



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Ivory on 23rd Parcel ID: 63-31-05-22-4-037-009.000 and others Total Acres: +/- 0.62 acres

**Surveyor or Engineer**

Name: Duncan Coker Associates, P.C. Email: rmartin@duncancoker.com Phone: 205-561-0808  
Address: 302 Merchants Walk, Ste. 250 City/State: Tuscaloosa / AL ZIP Code: 35406

**Property Owner**

Name: Braybar, LLC Email: michaelbray1000@gmail.com Phone: 256-759-4454  
Address: 2000 Veterans Memorial Pkwy, Ste. 1 City/State: Tuscaloosa / AL ZIP Code: 35404

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

6 Plats MAP FOLDED to 8 ½" 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>3-15-22</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 type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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 ½" 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**

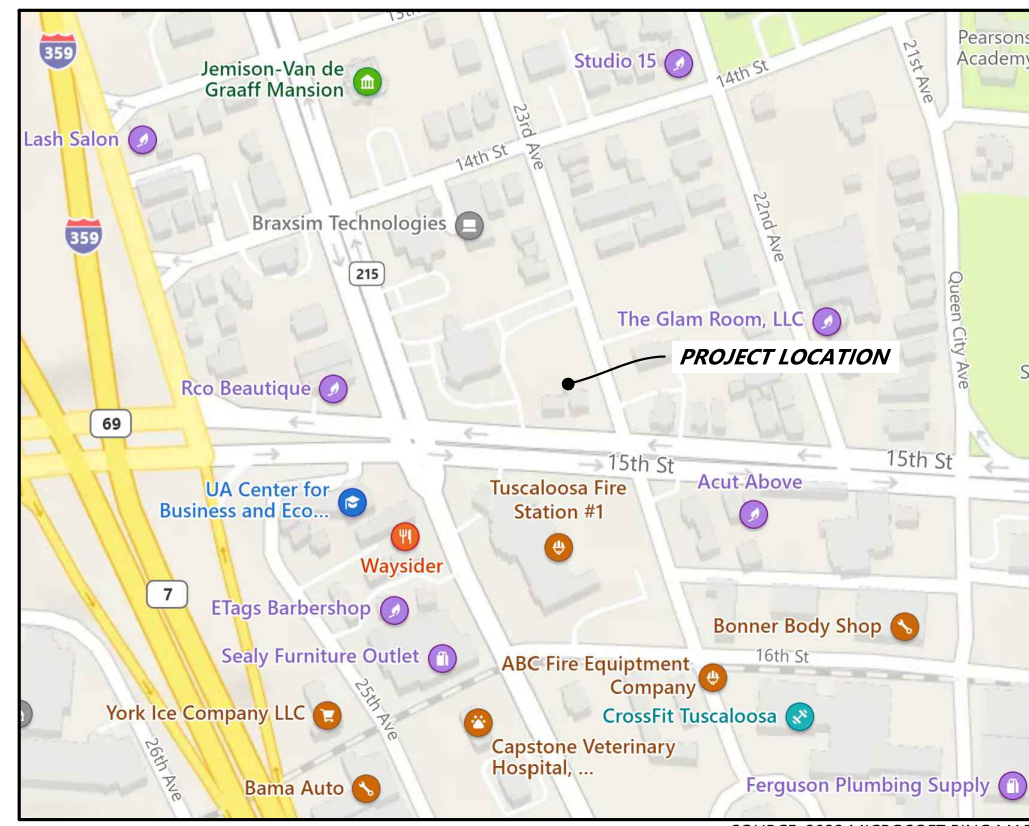
**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

I HAVE REVIEWED, COMPLETED & AGREE TO ALL 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: 3/15/22

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





VICINITY MAP

**OWNERS:**

BRAYBAR, LLC  
2000 VETERANS MEMORIAL PARKWAY, SUITE 1  
TUSCALOOSA, AL 35405

RAY INCORPORATED  
P.O. BOX 1876  
TUSCALOOSA, AL 35403

**APPLICANT:**

BRAYBAR, LLC  
2000 VETERANS MEMORIAL PARKWAY, SUITE 1  
TUSCALOOSA, AL 35405

**NOTES:**

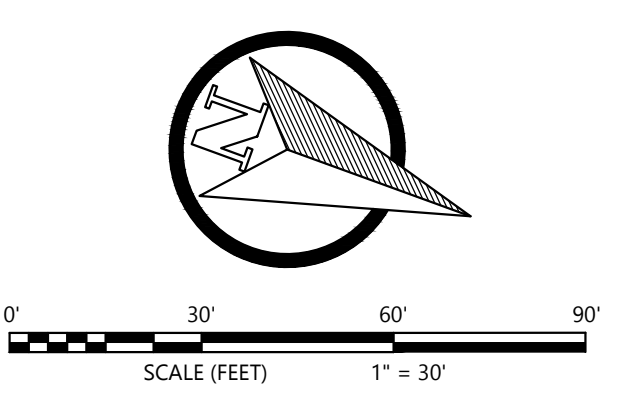
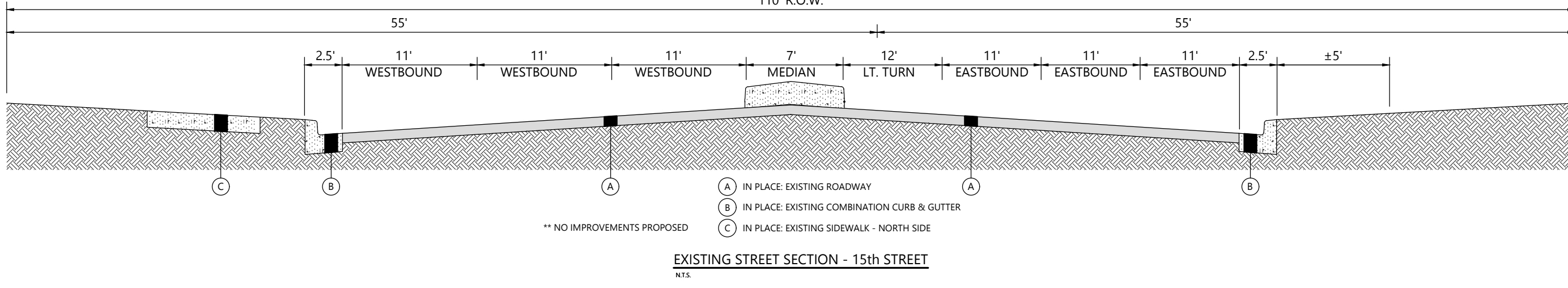
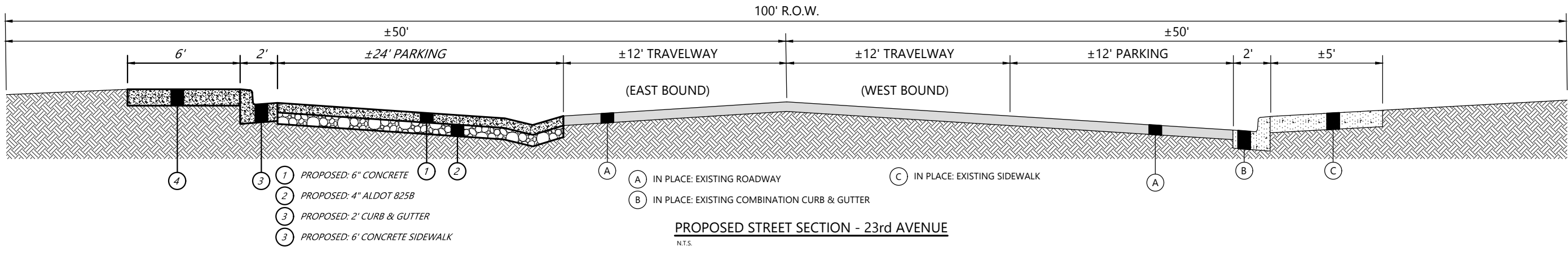
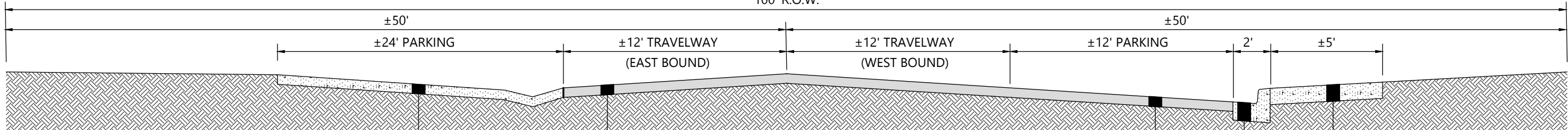
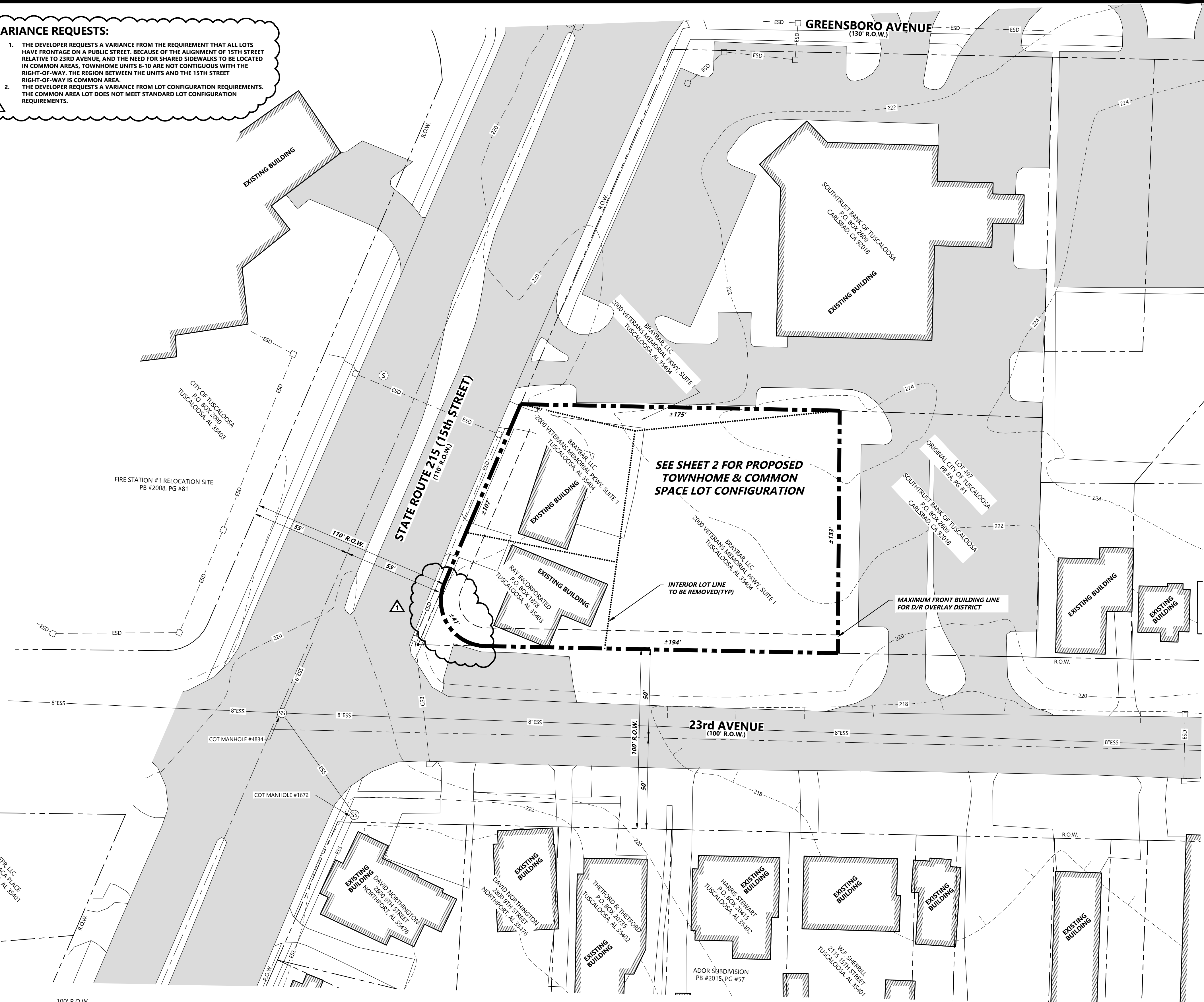
- PROPERTY TO BE SUBDIVIDED = 0.62 Ac.±  
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 0.62 Ac.±
- THIS PROPERTY IS CURRENTLY ZONED "BN" (NEIGHBORHOOD BUSINESS DISTRICT) AND LIES WITHIN THE DOWNTOWN/RIVERFRONT OVERLAY DISTRICT ("DROD").
- PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
- NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP No. 01125C05047, EFFECTIVE DATE 9/28/07.
- THIS PLAN IS BASED ON AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD-RUN DATA.
- EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
- THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
- THIS SUBDIVISION IS A RESURVEY OF PART OF LOT 509 OF THE ORIGINAL CITY SURVEY OF TUSCALOOSA (PB A, PG #1).
- "BN" ZONING SETBACK REQUIREMENTS:  
FRONT: 20'  
SIDE/REAR SETBACKS: NONE (DOES NOT ABUT A RESIDENTIAL DISTRICT)  
\*BUILDING(S) SHALL BE LOCATED WITHIN 10' OF FRONT PROPERTY LINE IN DROD.
- SOURCE OF TITLE: DEED BOOK 2021 PAGE 27123.
- SEE SHEET C2.0 FOR PROPOSED SITE LAYOUT AND CORRESPONDING PROPOSED LOT BOUNDARIES.

**SYMBOLS LEGEND**

	EXISTING RIGHT-OF-WAY LINE		PROPOSED LOT LINE
	PROPOSED LOT LINE		INTERIOR LOT LINE TO BE REMOVED
	EXISTING CONTOUR LINE (10 FOOT INTERVAL)		EXISTING CONTOUR LINE (2 FOOT INTERVAL)
	EXISTING CONTOUR LINE (2 FOOT INTERVAL)		EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE		EXISTING STORM DRAIN MANHOLE
	PLAT BOOK		
	DEED BOOK		
	PAGE		
	EXISTING ASPHALT SURFACE		
	EXISTING CONCRETE SURFACE		

**VARIANCE REQUESTS:**

- THE DEVELOPER REQUESTS A VARIANCE FROM THE REQUIREMENT THAT ALL LOTS HAVE FRONTAGE ON A PUBLIC STREET, BECAUSE OF THE ALIGNMENT OF 15TH STREET RELATIVE TO 23RD AVENUE, AND THE NEED FOR SHARED SIDEWALKS TO BE LOCATED IN COMMON AREAS. TOWNHOME UNITS 8-10 ARE NOT CONTIGUOUS WITH THE RIGHT-OF-WAY. THE REGION BETWEEN THE UNITS AND THE 15TH STREET RIGHT-OF-WAY IS COMMON AREA.
- THE DEVELOPER REQUESTS A VARIANCE FROM LOT CONFIGURATION REQUIREMENTS. THE COMMON AREA LOT DOES NOT MEET STANDARD LOT CONFIGURATION REQUIREMENTS.



**DUNCAN COKER ASSOCIATES**

CIVIL ENGINEERING • SURVEYING • PLANNING

302 MERCHANTS WALK, SUITE 250  
TUSCALOOSA, AL 35406

WWW.DUNCANCOKER.COM

**IVORY ON 23rd**

**BRAYBAR, LLC**

PART OF THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 SOUTH, RANGE 10 W  
TUSCALOOSA COUNTY, AL

**PRELIMINARY SUBDIVISION PLAT**

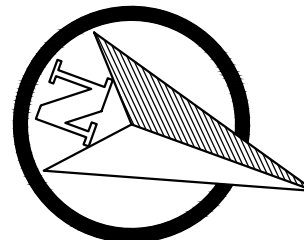
NO.	DATE	DESCRIPTION
1	5/2/22	MISC. LOTS PREL CITY REVIEW

DRAWN BY: D.W.H.  
DATE: MARCH 2022  
FILE NAME: Ivory-23rd-ivory-PreMisc.plt

CHECKED BY: J.D.  
PROJECT NUMBER: 22-436

SHEET NO.  
**PP1**





**DEVELOPMENT SUMMARY:**

1. THE SUBJECT PROPERTY IS COMPOSED OF THREE (3) PARCELS, CURRENTLY ZONED BN AND WITHIN THE DOWNTOWN/RIVERFRONT OVERLAY DISTRICT (DROD). A SUBDIVISION WILL BE REQUIRED TO REMOVE INTERIOR LOT LINES, AS WELL AS, DROD APPROVAL PROCESS.
2. PROPOSED 10 - 1,900 +/- S.F. (GROSS), THREE (3) BEDROOM TOWNHOMES (30 TOTAL BEDROOMS).
3. PARKING REQUIREMENT: No. BEDROOMS x 1.07 TOWNHOMES = 30 BEDROOMS x 1.07 = 33 SPACES  
PARKING SUPPLIED = 33 SPACES
4. MAXIMUM BUILDING HEIGHT (BN): 60'
5. SETBACKS (DROD):  
FRONT: WITHIN 10' OF FRONT PROPERTY LINE  
SIDE: 0'  
REAR: 0'
6. STORMWATER DETENTION WILL BE REQUIRED AND WILL LIKELY BE PROVIDED UNDERGROUND.
7. AN ALDOT PERMIT WILL BE REQUIRED FOR GRADING, LANDSCAPING AND/OR UTILITY CONNECTIONS WITH IN ALDOT STATE ROUTE 215 RIGHT-OF-WAY.
8. A SPECIAL EXCEPTION APPLICATION HAS BEEN SUBMITTED TO THE CITY OF TUSCALOOSA ZONING BOARD OF ADJUSTMENT TO INCLUDE THE PROPOSED ON-STREET PARKING AS A PART OF THE OFF-STREET PARKING REQUIREMENT.



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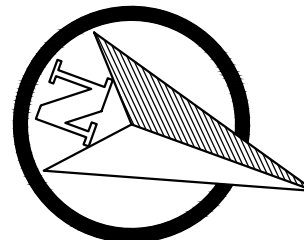
**IVORY ON 23rd**  
 2300 15th STREET  
 TUSCALOOSA, AL 35401

**PRELIMINARY SITE PLAN**

NO.	DATE	DESCRIPTION

DRAWN BY: D.W.H.  
 DATE: MARCH 2022  
 CHECKED BY: J.D.  
 FILE NAME: Ivory 23rd Ave Townhomes Site  
 PROJECT NUMBER: 22-43  
 SHEET NO: **PP3**

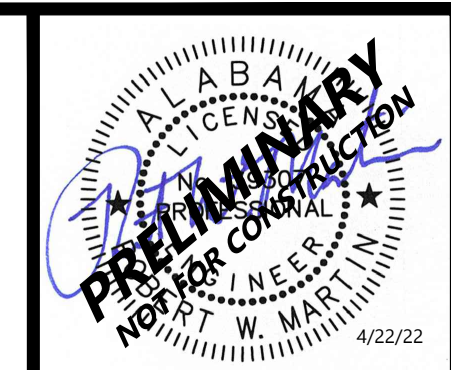




0' 10' 20' 30'  
SCALE (FEET)  
1" = 10'

**DEVELOPMENT SUMMARY:**

1. THE SUBJECT PROPERTY IS COMPOSED OF THREE (3) PARCELS, CURRENTLY ZONED BN AND WITHIN THE DOWNTOWN/RIVERFRONT OVERLAY DISTRICT (DROD). A SUBDIVISION WILL BE REQUIRED TO REMOVE INTERIOR LOT LINES, AS WELL AS, DROD APPROVAL PROCESS.
2. PROPOSED 10 - 1,900 +/- S.F. (GROSS), THREE (3) BEDROOM TOWNHOMES (30 TOTAL BEDROOMS).
3. PARKING REQUIREMENT: No. BEDROOMS x 1.07 = 33 SPACES  
PARKING SUPPLIED = 33 SPACES
4. MAXIMUM BUILDING HEIGHT (BH): 60'
5. SETBACKS (DROD):  
FRONT: WITHIN 10' OF FRONT PROPERTY LINE  
SIDE: 0'  
REAR: 0'
6. STORMWATER DETENTION WILL BE REQUIRED AND WILL LIKELY BE PROVIDED UNDERGROUND.
7. AN ALDOT PERMIT WILL BE REQUIRED FOR GRADING, LANDSCAPING AND/OR UTILITY CONNECTIONS WITH IN ALDOT STATE ROUTE 215 RIGHT-OF-WAY.
8. A SPECIAL EXCEPTION APPLICATION HAS BEEN SUBMITTED TO THE CITY OF TUSCALOOSA ZONING BOARD OF ADJUSTMENT TO INCLUDE THE PROPOSED ON-STREET PARKING AS A PART OF THE OFF-STREET PARKING REQUIREMENT.



**DUNCAN & COKER ASSOCIATES**  
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TUSCALOOSA, AL 35406  
205-961-0808  
WWW.DUNCANCOKER.COM

**IVORY ON 23rd**  
2300 15th STREET  
TUSCALOOSA, AL 35401

**PRELIMINARY SITE PLAN**

NO.	DATE	DESCRIPTION
1	5/2/22	MISC. LOTS PRELIMINARY REVIEW

DRAWN BY: D.W.H.  
PROJECT NUMBER: 22-43

CHECKED BY: J.D.  
FILE NAME: Ivory\_23rdAve\_Townhomes\_Site

SHEET NO. **PP2**





**Ivory on 23rd**  
**Preliminary Subdivision Application**  
**Variance Requests**

May 2, 2022

Variance Request – Public Street Frontage

The developer requests a variance from the requirement that all lots have frontage on a public street. Because of the alignment of 15<sup>th</sup> Street relative to 23<sup>rd</sup> Avenue, and the need for shared sidewalks to be located in Common Areas, townhome units 8-10 are not contiguous with the right-of-way. The region between the units and 15<sup>th</sup> Street right-of-way is common area.

Variance Request – Lot Configuration

The developer requests a variance from lot configuration requirements. The Common Area lot does not meet standard lot configuration requirements.

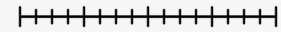




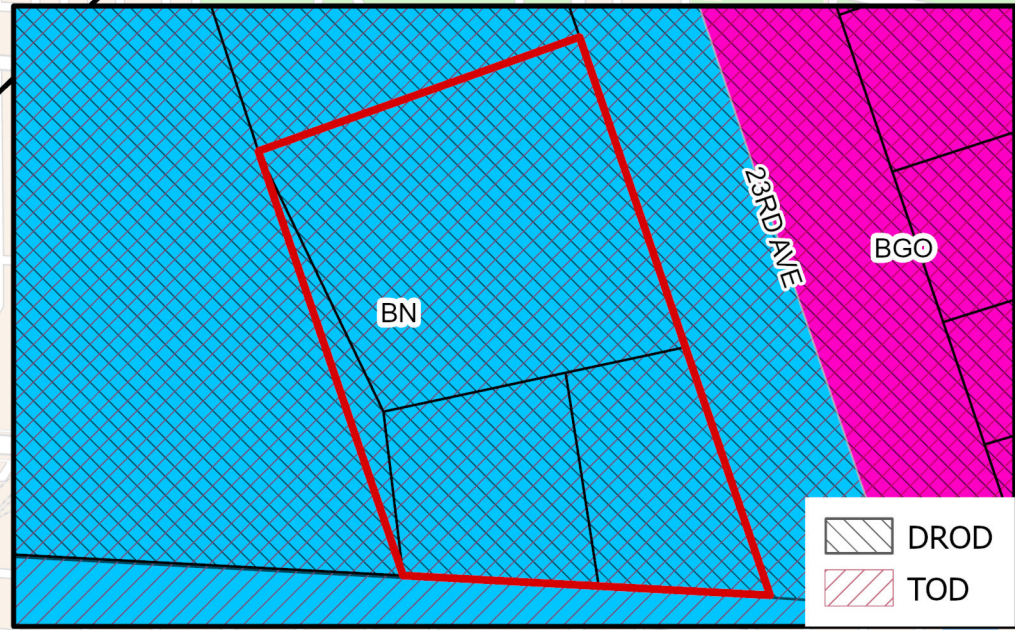
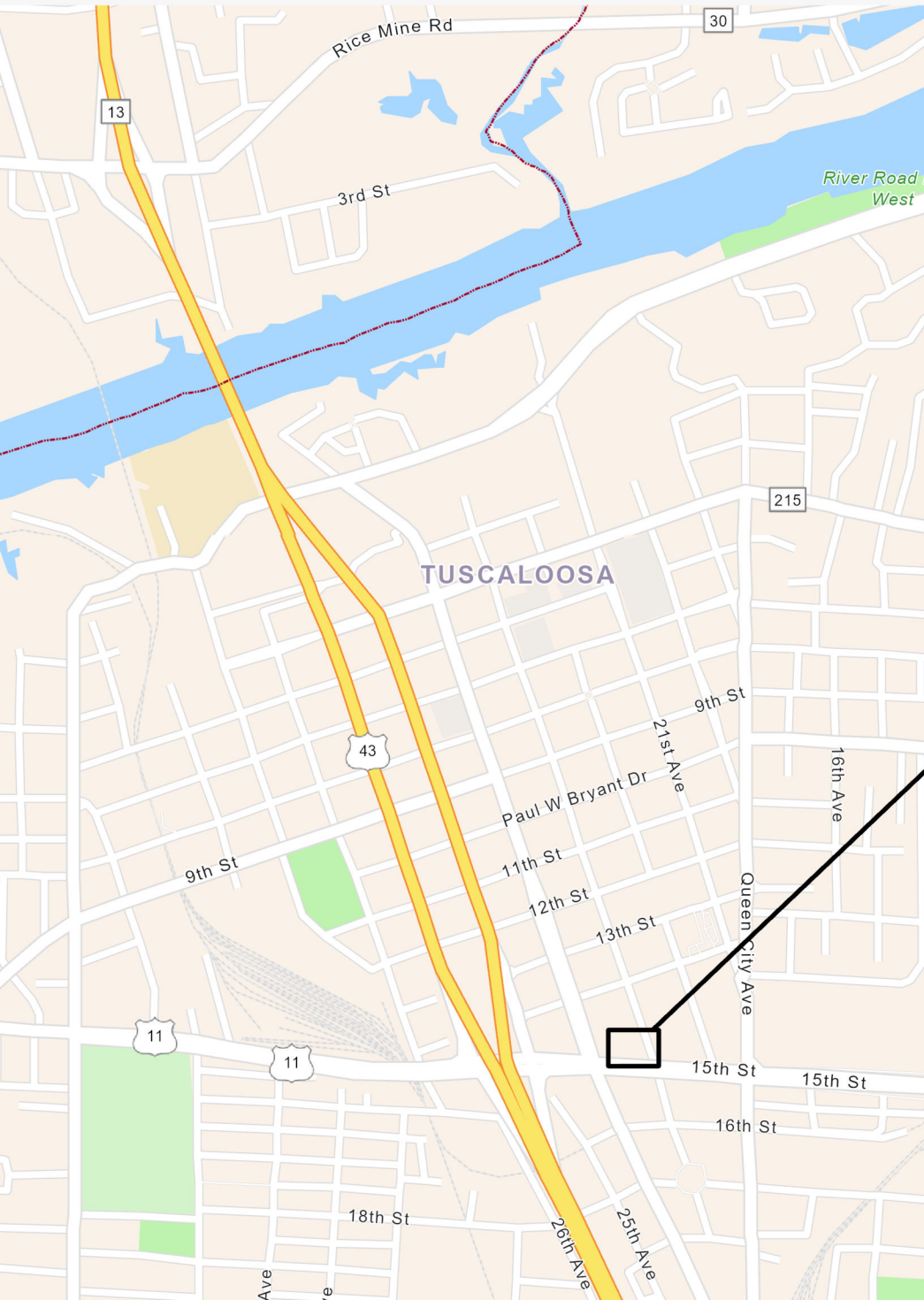
# 808 21st Ave

1 inch = 75 feet

0 25 50 75 100



N



	DROD
	TOD



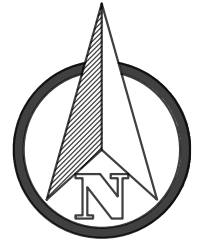


2300 15th St

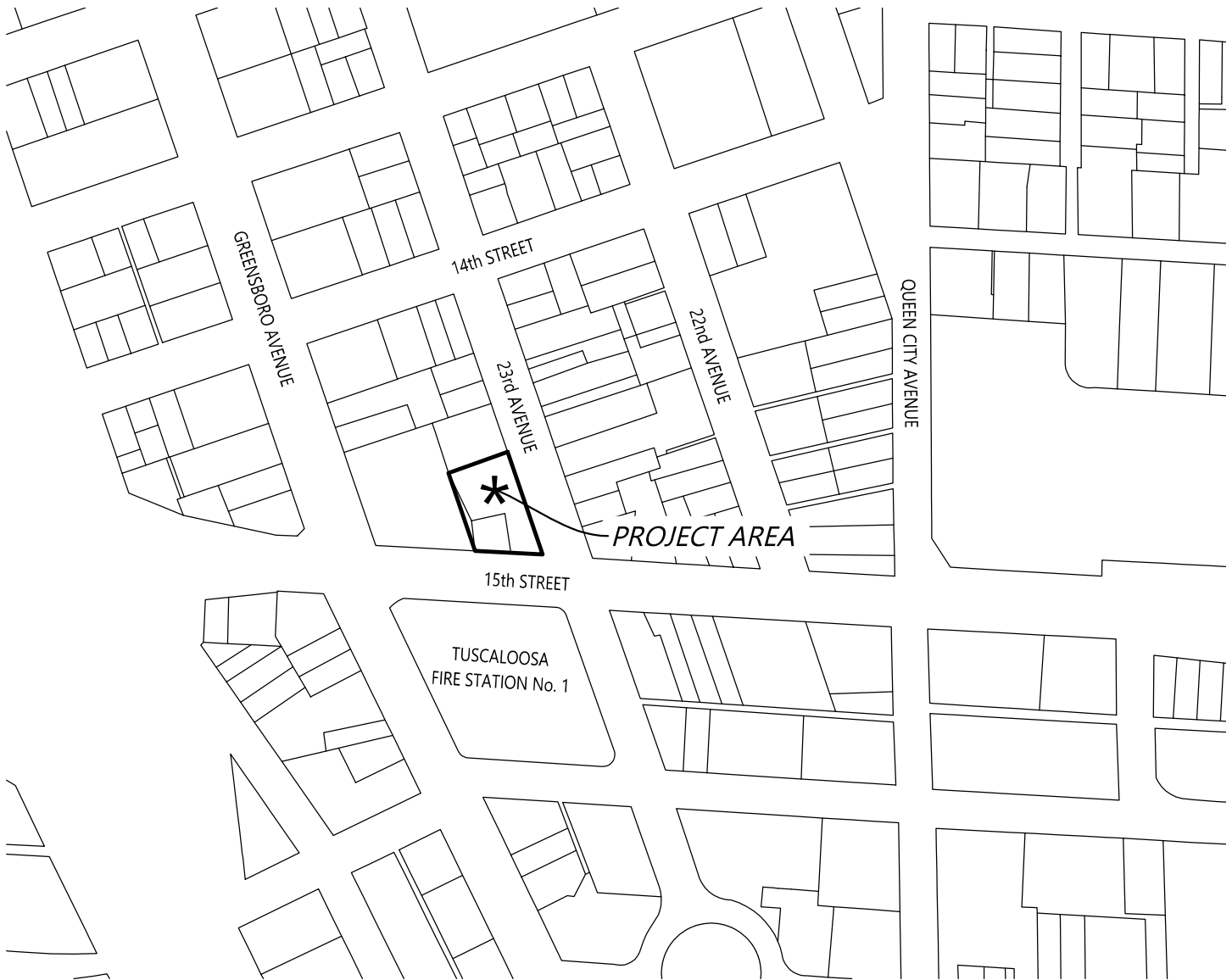
1 inch = 50 feet  
0 25 50 75 100







NOT TO SCALE



**TAX MAP**

NOT TO SCALE



3/11/22

**DC**  
**DUNCAN □ COKER**  
**ASSOCIATES**

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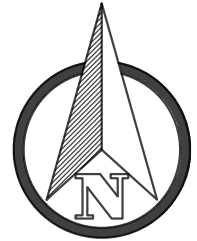
205-561-0808

**IVORY ON 23rd**  
**BRAYBAR, LLC**  
 TUSCALOOSA COUNTY, AL

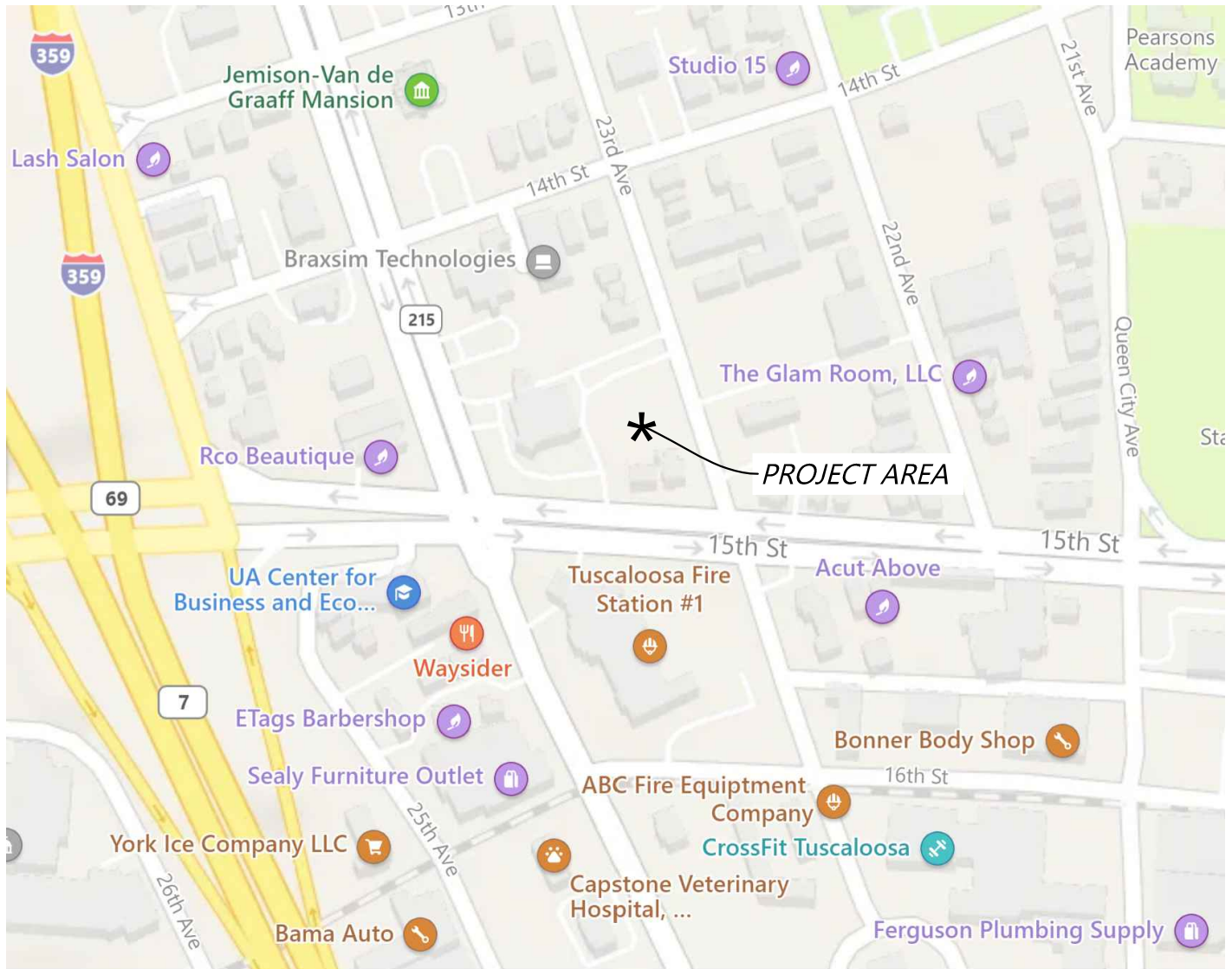
NO.	DATE	DESCRIPTION

DATE: 3-11-22	CHECKED BY: JD	DRAWN BY: D W H	Sh. No.
FILENAME: Bray-23rdAve-TaxMap	PROJECT NUMBER: 22-43.6	<b>C1.0</b>	





NOT TO SCALE



**VICINITY MAP**

NOT TO SCALE



3/11/22

**DC**  
**DUNCAN □ COKER**  
**ASSOCIATES**

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 TUSCALOOSA, AL 35406

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205-561-0808

**IVORY ON 23rd**  
**BRAYBAR, LLC**  
**TUSCALOOSA COUNTY, AL**

NO.	DATE	DESCRIPTION

DATE: 3-11-22    CHECKED BY: JD    DRAWN BY: D W H    Sh. No. **C1.0**  
 FILENAME: Bray-23rdAve-VicMap    PROJECT NUMBER: 22-43.6