



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

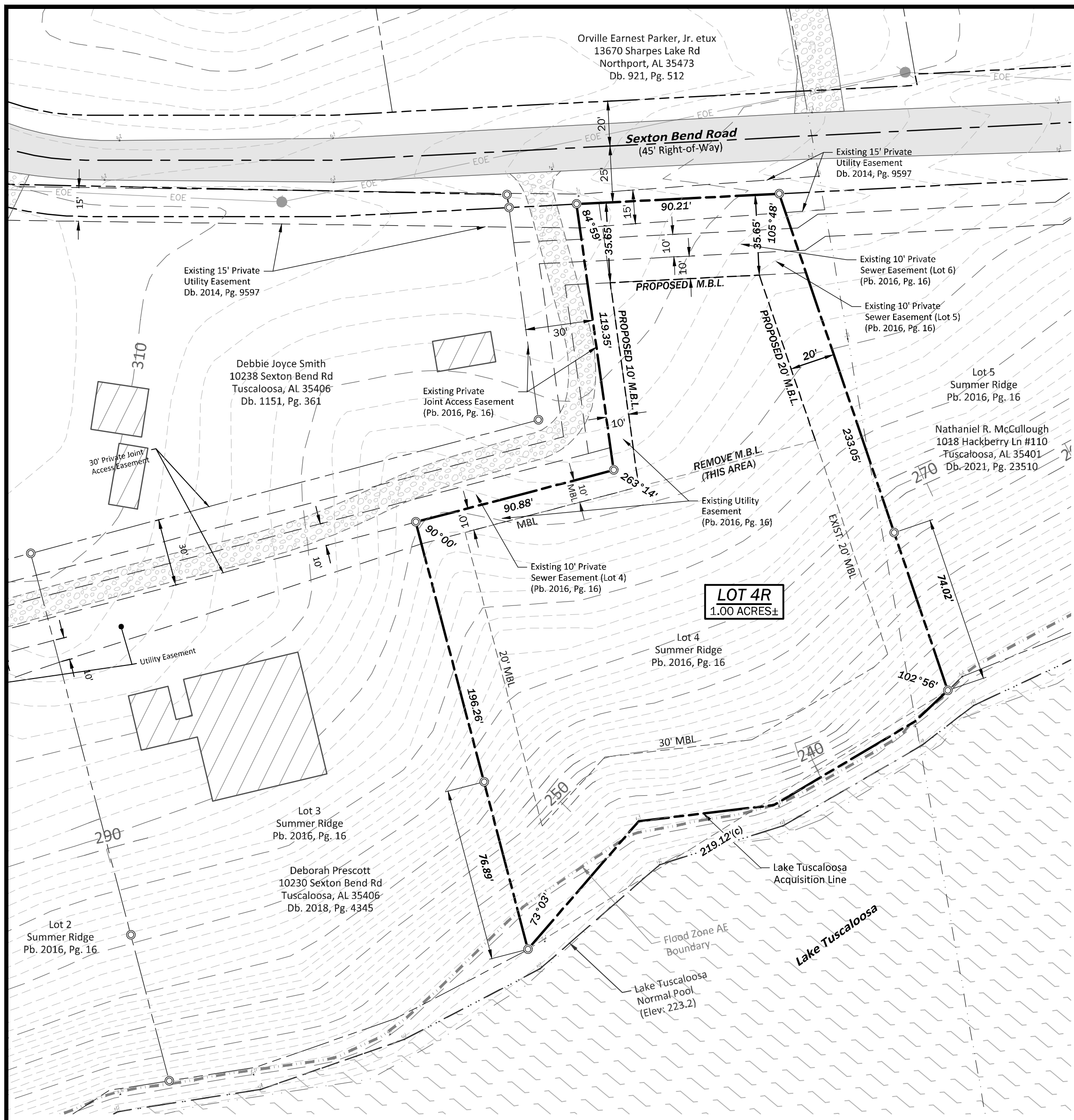
NOTE: AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

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.

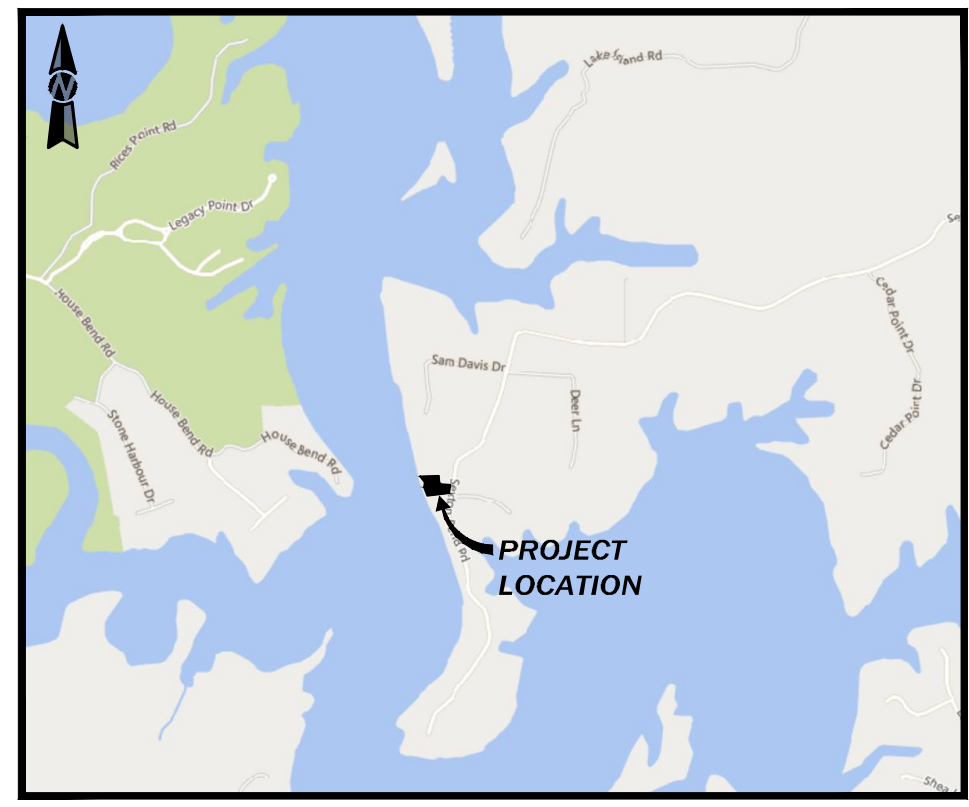
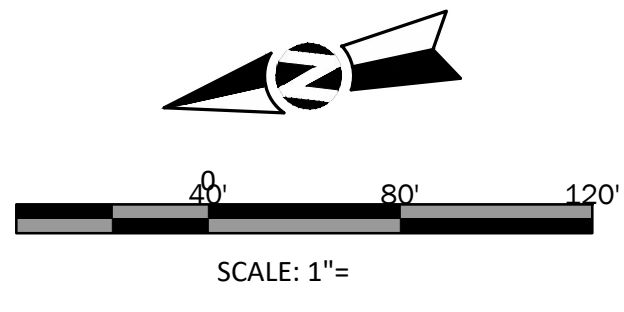
Signature: _____ Date: _____

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

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



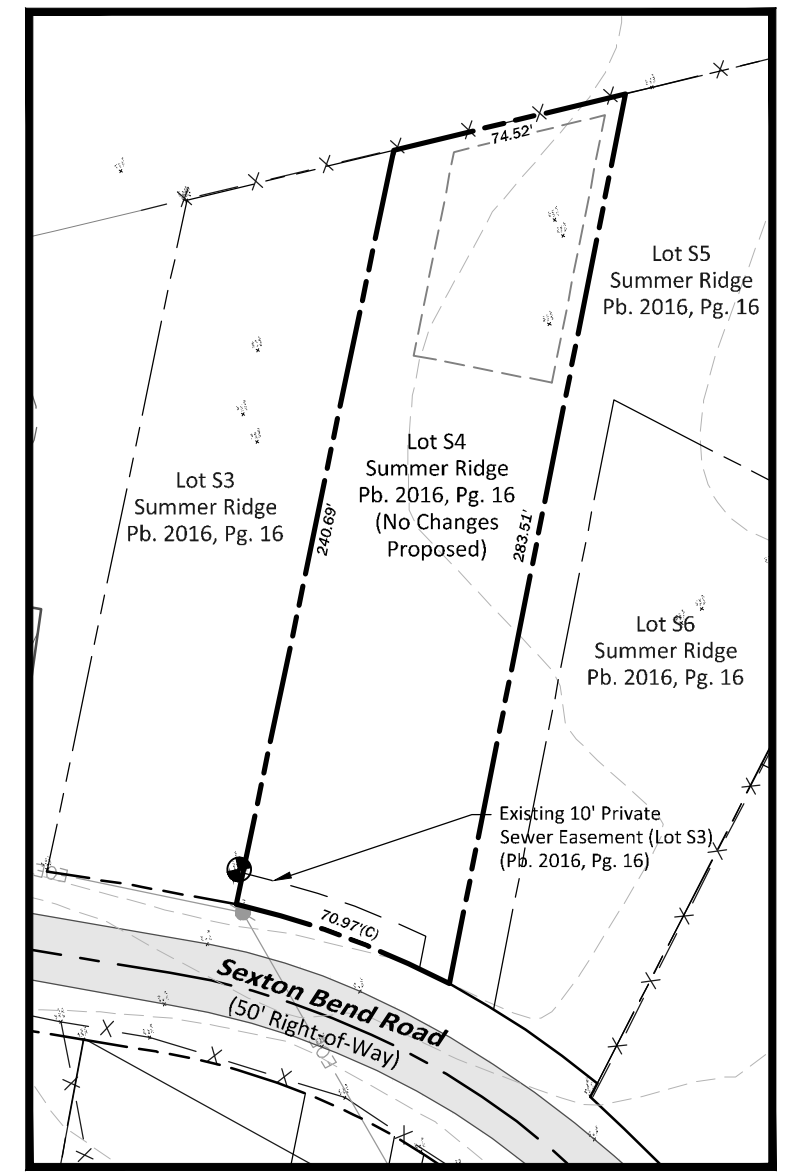
PRELIMINARY
 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES
 OR IMPLEMENTATION)



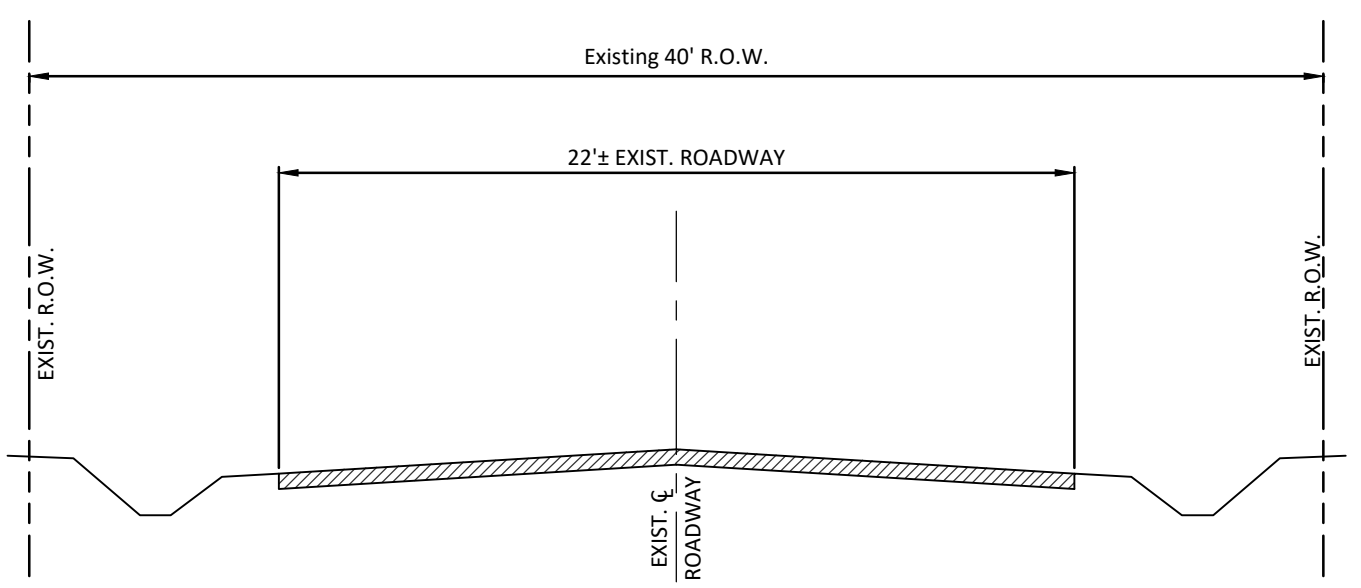
VICINITY MAP
 NO SCALE

LEGEND

	EXISTING BOUNDARY LINE		CAPPED REBAR SET
	EXISTING RIGHT-OF-WAY		SECTION
	EXISTING PROPERTY LINE		TOWNSHIP
	EXISTING CHAIN LINK FENCE		RANGE
	EXISTING IRON FENCE		RIGHT-OF-WAY
	EXISTING WIRE FENCE		MINIMUM BUILDING LINE
	EXISTING WOOD FENCE		PLAT BOOK
	EXISTING CONTOUR 5' INTERVAL		DEED BOOK
	EXISTING CONTOUR 1' INTERVAL		PAGE
	EXISTING SANITARY SEWER MAIN		RECORD DIMENSION
	EXISTING WATER MAIN		EXISTING CONCRETE PAVEMENT
	EXISTING STORM DRAIN		EXISTING ASPHALT PAVEMENT
	EXISTING SANITARY SEWER MANHOLE		EXISTING BRICK PAVERS
	EXISTING POWER POLE		EXISTING BUILDING
	EXISTING GUY ANCHOR		EXISTING GRAVEL DRIVE
	EXISTING LIGHT POLE		
	IRON PIPE / PIN FOUND		
	CAPPED REBAR FOUND		
	CONCRETE MONUMENT FOUND		
	AXLE FOUND		
	PINE KNOT FOUND		



Companion Satellite Lot
 Scale: 1" = 60'



TYPICAL SECTION - Sexton Bend Road
 No Proposed Improvements
 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.
 - Sources of Title: Db. 2005, Pg. 16475; Db. 2020, Pg. 8641
 - Current Zoning: NONE (County, in City Jurisdiction)
 - Portions of this property lie within the 100 Year Flood Hazard, Zone AE, as shown, based on information taken from the FEMA FIRM Panel 01125C0335 G, dated January 16, 2014. Base Flood Elevation is 231.0' Minimum Finish Floor Elevations for new residence is 233.0'
 - Total Area of Property Owned is 1.00± Acres.
 - Total Area Under Control of Developer is 1.00± Acres.
 - Waivers Requested:
 8.1. Capped Sewers
 - Lot is currently approved for septic system on Lot S4 Summer Ridge, Pb. 2016, Pg. 16.
 - Owners/Developers of property being subdivided:
 J. Mark Morrison
 3337 Brook Highland Dr
 Birmingham, AL 35242
 - No existing property or boundary lines are proposed to be revised with this subdivision. The purpose of this subdivision is to modify the front minimum building lines only.

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

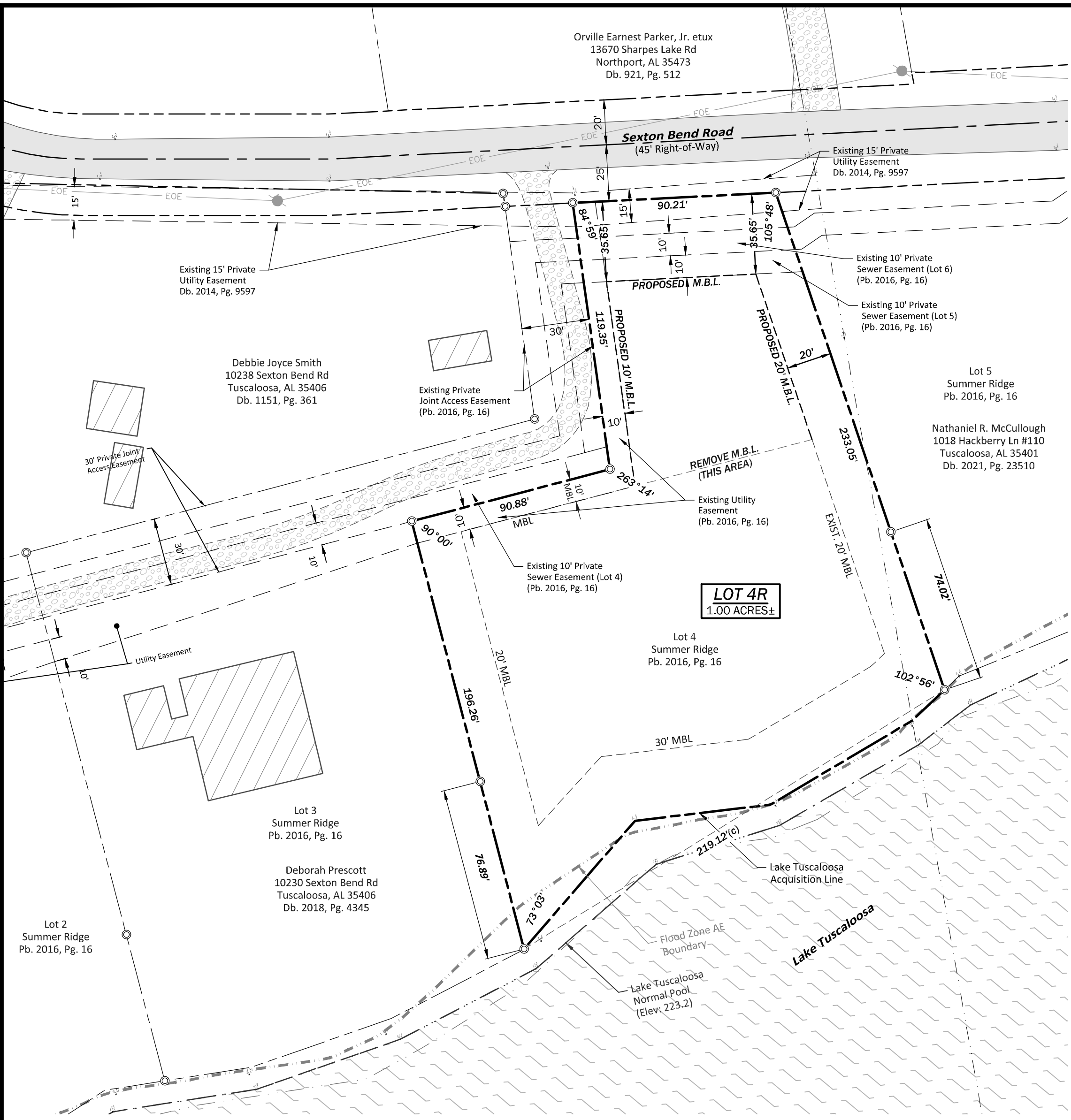
RESURVEY OF LOT 4 SUMMER RIDGE
 Mark Morrison

PART OF THE W 1/2 OF THE SE 1/4, SEC. 12, T 20 S, R 10 W
 TUSCALOOSA COUNTY, ALABAMA

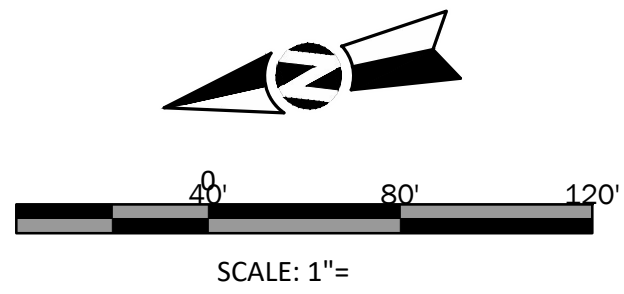
Preliminary Subdivision Plat

No.	Date	Revision Description	Checked By: E M H

Drawn By: E M H
 Date: 04/15/22
 File Name: 22-1162.Preliminary Plat.dwg
 Proj. No.: 22-01-01162.00

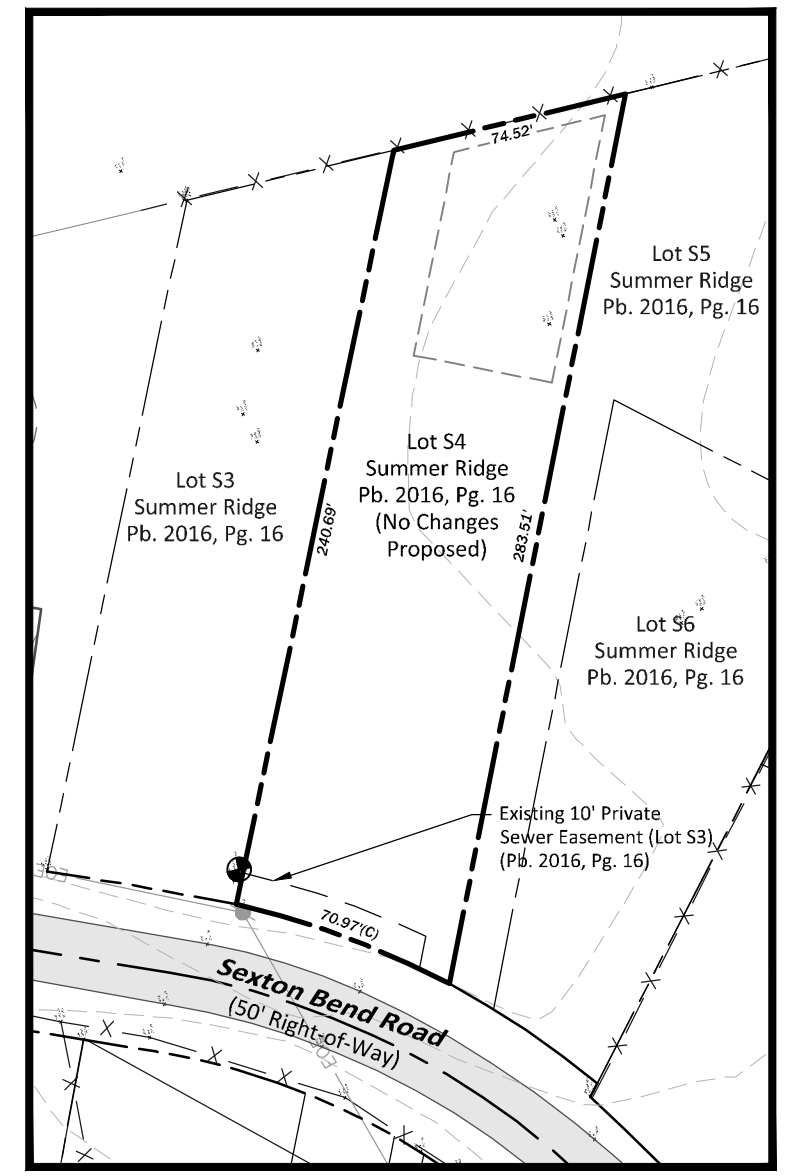


PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

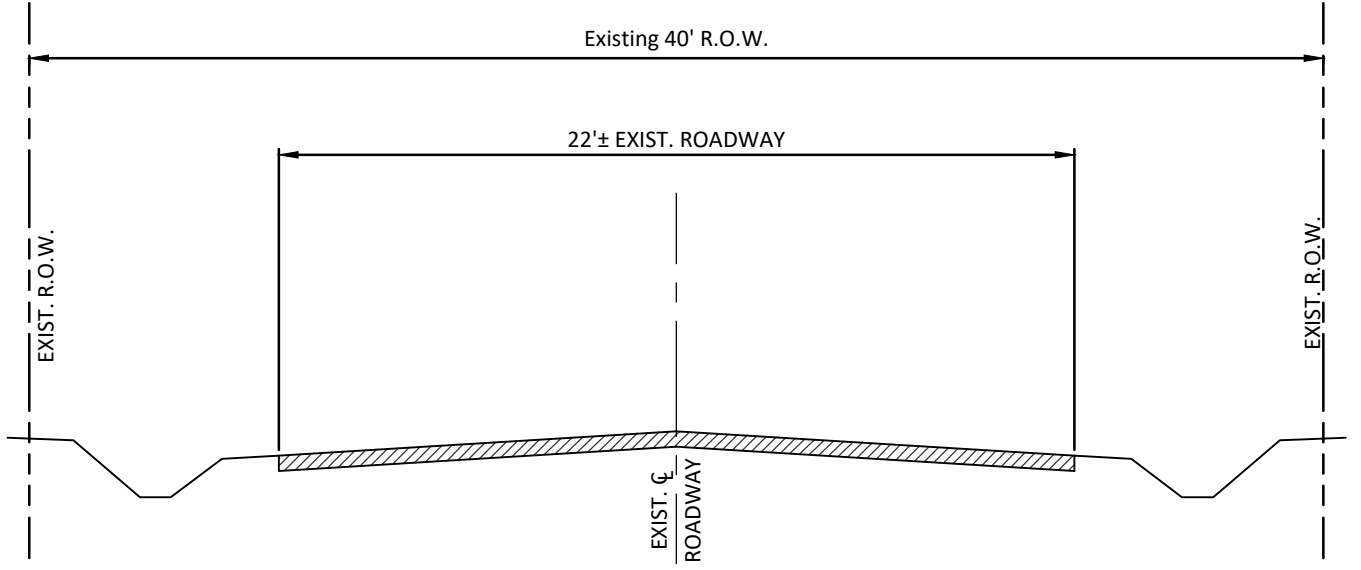


LEGEND

— — — — —	EXISTING BOUNDARY LINE	●	CAPPED REBAR SET
— — — — —	EXISTING RIGHT-OF-WAY	SEC	SECTION
— — — — —	EXISTING PROPERTY LINE	T	TOWNSHIP
○ — ○ — ○ — ○	EXISTING CHAIN LINK FENCE	R	RANGE
◇ — ◇ — ◇ — ◇	EXISTING IRON FENCE	R.O.W.	RIGHT-OF-WAY
— X — X — X — X —	EXISTING WIRE FENCE	M.B.L.	MINIMUM BUILDING LINE
□ — □ — □ — □ —	EXISTING WOOD FENCE	PB.	PLAT BOOK
— — — — —	EXISTING CONTOUR 5' INTERVAL	DB.	DEED BOOK
— — — — —	EXISTING CONTOUR 1' INTERVAL	PG.	PAGE
— — — — —	EXISTING SANITARY SEWER MAIN	()	RECORD DIMENSION
— — — — —	EXISTING WATER MAIN		
— — — — —	EXISTING STORM DRAIN		
— — — — —	EXISTING SANITARY SEWER MANHOLE		
— — — — —	EXISTING POWER POLE		
— — — — —	EXISTING GUY ANCHOR		
— — — — —	EXISTING LIGHT POLE		
○	IRON PIPE / PIN FOUND		
○	CAPPED REBAR FOUND		
○	CONCRETE MONUMENT FOUND		
○	AXLE FOUND		
○	PINE KNOT FOUND		



Companion Satellite Lot
Scale: 1" = 60'



TYPICAL SECTION - Sexton Bend Road
No Proposed Improvements
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.
 - Sources of Title: Db. 2005, Pg. 16475; Db. 2020, Pg. 8641
 - Current Zoning: NONE (County, in City Jurisdiction)
 - Portions of this property lie within the 100 Year Flood Hazard, Zone AE, as shown, based on information taken from the FEMA FIRM Panel 01125C0335 G, dated January 16, 2014. Base Flood Elevation is 231.0'. Minimum Finish Floor Elevations for new residence is 233.0'
 - Total Area of Property Owned is 1.00± Acres.
 - Total Area Under Control of Developer is 1.00± Acres.
 - Waivers Requested:
8.1. Capped Sewers
 - Lot is currently approved for septic system on Lot S4 Summer Ridge, Pb. 2016, Pg. 16.
 - Owners/Developers of property being subdivided:
J. Mark Morrison
3337 Brook Highland Dr
Birmingham, AL 35242
 - No existing property or boundary lines are proposed to be revised with this subdivision. The purpose of this subdivision is to modify the front minimum building lines only.

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

RESURVEY OF LOT 4 SUMMER RIDGE
Mark Morrison

PART OF THE W 1/2 OF THE SE 1/4, SEC. 12, T 20 S, R 10 W
TUSCALOOSA COUNTY, ALABAMA

Preliminary Subdivision Plat

No.	Date	Revision Description	Checked By: E M H

Drawn By: E M H
Date: 04/15/22
Proj. No.: 22-01-01162.00
File Name: 22-1162.Preliminary Plat.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: Resurvey of Lot 4 Summer Ridge
Variance Request Letter

Dear Mr. Ponds:

We are writing on behalf of the Developer to request variances from the subdivision regulations for the proposed Resurvey of Lot 4 Summer Ridge Subdivision located on Sexton Bend Road in North Tuscaloosa County. The subdivision is proposed for the purposes of modifying the front lot building lines only. No other changes are proposed to existing lot. The following variances are requested:

1. Capped Sewer

Justification for these variance requests are as follows:

1. Capped Sewer: The lot currently is approved for onsite septic system on a satellite lot, Lot S4 of Summer Ridge. No public sewer exists in the areas surrounding the proposed subdivision. Two of the lots have existing septic systems in place. The City of Tuscaloosa operates the nearest public sewer system to this development. The closest point of this public sewer is approximately 3.8 miles by way of shortest public road travel. Assuming an all-gravity system could be achieved to reach the nearest point of public sewer, with the minimum number of manholes required, the minimal cost of construction of such sewer line would be approximately \$850,000. Therefore, a variance of capped sewer is requested.

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

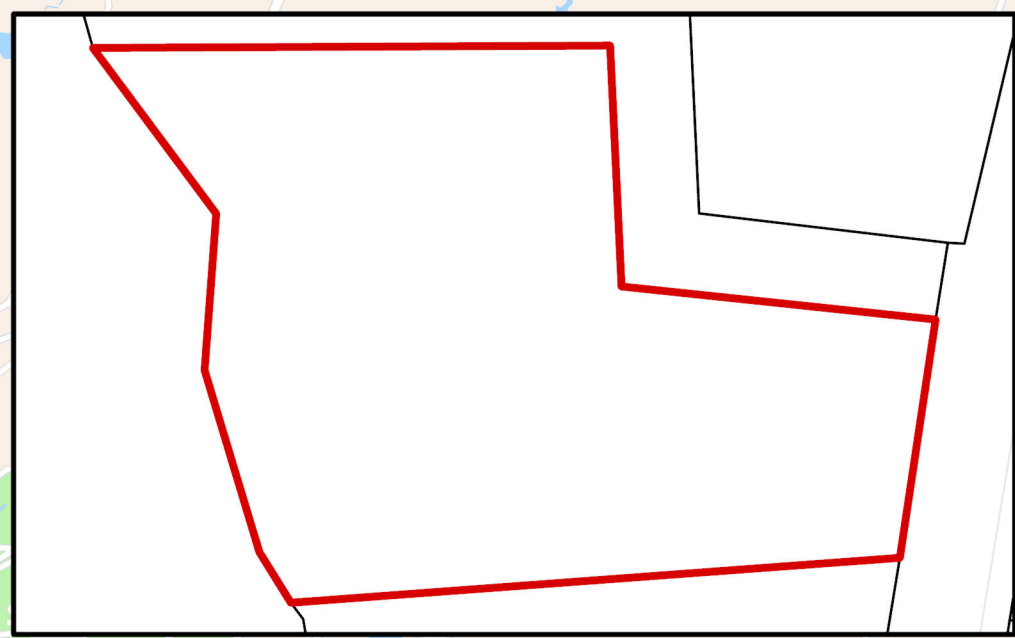
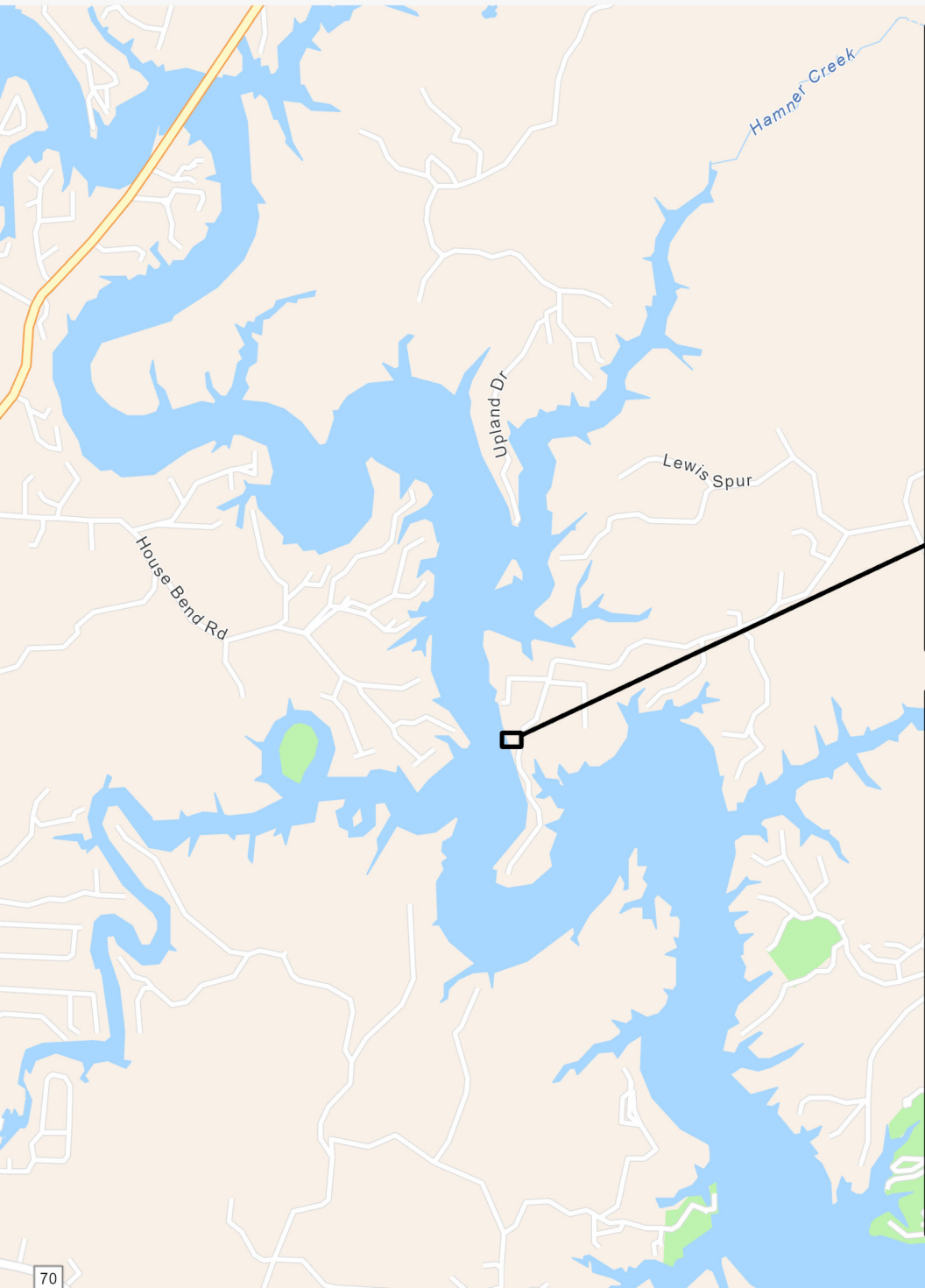
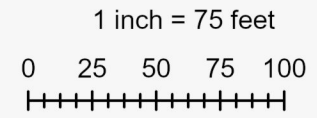
Sincerely,
TTL, INC.

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

Eric M. Hamner, PLS
Project Manager

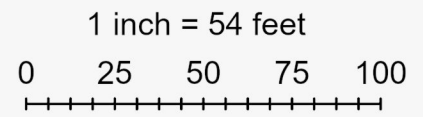


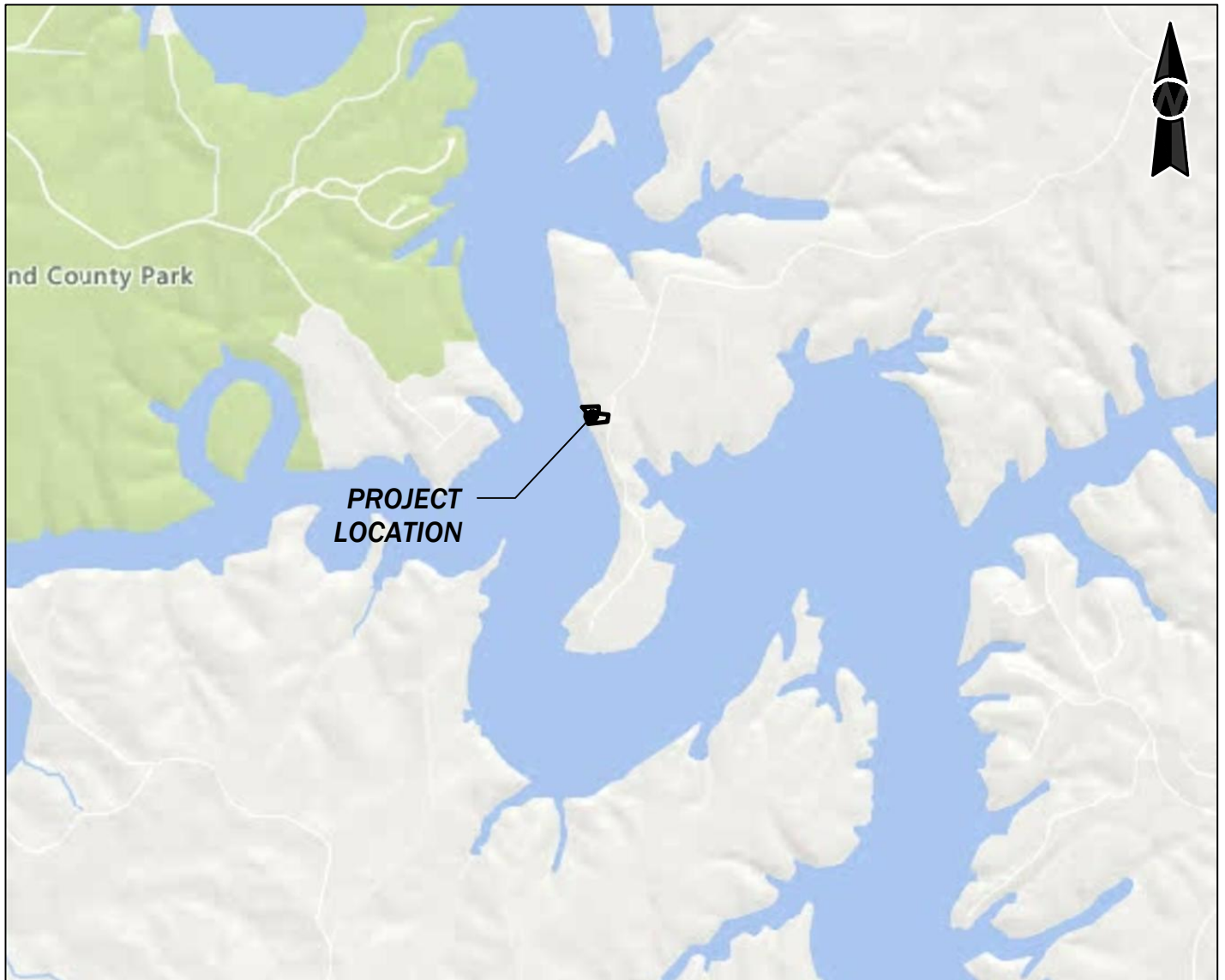
10222 Sexton Bend Road





10222 Sexton Bend Road





VICINITY MAP
Scale: 1" = 2000'

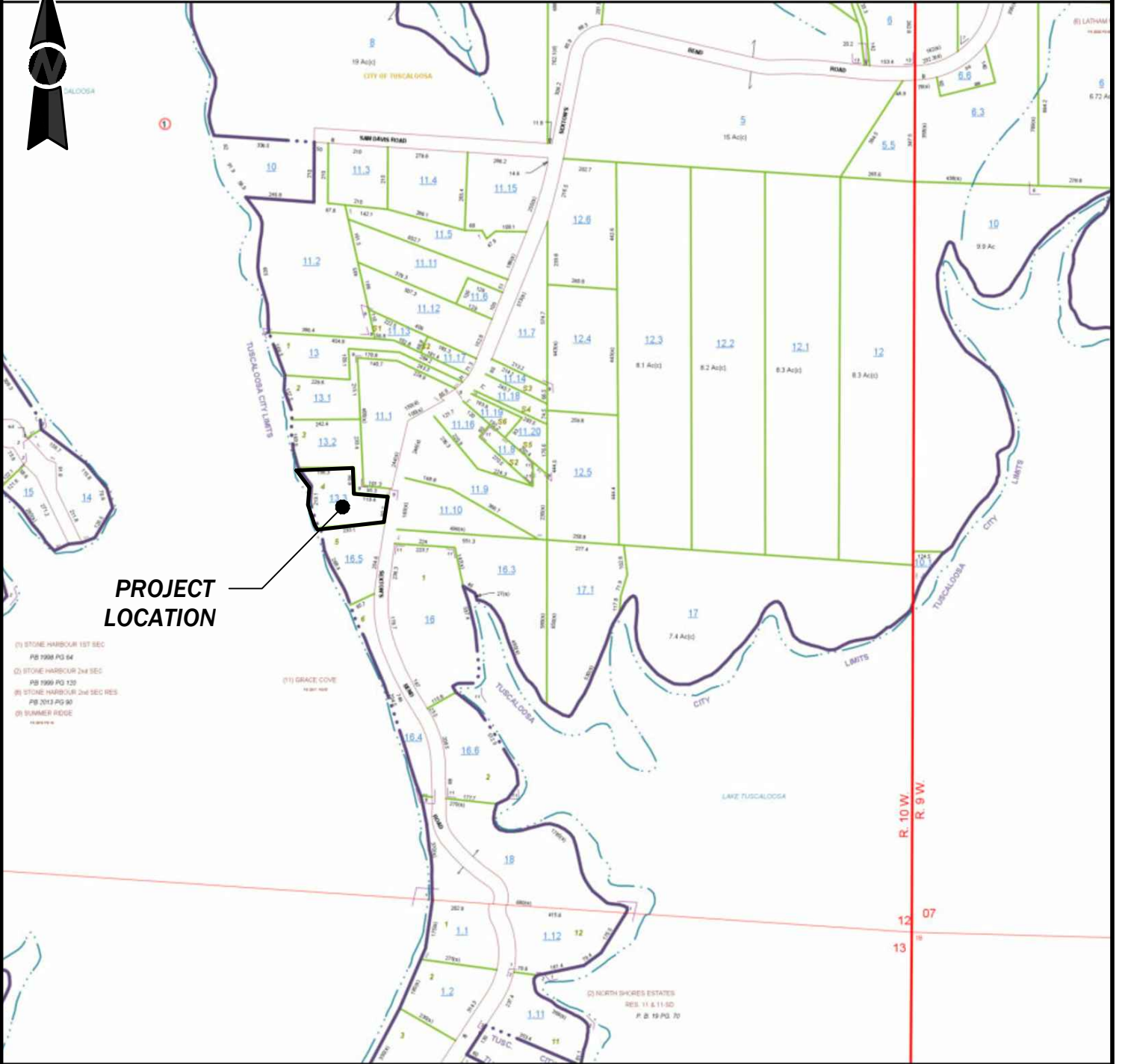
PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)



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

VICINITY MAP
RESURVEY OF LOT 4 SUMMER RIDGE

Tuscaloosa County, Alabama



TAX MAP:
20-01-12-0-001-013.003
 1"=500'



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

TAX MAP
RESURVEY OF LOT 4 SUMMER RIDGE

Tuscaloosa County, Alabama