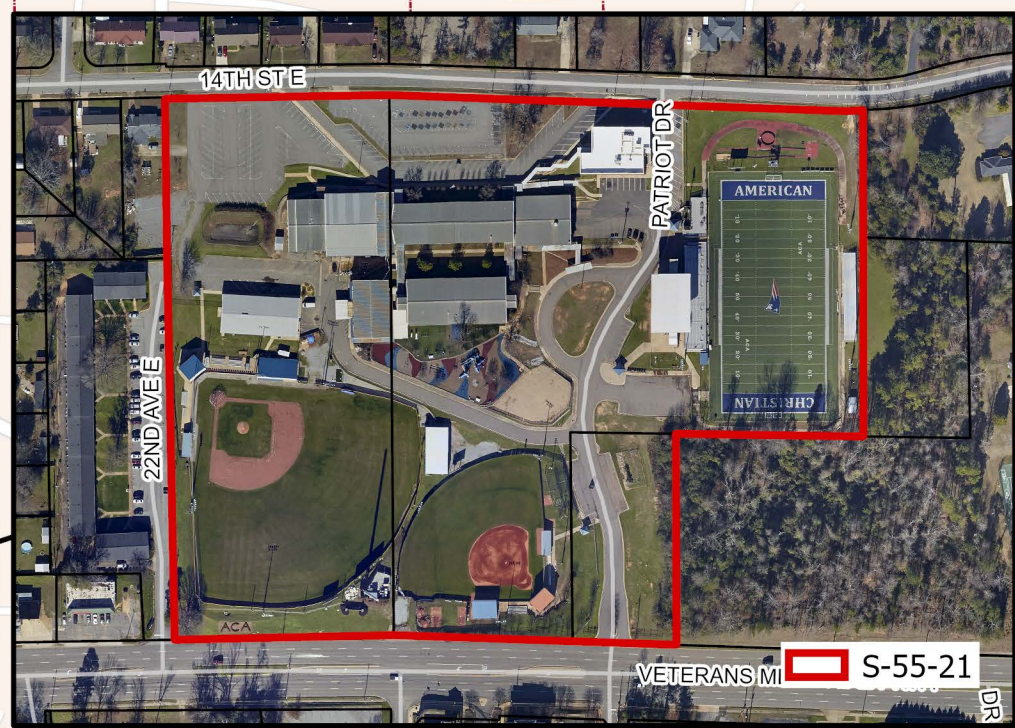
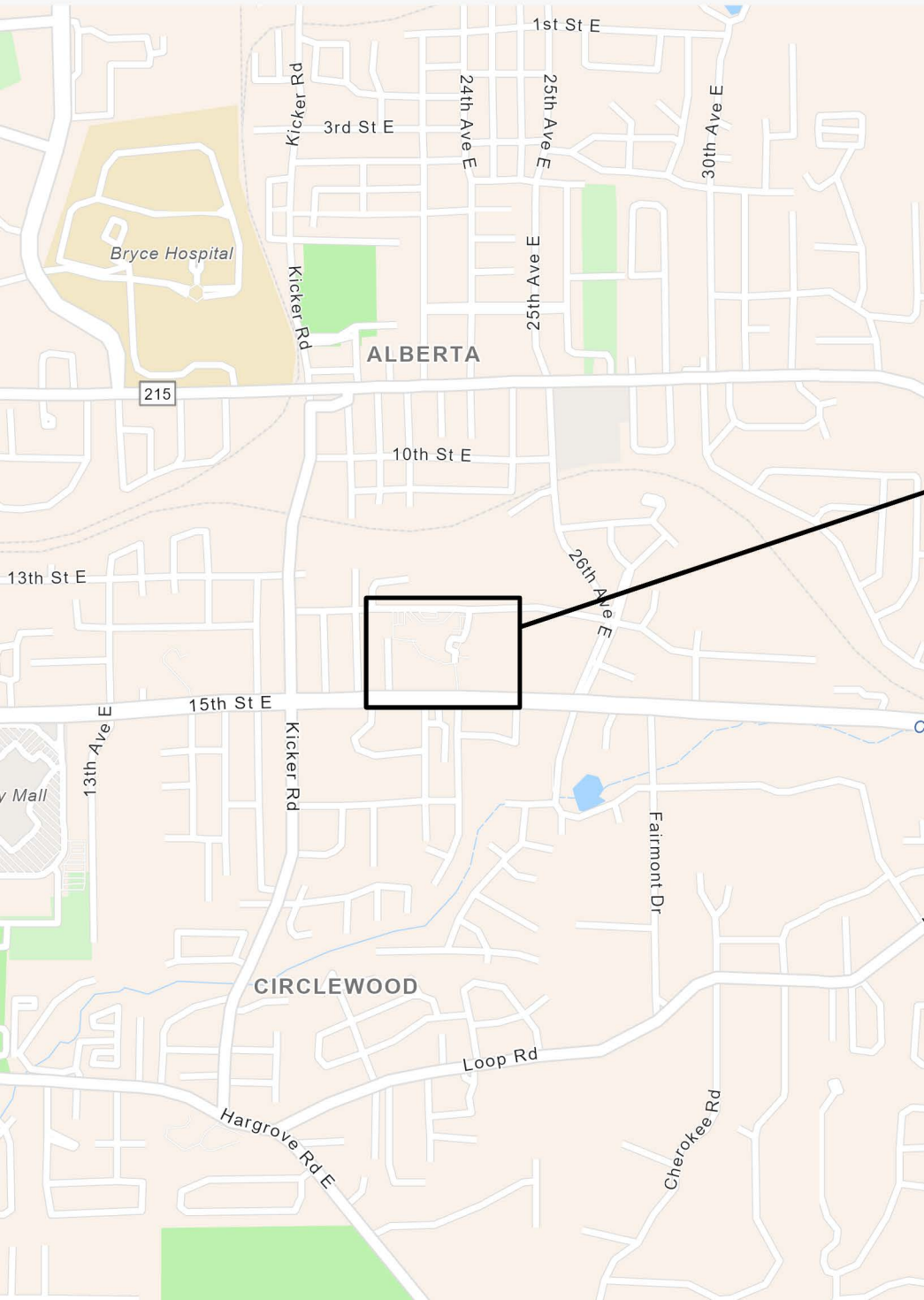
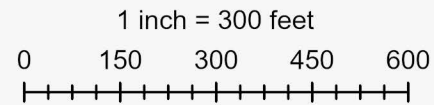
VETERANS MEMORIAL PKWY

LAVENARD

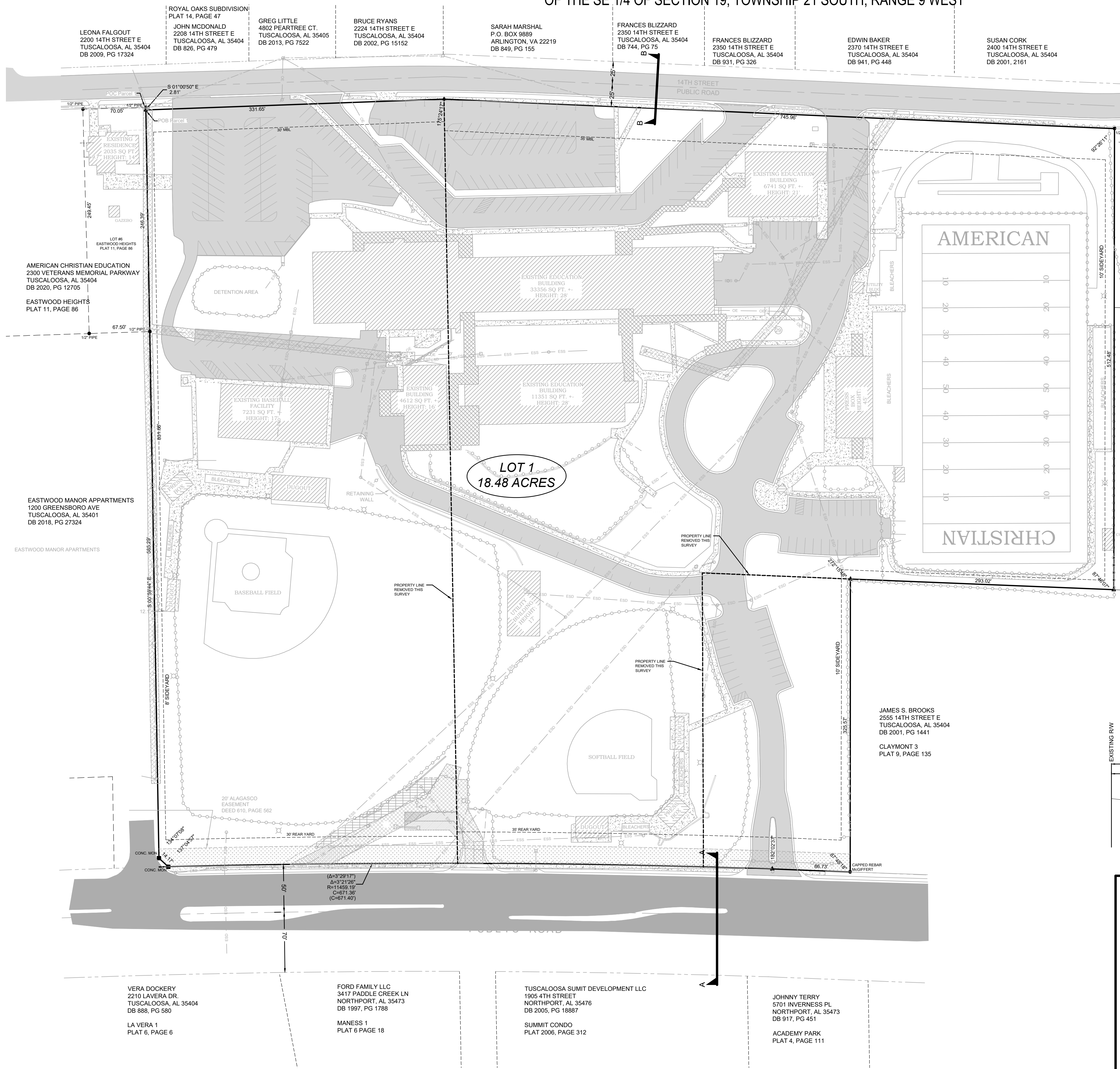
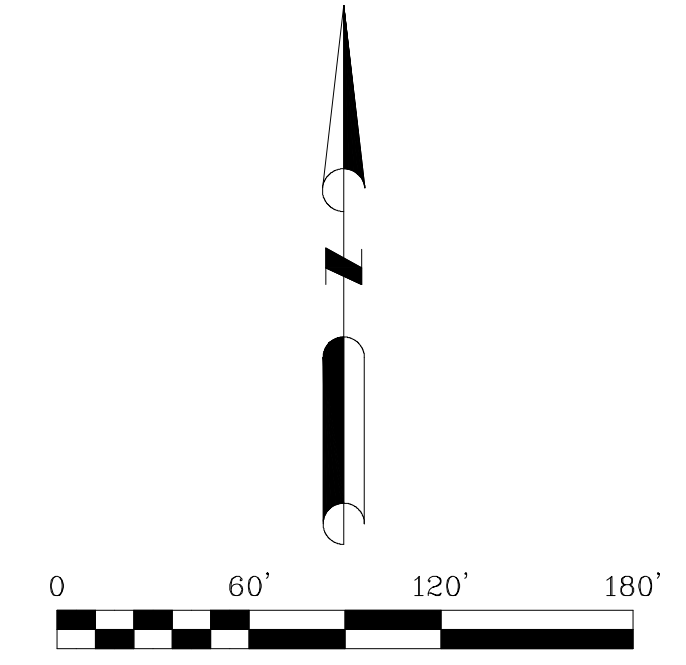
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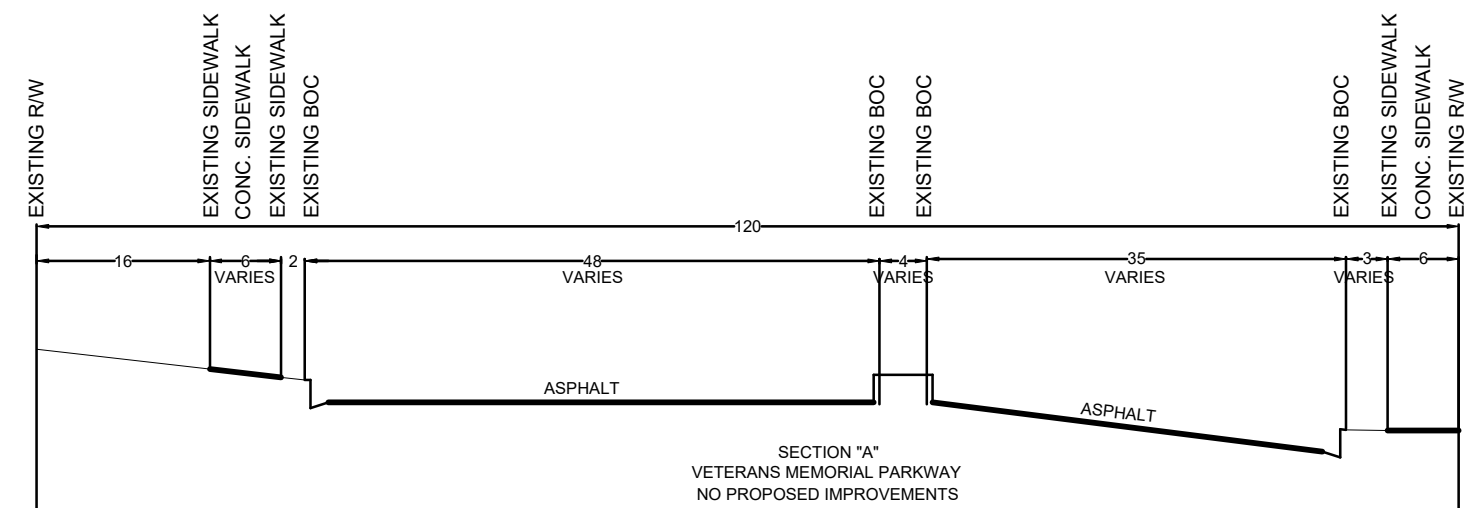
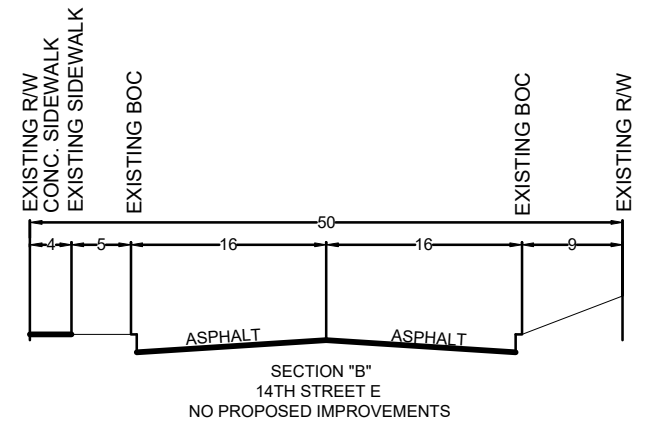


A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 9 WEST



- GENERAL NOTES:**
- TOTAL ACREAGE TO BE SUBDIVIDED: 18.5
 - TOTAL ACREAGE UNDER THE CONTROL OF THE OWNER: 18.5
 - DEVELOPER: AMERICAN CHRISTIAN EDUCATION
2300 VETERANS MEMORIAL PARKWAY
TUSCALOOSA, AL 35404
 - OWNER: AMERICAN CHRISTIAN EDUCATION
 - PROPERTY IS ZONED R-1 AND R-3
 - PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER
 - SETBACKS: AS SHOWN ON PLAT
 - REQUESTED WAIVERS:
GRANTING OF ADDITIONAL RIGHT-OF-WAY ON 14TH STREET DRAINAGE STUDY (NO PLANNED IMPROVEMENTS)
 - SOURCE OF TITLE: DEED 2020 PAGE 12705
 - PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. MAP 01125C0509G EFFECTIVE DATE: 01-16-2014.

REV.	DATE	DESCRIPTION	BY	CHK	APV
1	04-16-2021	ISSUED FOR REVIEW	KH	BF	



- LEGEND**
- PROPERTY MONUMENT FOUND
 - ▲ SET REBAR
 - FOUND CONCRETE MONUMENT
 - R.O.W. EXISTING RIGHT-OF-WAY LINE
 - ESD EXISTING STORM DRAIN
 - ESS EXISTING SANITARY SEWER
 - EWI EXISTING WATER MAIN
 - OE EXISTING OVERHEAD POWER LINE
 - ⊠ EXISTING ELECTRICAL BOX
 - ⊙ EXISTING GAS METER
 - ⊕ EXISTING SEWER MANHOLE
 - ⊖ EXISTING FIRE HYDRANT
 - ⊗ EXISTING WATER METER
 - ⊘ EXISTING WATER VALVE
 - ⊙ EXISTING SEWER CLEANOUT
 - EXISTING UTILITY POLE
 - ⊠ EXISTING TELEPHONE BOX
 - GP EXISTING GUARD POST/BOLLARD
 - EXISTING ASPHALT SURFACE
 - ▨ EXISTING CONCRETE SURFACE
 - ▩ EXISTING CRUSHED AGGREGATE SURFACE

THIS DOCUMENT IS PRELIMINARY IN NATURE, AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT



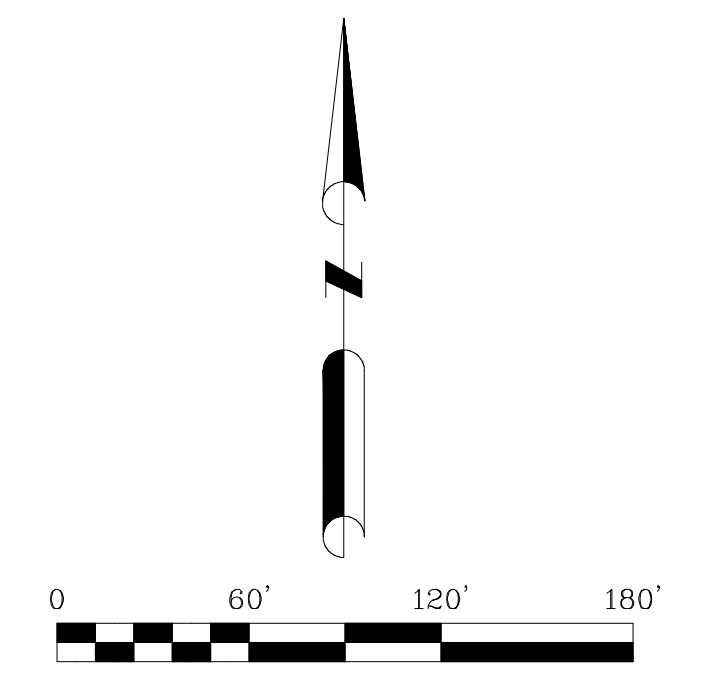
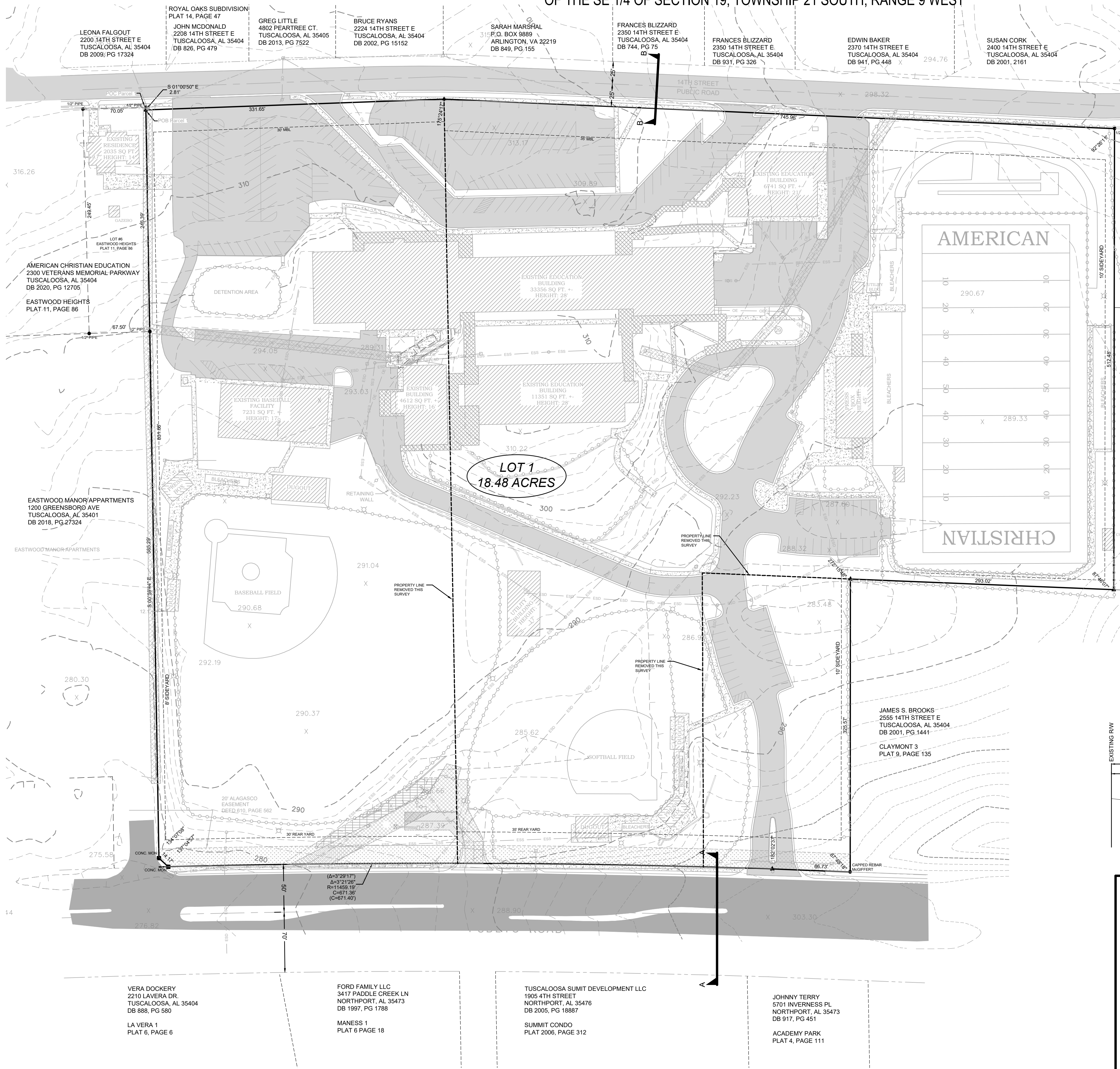
4720 UNIVERSITY BOULEVARD EAST SUITE D
TUSCALOOSA, ALABAMA 35404
205-345-5057
www.synterracorp.com

DRAWN BY: KENNY	DATE: 04-16-2021
CHECKED BY: BRIAN	DATE: 04-16-2021
PROJECT MANAGER: KENNETH HERRING	
LAYOUT NAME: PRELIMINARY	

PRELIMINARY PLAT
AMERICAN CHRISTIAN SUBDIVISION

DRAWING	SHEET	REVISION
	1 OF 1	

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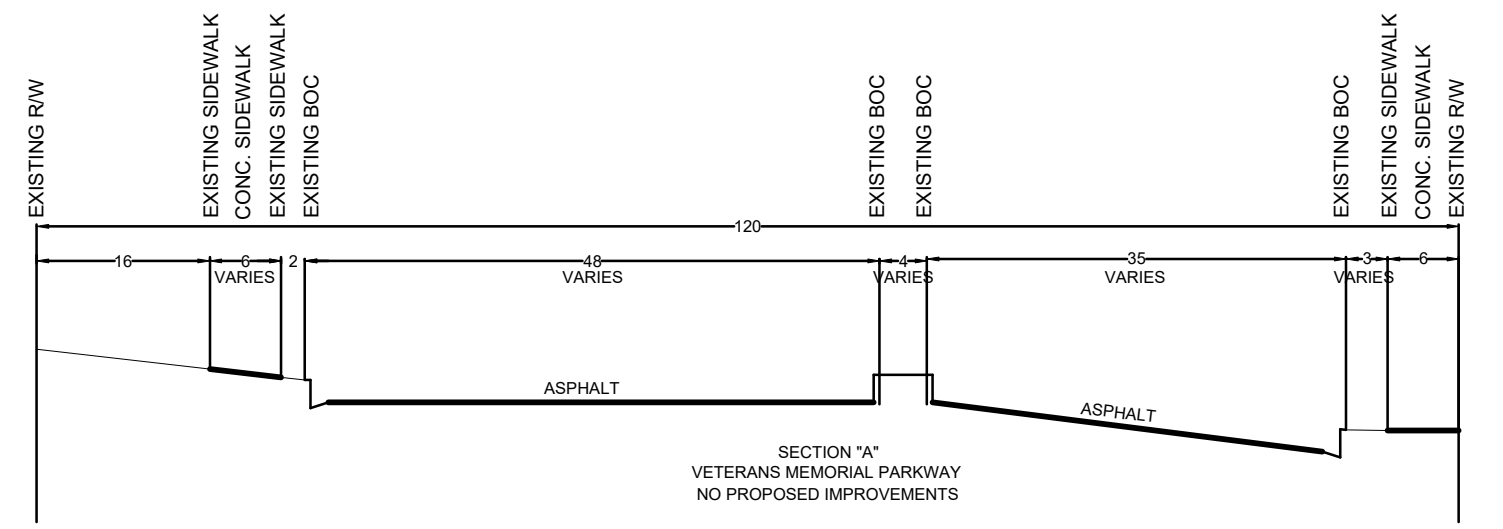
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LEGEND

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DRAWING	SHEET	REVISION
	1 OF 1	



June 17, 2021

City of Tuscaloosa
Planning and Zoning Commission

RE: American Christian Subdivision

We respectfully request the following variance from the City of Tuscaloosa Planning and Zoning regulations:

1. Additional right-of-way on the south side of 14th Street.
2. Drainage Study. No additional site work is being performed.

This subdivision is being created to join three parcels of property. The current owner plans no other use for this property at this time.

Thank you,


Kenneth Herring, P.L.S.