



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Spilsbury-Smith Subdivision Parcel ID: 63-15-07-35-0-001-024.000,015.000,024.002 Total Acres: 5.0 ac. +/-

Surveyor or Engineer

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

Property Owner

Name: Tom Spilsbury & Alan Smith Email: tspils@yahoo.com Phone: 408-892-5212
Address: P.O. Box 2315 (Spilsbury) City/State: Los Gatos / CA ZIP Code: 95031
339 Riverdale Dr. (Smith) Tuscaloosa AL 35406

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>8-10-22</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 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 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.

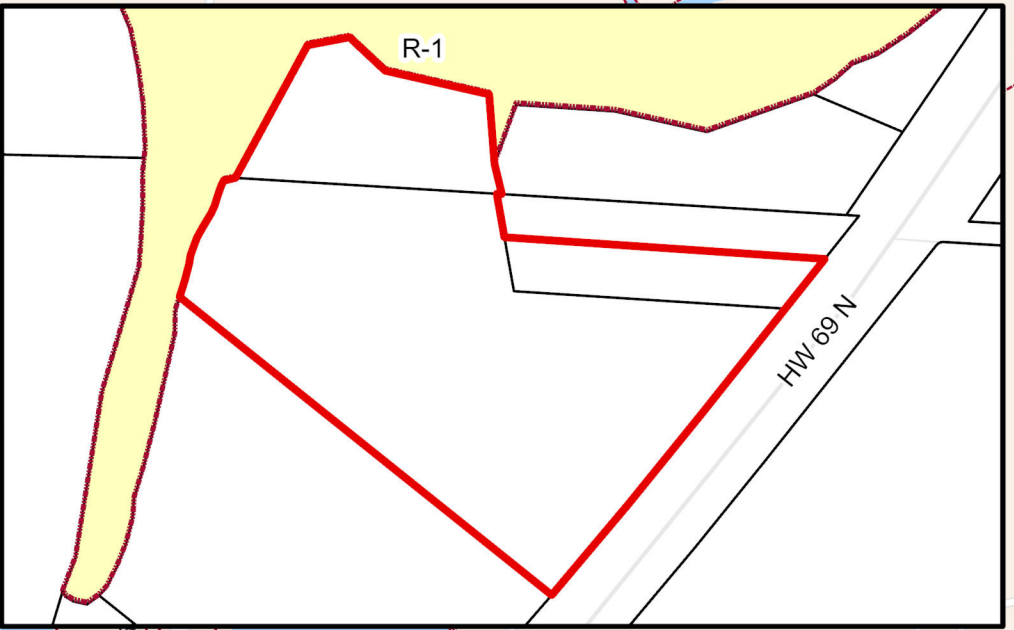
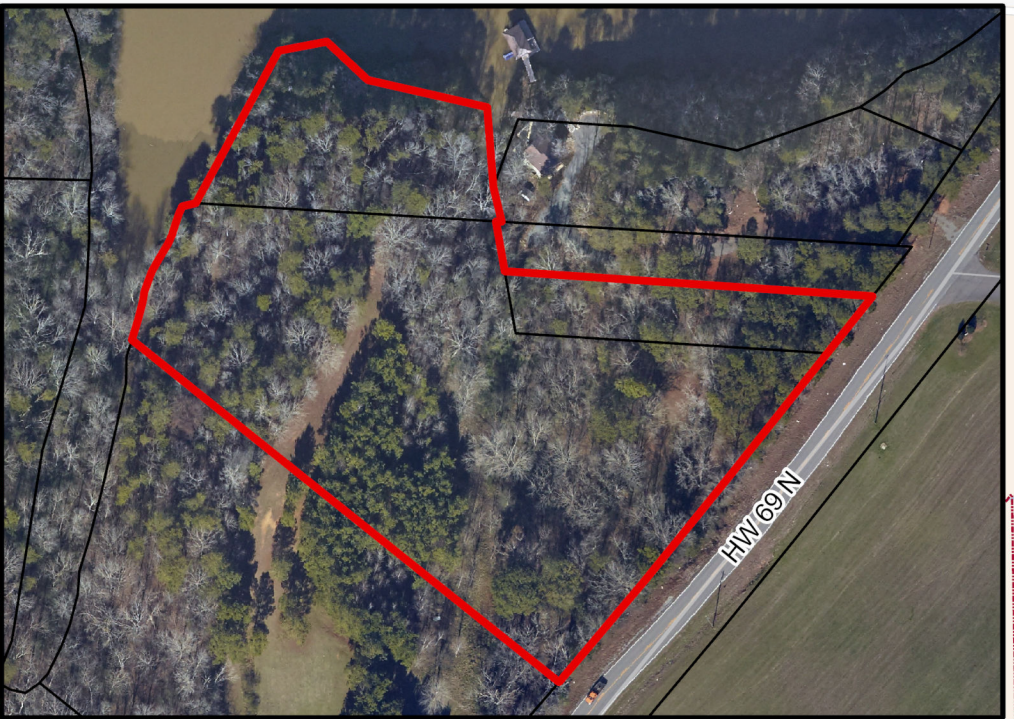
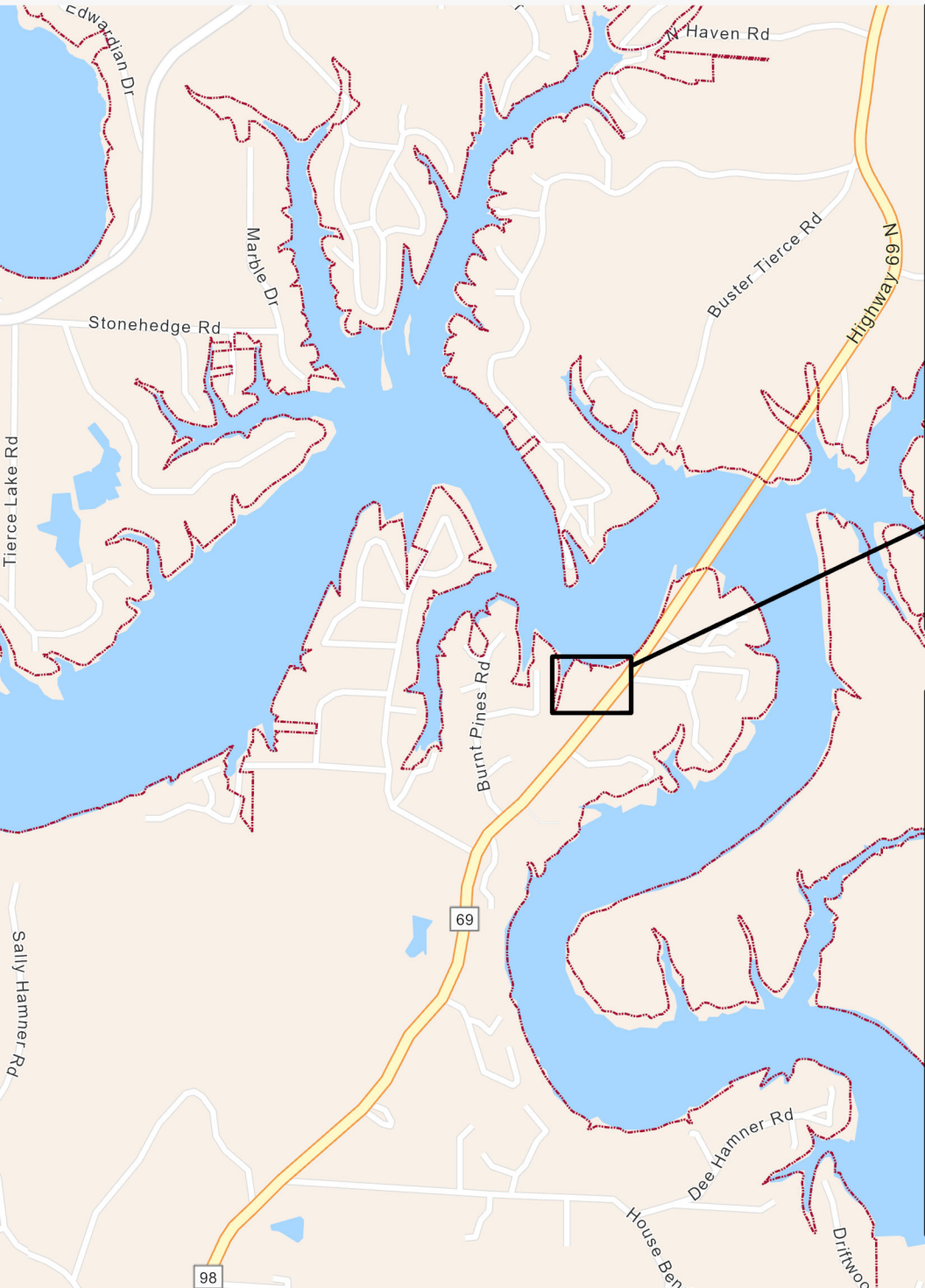
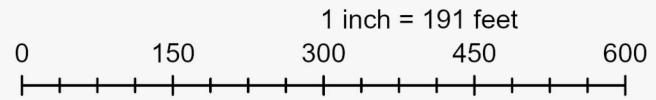
Signature: [Signature] Date: 8/10/2022

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 **SUBMIT FORM**



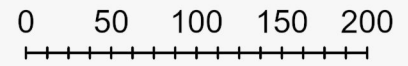
Southwest of 15112 Highway 69N





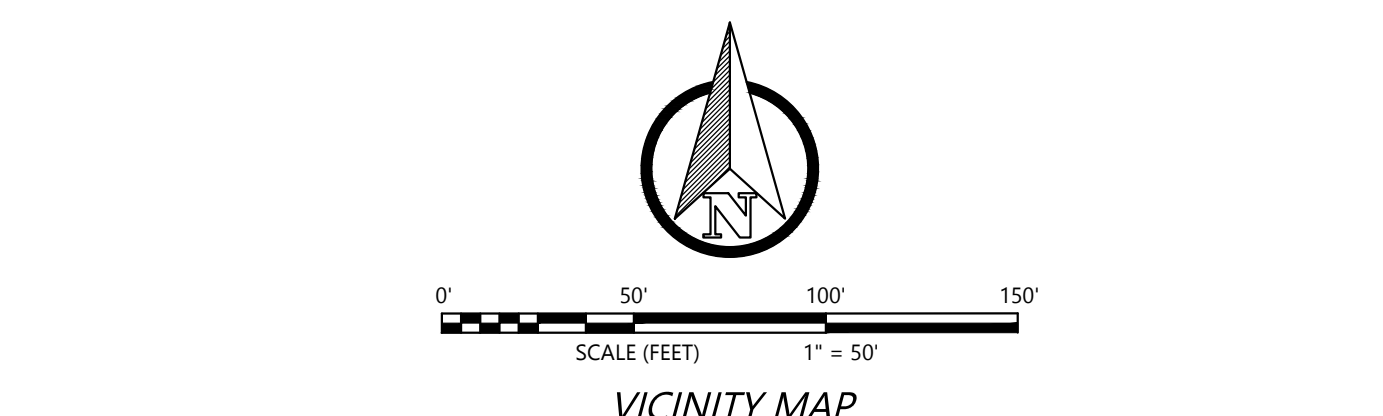
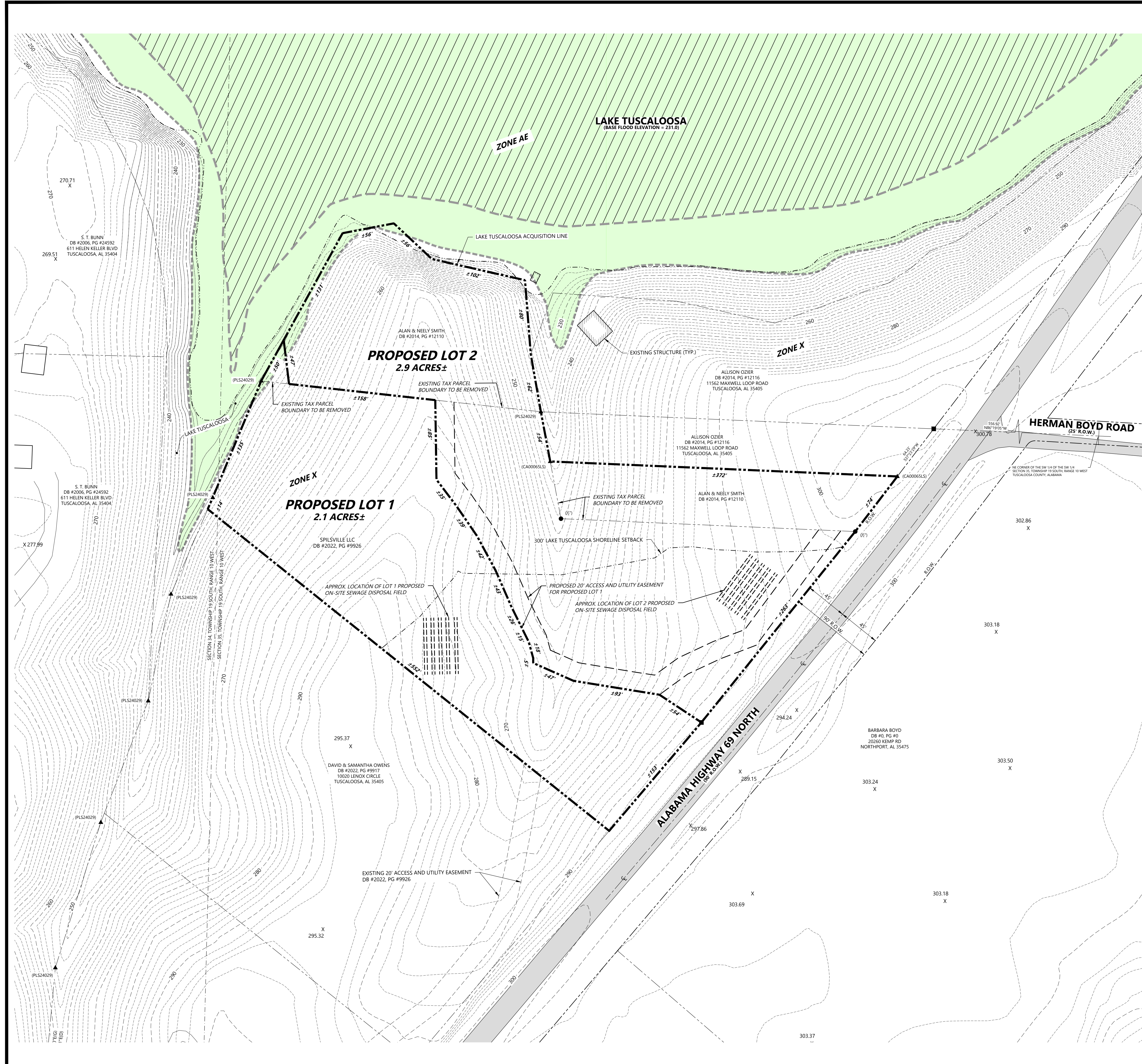
Southwest of 15112 Highway 69N

1 inch = 113 feet



N





OWNERS/DEVELOPERS:
 SPILLSVILLE, LLC
 PO BOX 2315
 LOS GATOS, CA 95031

ALAN AND NEELY SMITH
 339 RIVERDALE DRIVE
 TUSCALOOSA, AL 35406

- NOTES:**
- PROPERTY TO BE SUBDIVIDED = 5.0 AC ±
 TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPERS = 5.0 AC ±
 - THIS SUBDIVISION IS CURRENTLY ZONED NOT LOCATED WITHIN THE CITY OF TUSCALOOSA CORPORATE LIMITS.
 - PROPERTY TO BE SERVED BY CARROLL'S CREEK WATER AUTHORITY AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
 - THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP NO. 01125C0335G, REVISED DATE 1-16-14.
 - THIS PLAN IS BASED ON A COMBINATION OF AERIAL MAPPING DATA AND FIELD-RUN DATA.
 - THE SUBJECT PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA.
 - SOURCE OF TITLE: DB 2022, PG 9917; DB 2014 PG 12110.
 - THE MINIMUM FINISH FLOOR ELEVATION FOR ALL STRUCTURES IN THIS SUBDIVISION IS 233.0.
 - LOT 1 WILL NOT HAVE DIRECT ACCESS TO ALABAMA HIGHWAY 69 NORTH. LOT 1 WILL ACCESS ALABAMA HIGHWAY 69 NORTH VIA ACCESS EASEMENTS.
 - TUSCALOOSA COUNTY BUILDING SETBACKS ARE AS FOLLOWS: 30' FRONT, 35' REAR, 10' SIDE.

- WAIVER REQUESTS:**
- SIDEWALK CONSTRUCTION:**
 THE DEVELOPER REQUESTS A WAIVER FROM THE REQUIREMENT TO CONSTRUCT SIDEWALKS ALONG ALABAMA HIGHWAY 69 NORTH. ALDOT WILL NOT REQUIRE SIDEWALKS AT THIS LOCATION. ADDITIONALLY, SHOULDER CONDITIONS ARE NOT CONDUCTIVE FOR THE CONSTRUCTION OF SIDEWALKS.
 - INSTALLATION OF "CAPPED SEWER":**
 THE DEVELOPER REQUESTS A WAIVER FROM THE REQUIREMENT TO CONSTRUCT "CAPPED SEWER" FOR THIS SUBDIVISION. THE CONSTRUCTION OF "CAPPED SEWER" IS COST PROHIBITIVE.

SYMBOLS LEGEND

	RIGHT-OF-WAY LINE
	PROPERTY LINE
	SECTION LINE
	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
	EXISTING CONTOUR LINE (2 FOOT INTERVAL)
	IRON PIPE FOUND(SIZE)
	FOUND REBAR
	FOUND CONCRETE MONUMENT
	DEED BOOK
	PAGE
	EXISTING ASPHALT SURFACE

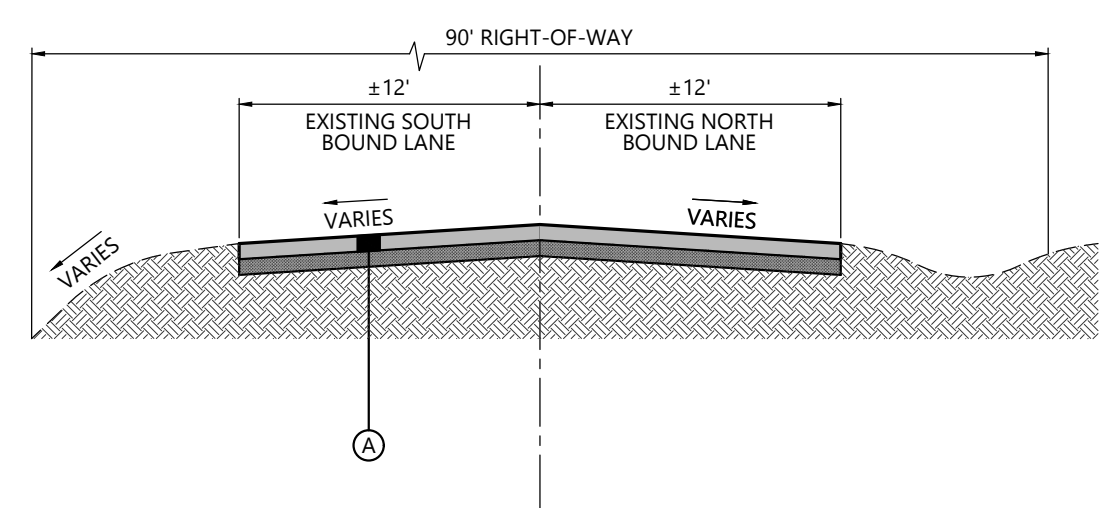
FLOOD MAP LEGEND

	FLOODPLAIN BOUNDARY
	1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	ZONE AE
	ZONE AE
	ZONE X FLOOD AREA

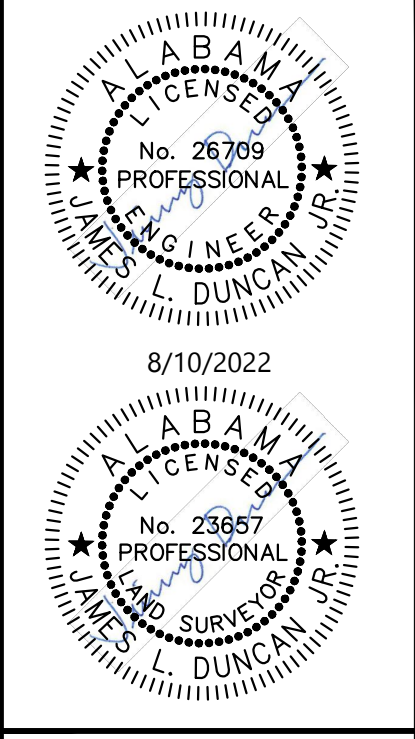
SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD; AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. ZONE A - NO BASE ELEVATIONS DETERMINED. ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

FLOODWAY AREAS IN ZONE AE
 THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.



IN PLACE: EXISTING PAVING TO REMAIN
 ALABAMA HIGHWAY No. 69 CROSS SECTION
 NO IMPROVEMENTS PROPOSED



DUNCAN & COKER ASSOCIATES
 CIVIL ENGINEERING & SURVEYING & PLANNING
 302 MERCHANTS WALK, SUITE 250
 TUSCALOOSA, AL 35406
 205-561-0808
 WWW.DUNCANCOKER.COM

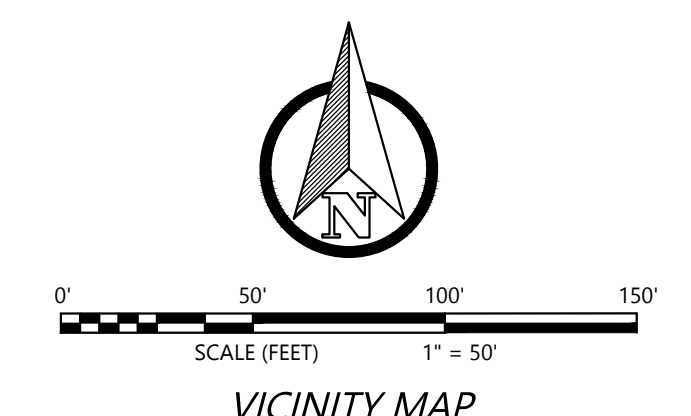
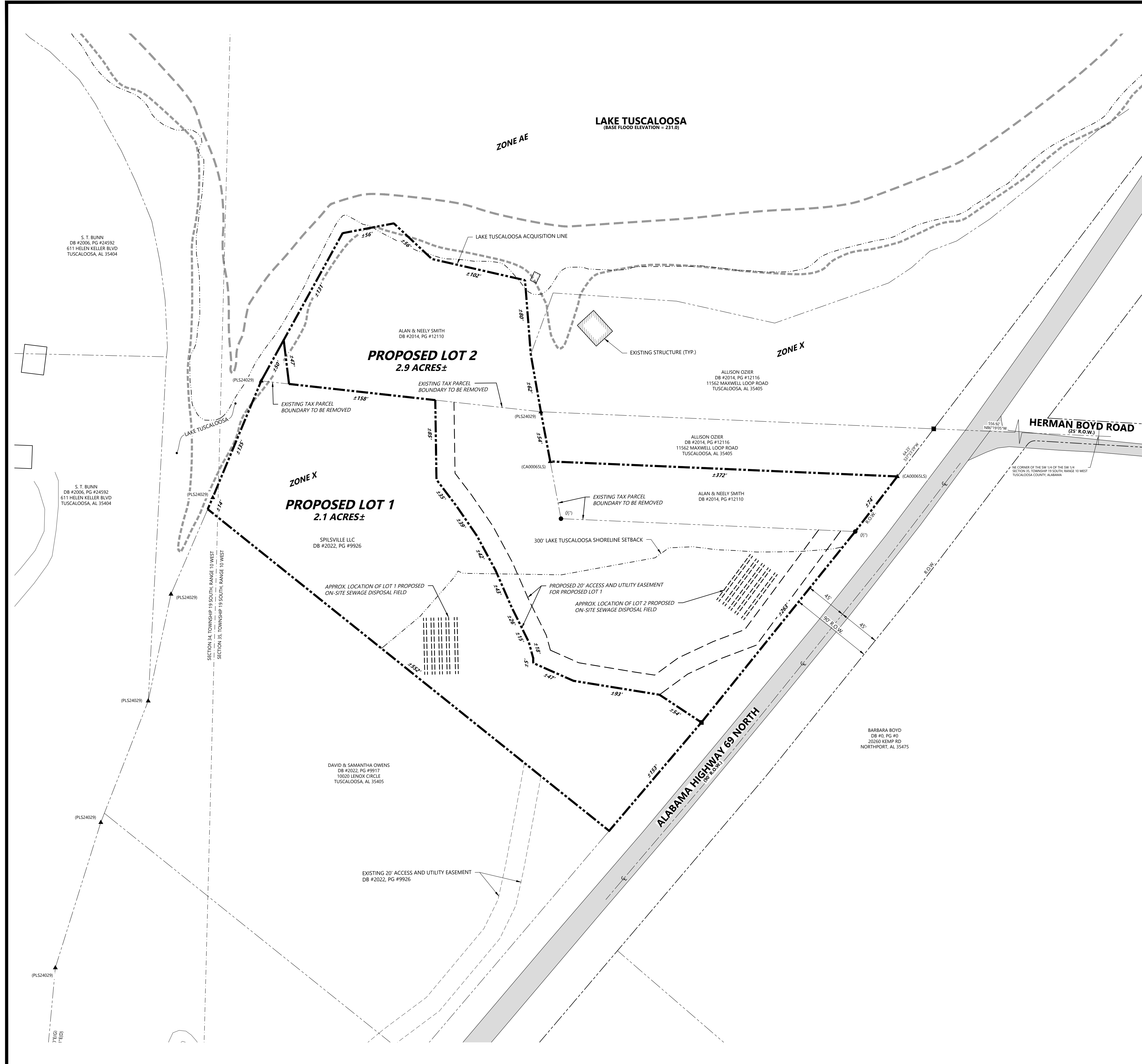
SPILLSBURY-SMITH SUBDIVISION
 PART OF SECTION 34 & 35, TOWNSHIP 19 SOUTH, RANGE 10 WEST
 TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION
1	8/10/22	REVISION PER CITY REVIEW COMMENTS

FILE NAME: Spillsbury-Smith-Subdivision
 DRAWN BY: S.W.T.
 CHECKED BY: R.V.M.
 PROJECT NUMBER: 22-182

SHEET NO. **C100**



OWNERS/DEVELOPERS:
 SPILLSVILLE, LLC
 PO BOX 2315
 LOS GATOS, CA 95031

ALAN AND NEELY SMITH
 339 RIVERDALE DRIVE
 TUSCALOOSA, AL 35406

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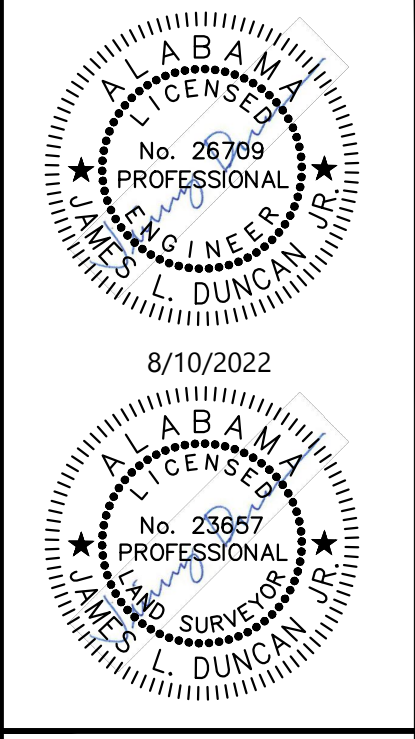
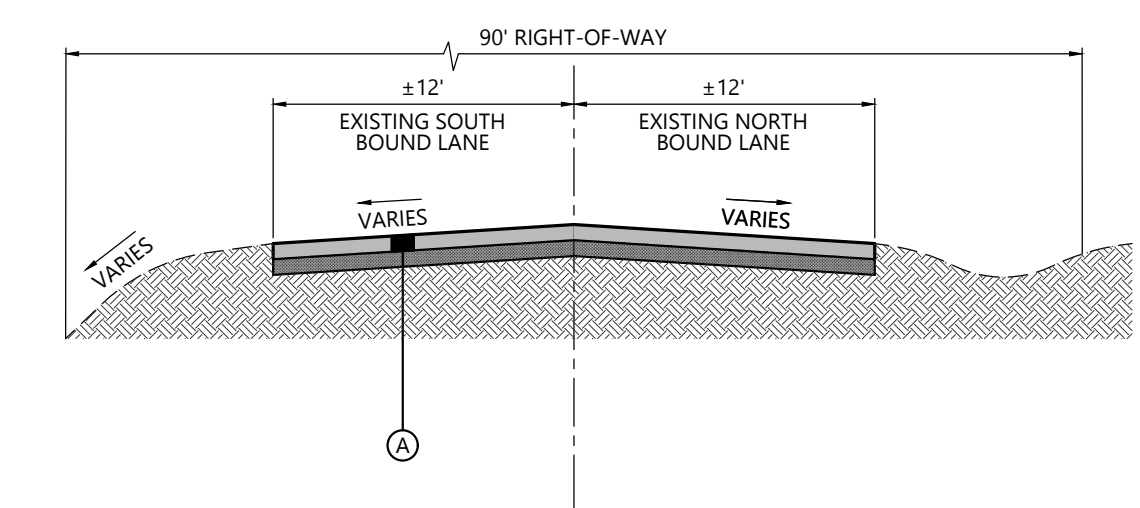
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PRELIMINARY SUBDIVISION PLAT

NO.	DATE	REVISION PER CITY REVIEW COMMENTS	DESCRIPTION
1	8/10/22		

FILE NAME: Spillsbury-Smith-Subdivision
 DRAWN BY: S.W.T.
 CHECKED BY: R.V.M.
 PROJECT NUMBER: 22-1382

SHEET NO. **C100**



**Spilsbury – Smith Subdivision
Preliminary Subdivision Application
Variance Request**

August 10, 2022

Variance Request - Sidewalks

The owner requests a variance for sidewalk construction along Alabama Highway 69 North. ALDOT will not require sidewalks at this location. Additionally, shoulder conditions are not conducive for the construction of sidewalks.