



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Propst Road Parcel ID: 63 37 04 20 0 001 013.000 and 012.004 Total Acres: 63.72

Surveyor or Engineer

Name: Sentell Engineering Inc. Email: cgs@sentell.net Phone: 2057525564
 Address: 639 Black Bears Way City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner

Name: Lollipop LLC Email: _____ Phone: _____
 Address: 10725 Propost Rd City/State: Duncanville / AL ZIP Code: 35456

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

6 Plats MAP FOLDED to 8 1/2" 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>7/15/2022</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 checked="" type="checkbox"/> NO	<input 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 1/2" 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 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: 7/15/22

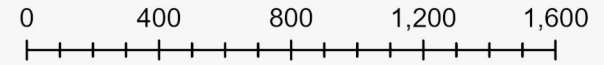
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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

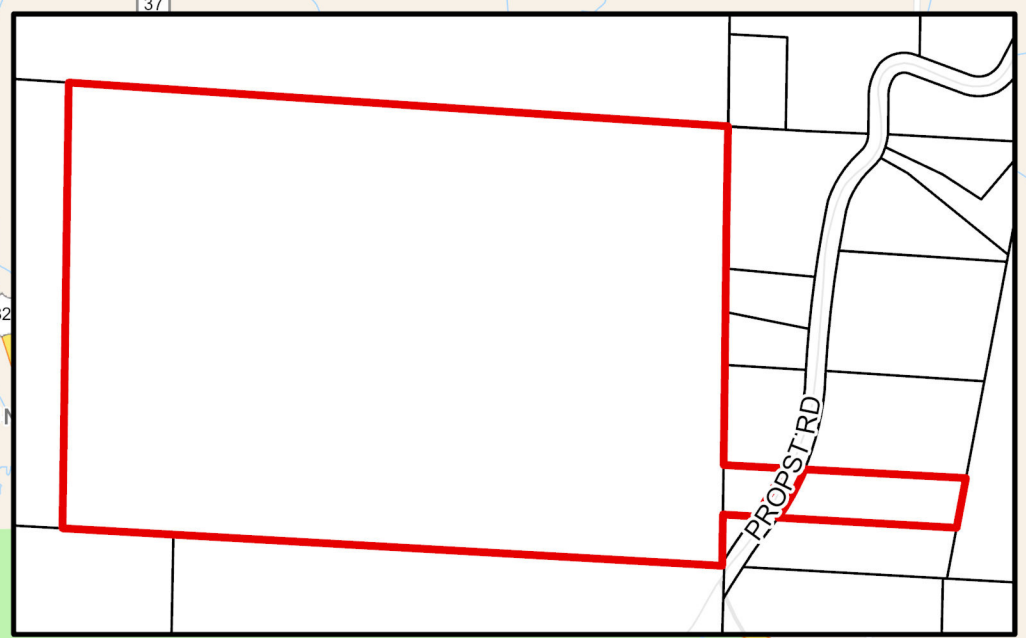
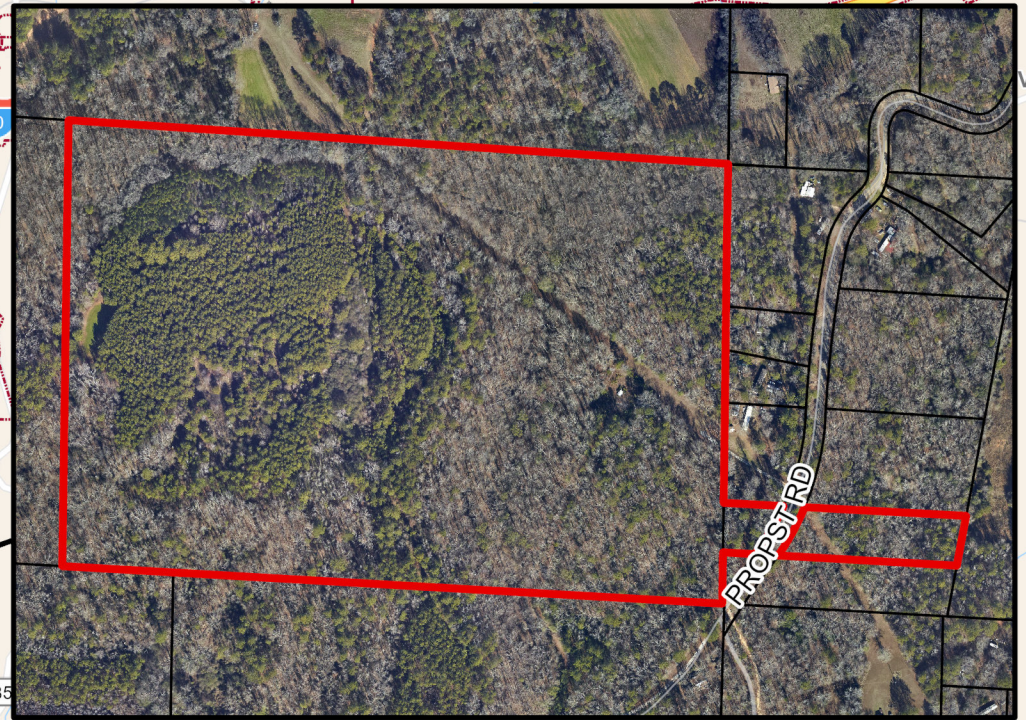
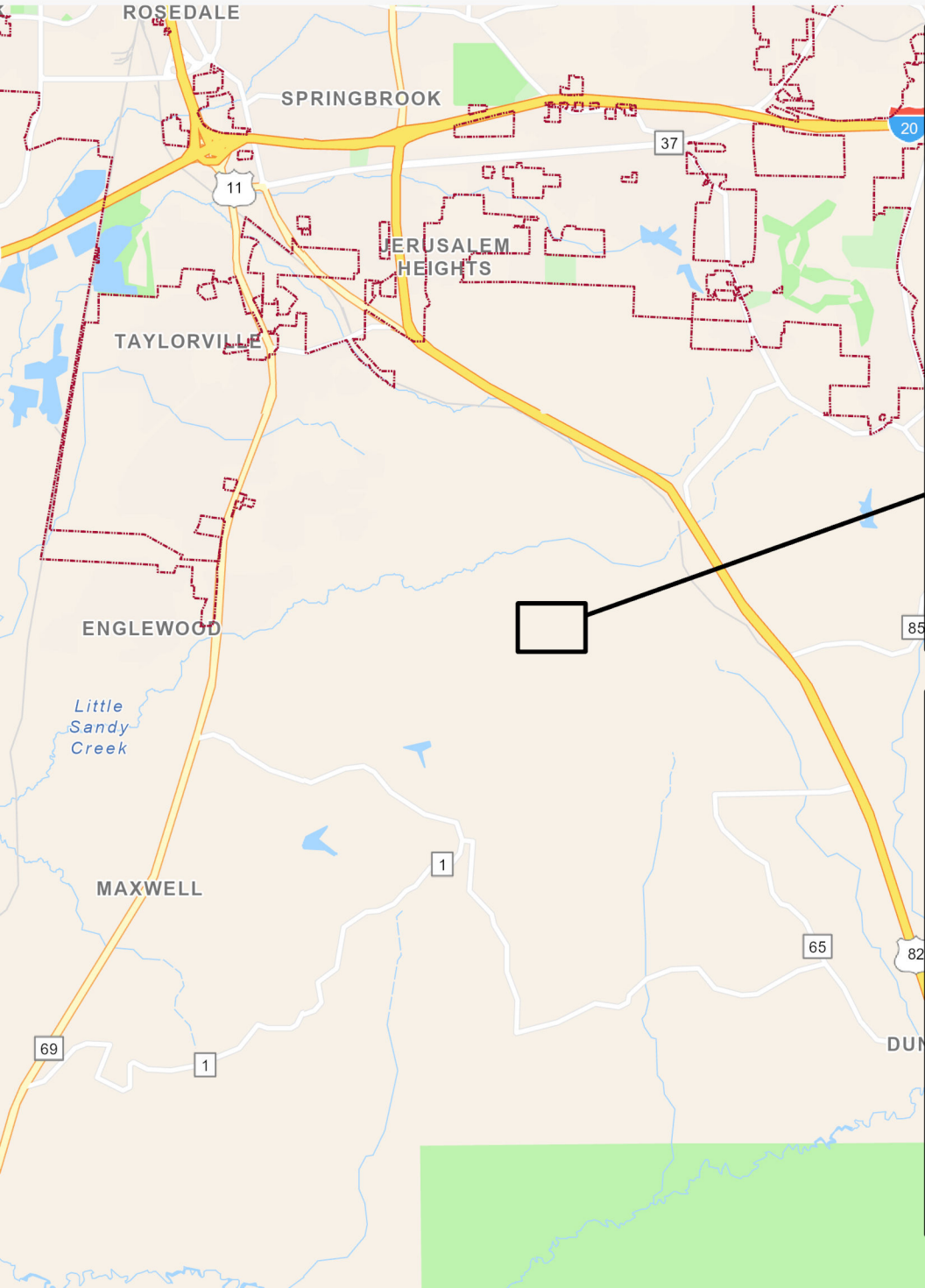


10725 Propst Road

1 inch = 581 feet



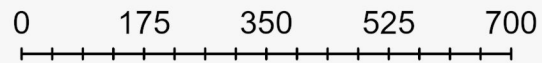
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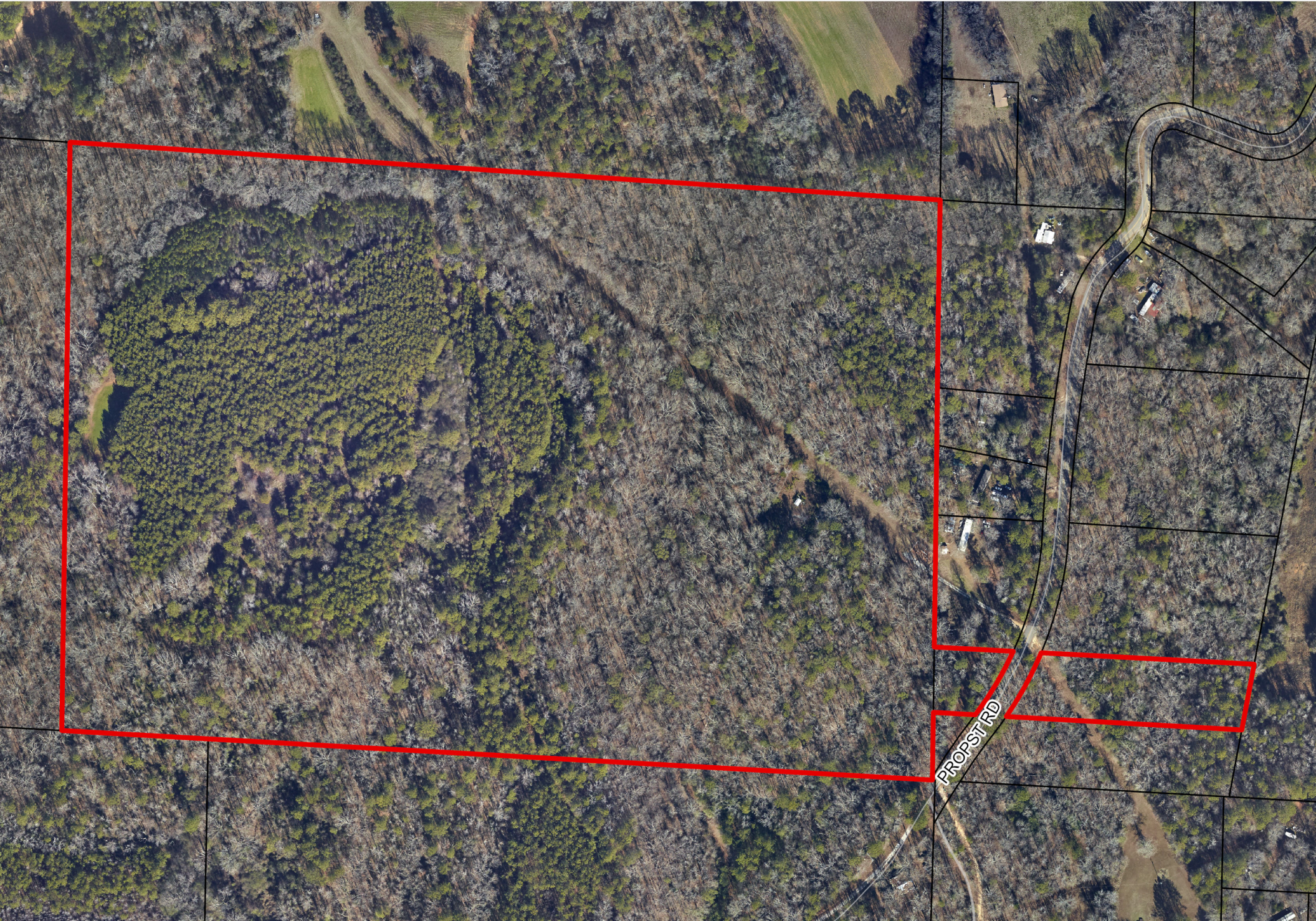


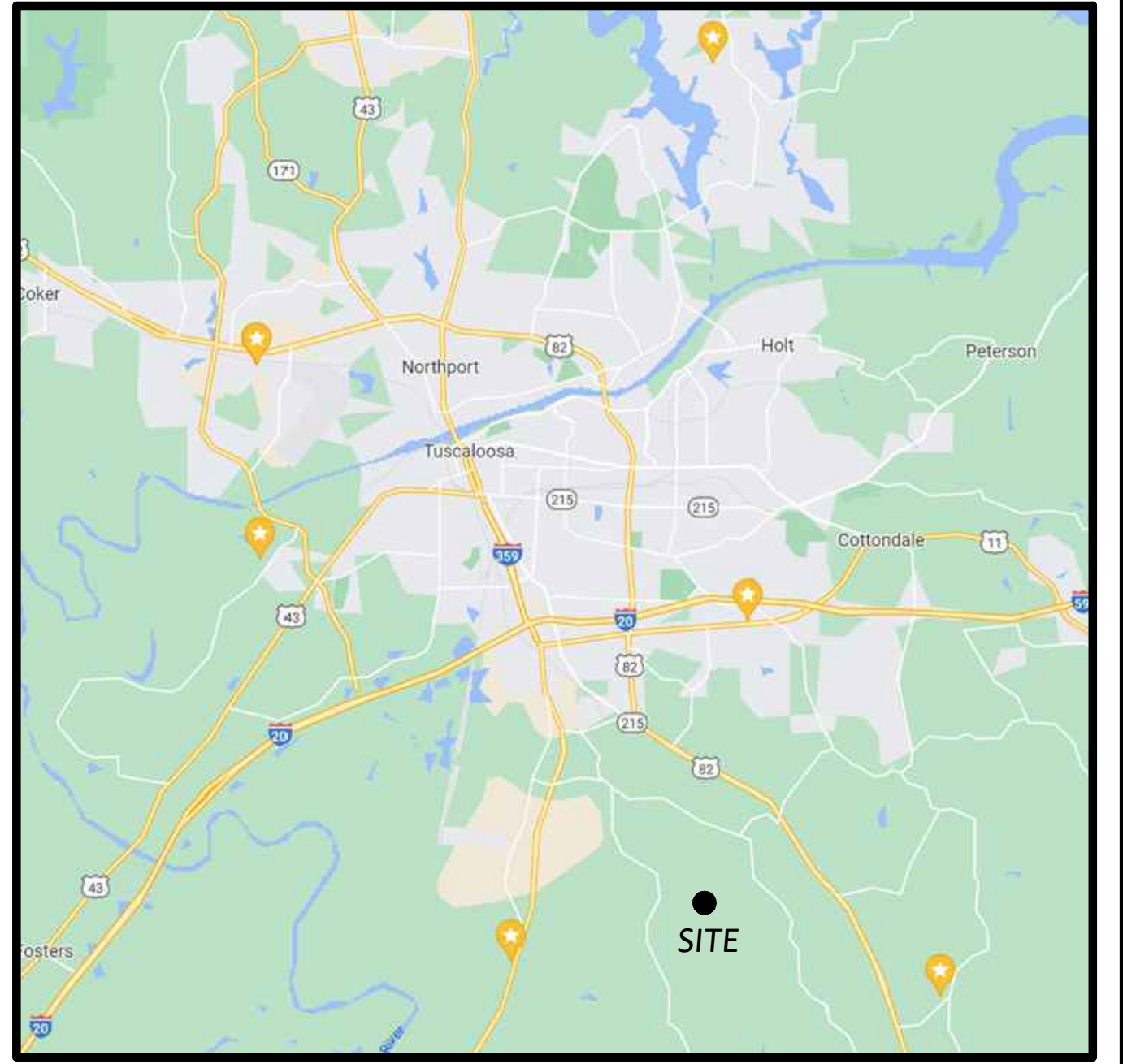
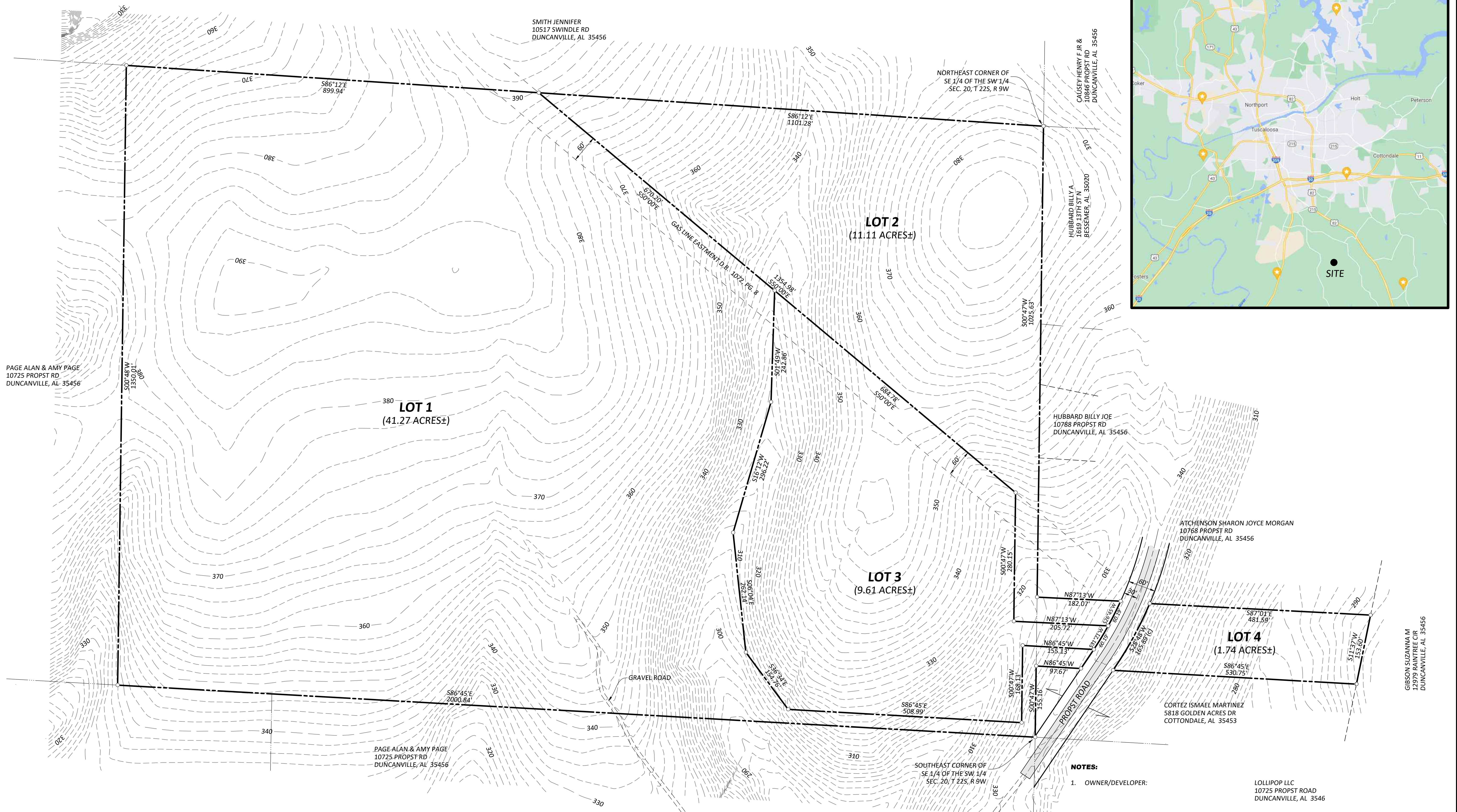
10725 Propst Road

1 inch = 275 feet



N





PAGE ALAN & AMY PAGE
10725 PROPST RD
DUNCANVILLE, AL 35456

LOT 1
(41.27 ACRES±)

LOT 2
(11.11 ACRES±)

LOT 3
(9.61 ACRES±)

LOT 4
(1.74 ACRES±)

SMITH JENNIFER
10517 SWINDLE RD
DUNCANVILLE, AL 35456

CAUSEY HENRY F. JR. &
10846 PROPST RD
DUNCANVILLE, AL 35456

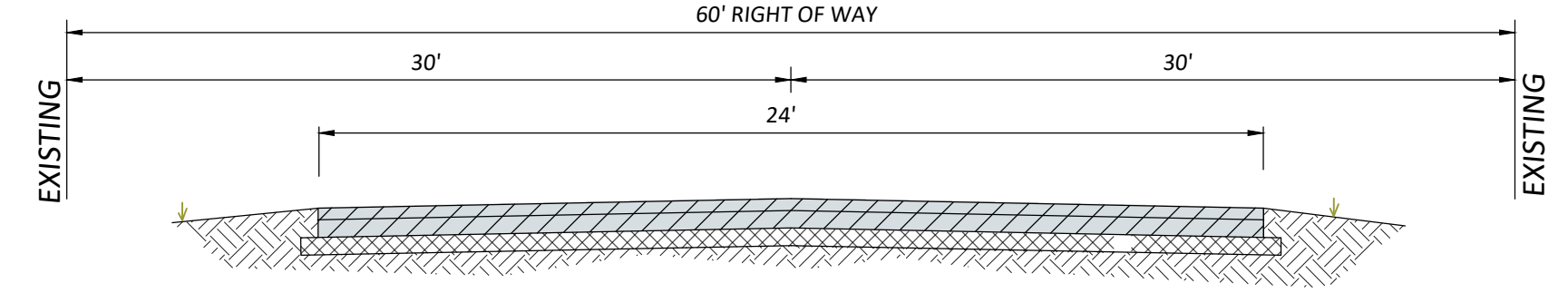
HUBBARD BILLY A
1619 13TH ST N
BESSEMER, AL 35020

HUBBARD BILLY JOE
10788 PROPST RD
DUNCANVILLE, AL 35456

ATCHENSON SHARON JOYCE MORGAN
10768 PROPST RD
DUNCANVILLE, AL 35456

GIBSON SUZANNA M
12979 RAIN TREE CIR
DUNCANVILLE, AL 35456

- NOTES:**
- OWNER/DEVELOPER: LOLLIPOP LLC
10725 PROPST ROAD
DUNCANVILLE, AL 35456
 - SOURCE OF TITLE: D.B. 2022, PG. 17924
 - TOTAL ACRES OWNED/DEVELOPED: 63.73 ACRES± OWNED
63.73 ACRES± DEVELOPED
 - WAIVERS REQUESTED: CAPPED SEWER, DRAINAGE STUDY, LOT CONFIGURATION & HALF ST. IMPROVEMENTS.
 - THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS INSIDE THE PJ; FRONT SETBACKS 30', REAR SETBACKS 35', SIDE SETBACKS 10' UNLESS OTHERWISE NOTED.
 - THIS SURVEY AND DRAWING WERE COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND THEREFORE THERE MAY BE EASEMENTS AND RIGHT-OF-WAYS WHICH ARE NOT SHOWN.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0685G EFFECTIVE DATE: 1/16/2014.
 - THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
 - THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIFTEEN THOUSAND (15000).
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY MITCHELL WATER SYSTEM AND SEPTIC TANKS.
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



PROPST ROAD
(NO IMPROVEMENTS PLANNED)

(NO TESTING, CORING OR DRILLING WAS PERFORMED ON PROPST ROAD THEREFORE BUILD-UPS ARE UNKNOWN. PROPST ROAD IS COUNTY MAINTAINED ROAD)

LEGEND

- IRON PIPE/PIN FOUND (IPF)
- CAPPED PIPE/PIN SET (CPS)
- CAPPED PIPE/PIN FOUND (CPF)
- CONC. MONUMENT FOUND (CMF)
- POINT NOT MONUMENTED
- NORTH
- SOUTH
- EAST
- WEST
- RECORD BOOK - DEED AND/OR PLAT
- FRONT SETBACK LINE
- RIGHT OF WAY
- PLAT BOOK
- DEED BOOK
- PAGE
- EXISTING FENCE (TYPE)
- SECTION LINES
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE

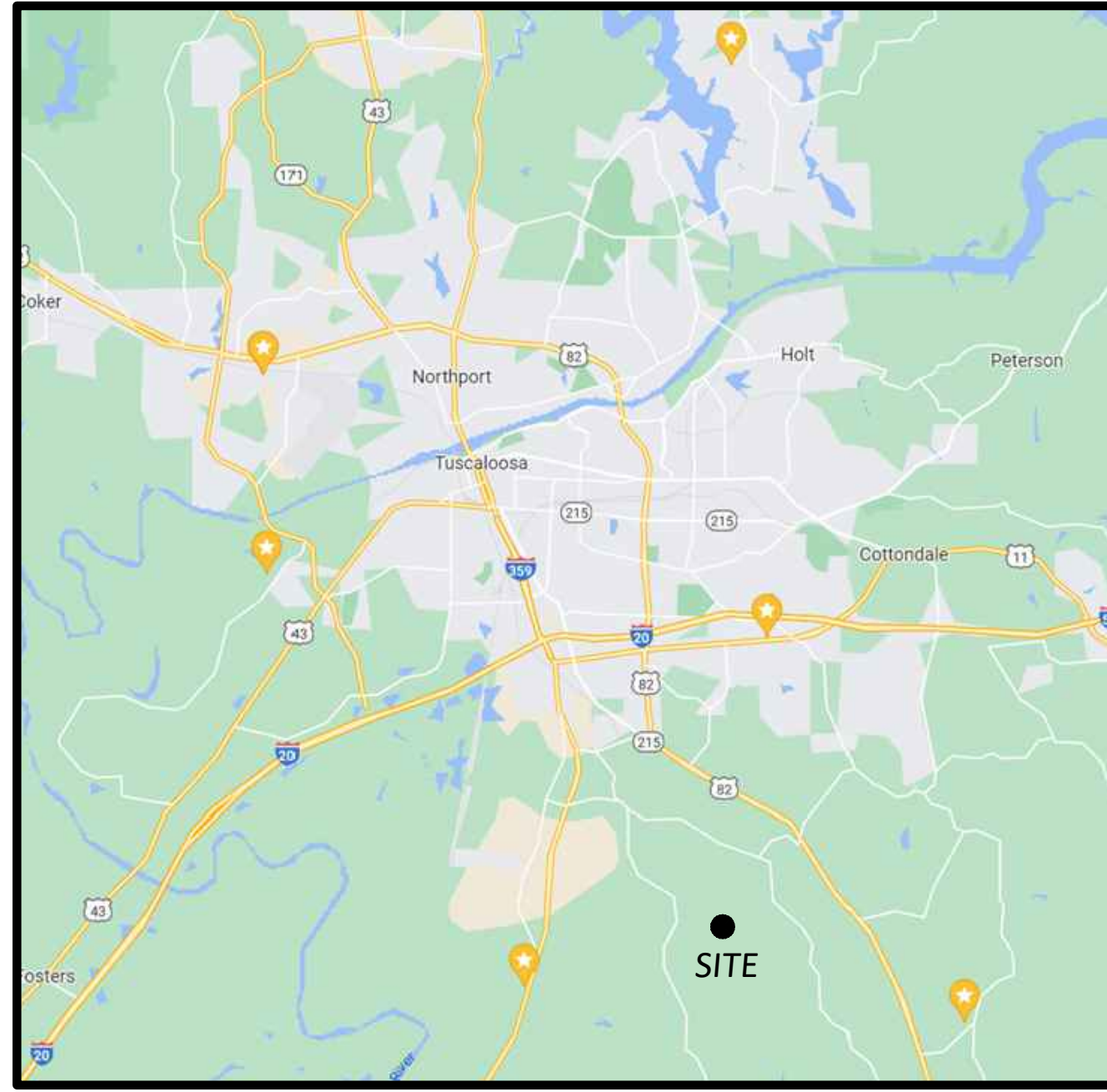
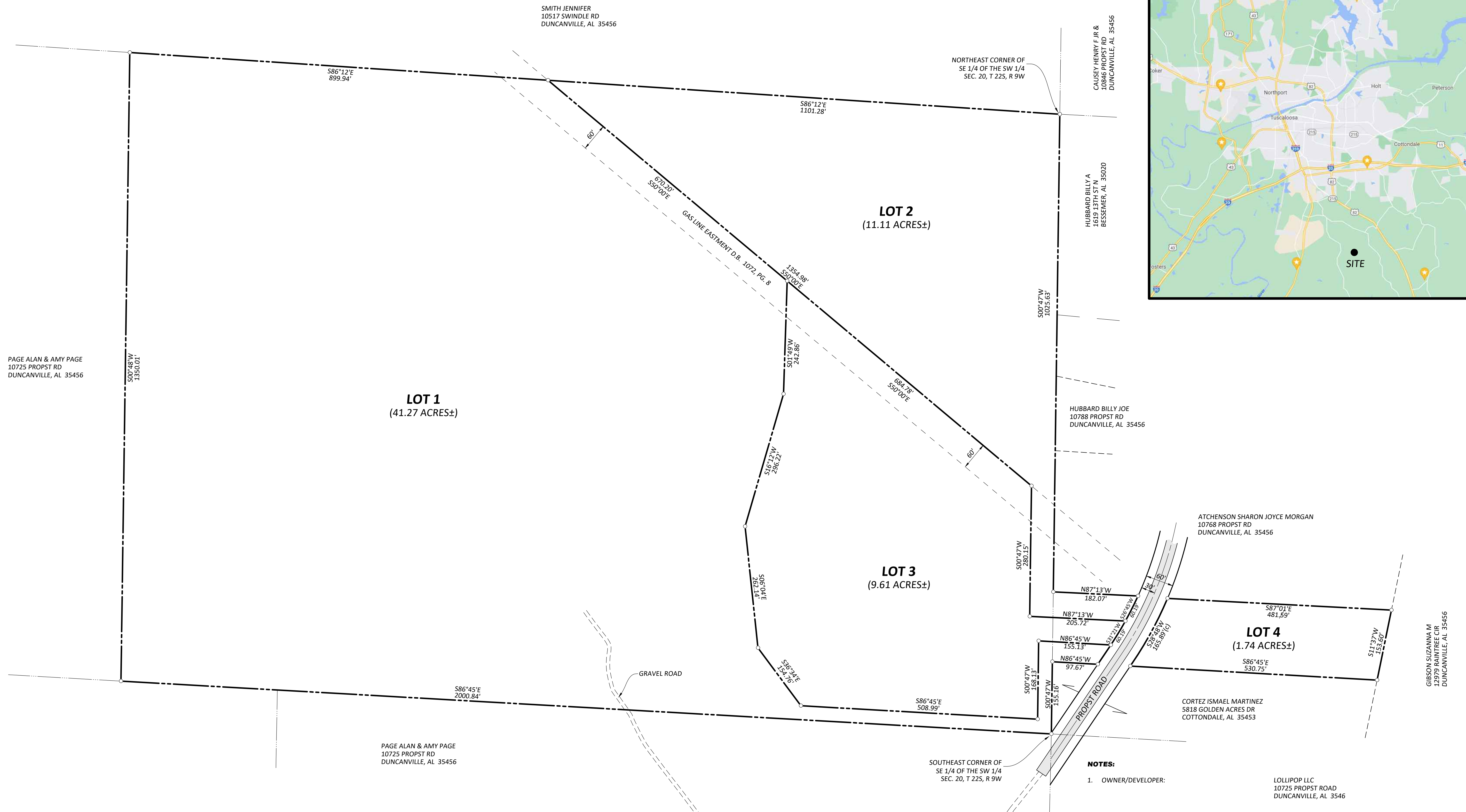


PRELIMINARY PLAT

PROPST ROAD SUBDIVISION
A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 9 WEST TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION:
DRAWN :	CGS	
CHECKED :	GLS	
DATE :	07/2022	
JOB NO :	22-216	
SHEET :	1	

N:\2022\22-216 Alan Page SUBD\22-216 preliminary plat.dwg



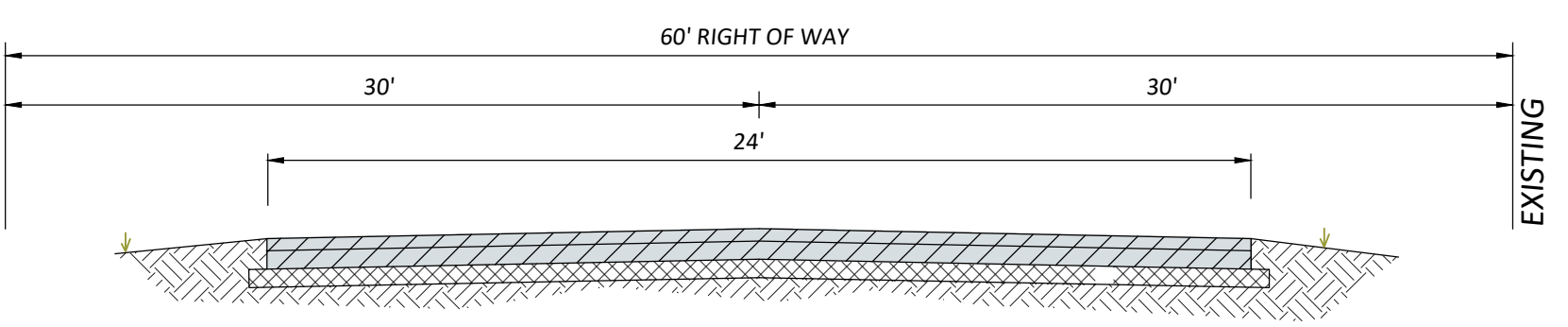
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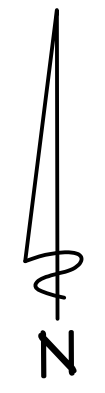


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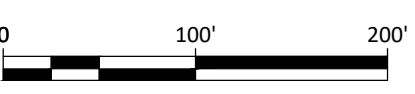
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- POINT NOT MONUMENTED □
- NORTH N
- SOUTH S
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- WEST W
- RECORD BOOK - DEED AND/OR PLAT ()
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- PAGE PG
- EXISTING FENCE (TYPE) - - - - -
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- EXISTING GUY WIRE ———>



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DUNCANVILLE, AL 35456
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NO.	DATE:	DESCRIPTION:

DRAWN: CGS
CHECKED: GLS
DATE: 07/2022
JOB NO: 22-216
SHEET: **1**

July 15, 2022

Ms. Ashley Crites
Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for Lollipop LLC

Dear Ms. Crites:

We are requesting on behalf of Lollipop LLC the following variances:

- **Capped Sewer:**
The lots are served by septic tank. The only sewer available for the property is 2 miles away and would be in excess \$750,000 to construct.
- **Lot Configuration:**
The lots are configured to utilize the terrain and an existing gas line easement.
- **Drainage Study:**
We are only dividing this property to sell 2 lots for 2 single family residential homes. No other development will be done.
- **Half Street Improvements:**
Propst Road is an existing 24 foot paved road maintained by the county. We are not proposing any construction within this division. This subdivision is for the purpose of selling Lots 2 and 3 to build individual residential homes.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

SENTELL ENGINEERING INC.



Christopher G. Sentell, PLS
Vice-President