



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**

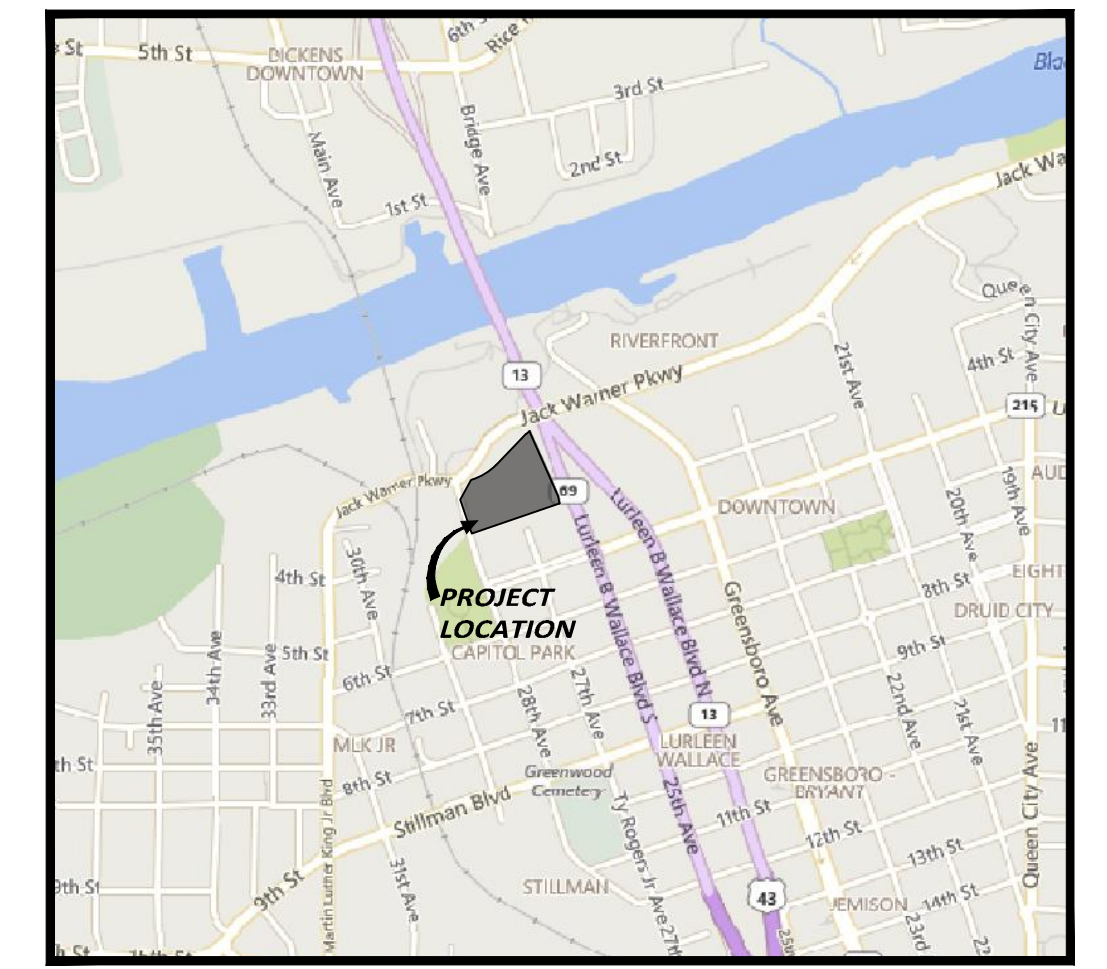
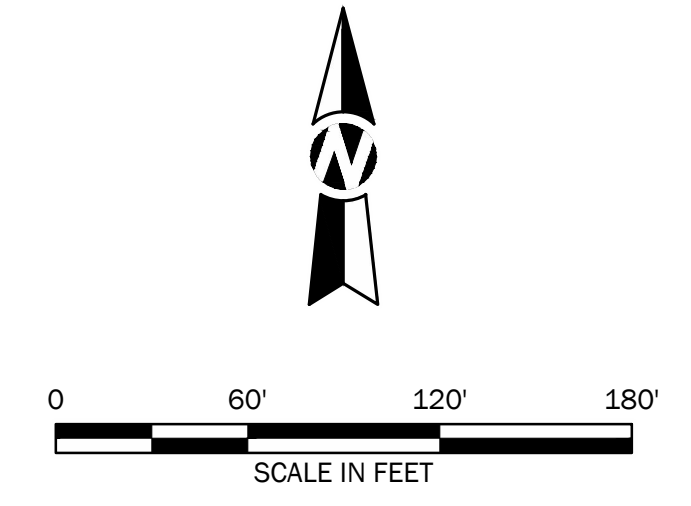
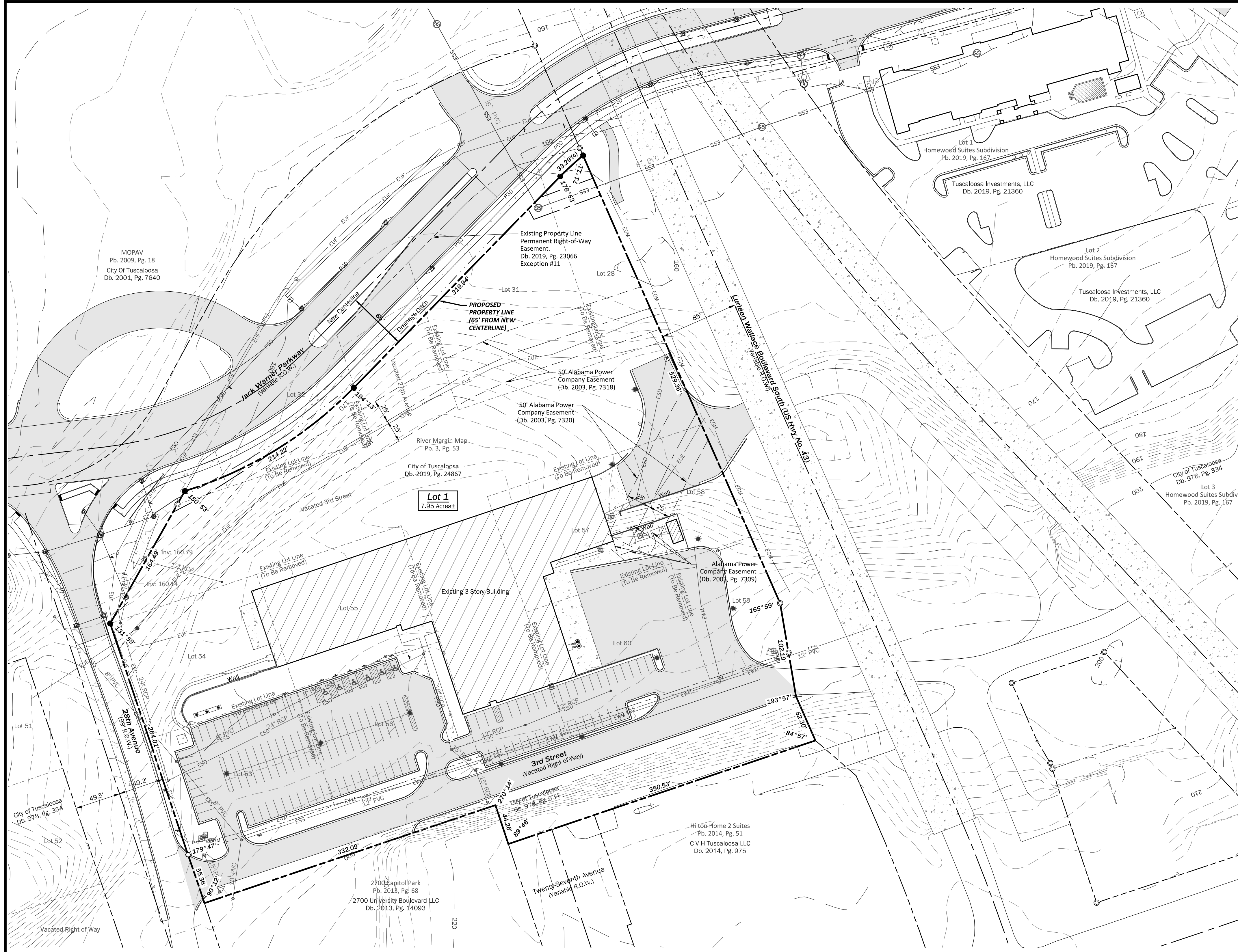
**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

**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

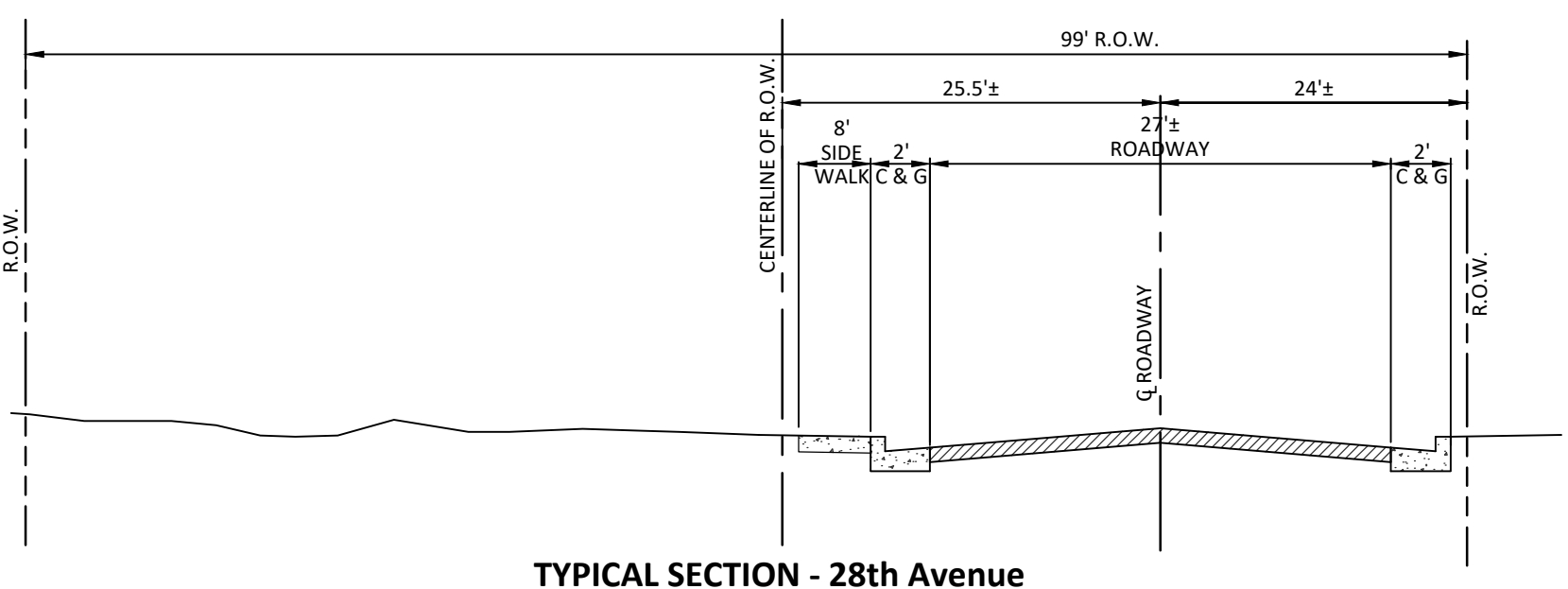


**NOTES:**

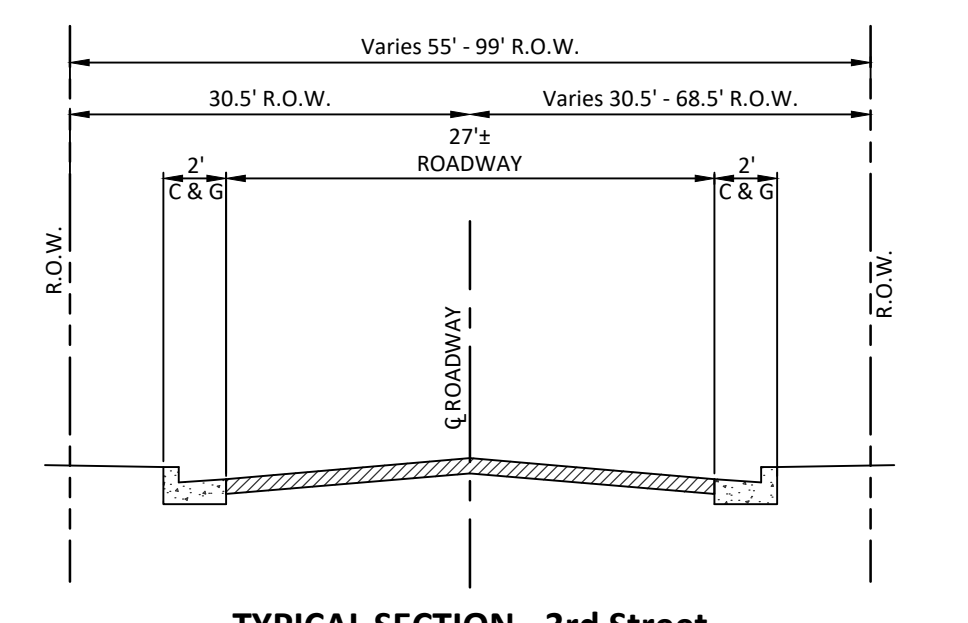
- No title search was performed with this survey.
- All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
- Sources of Title: Db. 2019, Pg. 24867
- Current Zoning: ML (DROD, TOD, DED)
- No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C0504 F.
- Total Area of Property Subdivided is 7.95± Ac.
- Total Area Under Control of Developer is 7.95± Ac.
- Variations Requested:
  - Sidewalks
- Owner/Developer of property being subdivided: City of Tuscaloosa, 2201 University Blvd., Tuscaloosa, AL 35401

**SURVEY LEGEND**

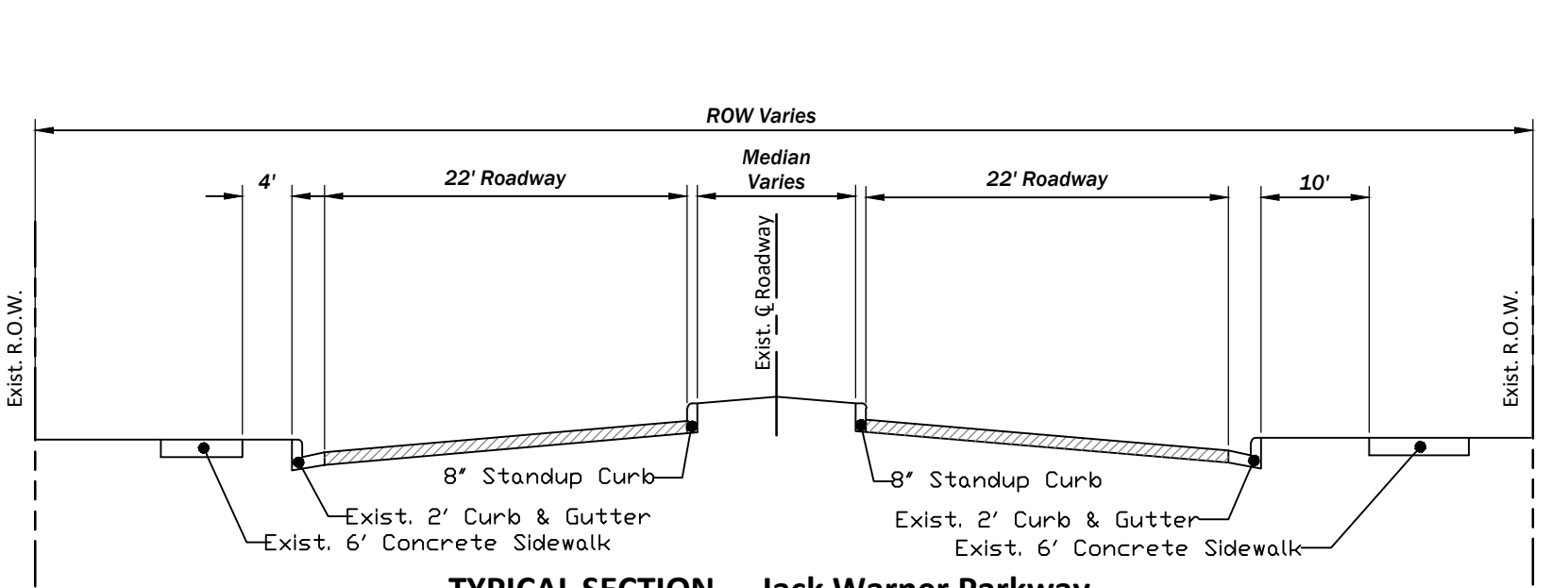
	EXISTING BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SUBDIVISION LOT LINE
	EXISTING RAILWAY RAIL
	EXISTING CHAIN LINK FENCE
	EXISTING IRON FENCE
	EXISTING WIRE FENCE
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	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING OVERHEAD ELECTRICAL
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING OVERHEAD CABLE TELEVISION
	EXISTING UNDERGROUND CABLE TELEVISION
	EXISTING OVERHEAD TELEPHONE
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	EXISTING GUY ANCHOR
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	EXISTING BOLLARD
	EXISTING MAILBOX
	EXISTING SIGN
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	CAPPED REBAR FOUND
	CONCRETE MONUMENT SET
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	POINT NOT MONUMENTED
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	RANGE
	TOWNSHIP
	RIGHT-OF-WAY
	MINIMUM BUILDING LINE
	MAP BOOK
	DEED BOOK
	PAGE
	RECORD DIMENSION
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	EXISTING BRICK PAVERS
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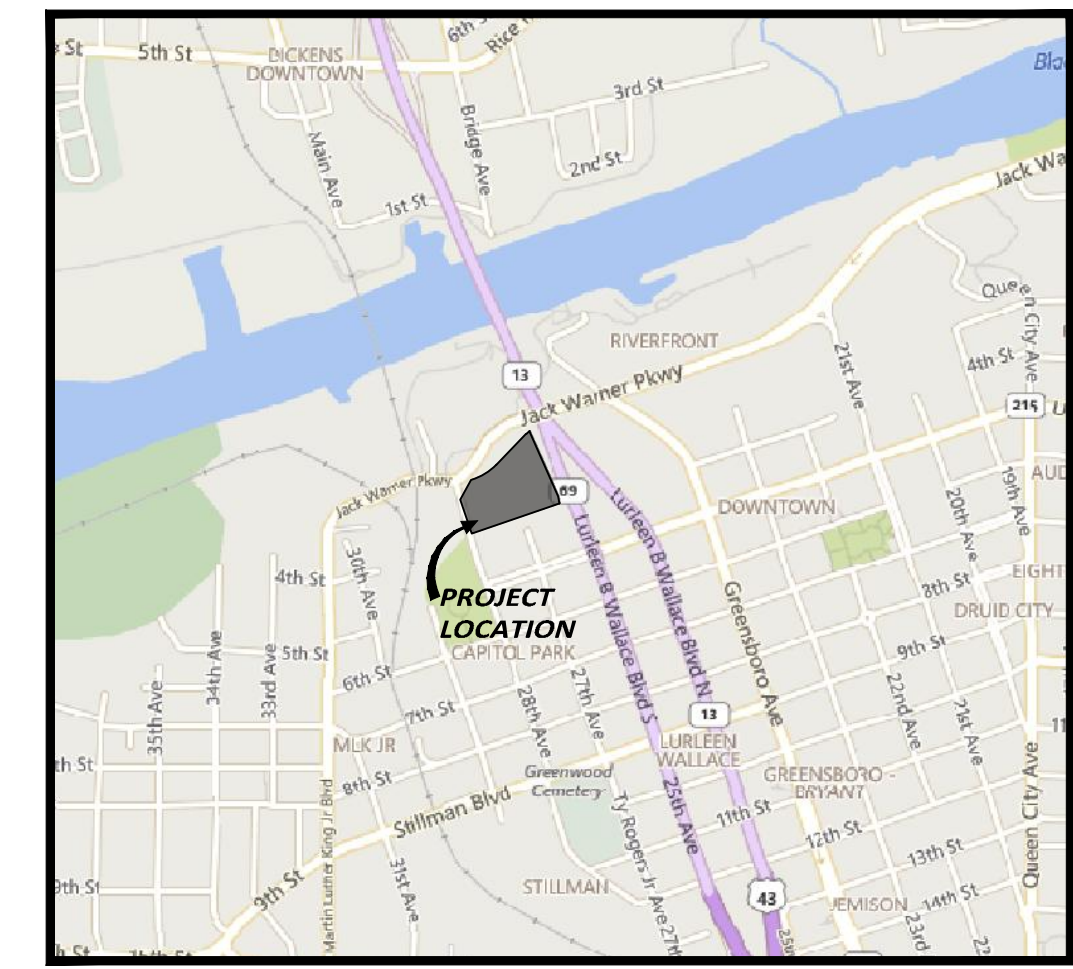
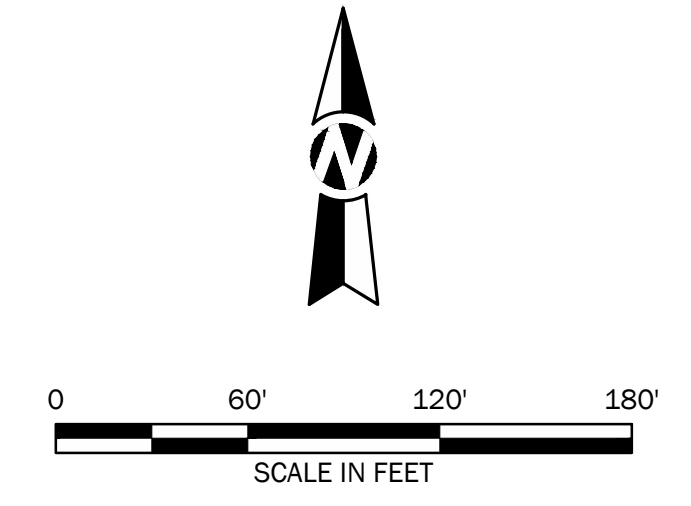
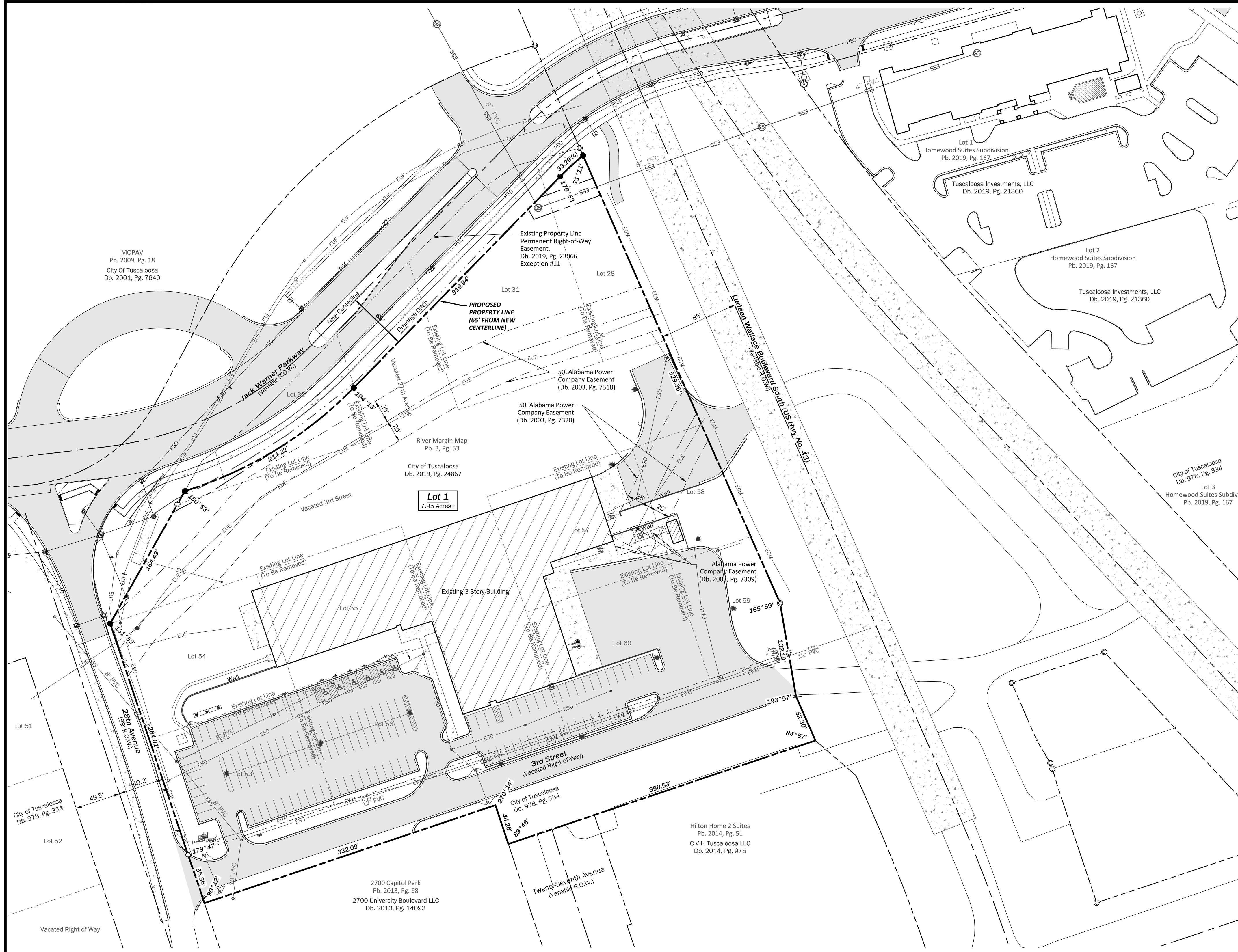
**TYPICAL SECTION - 28th Avenue**  
NO IMPROVEMENTS  
NO SCALE



**TYPICAL SECTION - 3rd Street**  
NO IMPROVEMENTS  
NO SCALE



**TYPICAL SECTION - Jack Warner Parkway**  
SECTION REFLECTS PROPOSED IMPROVEMENTS BY OTHERS  
NO SCALE

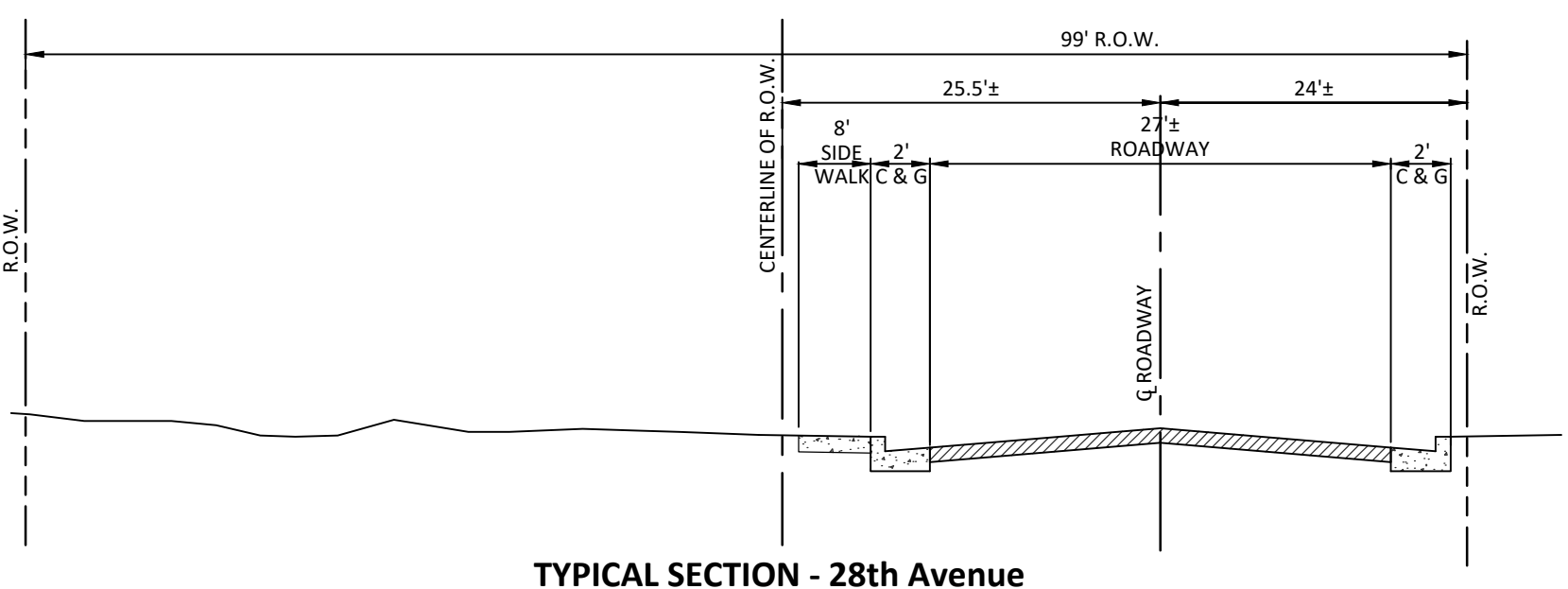


VICINITY MAP  
NO SCALE

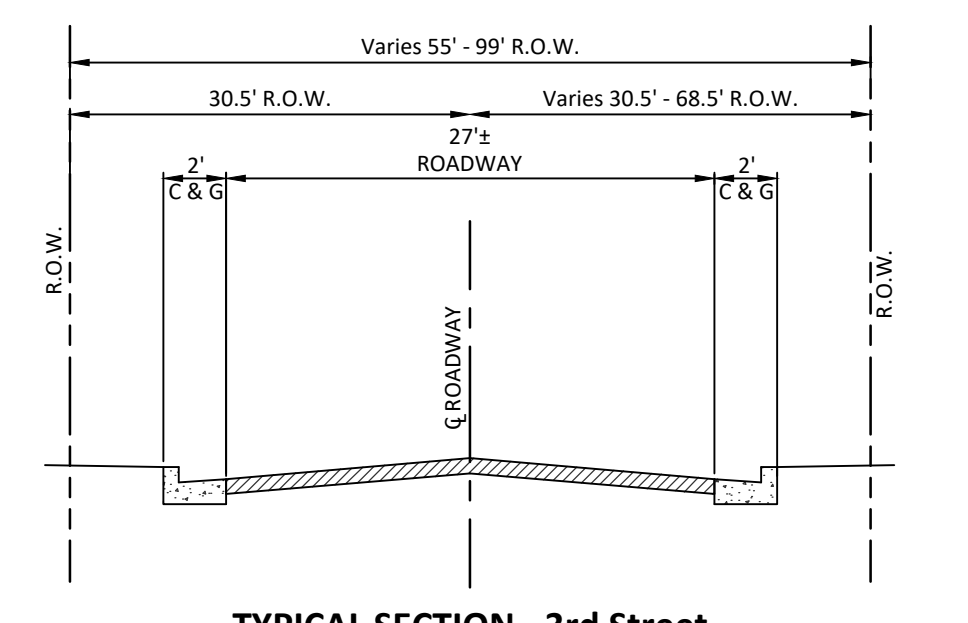
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City of Tuscaloosa  
2201 University Blvd.  
Tuscaloosa, AL 35401

**SURVEY LEGEND**

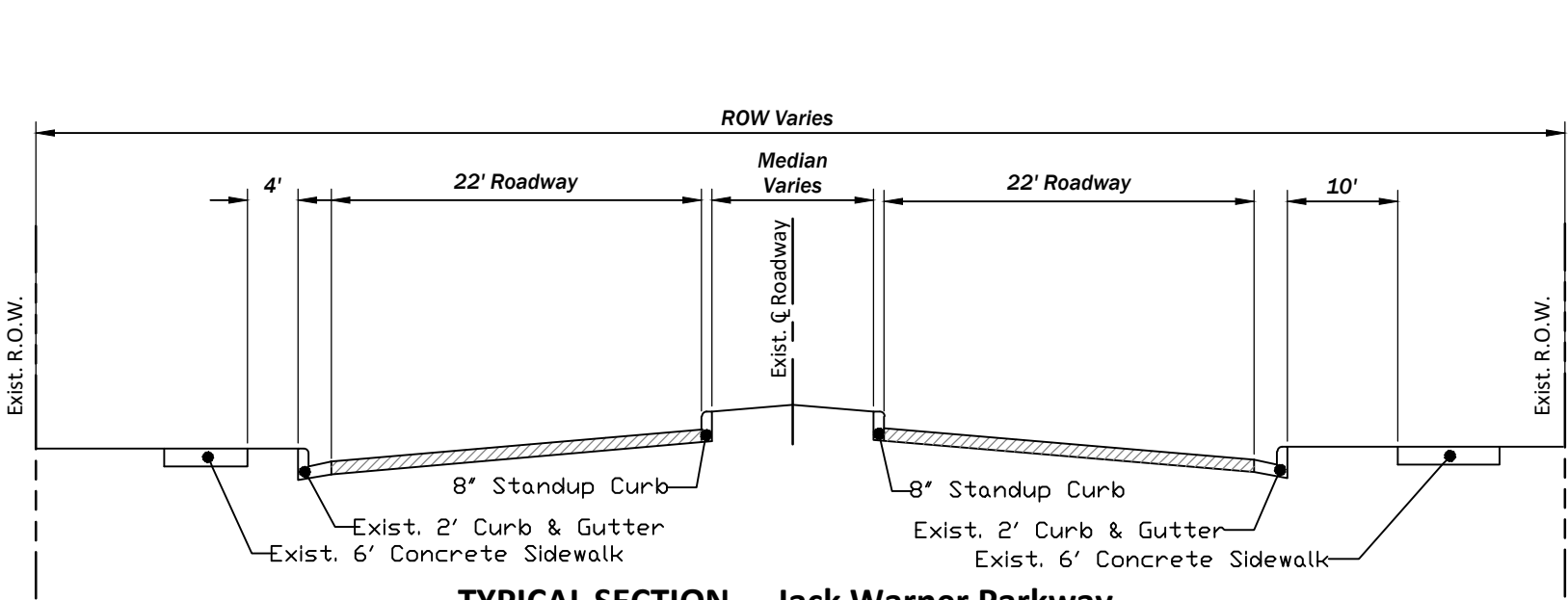
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NO SCALE



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NO SCALE



TYPICAL SECTION - Jack Warner Parkway  
SECTION REFLECTS PROPOSED IMPROVEMENTS BY OTHERS  
NO SCALE



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

TUSCALOOSA NEWS PROPERTY  
CITY OF TUSCALOOSA  
315 28TH AVE  
TUSCALOOSA, ALABAMA

Preliminary Subdivision Plat

No.	Date	Revision Description
1	05/04/22	Per City Staff Comments

Drawn By: D.L.B./E.M.H. Checked By: E.M.H.  
Date Drawn: 04/08/22 Date Surveyed: 08/19/04/22  
Scale: 1" = 60' Proj. No.: 22-001-00924.00  
File Name: 22-0924\_PrelPlat.dwg



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

May 4, 2022

Mr. Zach Ponds, CNU-A  
Associate Director of Planning  
Office of Urban Development  
2201 University Boulevard  
Tuscaloosa, Alabama 35401

RE: Tuscaloosa News Property  
Variance Request Letter

Dear Mr. Ponds:

We are writing on behalf of the Developer to request variances from the subdivision regulations for the proposed Tuscaloosa News Property Subdivision, a one-lot subdivision located on Jack Warner Parkway and Nicks Kids Avenue (28<sup>th</sup> Ave) in the downtown area of the City of Tuscaloosa. The following variances are requested:

1. Sidewalks – Nicks Kids Avenue (28<sup>th</sup> Avenue)

Justification for these variance requests are as follows:

1. Sidewalks: Sidewalks currently exist along Jack Warner Parkway with the recent improvement project. The current sidewalk runs along Jack Warner Parkway, crosses over Nicks Kids Avenue, and runs along the West side of Nicks Kids Avenue. The waiver for public sidewalks is requested along the East side of Nicks Kids Avenue due to the current road placement. Nicks Kids Ave is approximately 3.5 feet from back of curb to edge of right-of-way. There is no room on the public right-of-way on the property side to construct sidewalks without going outside the current right-of-way and onto private property of this subdivision. The existing sidewalk along the west side of 28<sup>th</sup> Avenue is adequate for pedestrian traffic.

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

Sincerely,  
TTL, INC.

A handwritten signature in blue ink, appearing to read 'E. Hamner'.

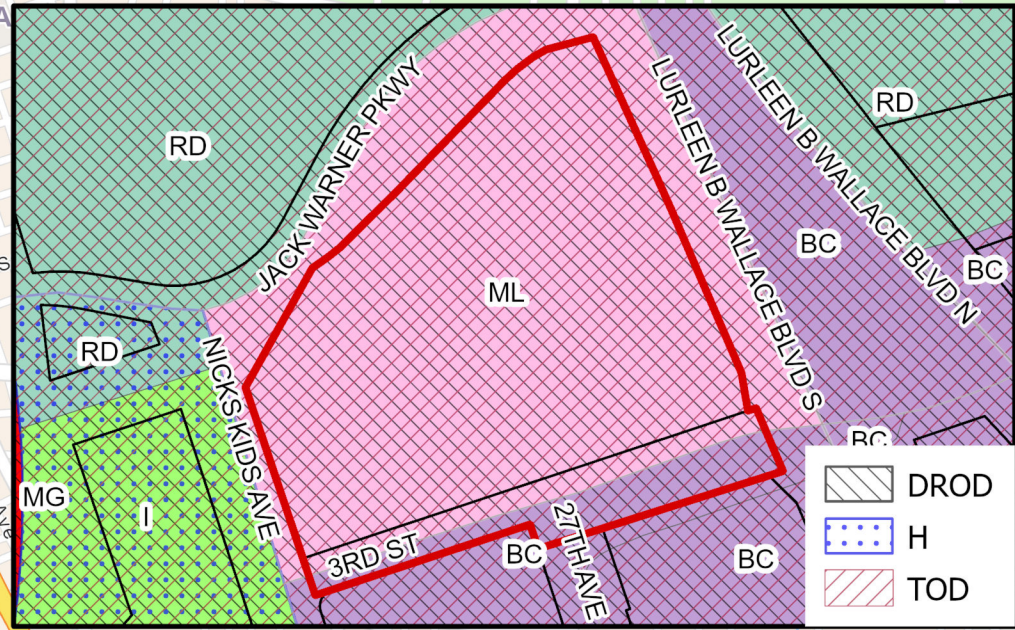
Eric M. Hamner, PLS  
Project Manager



# 315 Nicks Kids Ave

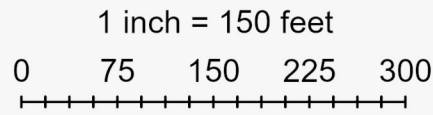
1 inch = 244 feet  
0 100 200 300 400

N





# 315 Nicks Kids Ave



JACK WARNER PKWY

LURLEEN B WALLACE BLVD S

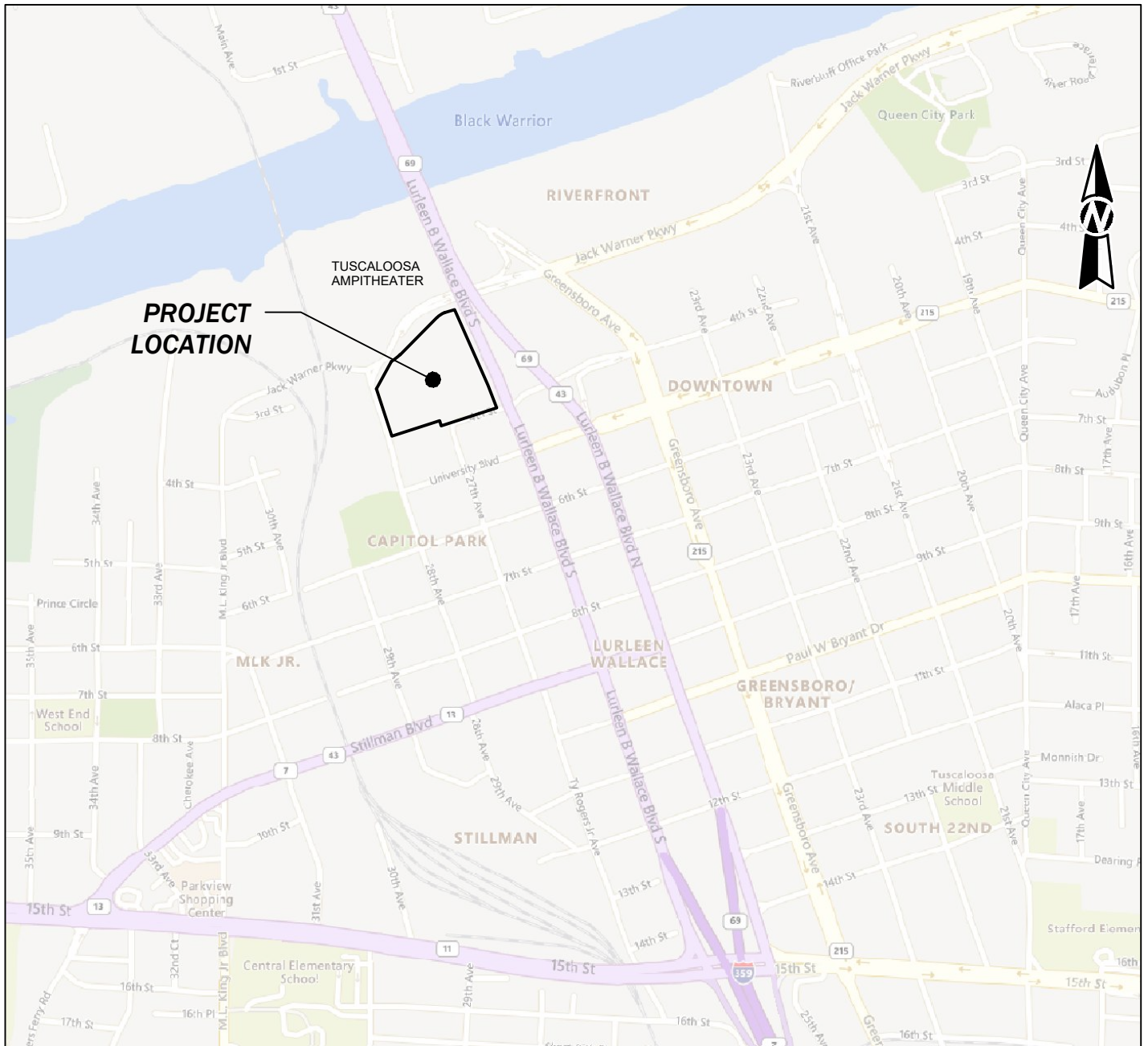
LURLEEN B WALLACE BLVD N

NICKS KIDS AVE

3RD ST

2ND AVE

UNIVERSITY BLVD



MAP DATA: 2022 MICROSOFT BING MAPS

**VICINITY MAP**  
**TUSCALOOSA NEWS PROPERTY**  
**1"=1000'**

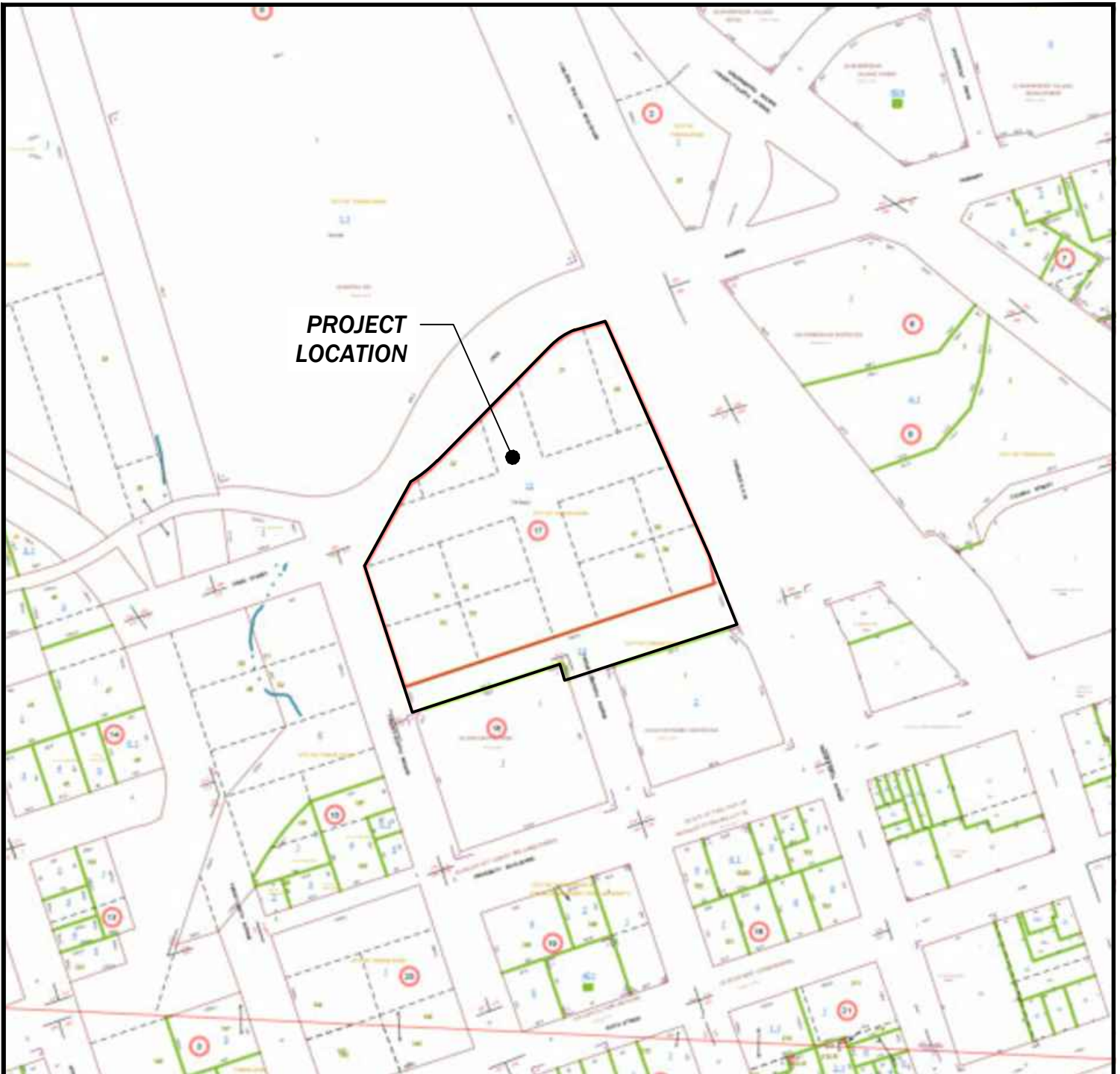
**PRELIMINARY**  
 (NOT FOR CONSTRUCTION,  
 RECORDING PURPOSES  
 OR IMPLEMENTATION)



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

**VICINITY MAP**  
**TUSCALOOSA NEWS PROPERTY**

**TUSCALOOSA COUNTY, ALABAMA**



**PROJECT  
LOCATION**



**TAX PARCELS:  
31-05-22-02-017-012.000 & -013.000**  
1"=300'

**TTL**

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

**TAX MAP  
TUSCALOOSA NEWS PROPERTY  
TUSCALOOSA COUNTY, ALABAMA**