



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**

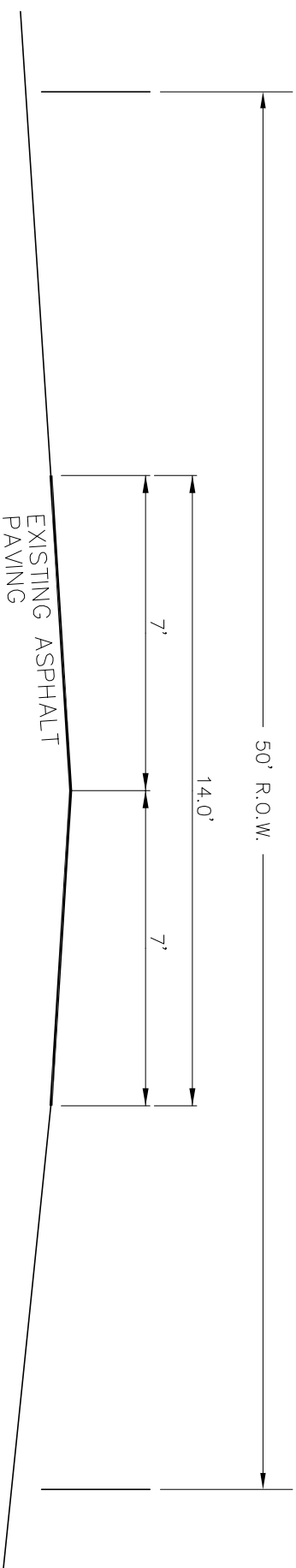
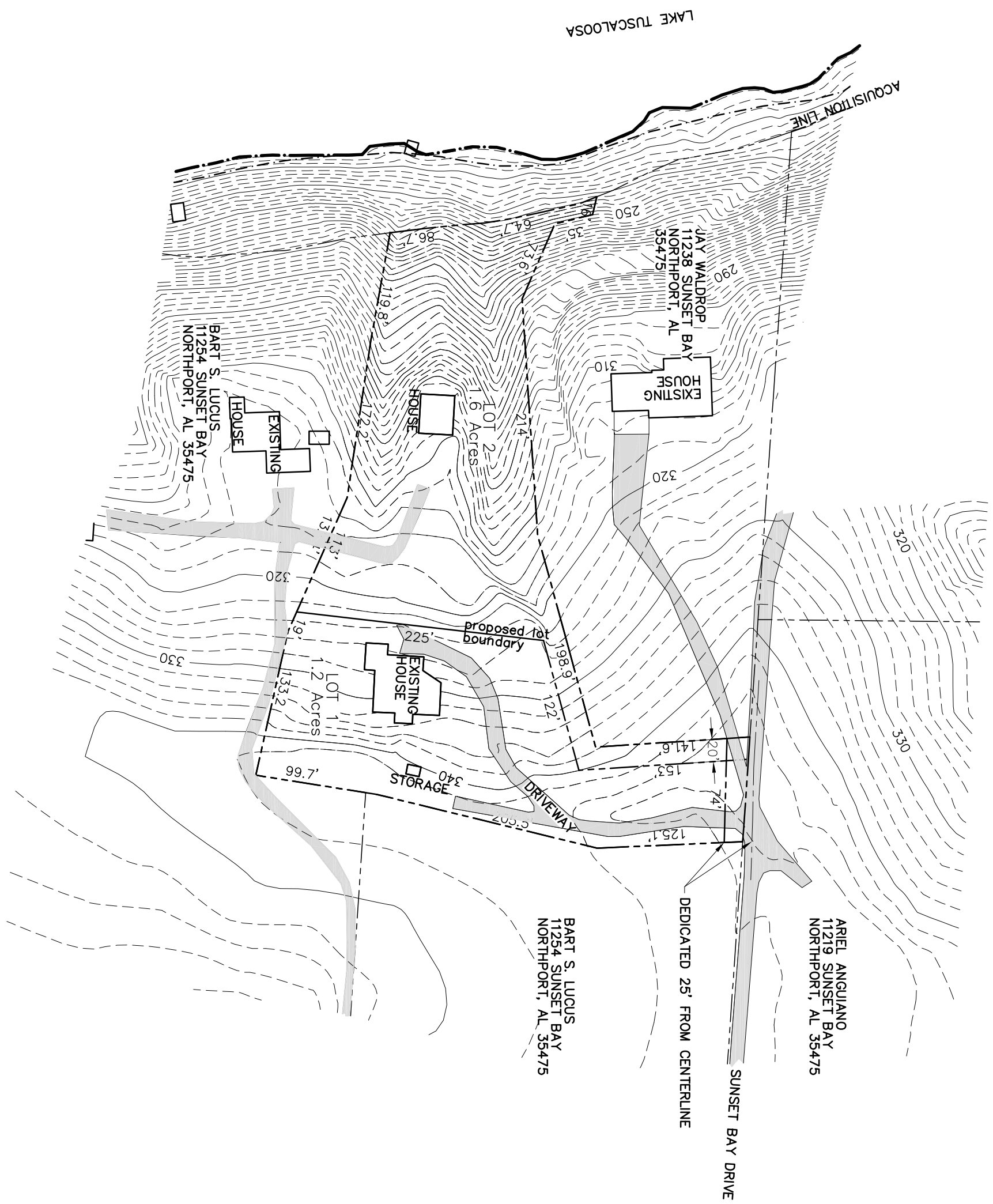
**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

**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

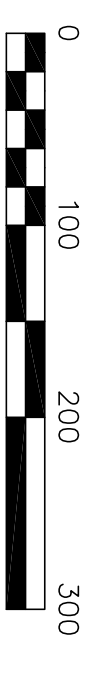
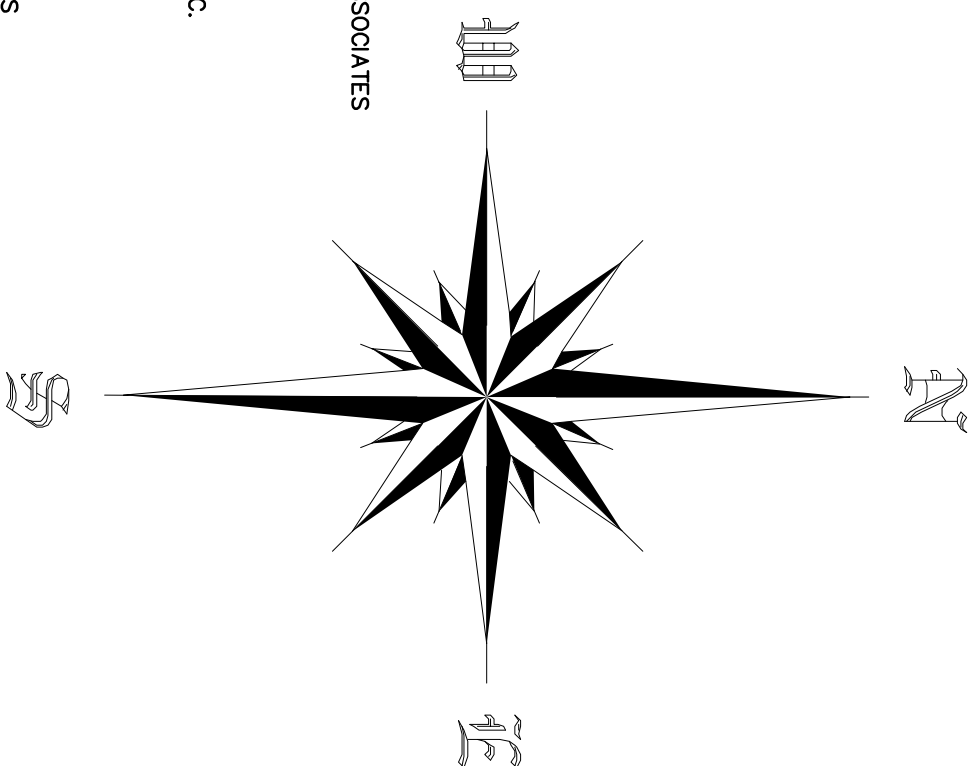


SOURCE OF TITLE: DEED BOOK 2016, PAGE 912

NO.	REVISIONS	BY	DATE	DSS

EXISTING SUNSET BAY ROAD SECTION  
NOT TO SCALE  
NO IMPROVEMENTS ANTICIPATED

- ENGINEER:  
TUSCALOOSA ENGINEERING ASSOCIATES  
6300 CLEMENTS FOLEY ROAD  
NORTHPORT, AL 35473  
(205) 242-0208
- SURVEYOR:  
MONTGOMERY AND HINKLE, INC.  
203 HARROVE ROAD EAST  
TUSCALOOSA, AL 35401  
(205) 454-6270
- NOTES:  
1. OWNER  
VERONICA L. EVANS  
538 PARK AVENUE  
BIRMINGHAM, AL 35226
- 2.8 TOTAL ACRES UNDER CONTROL OF THE DEVELOPER.
  - PROPERTY IS NOT LOCATED OUTSIDE THE CITY LIMITS.
  - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP AND PANEL NO. 01125C02000G.
  - LOTS ARE ALREADY SERVED BY PERMITTED ONSITE SEWAGE DISPOSAL SYSTEMS. WAIVERS REQUESTED:  
A. HALF STREET IMPROVEMENTS  
B. CAPPED SEWER



### LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY
  - o CORNERS
  - - - 97' - - - 1' CONTOUR
  - 100 --- INDEX CONTOUR
  - G --- EXISTING STORM DRAIN
  - X --- GAS MAIN
  - II --- POWER POLE
  - \* --- GUY WIRE ANCHOR
  - --- CHAIN LINK FENCE
  - --- WOODEN PRIVACY FENCE



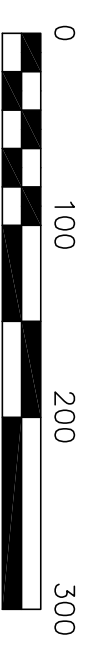
VICINITY MAP

### PRELIMINARY PLAT

## TUSCALOOSA ENGINEERING ASSOCIATES, INC.

6300 CLEMENTS FOLEY ROAD, NORTHPORT, AL 35473  
(205) 242-0208

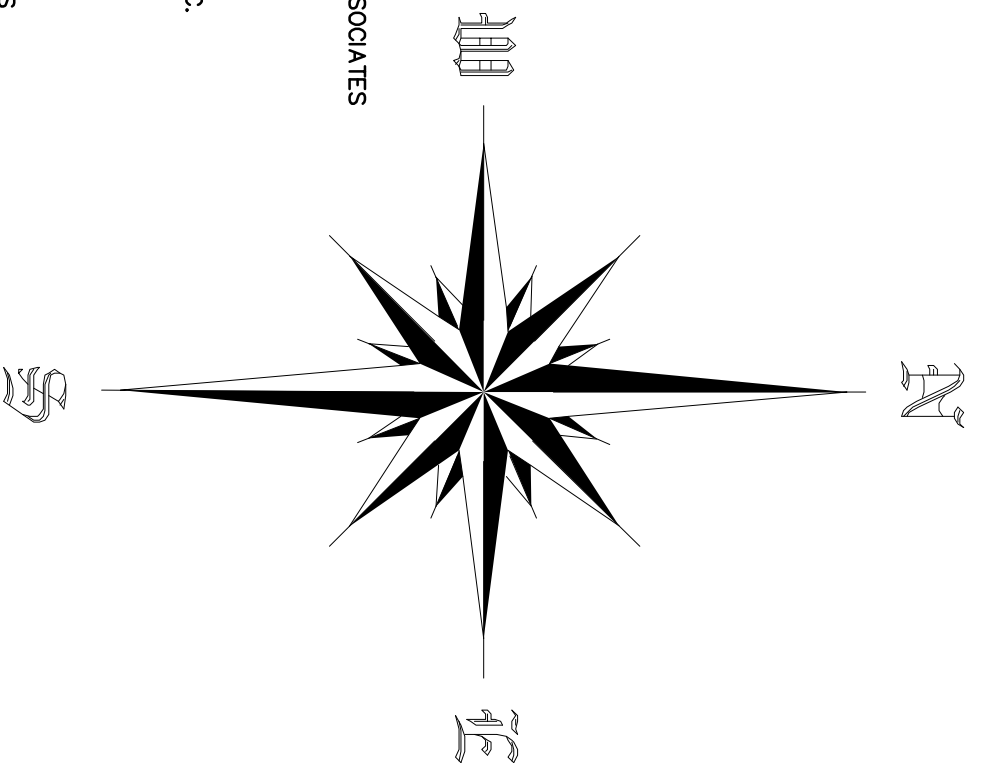
SHEET  
1  
OF  
1



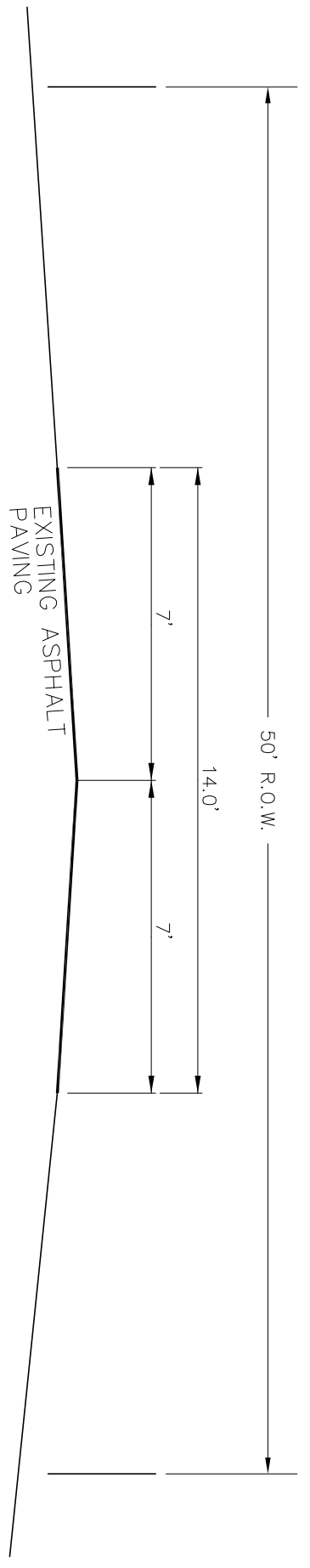
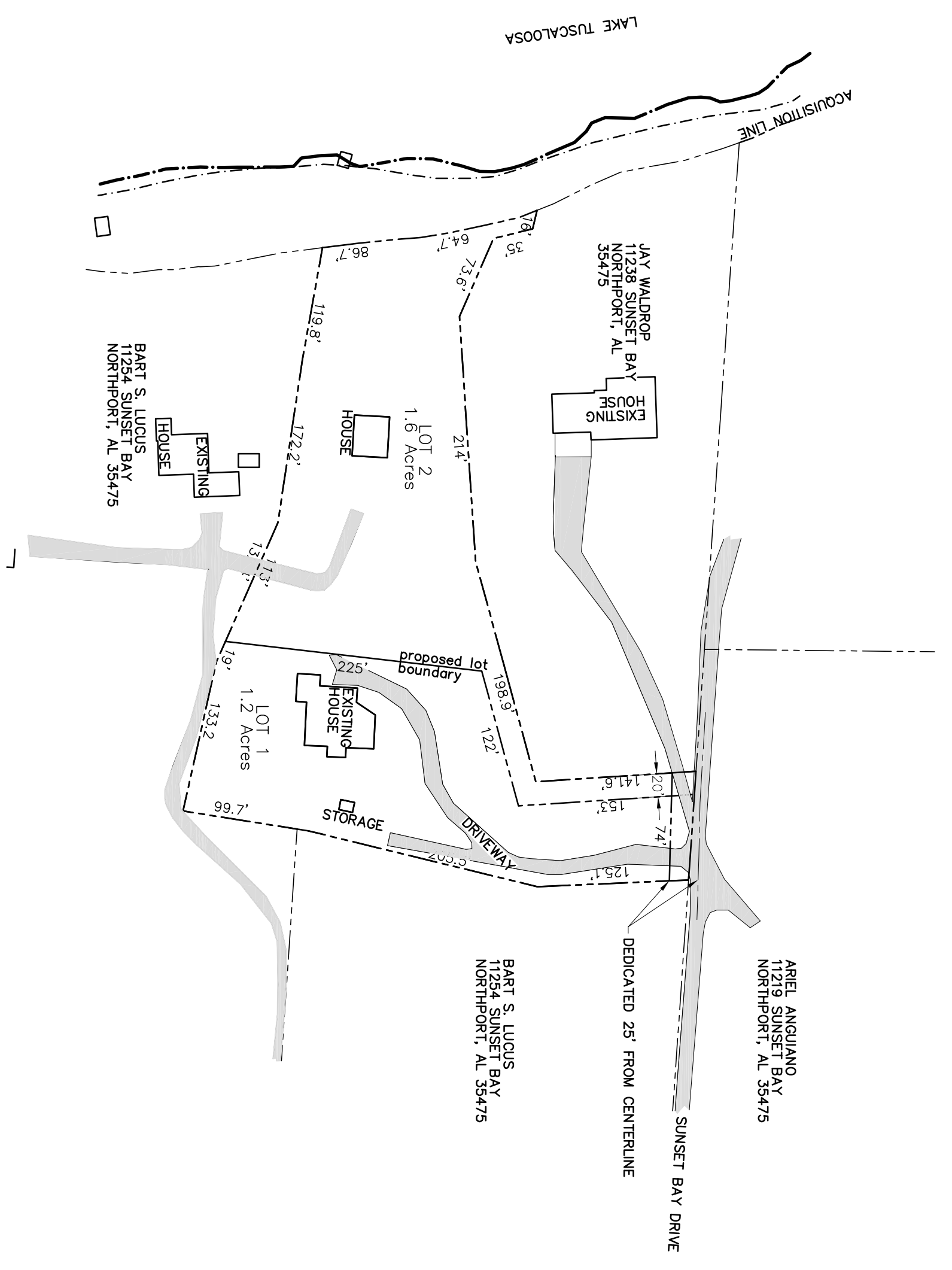
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SOURCE OF TITLE: DEED BOOK 2016, PAGE 912	
NO.	REVISIONS
BY	DATE
DES	DATE
CHK	DATE
APPD	DATE
SCALE 1" = 100'	
DATE: Mar 2022	
THIS DRAWING AND ALL THE INFORMATION SHOWN HEREON IS THE PROPERTY OF TUSCALOOSA ENGINEERING ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.	
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TUSCALOOSA ENGINEERING ASSOCIATES, INC.	
6300 CLEMENTS FOLEY ROAD, NORTHPORT, AL 35473	
(205) 242-0208	
SHEET	1 OF 1

**TUSCALOOSA ENGINEERING ASSOCIATES, INC.**

**6300 Clements Foley Road**

**Northport, AL 35473**

April 11, 2022

Ms. Ashley Crites, AICP  
Planning Director  
City of Tuscaloosa  
2201 University Blvd  
Tuscaloosa, AL 35401

Subject: Evans Retreat

Dear Ms. Crites:

This is to request waivers as follows for the above captioned subdivision

**Capped Sewer  
½ Street Improvements**

To provide sewer to this area of Lake Tuscaloosa is exceedingly expensive. To assume that the city would every provide sewer to this area is not reasonable. My estimate for sewer for this lot would exceed \$1,000,000.00.

The street is currently county maintained prescriptive roadway. Adding lane width for 90' will only serve to confuse drivers.

If you have questions, please advise.

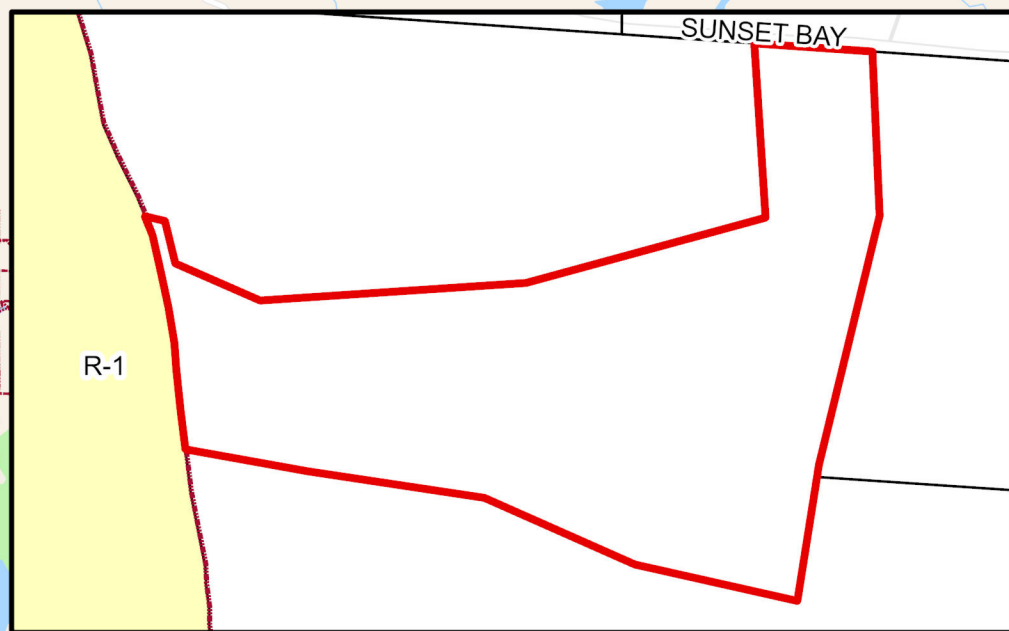
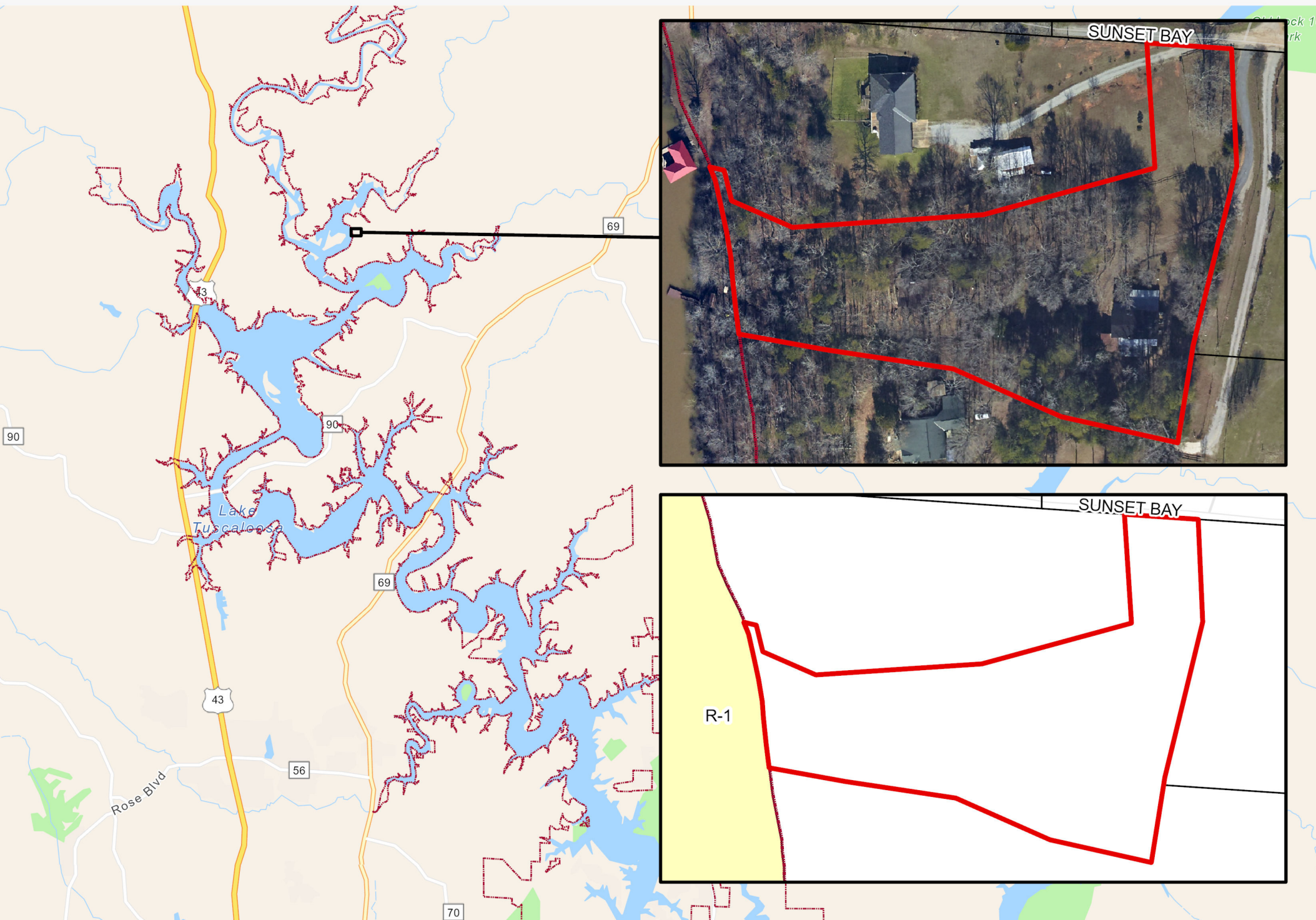
Respectfully submitted,

Ron W. Henderson, P. E.  
Al. Reg. No. 24552



# 11289 Sunset Bay

1 inch = 134 feet





# 11289 Sunset Bay


1 inch = 71 feet  
0 50 100 150 200




**Nikki Evans**

11289 Sunset Bay

**Legend**

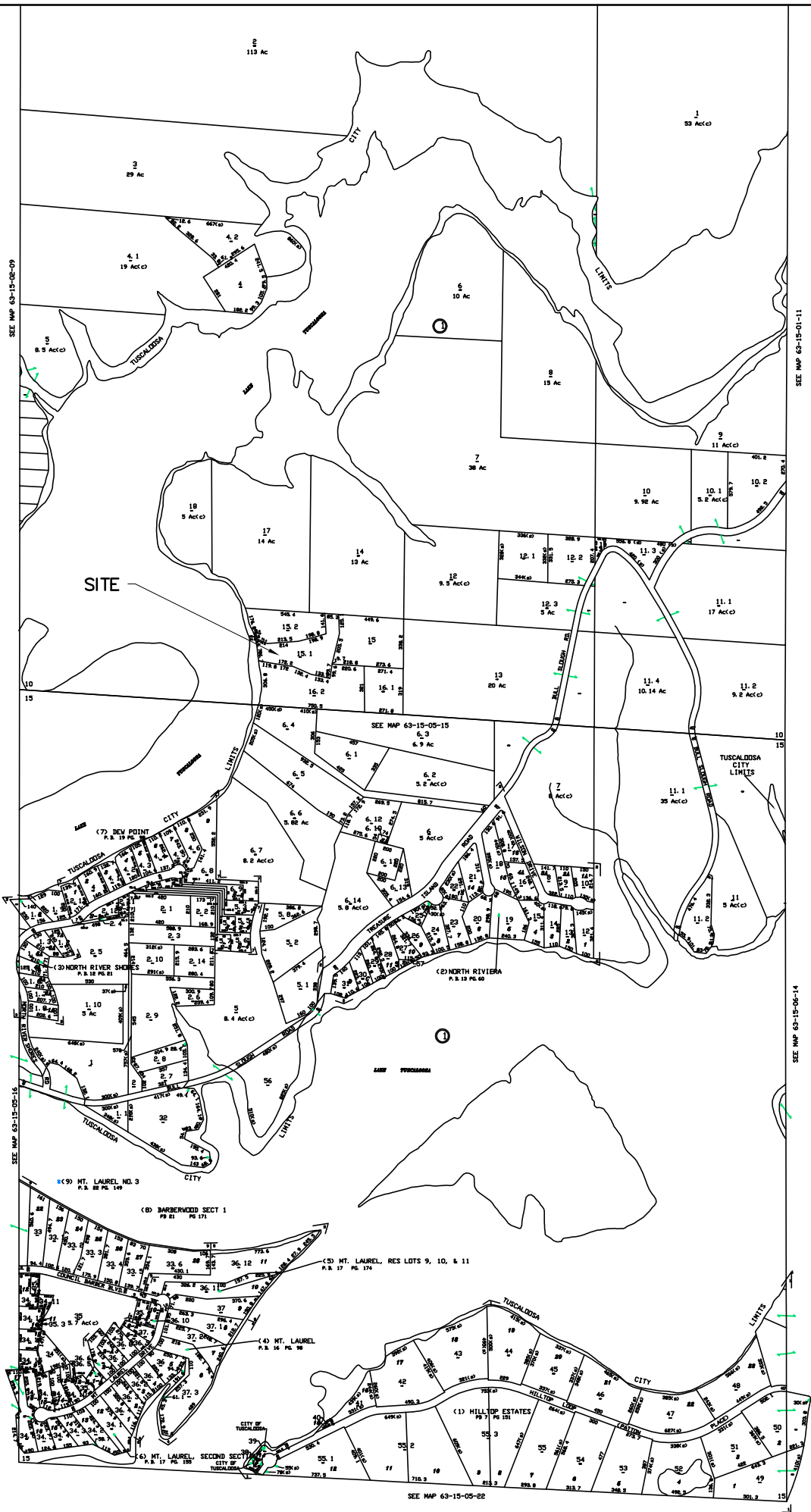
 33 24 17.7 n, 87 34 17.3 w

 33 24 17.7 n, 87 34 17.3 w



400 ft

Google Earth



SEE MAP 63-15-08-09

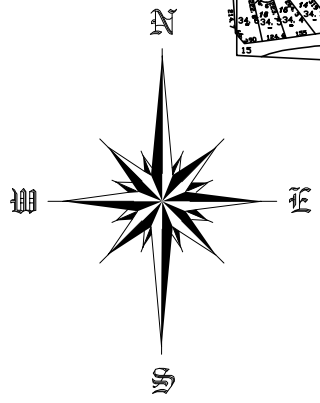
SEE MAP 63-15-01-11

SEE MAP 63-15-05-14

SEE MAP 63-15-06-14

SEE MAP 63-15-05-15

SEE MAP 63-15-05-22



# TAX MAP

DES
DRN
CHK
APPD

SCALE  
1" = 1000'

**TUSCALOOSA ENGINEERING ASSOCIATES, INC.**  
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