



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: A RESURVEY OF A PART OF LOT 287 OF McALLA STREET CENTER SURVEY OF 1891 (OR) Parcel ID: 63 31 05 22 1 111 045.000 and 046.000 Total Acres: 0.25

**Surveyor or Engineer**

Name: Sentell Egnineering Inc. Email: cgs@sentell.net Phone: 2057525564  
Address: 639 Black Bears Way City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner**

Name: Eugene Moore Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: 1802 15th Street City/State: Tuscaloosa / AL ZIP Code: 35401

*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>04/14/2022</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input 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
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**

**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: 4/15/22

**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

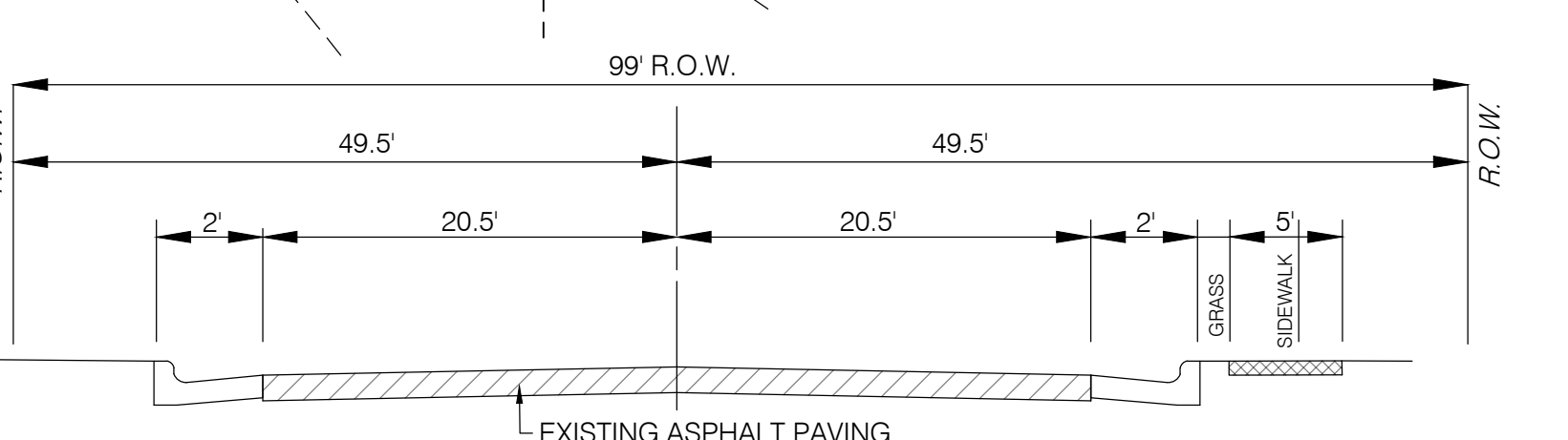
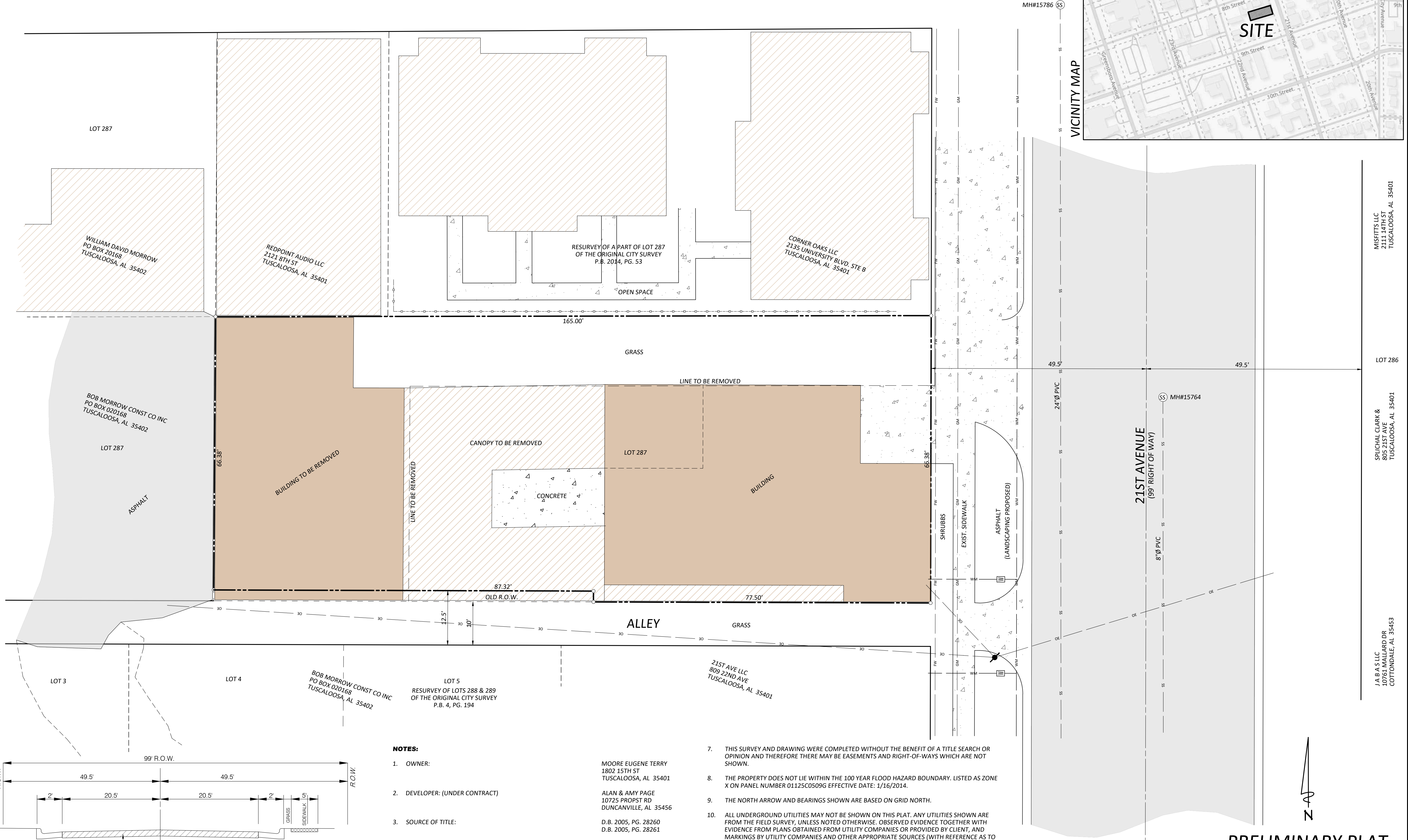
**SUBMIT FORM**



N:\2022\22-098 Alan Page SITE\22-098 preliminary plat.dwg

8TH STREET

<b>LEGEND</b>	○ EXISTING STORM MANHOLE	○ PLAT BOOK	PB EXISTING OVERHEAD ELECTRIC	---	---
● CAPPED PIPE/PIN SET (CPS)	● EXISTING YARD INLET	■ DEED BOOK	DB EXISTING BURIED COMM.	---	---
○ CAPPED PIPE/PIN FOUND (CPF)	○ EXISTING GAS REGULATOR	□ PAGE	PG EXISTING OVER HEAD COMM.	---	---
□ CONC. MONUMENT FOUND (CMF)	□ EXISTING GAS METER	⊗ EXISTING LIGHT POLE	* EXISTING BURRIED CABLE	---	---
△ POINT NOT MONUMENTED	△ EXISTING GAS VALVE	⊙ EXISTING GUY WIRE	—/— EXISTING SANITARY SEWER	---	---
N NORTH	N EXISTING SANITARY SEWER MANHOLE	⊕ EXISTING POWER POLE	—/— EXISTING BURRIED ELECTRIC	---	---
S SOUTH	S EXISTING COMMUNICATION MANHOLE	⊖ EXISTING HVAC	- - - - EXISTING CONTOUR MAJOR	---	---
E EAST	E EXISTING COMMUNICATION BOX	⊘ EXISTING WATER VALVE	---	---	---
W WEST	W EXISTING MAILBOX	⊙ EXISTING WATER METER	---	---	---
RECORD BOOK - DEED AND/OR PLAT	( ) EXISTING GAS MAIN	⊘ EXISTING FIRE HYDRANT	---	---	---
FRONT SETBACK LINE	FSL EXISTING WATER MAIN	⊙ EXISTING CLEANOUT	o.c.o.	---	---
RIGHT OF WAY	ROW EXISTING STORM SEWER				



- NOTES:**
- OWNER: MOORE EUGENE TERRY  
1802 15TH ST  
TUSCALOOSA, AL 35401
  - DEVELOPER: (UNDER CONTRACT) ALAN & AMY PAGE  
10725 PROPST RD  
DUNCANVILLE, AL 35456
  - SOURCE OF TITLE: D.B. 2005, PG. 28260  
D.B. 2005, PG. 28261
  - TOTAL ACRES OWNED/DEVELOPED: 0.25 ACRES±.
  - VARIANCE REQUESTED: ADD'L ALLEY DEDICATION
  - THE PROPERTY IS LOCATED IN THE CITY LIMITS AND IS ZONED BC-DROD.
  - THIS SURVEY AND DRAWING WERE COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND THEREFORE THERE MAY BE EASEMENTS AND RIGHT-OF-WAYS WHICH ARE NOT SHOWN.
  - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0509G EFFECTIVE DATE: 1/16/2014.
  - THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
  - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

**SENTTELL ENGINEERING**  
CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING  
639 Black Bears Way  
Tuscaloosa, AL 35401  
Phone (205) 752-5564  
www.senttell.net

A RESURVEY OF A PART OF LOT 287 OF McALLA STREET CENTER SURVEY OF 1891 (ORIGINAL CITY SURVEY), PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 10 WEST TUSCALOOSA COUNTY, ALABAMA

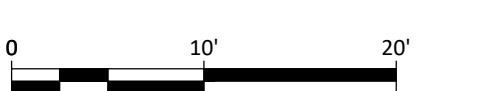
NO.	DATE	DESCRIPTION

DRAWN: CGS  
CHECKED: GLS  
DATE: 04/11/2022  
JOB NO: 22-098  
SHEET: 1

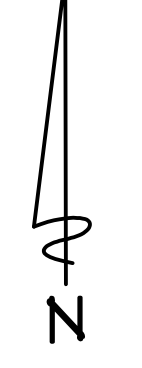
MISFITS LLC  
2111 14TH ST  
TUSCALOOSA, AL 35401

SPICHAL CLARK &  
805 21ST AVE  
TUSCALOOSA, AL 35401

J A B A S LLC  
10761 MALLARD DR  
COTTONDALE, AL 35453



PRELIMINARY PLAT

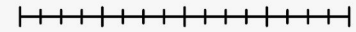




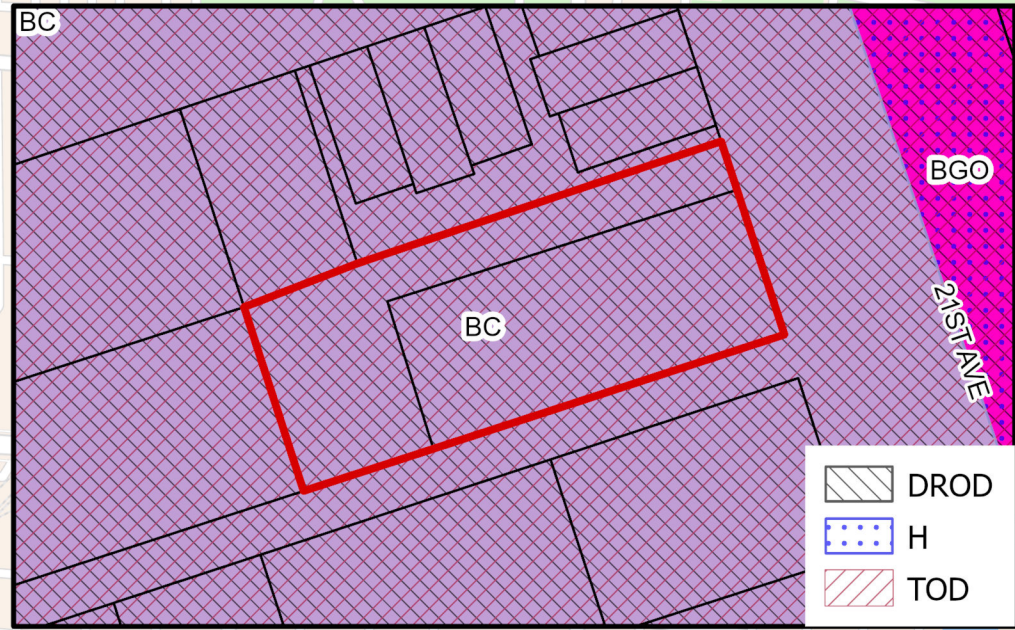
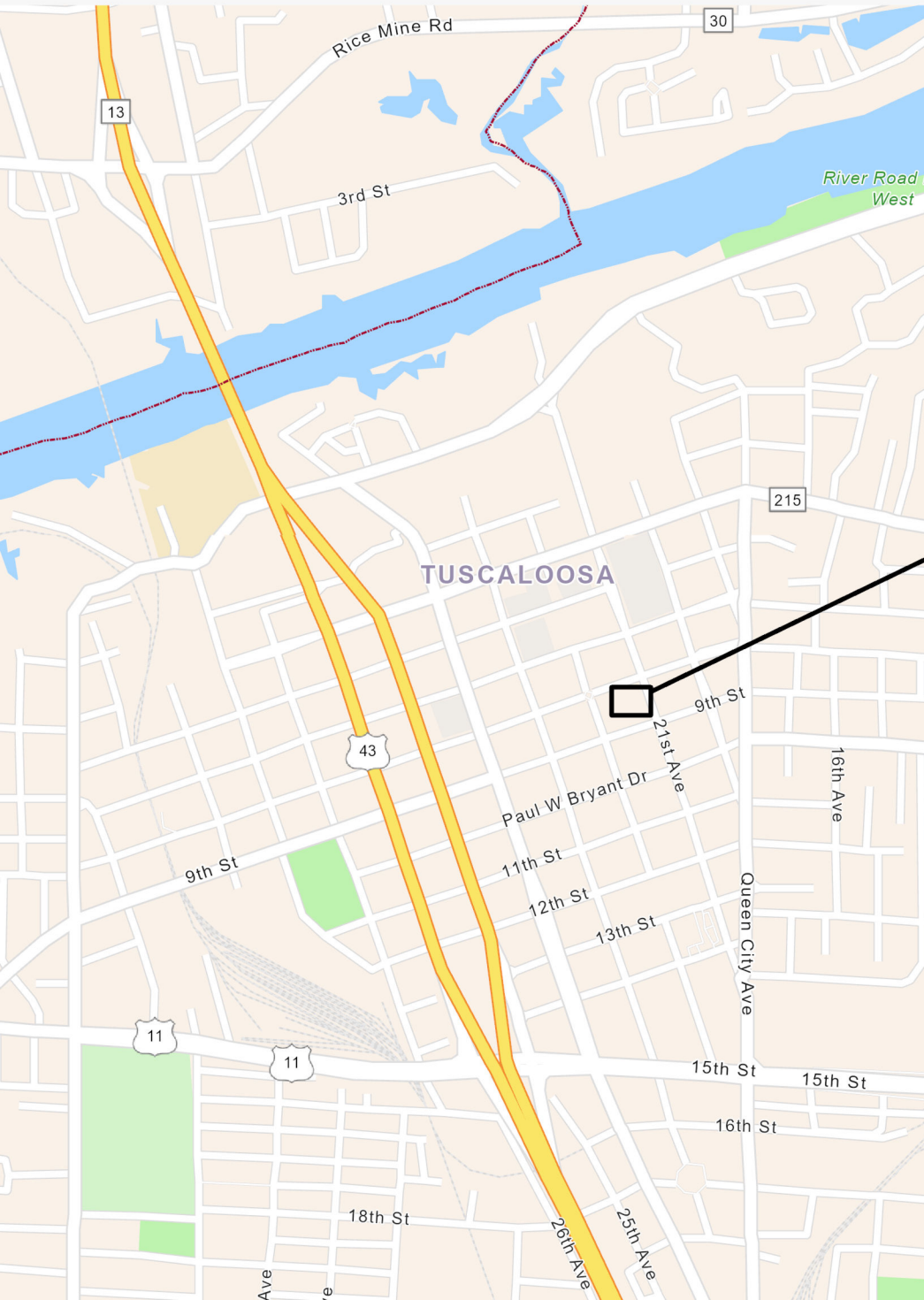
# 808 21st Ave

1 inch = 58 feet

0 25 50 75 100



N



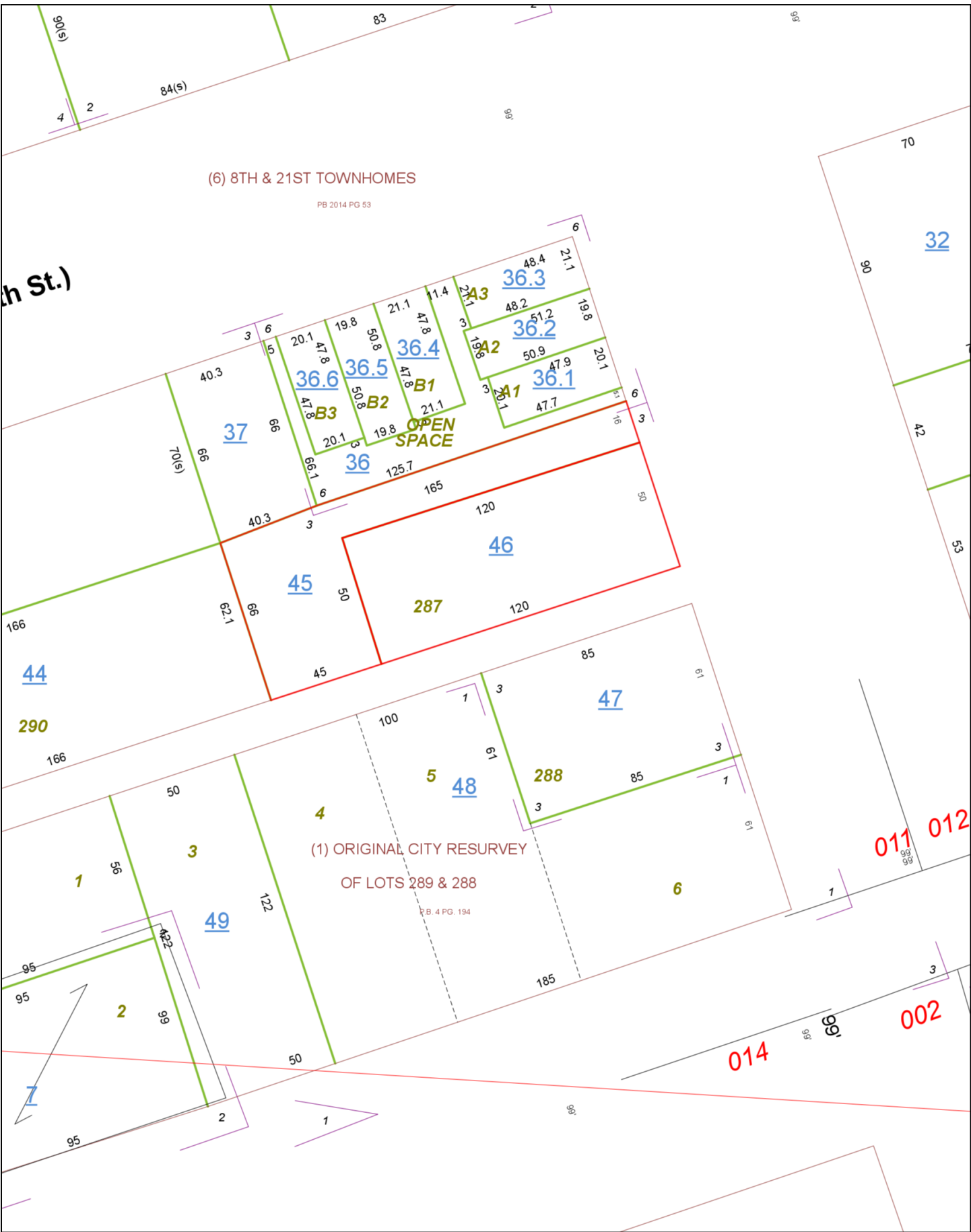


808 21st Ave

1 inch = 54 feet  
0 25 50 75 100

N





(6) 8TH & 21ST TOWNHOMES

PB 2014 PG 53

(1) ORIGINAL CITY RESURVEY

OF LOTS 289 & 288

PB. 4 PG. 194

h St.)

011 012

014 002

VICINITY MAP

