

TUSCALOOSA  
PLANNING COMMISSION

PLANNED UNIT DEVELOPMENT (PUD)  
SUBMISSION CHECKLIST

*Please complete all of the following required fields:*

Subdivision: Peninsula Parcel ID: 63-21-04-19-1-001-006.000, 63-21-04-20-2-001-001-014 Total Acres: +/-20.3

**Surveyor or Engineer**  
 Name: TTL, Inc. - Bradley Porter Email: bporter@ttlusa.com Phone: 205-345-0816  
 Address: 3516 Greensboro Ave City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner**  
 Name: Peninsula Northriver, LLC Email: hearinghomes@aol.com Phone: 205-759-9914  
 Address: 1200 Diamond Point Circle City/State: Tuscaloosa / AL ZIP Code: 35406

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

6 Plats MAP FOLDED to 8 1/2" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES <u>08-12-2021</u>	<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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Application for tentative approval form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Evidence of ownership or control of site	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Financial capability report	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Narrative for PUD	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	<input checked="" 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

**Certification of Applicant**

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL 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:**

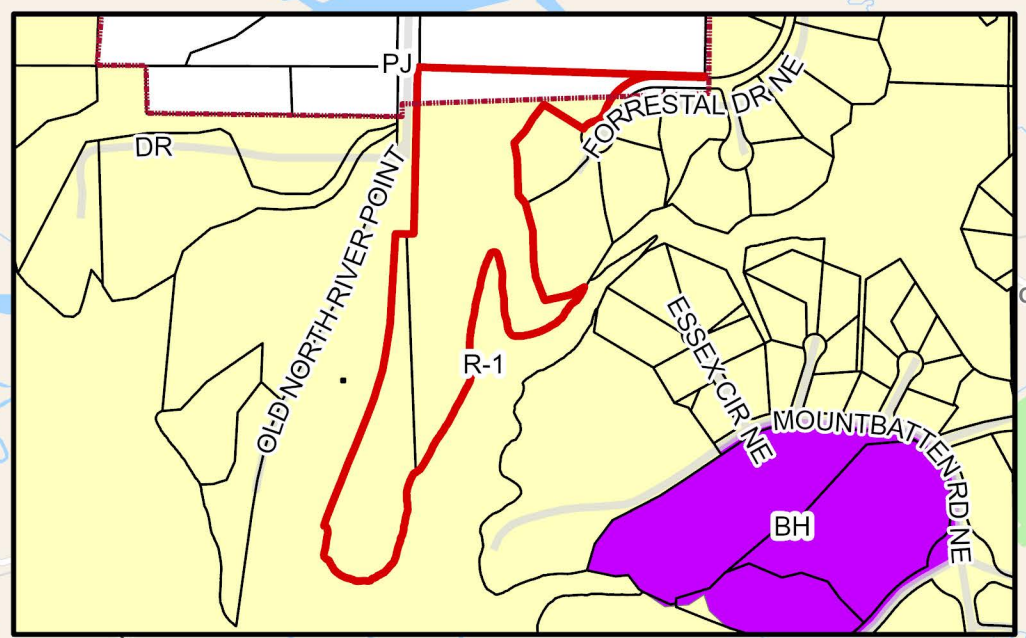
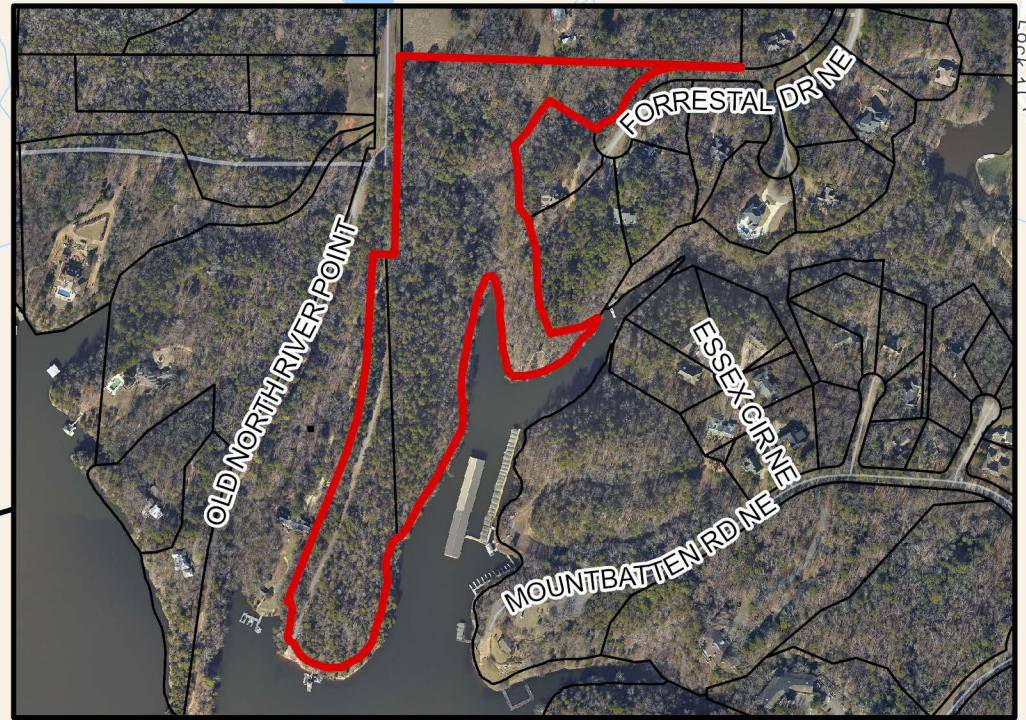
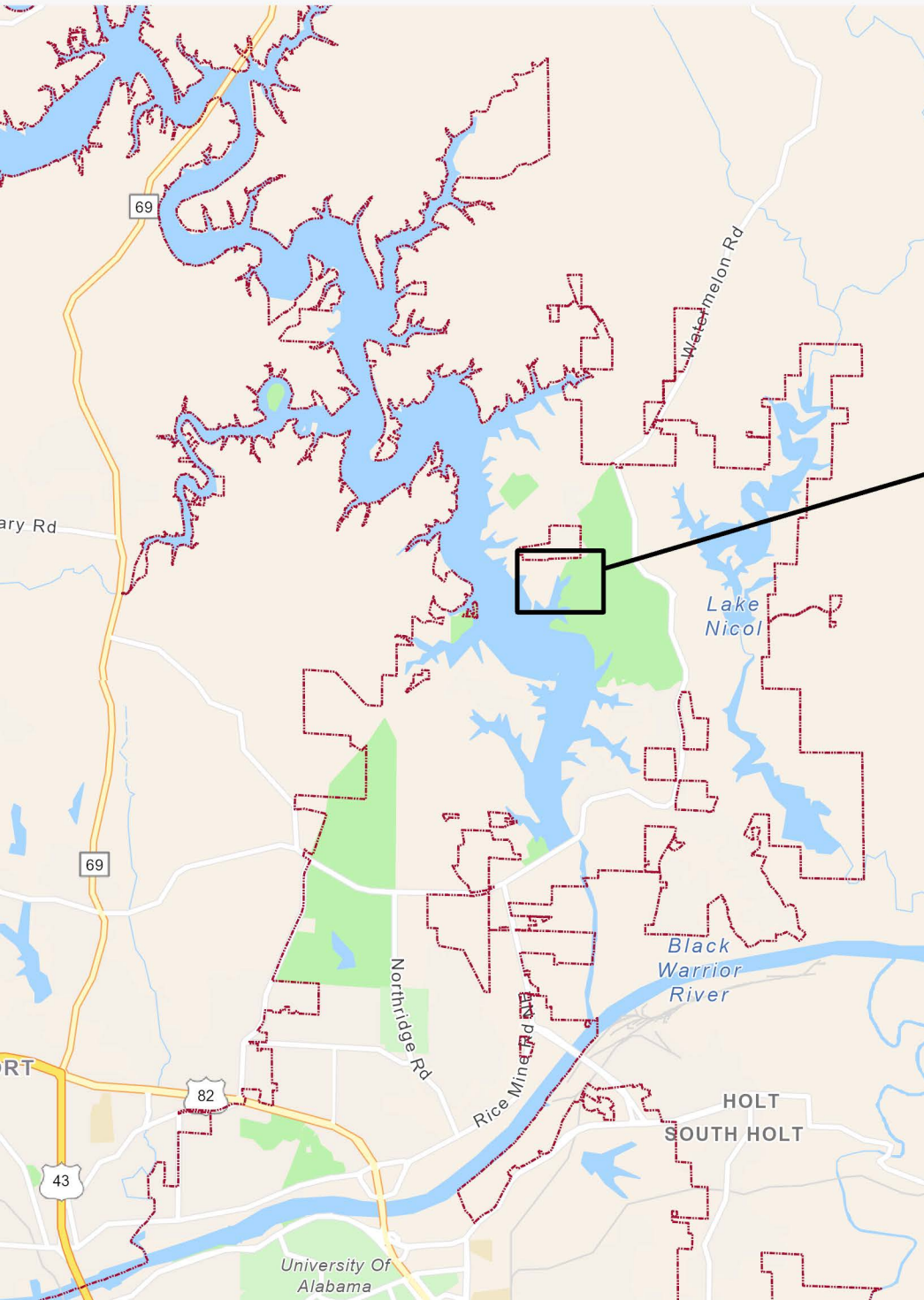
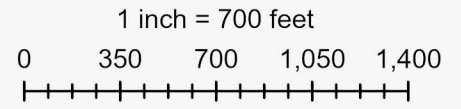
Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
 Planning Division Tuscaloosa, AL 35401

**SUBMIT FORM**





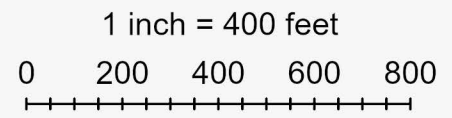
# Peninsula Subdivision







# Peninsula Subdivision







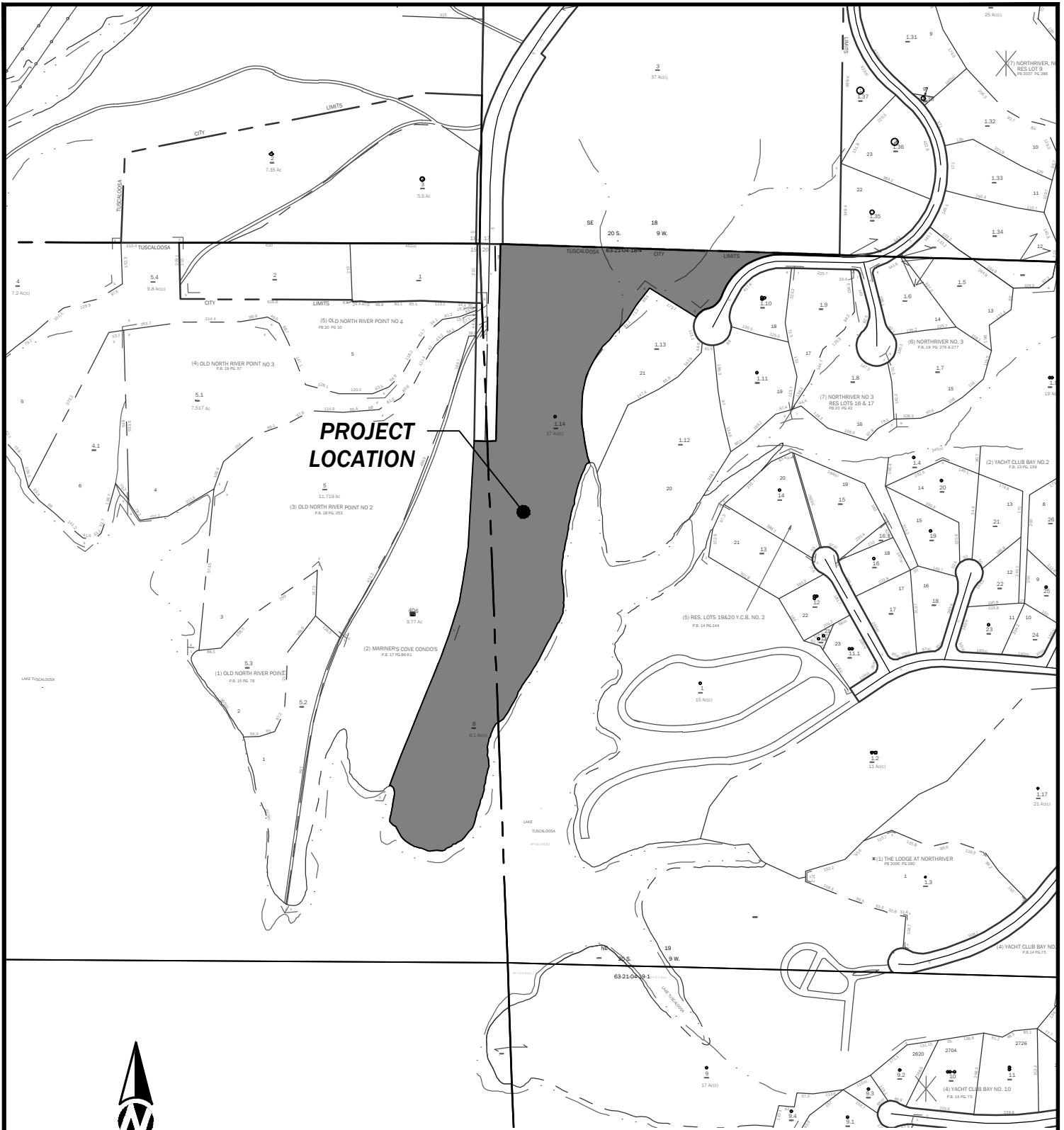
VICINITY MAP  
21-10-01365.00  
 1"=2000'

**PRELIMINARY**  
 (NOT FOR CONSTRUCTION,  
 RECORDING PURPOSES  
 OR IMPLEMENTATION)



3516 Greensboro Avenue | Tuscaloosa, AL 35401  
 205.345.0816 | www.ttlusa.com

VICINITY MAP  
 PENINSULA SUBDIVISION  
 TUSCALOOSA, ALABAMA



**PROJECT  
LOCATION**

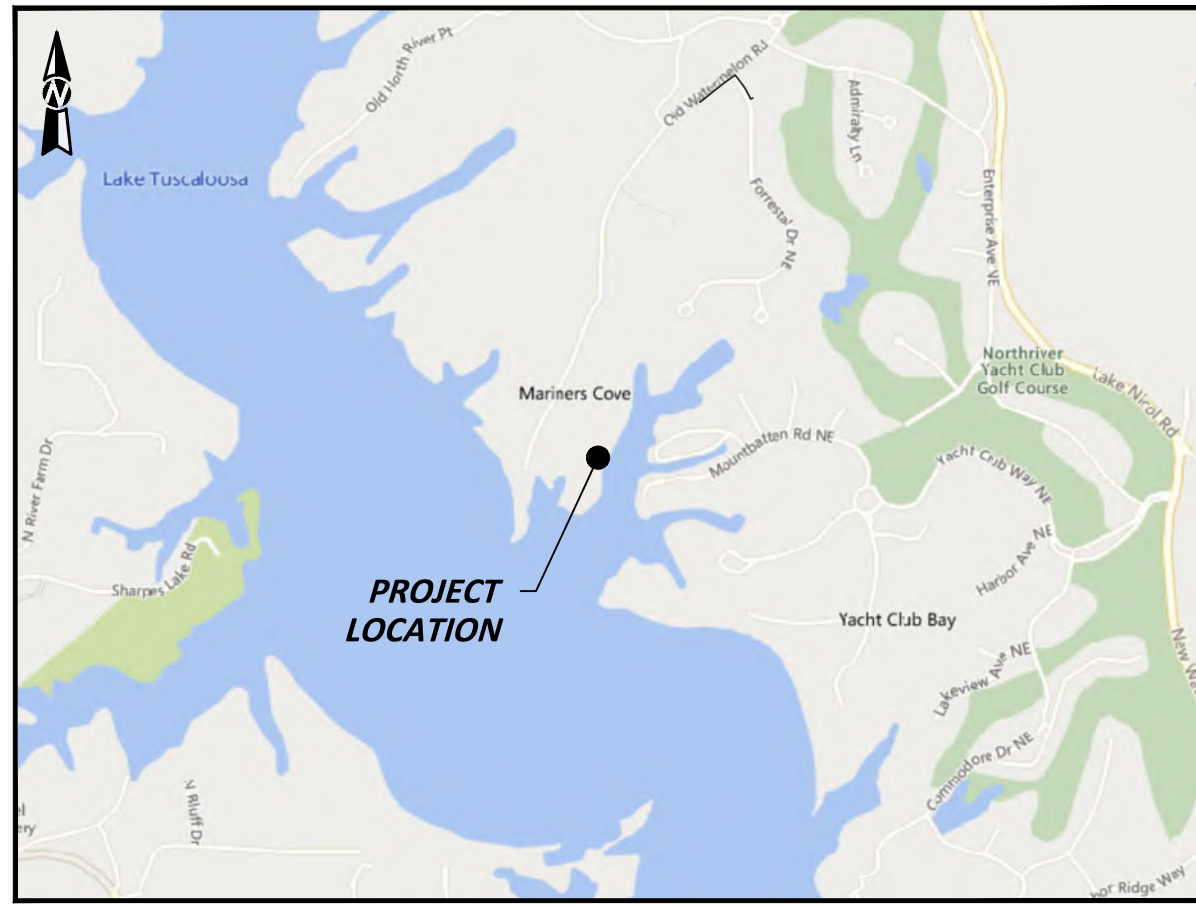
**TAX MAP:  
21-10-01365.00  
1"=500'**



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**TAX MAP  
PENINSULA SUBDIVISION  
TUSCALOOSA, ALABAMA**



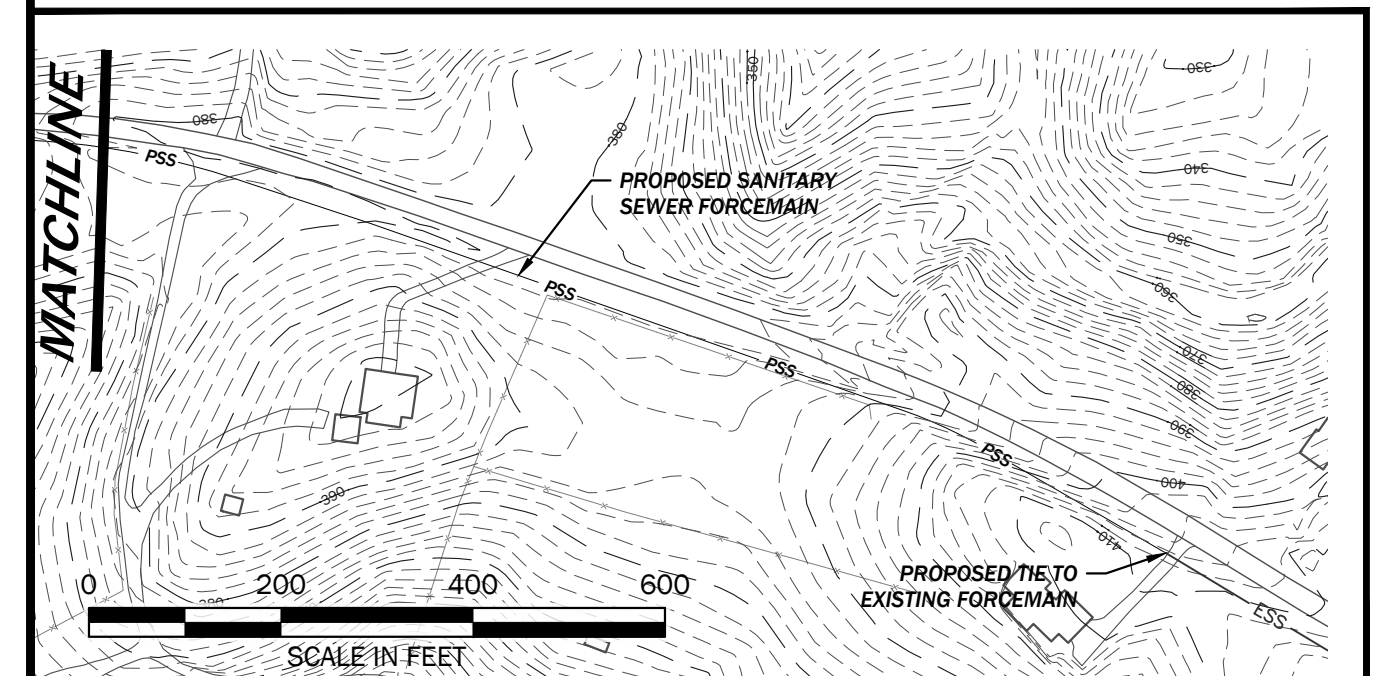
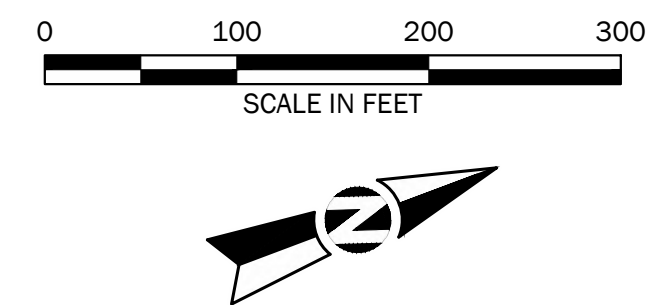
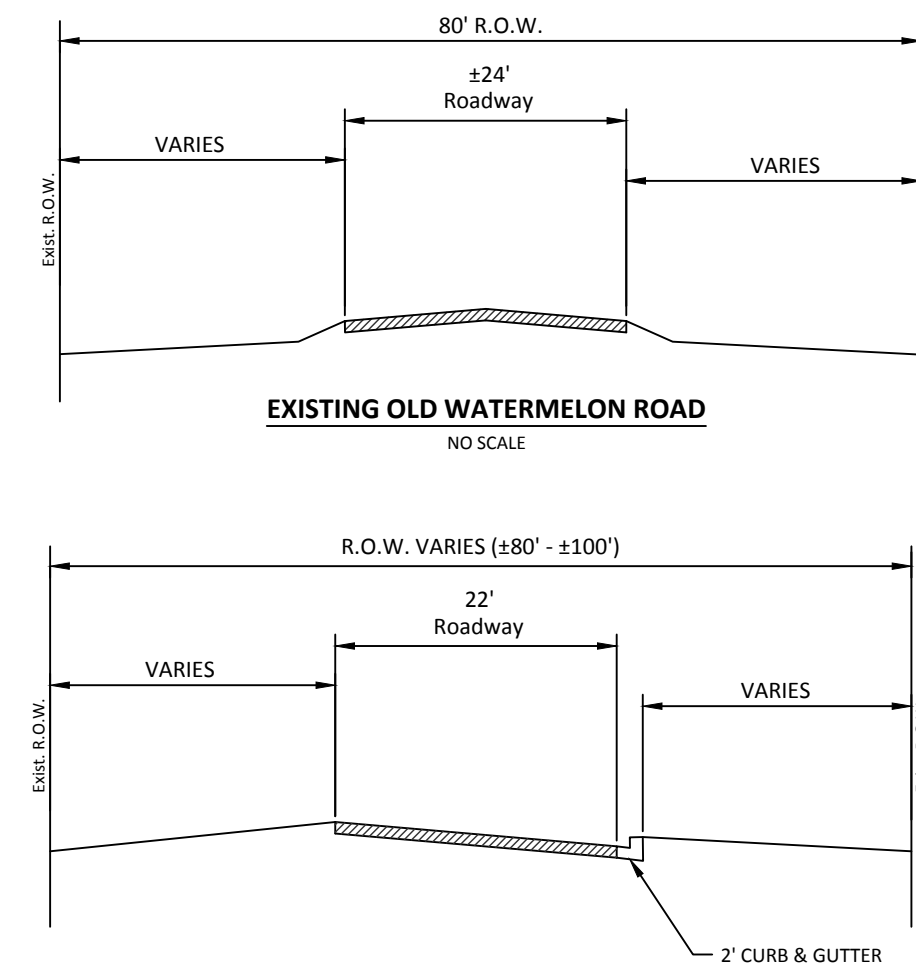


VICINITY MAP  
NO SCALE

- NOTES:**
- No title search was performed with this survey.
  - 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.
  - Source of Title: Db. 2003, Pg. 09704
  - Current Zoning: R-1
  - This property lies in a special flood hazard area Zone AE, from information taken from FEMA Firm Panel No. 011250342G.
  - Total Area of Property Subdivided is 20.27 ± Acres.
  - Total Contiguous Lot Area under Ownership is 20.27 ± Acres.
  - Variations Requested:
    - Variance of half street improvements (Lots 8-10)
    - Variance of public street frontage (Lots 1-7)
    - Variance of typical street cross-sections (All Lots)
    - Variance of sidewalk requirements (All Lots)
    - Variance of cul-de-sac length (All Lots)
  - Owner/Developer of property being subdivided: Peninsula Northriver, LLC  
1200 Diamond Point Circle  
Tuscaloosa, AL 35406
  - Public sewer is intended to be provided for all lots and no on-site sewage disposal system is allowed.
  - There shall be noted on the plat recorded in the Probate Judge's Office, a provision for the dedication of any of the private streets as public streets if the governing body of the City determines at any time in the future that the same is required for adequate public access for adjacent or other property or required for the public health, safety, and welfare. The Homeowner's Association shall agree to indemnify and hold the City harmless from any liability or claims arising from, or in any way associated with, the decision of the City to make such streets public.
  - Common Lots are not for residential construction.

**LEGEND**

	PROPOSED PROPERTY LINE		LIGHT POLE
	RIGHT-OF-WAY		ELECTRICAL BOX
	PROPERTY LINE		SIGN
	ORIGINAL SUBDIVISION LOT LINE		CAPPED REBAR FOUND
	CHAIN LINK FENCE		SECTION
	IRON FENCE		TOWNSHIP
	WIRE FENCE		RANGE
	WOOD FENCE		RIGHT-OF-WAY
	150' CONTOUR INTERVAL		MINIMUM BUILDING LINE
	149' CONTOUR INTERVAL		PLAT BOOK
	SANITARY SEWER MAIN		DEED BOOK
	STORM DRAIN		PAGE
	WATER MAIN		RECORD DIMENSION
	GAS MAIN		TREE
	OVERHEAD ELECTRICAL		CONCRETE PAVEMENT
	UNDERGROUND ELECTRICAL		EXISTING ASPHALT PAVEMENT
	UNDERGROUND CABLE		
	OVERHEAD TELEPHONE		
	UNDERGROUND TELEPHONE		
	SANITARY SEWER MANHOLE		
	WATER VALVE		
	WATER METER		
	POWER POLE		
	GUY ANCHOR		



2890 Rice Mine Road NE | Tuscaloosa, AL 35406  
205.561.3778 | www.ttlusa.com

**PENINSULA SUBDIVISION**  
PENINSULA NORTHRIVER, LLC  
Sections 19 and 20, Township 20 South, Range 9 West  
Tuscaloosa, Alabama

PRELIMINARY  
(NOT FOR CONSTRUCTION,  
RECORDING PURPOSES,  
OR IMPLEMENTATION)

Sheet Title	Preliminary Subdivision Plat w/ Contours & Improvements		
Revision Description	Date	Drawn By: A H S	Checked By: M B P
		Date: 09/17/21	Proj. No.: 21-10-01365.00
		File Name: 211365 Preliminary Plat.dwg	
Sheet No.	2 of 2		



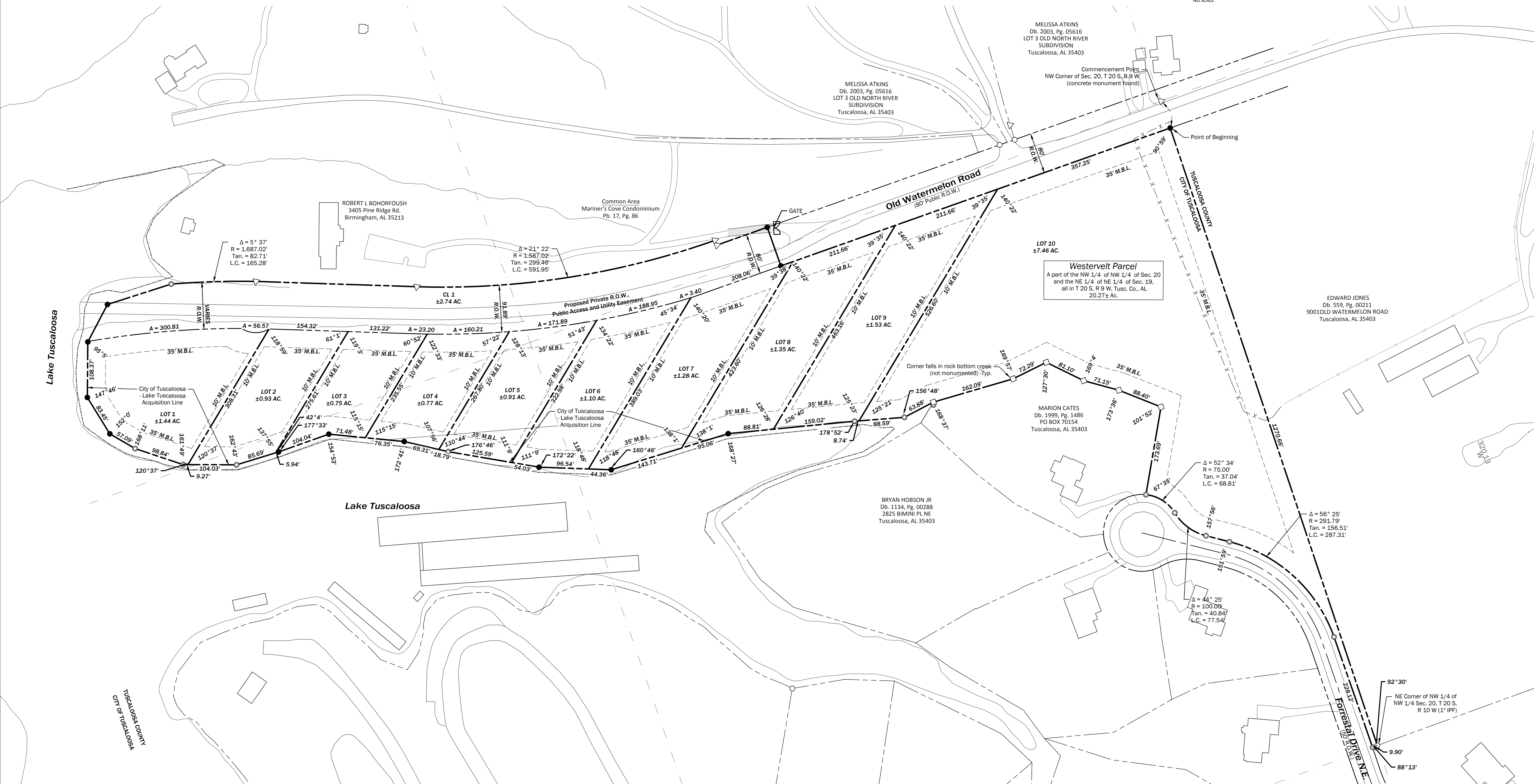
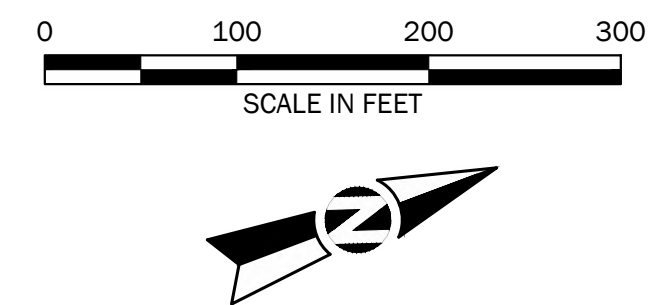
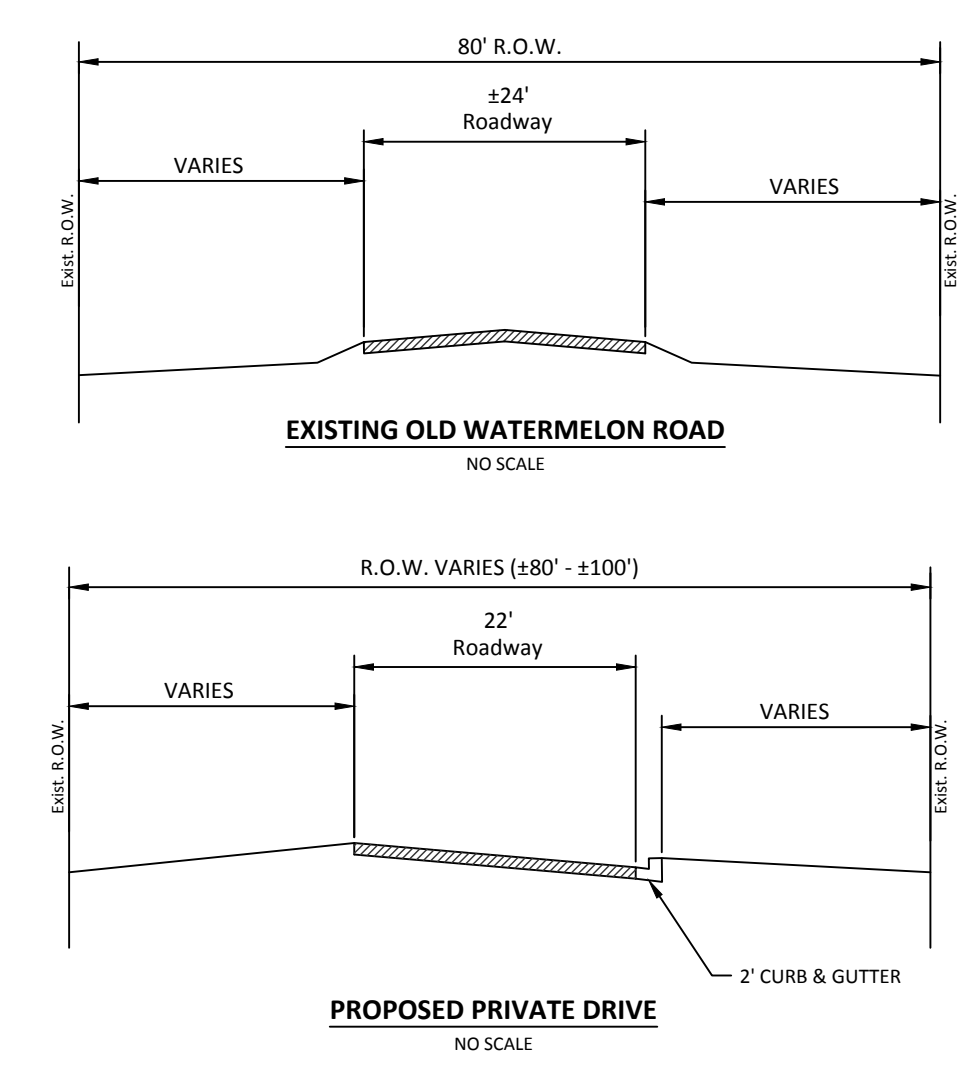


VICINITY MAP  
NO SCALE

- NOTES:**
- No title search was performed with this survey.
  - 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.
  - Source of Title: Db. 2003, Pg. 09704
  - Current Zoning: R-1
  - This property lies in a special flood hazard area Zone AE, from information taken from FEMA Firm Panel No. 0112503426.
  - Total Area of Property Subdivided is 20.27 ± Acres.
  - Total Contiguous Lot Area under Ownership is 20.27 ± Acres.
  - Variations Requested:
    - Variance of half street improvements (Lots 8-10)
    - Variance of public street frontage (Lots 1-7)
    - Variance of typical street cross-sections (All Lots)
    - Variance of sidewalk requirements (All Lots)
    - Variance of cul-de-sac length (All Lots)
  - Owner/Developer of property being subdivided: Peninsula Northriver, LLC  
1200 Diamond Point Circle  
Tuscaloosa, AL 35406
  - Public sewer is intended to be provided for all lots and no on-site sewage disposal system is allowed.
  - There shall be noted on the plat recorded in the Probate Judge's Office, a provision for the dedication of any of the private streets as public streets if the governing body of the City determines at any time in the future that the same is required for adequate public access for adjacent or other property or required for the public health, safety, and welfare. The Homeowner's Association shall agree to indemnify and hold the City harmless from any liability or claims arising from, or in any way associated with, the decision of the City to make such streets public.
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**LEGEND**

	PROPOSED PROPERTY LINE		LIGHT POLE
	RIGHT-OF-WAY		ELECTRICAL BOX
	PROPERTY LINE		SIGN
	ORIGINAL SUBDIVISION LOT LINE		CAPPED REBAR FOUND
	CHAIN LINK FENCE		CAPPED REBAR SET
	IRON FENCE		SECTION
	WIRE FENCE		TOWNSHIP
	WOOD FENCE		RANGE
	CONTOUR 5' INTERVAL		RIGHT-OF-WAY
	CONTOUR 1' INTERVAL		MINIMUM BUILDING LINE
	SANITARY SEWER MAIN		PLAT BOOK
	STORM DRAIN		DEED BOOK
	WATER MAIN		PAGE
	GAS MAIN		RECORD DIMENSION
	OVERHEAD ELECTRICAL		TREE
	UNDERGROUND ELECTRICAL		CONCRETE PAVEMENT
	UNDERGROUND CABLE		EXISTING ASPHALT PAVEMENT
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	WATER METER		
	POWER POLE		
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**PENINSULA SUBDIVISION**  
PENINSULA NORTHRIVER, LLC  
Sections 19 and 20, Township 20 South, Range 9 West  
Tuscaloosa, Alabama

**PRELIMINARY**  
(NOT FOR CONSTRUCTION,  
RECORDING PURPOSES,  
OR IMPLEMENTATION)

Sheet Title  
**Preliminary Subdivision Plat**

No.	Date	Revision Description

Drawn By: AHS  
Date: 09/17/21  
File Name: 211365 Preliminary Plat.dwg

Checked By: M B P  
Proj. No.: 21-10-1365.00





3516 Greensboro Ave  
Tuscaloosa, AL 35401  
205.345.0816  
www.ttlusa.com

August 18, 2021  
**Revised October 5, 2021**

Mr. Zach Ponds  
Associate Director of Planning  
Office of Urban Development  
City of Tuscaloosa  
Tuscaloosa, Alabama  
Email: [zponds@tuscaloosa.com](mailto:zponds@tuscaloosa.com)

**RE: Peninsula Subdivision Planned Unit Development – Variance Request  
Tuscaloosa, Alabama**

We are writing on behalf of the Developer, Peninsula Northriver, LLC, to request the following variances from the subdivision regulations for the development of Old Watermelon Road Subdivision:

1. **Variance of half street improvements:** There will only be three (3) lots along an existing public street. While the existing public street used to be a thoroughfare, with the addition of Lake Tuscaloosa, it's now a dead-end street that provides access to a few residential lots and condo development. The remaining seven (7) lots will be accessed via a gated, private road. Lots 8-10 will be impacted by this variance.
2. **Variance of public street frontage:** This Planned Unit Development will consist of a private street that meets the requirements outlined in Section 4.7 of the Subdivision Regulations, with the exception of the above noted requested variances. Lots 1-7 will be impacted by this variance.
3. **Variance of typical street cross-sections:** The streets are proposed to differ from a conventional neighborhood street cross-section, primarily for drainage purposes. All streets are proposed to be twenty-two feet wide. Though some curb and/or valley gutter will be installed to help facilitate drainage and minimize erosion, the intent is to promote the natural-wooded feel of the development as well as facilitate overland flow and infiltration into soils which will help reduce the need for a closed storm drainage system with point discharge locations. All lots will be impacted by this variance.
4. **Variance of sidewalk requirements:** The concept of this planned community is for it to be nestled as much as possible into the natural setting of the property. The typical section of the streets will require vertical transition of the side slopes to proposed lots within right-of-way. With its gated and private street, minimal vehicular traffic is expected. Therefore, in order to maintain as much as possible a natural, wooded feel, improved sidewalks are not proposed for the development. All lots will be impacted by this variance.
5. **Variance of Cul-de-sac length:** Due to the shape of the property, the topography of the land, and limitations for connections to other roads due to its proximity to the lake, a second connection point cannot be provided within the development. Therefore, a cul-de-sac will be provided near Lot 1 to provide the most feasible location for turnaround. All lots will be impacted by this variance.

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

Sincerely,

TTL, INC.

Adam Strachan, E.I.  
Project Professional