



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: \_\_\_\_\_

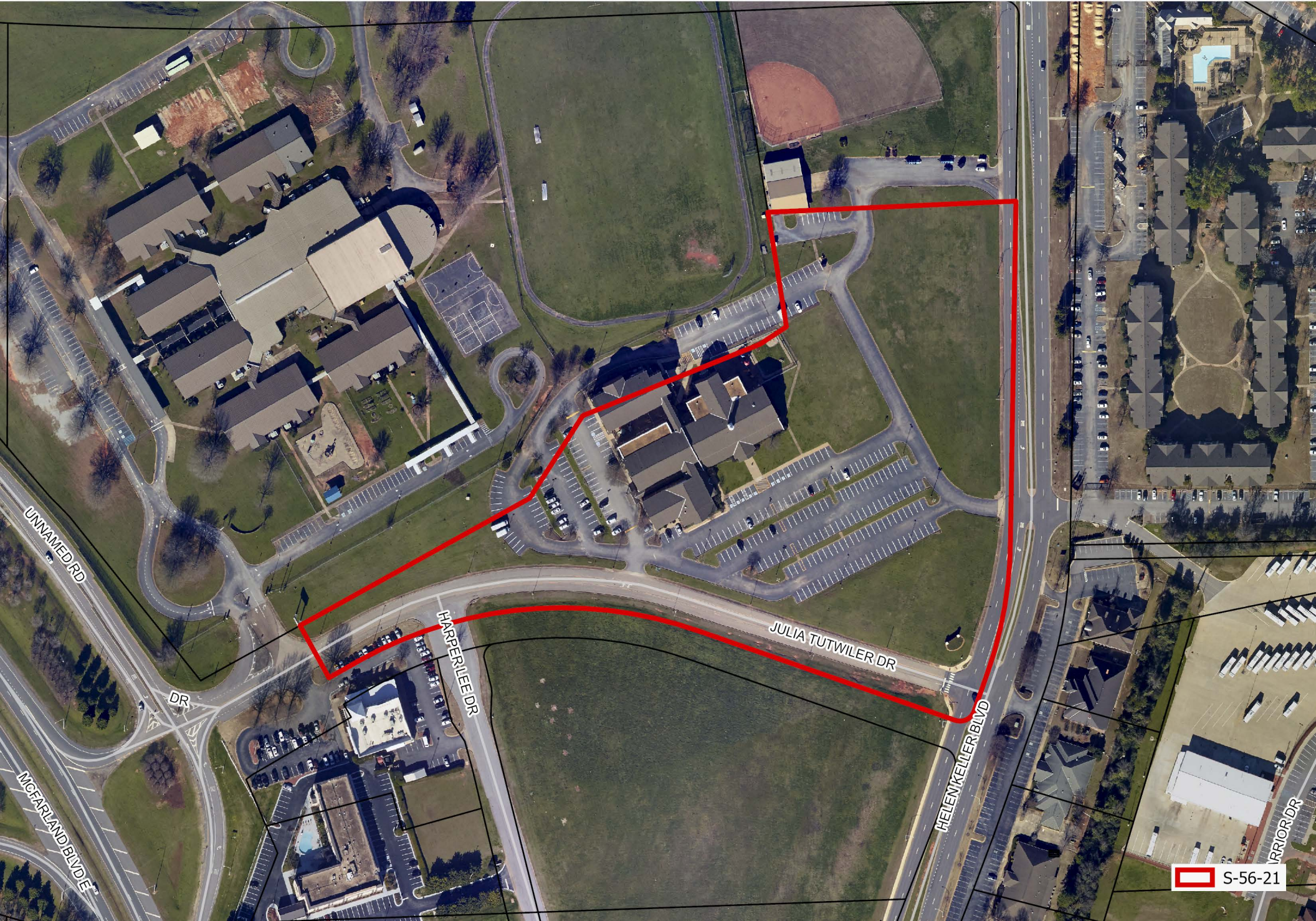
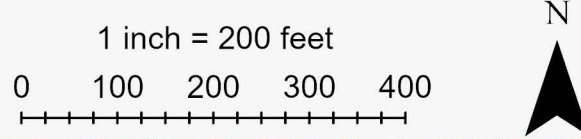
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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





# S-56-21: University Church of Christ Subdivision

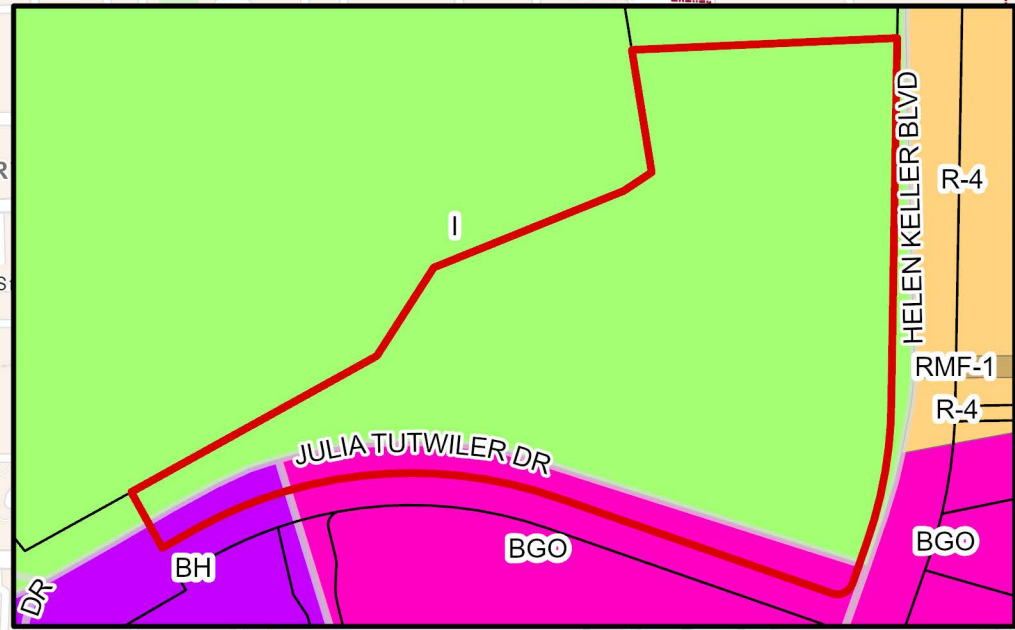
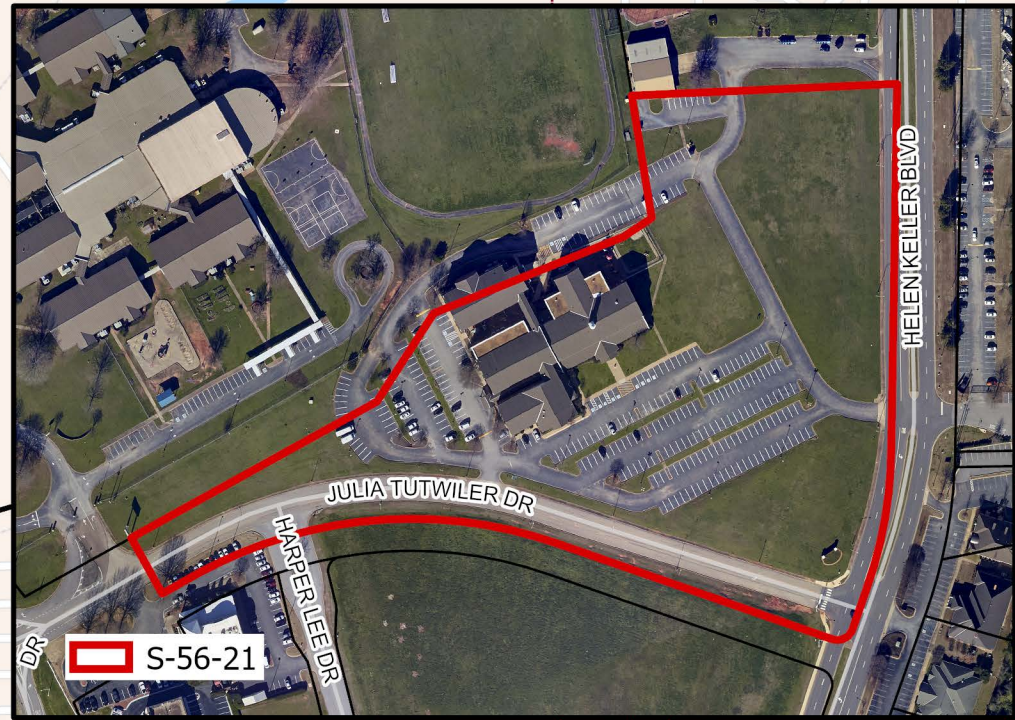
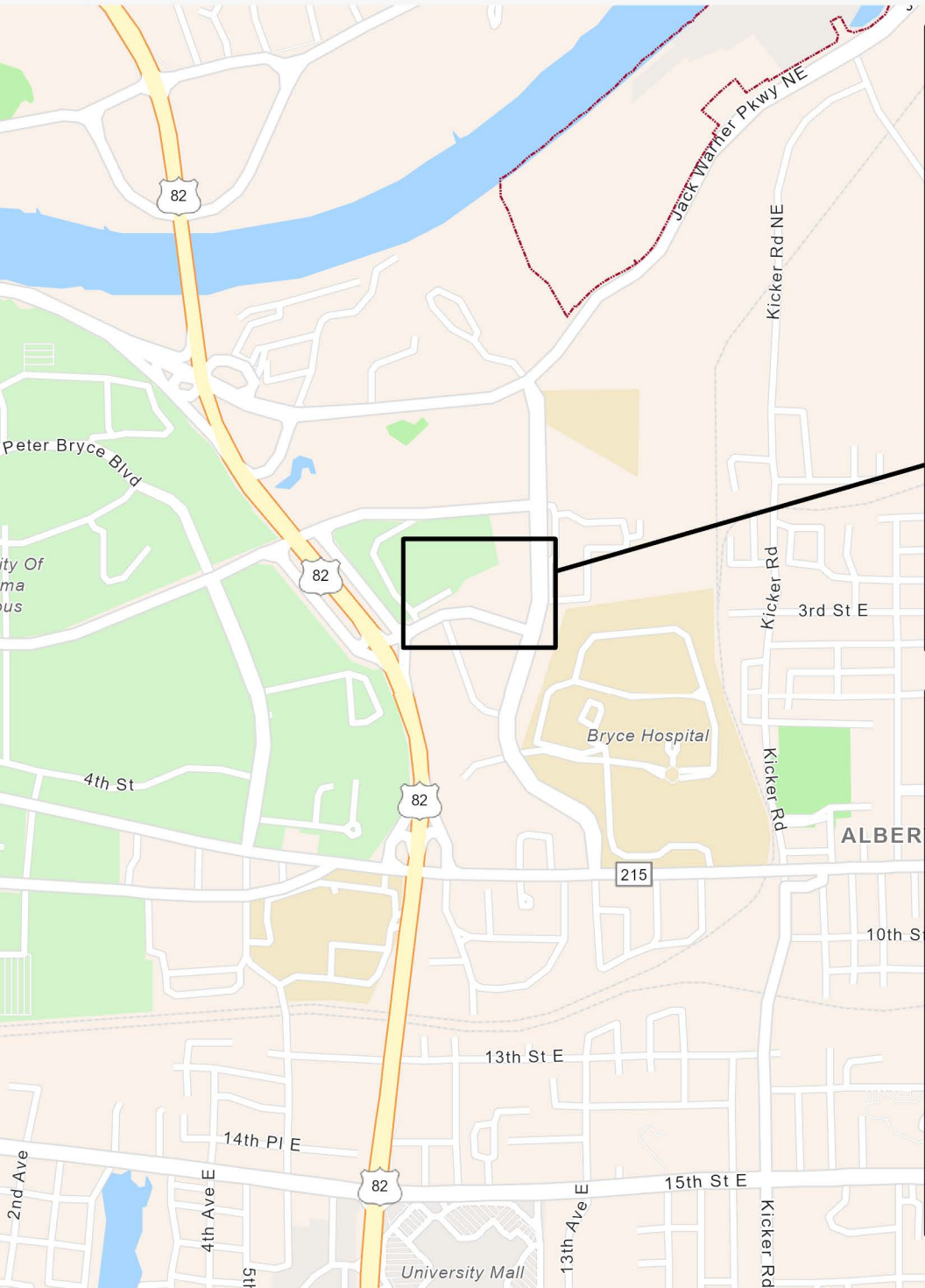


 S-56-21



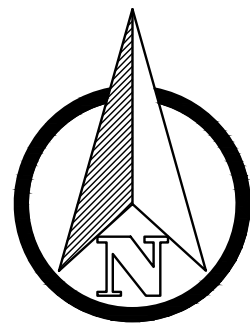
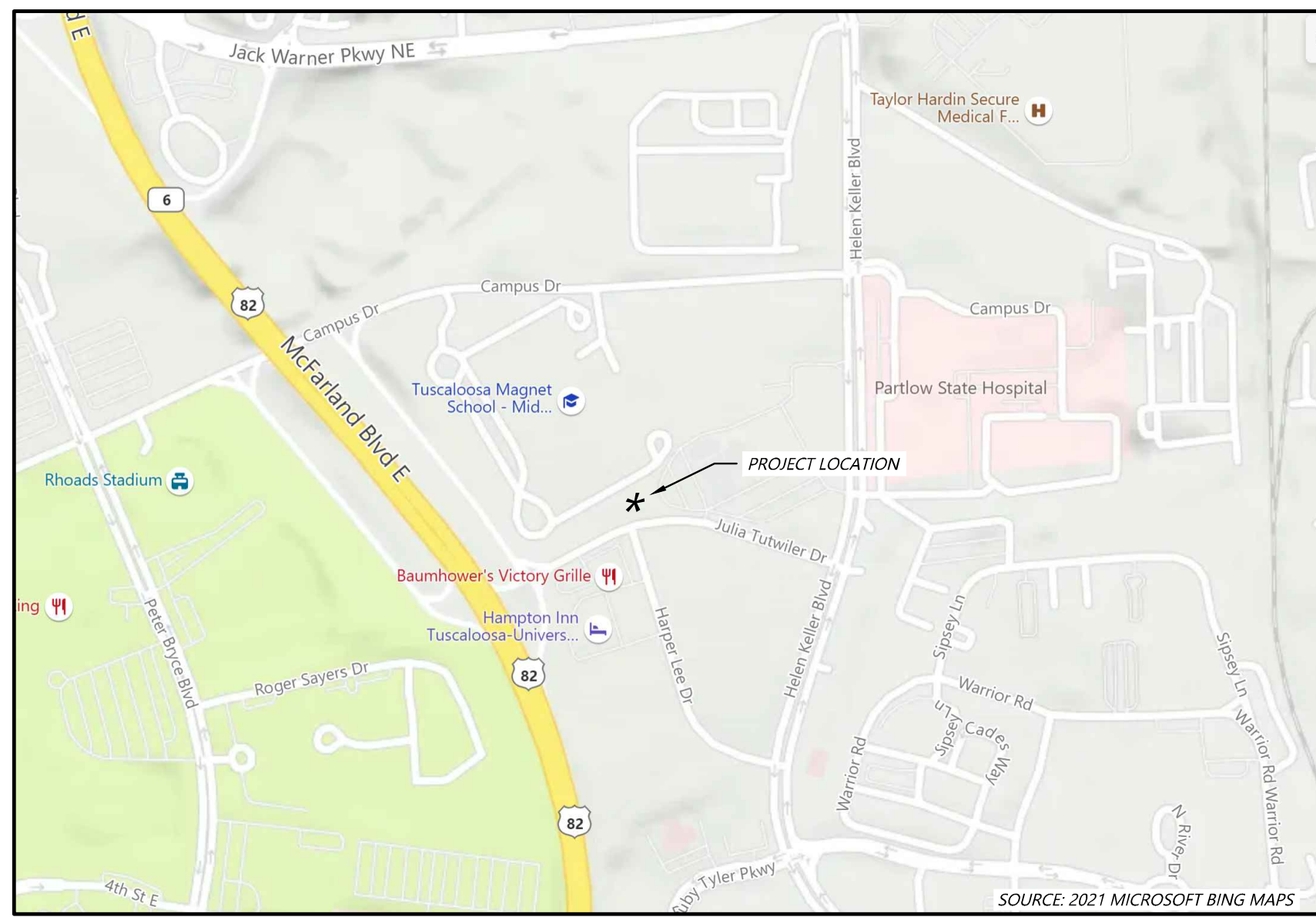


# S-56-21: University Church of Christ Subdivision





VICINITY MAP

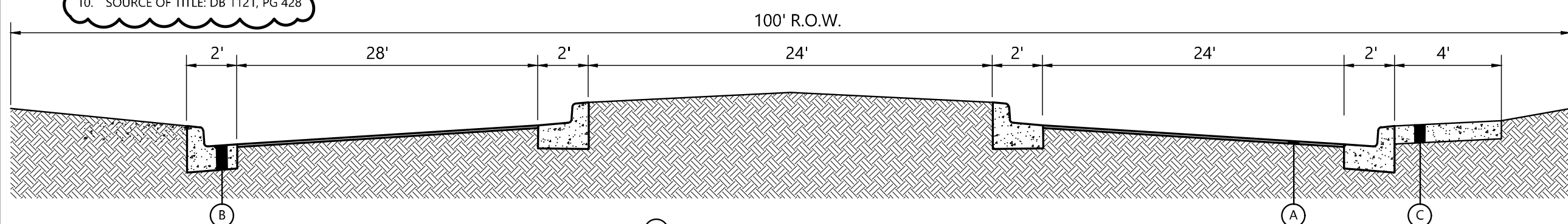


OWNER/DEVELOPER/APPLICANT:

UNIVERSITY AVENUE CHURCH OF CHRIST  
1200 JULIA TUTWILER DRIVE  
TUSCALOOSA, AL 35404

NOTES:

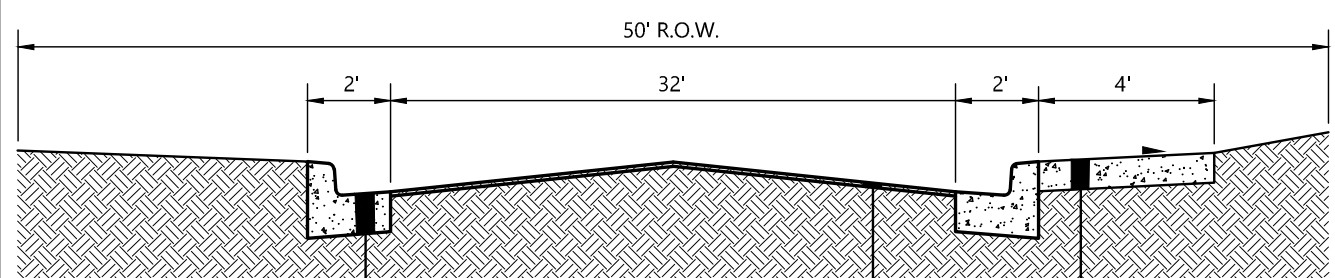
- PROPERTY TO BE SUBDIVIDED = 12.0 AC.±  
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 15.5 AC.±
- THIS SUBDIVISION IS CURRENTLY ZONED "I" AND A REZONING APPLICATION IS PENDING FOR "BGO" ZONING.
- PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C0509G, REVISED DATE 1/16/14.
- THIS PLAN IS BASED ON AERIAL MAPPING DATA AND IS NOT BASED ON A FIELD-RUN SURVEY.
- EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA.
- THE SUBJECT PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 9 WEST.
- THIS SUBDIVISION IS A RESURVEY OF LOT 2 UNIVERSITY CHURCH OF CHRIST SUBDIVISION (PB #19, PG #221).
- BGO ZONING SETBACK REQUIREMENTS:  
FRONT: 20'  
SIDE/REAR: SIDE OR REAR YARDS SHALL BE PROVIDED WHEN REQUIRED BY THE BOARD OF ADJUSTMENT AS A CONDITION FOR GRANTING A SPECIAL EXCEPTION, AND AN EIGHT-FOOT SIDE OR REAR YARD SHALL BE PROVIDED ALONG ANY LOT LINE ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT.
- SOURCE OF TITLE: DB 1121, PG 428



\*\* NO IMPROVEMENTS PROPOSED

- (A) IN PLACE: EXISTING ROADWAY
- (B) IN PLACE: EXISTING COMBINATION CURB & GUTTER
- (C) IN PLACE: EXISTING SIDEWALK - WEST SIDE (4' WIDTH)

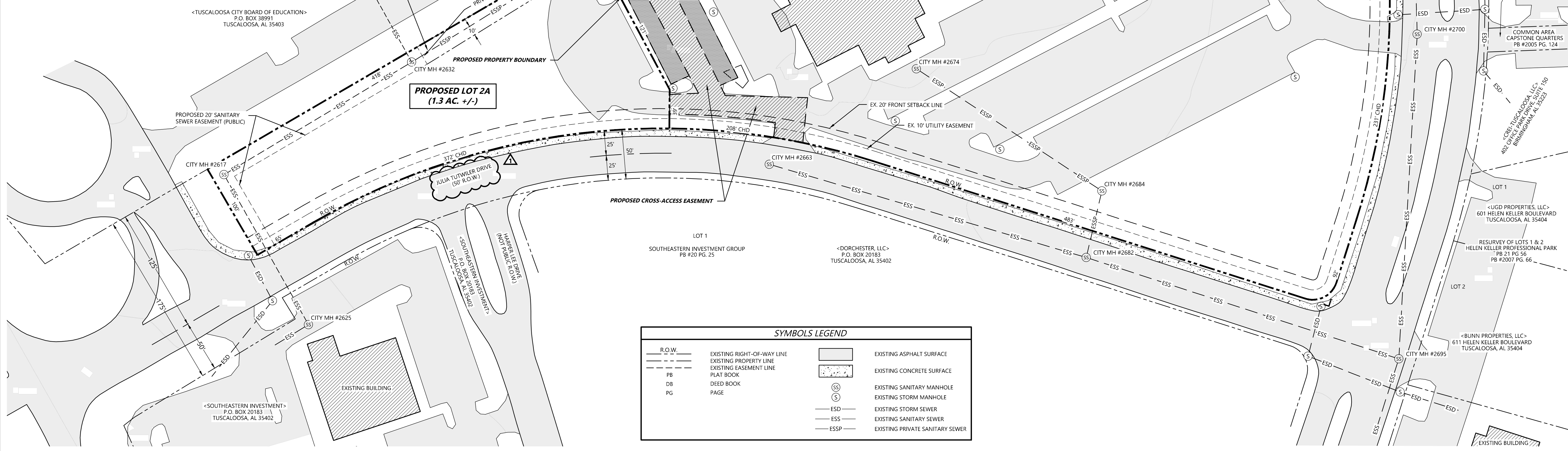
EXISTING STREET SECTION - HELEN KELLER BOULEVARD



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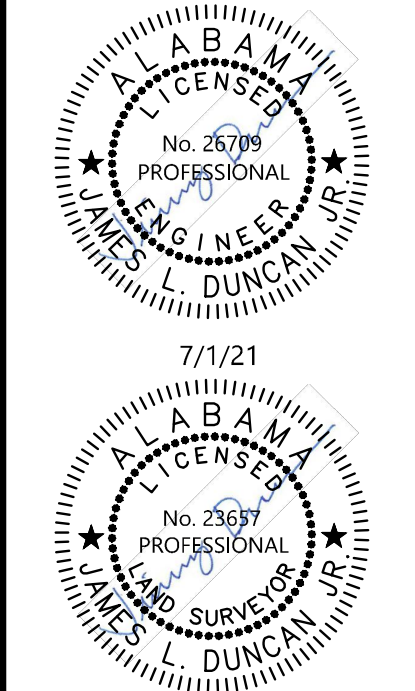
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- (C) IN PLACE: EXISTING SIDEWALK - NORTH SIDE (4' WIDTH)

EXISTING STREET SECTION - JULIA TUTWILER DRIVE



**SYMBOLS LEGEND**

— R.O.W.	EXISTING RIGHT-OF-WAY LINE	—	EXISTING ASPHALT SURFACE
- - -	EXISTING PROPERTY LINE	—	EXISTING CONCRETE SURFACE
- - -	EXISTING EASEMENT LINE	—	EXISTING SANITARY MANHOLE
PB	PLAT BOOK	⊙	EXISTING STORM MANHOLE
DB	DEED BOOK	—	EXISTING STORM SEWER
PG	PAGE	—	EXISTING SANITARY SEWER
		—	EXISTING PRIVATE SANITARY SEWER



**DUNCAN & COKER ASSOCIATES**  
CIVIL ENGINEERING & SURVEYING & PLANNING  
302 MERCHANTS WALK, SUITE 250  
TUSCALOOSA, AL 35406  
WWW.DUNCANCOKER.COM

**RESURVEY OF LOT 2  
UNIVERSITY CHURCH OF CHRIST  
SUBDIVISION**

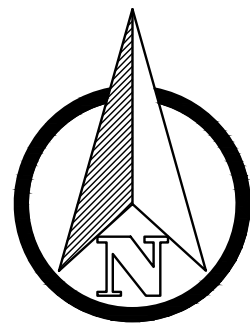
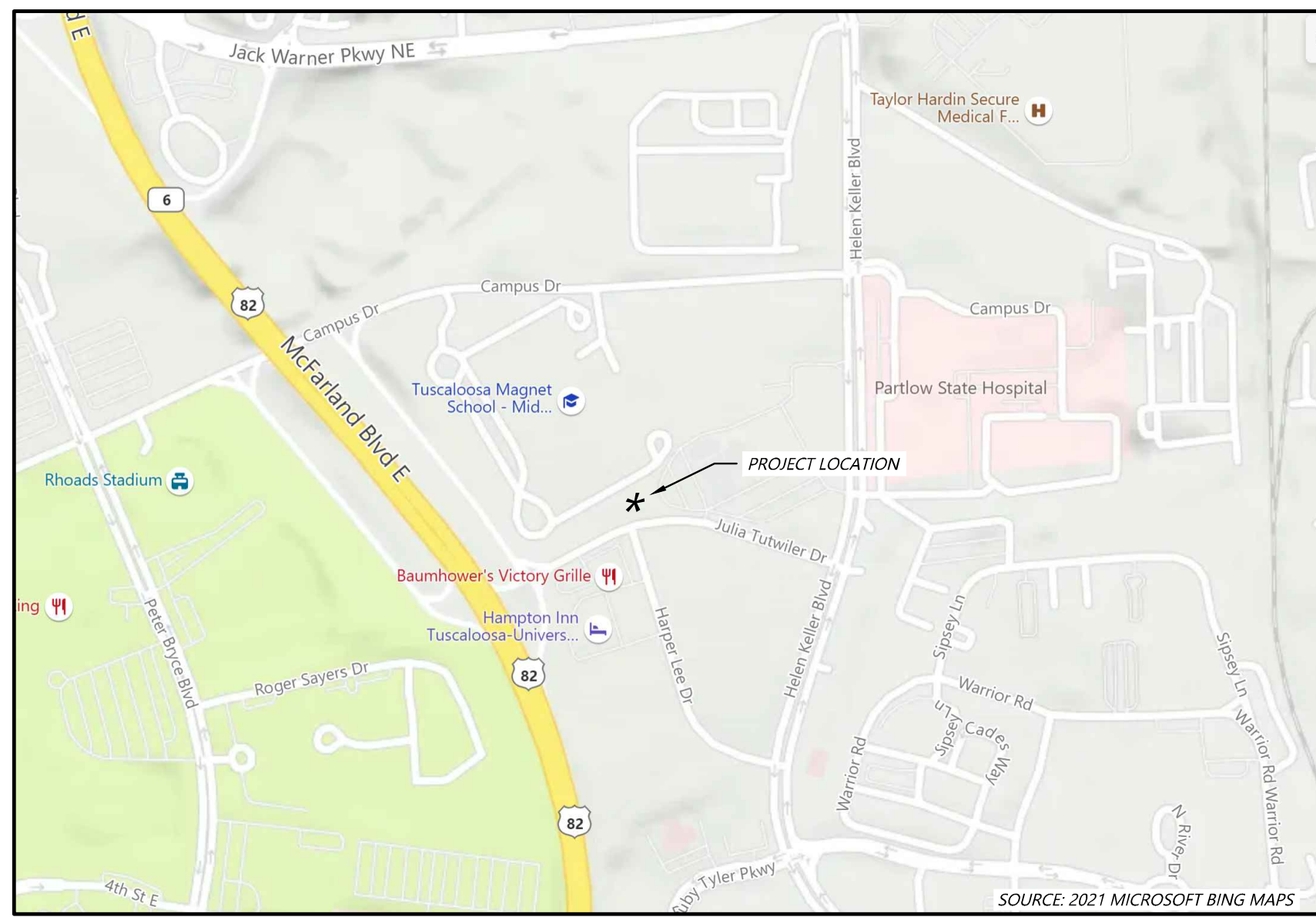
**PRELIMINARY SUBDIVISION PLAT**

SHEET TITLE	NO.	DATE	DESCRIPTION	DRAWN BY: S.W.T.
PRELIMINARY SUBDIVISION PLAT	1	7/1/21	MISC. REVISIONS PER CITY REVIEW	PROJECT NUMBER: 21-30
				CHECKED BY: J.C.
				DATE: 6-2-21
				FILE NAME: LCC-PREMAPLATS.DWG

SHEET NO. **C100**



VICINITY MAP

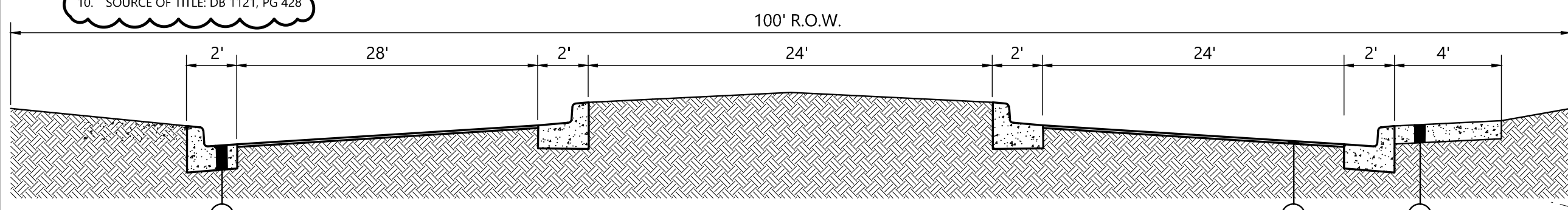


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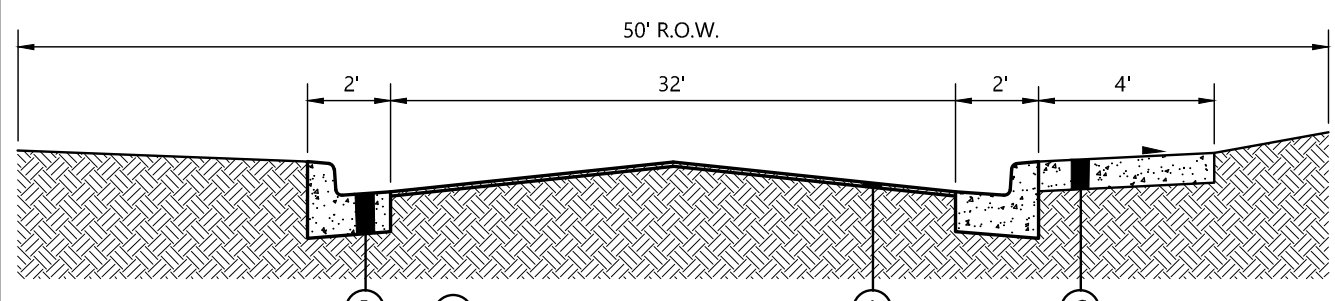
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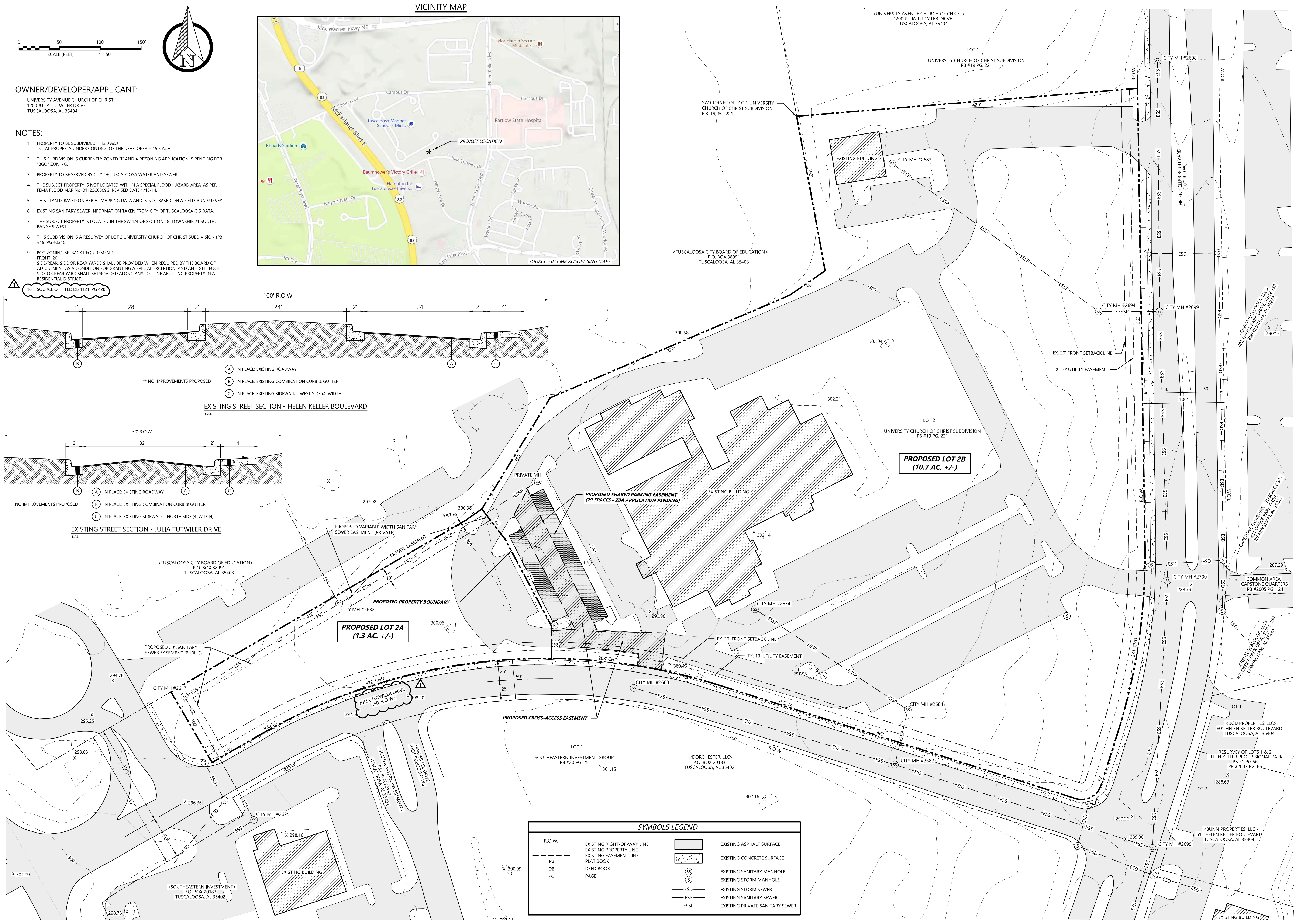
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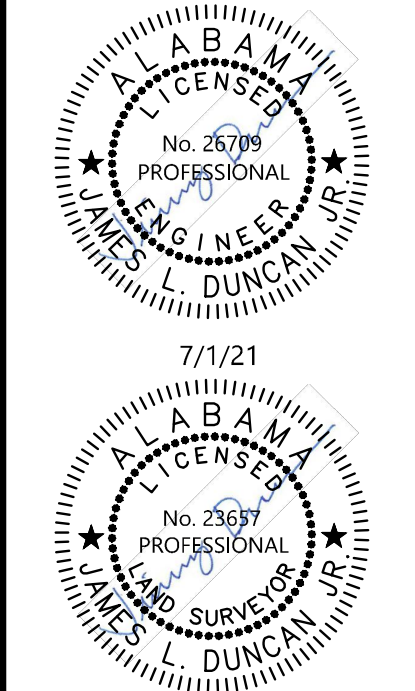
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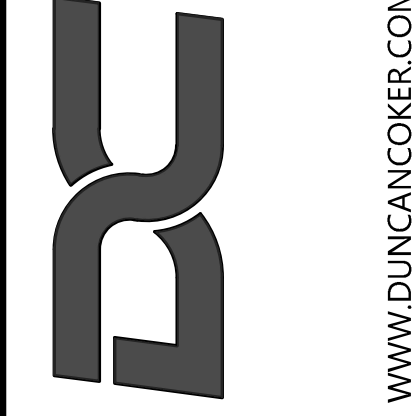


**SYMBOLS LEGEND**

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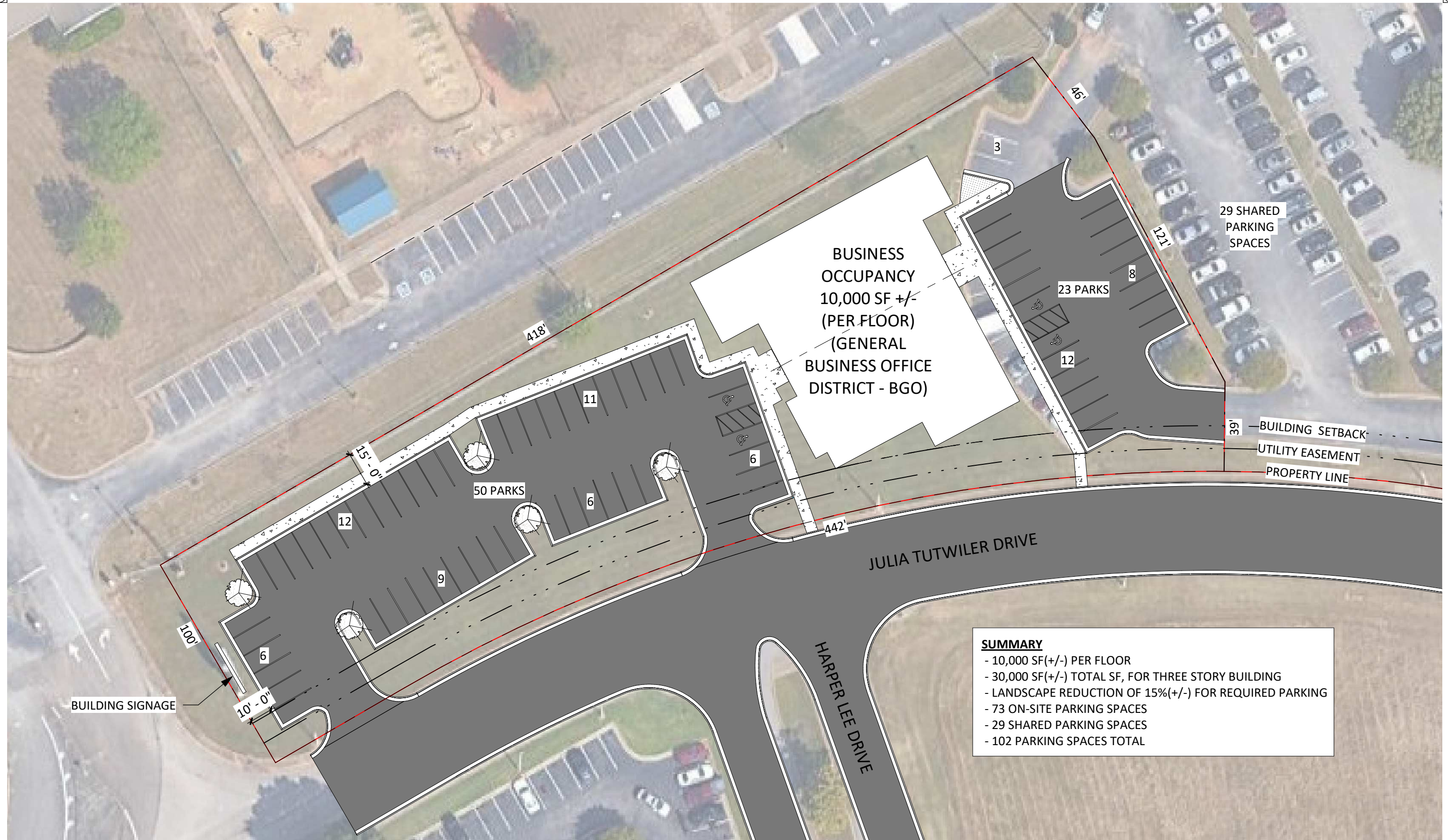


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SUBDIVISION**  
1200 JULIA TUTWILER DRIVE  
TUSCALOOSA, AL 35404

**PRELIMINARY SUBDIVISION PLAT**

SHEET TITLE	DATE	DATE	DATE	DATE
PRELIMINARY SUBDIVISION PLAT	7/1/21	7/1/21	7/1/21	7/1/21
DESCRIPTION	DATE	DATE	DATE	DATE
MISC. REVISIONS PER CITY REVIEW				
DRAWN BY: S.W.T.	CHECKED BY: J.C.	DATE: 6-2-21	FILE NAME: LCC-PREMAP.DWG	PROJECT NUMBER: 21-30
<b>SHEET NO. C100</b>				









CONCEPT SITE PLAN





VIEW 01





**VIEW 02**





VIEW 03



## **STORM DRAINAGE STUDY**

Project: Resurvey of Lot 2 University Church of Christ Subdivision

Date: June 11, 2021

The Resurvey of Lot 2 University Church of Christ Subdivision is a proposed two-lot subdivision located at the intersection of Helen Keller Boulevard and Julia Tutwiler Drive. Proposed Lot 2A will accommodate a proposed business/professional office building, with the existing University Church of Christ building situated on proposed Lot 2B.

Construction activities with this subdivision will be limited to proposed Lot 2A, which mainly consists of Bama Fine Sandy Loam (0%-2% slopes), according to the U.S. Department of Agriculture (Natural Resource Conservation Service) web soil survey. Bama Fine Sandy Loam is classified as a well-drained soil with few limitations associated with building and roadway construction.

The existing slope of Lot 2A is generally from East to West, with surface runoff ultimately entering existing storm drainage inlets in Julia Tutwiler Drive. The existing drainage direction will likely be maintained with the Lot 2A grading configuration. On-site stormwater detention system will be incorporated with the Lot 2A construction documents such that post-development discharges do not exceed the predevelopment discharge rates.

Although only minimal earthwork is anticipated with the project, appropriate erosion control measures, such as inlet protection, perimeter silt fences, sediment traps and temporary grassing will be implemented during construction in order to minimize erosion potential. If the land disturbance activities exceed one acre in size, the site will be registered with the Alabama Department of Environmental Management.