



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Lake Tamaha Parcel ID: 63-30-03-08-4-001-002.00 & others Total Acres: +/-123 ac

Surveyor or Engineer

Name: TTL, Inc. Email: amccartney@ttlusa.com Phone: 205-345-0816
Address: 3516 Greensboro Avenue City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner

Name: Westervelt Investment Realty, Inc. Email: tchambers@westervelt.com Phone: (205) 562-5000
Address: P.O. Box 48999 City/State: Tuscaloosa / AL ZIP Code: 35404

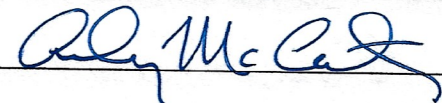
Applicants MUST include ALL of the following documentation with the submission of this checklist:

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>11/15/22</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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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:  FOR TOM CHAMBERS, WESTERVELT REALTY Date: 11/18/2022

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

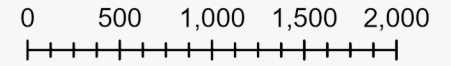
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401

SUBMIT FORM

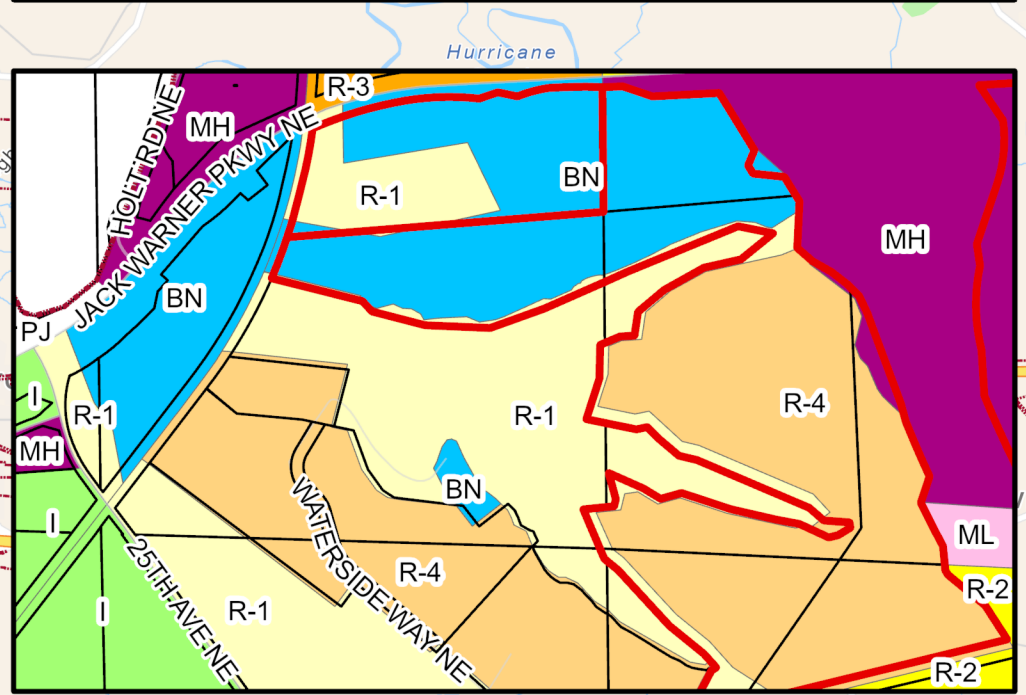
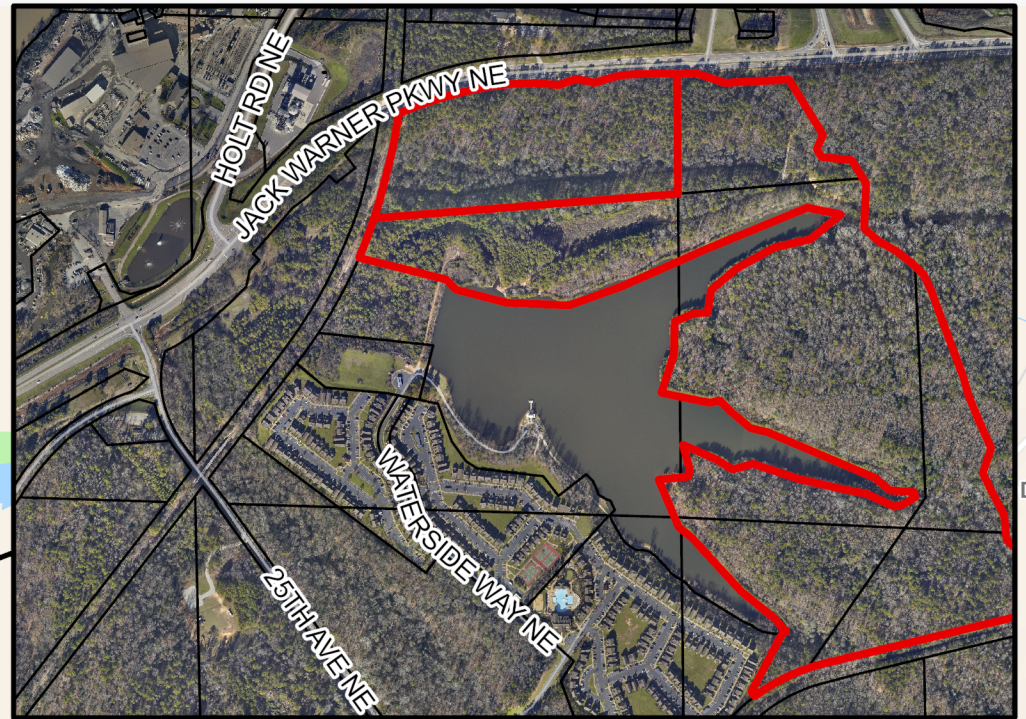
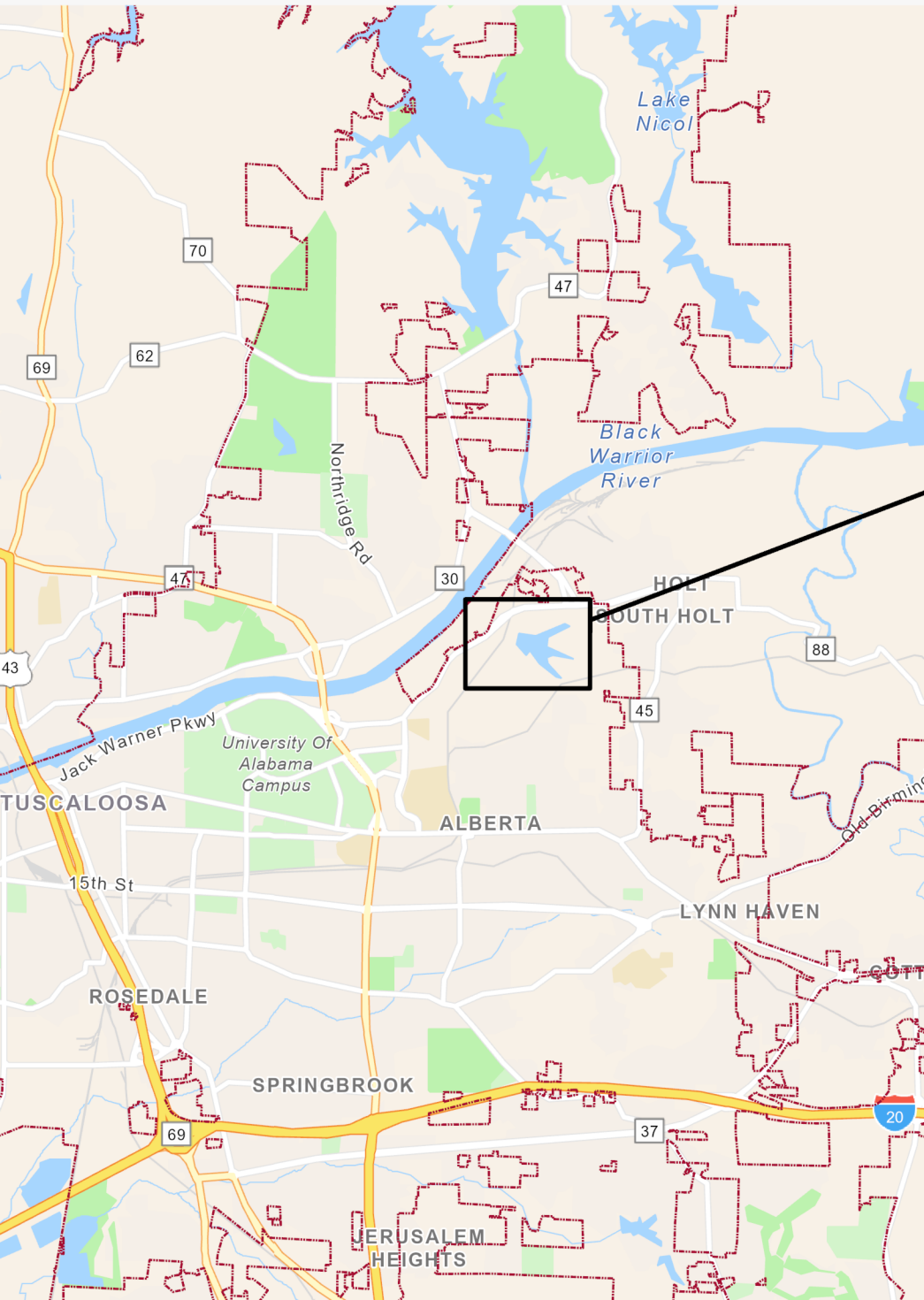


South of 2700 Jack Warner Parkway

1 inch = 1,041 feet



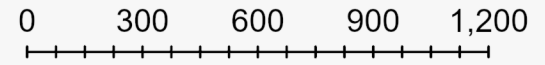
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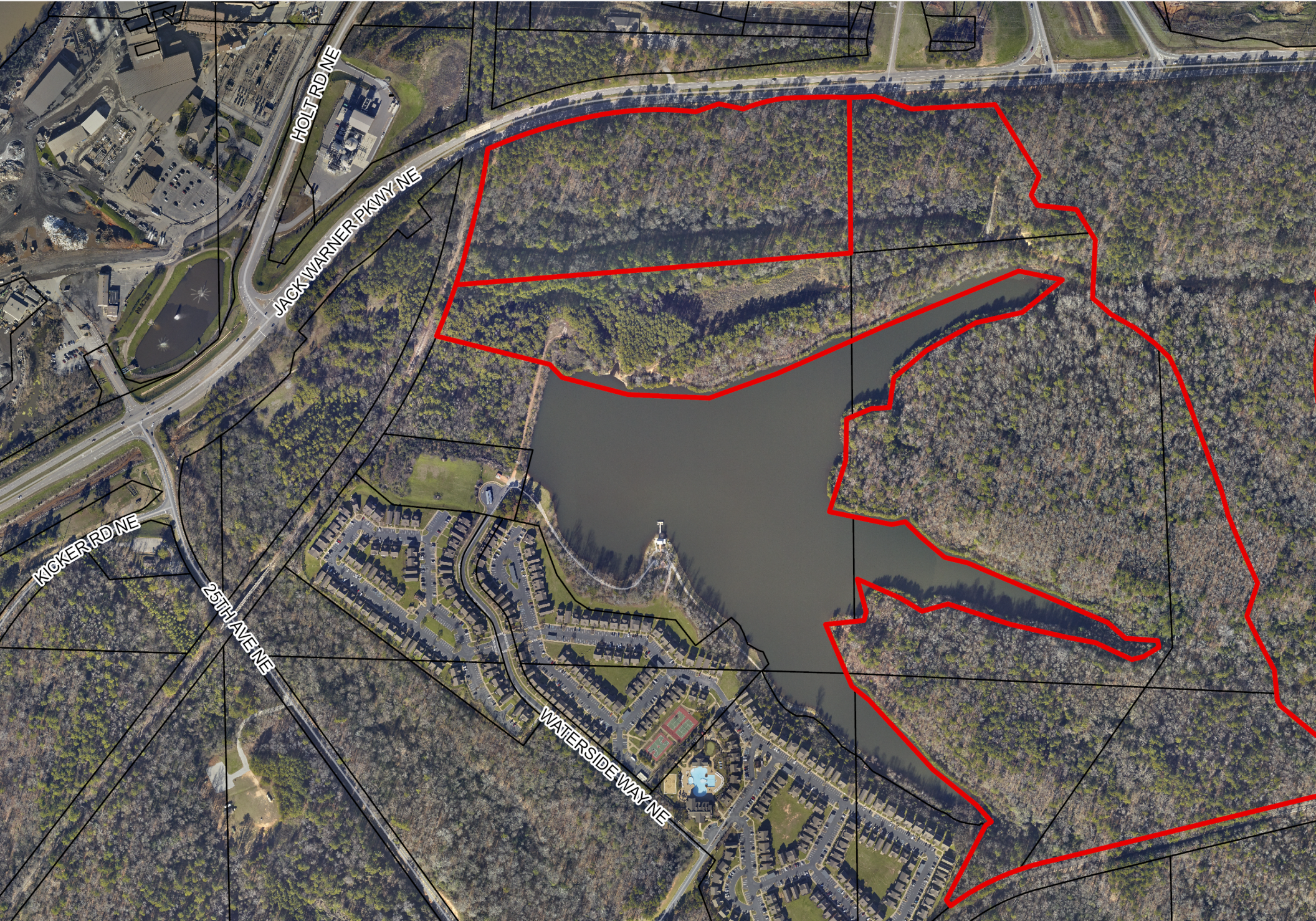


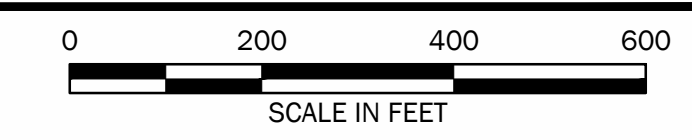
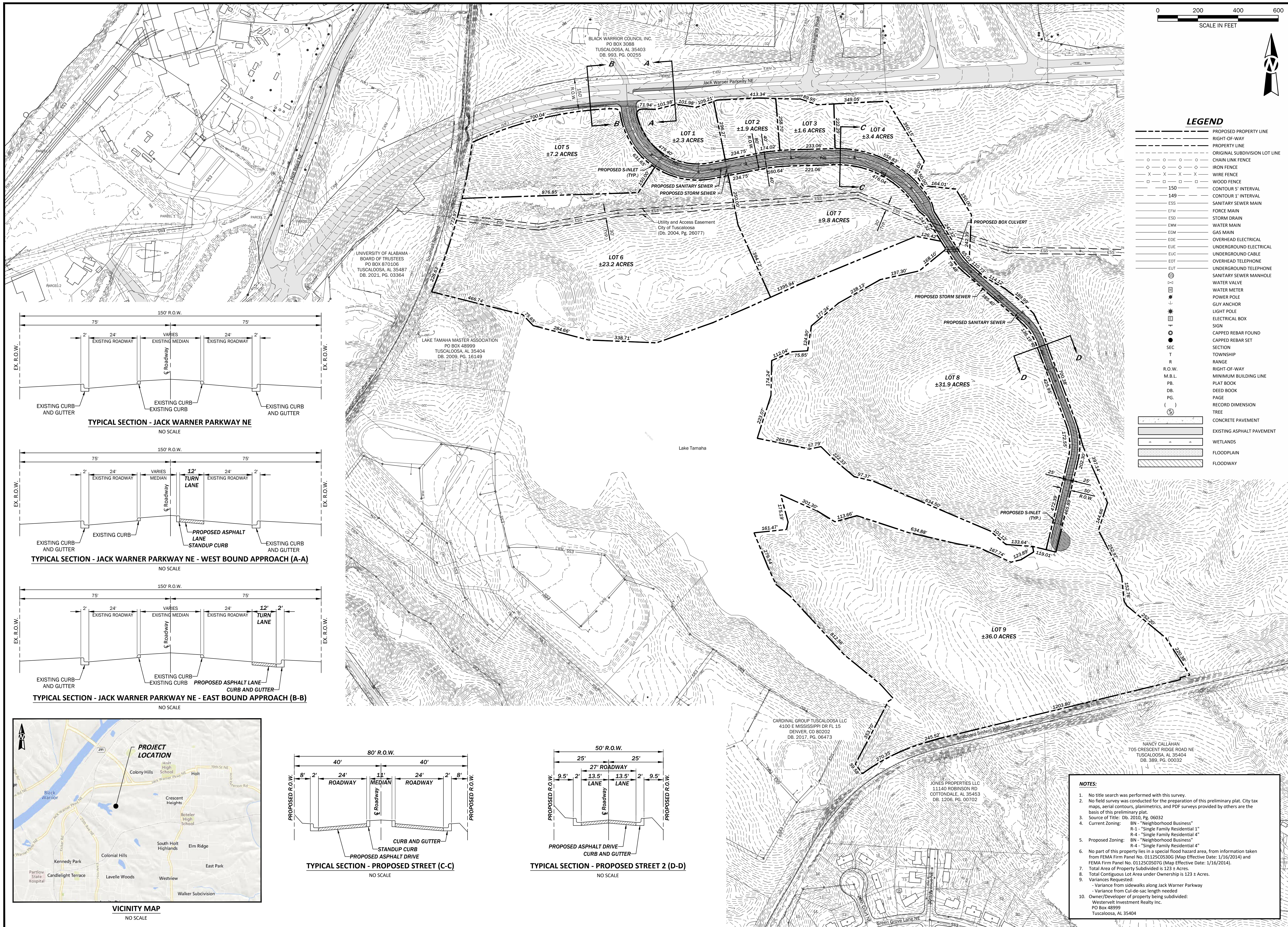
South of 2700 Jack Warner Parkway

1 inch = 499 feet



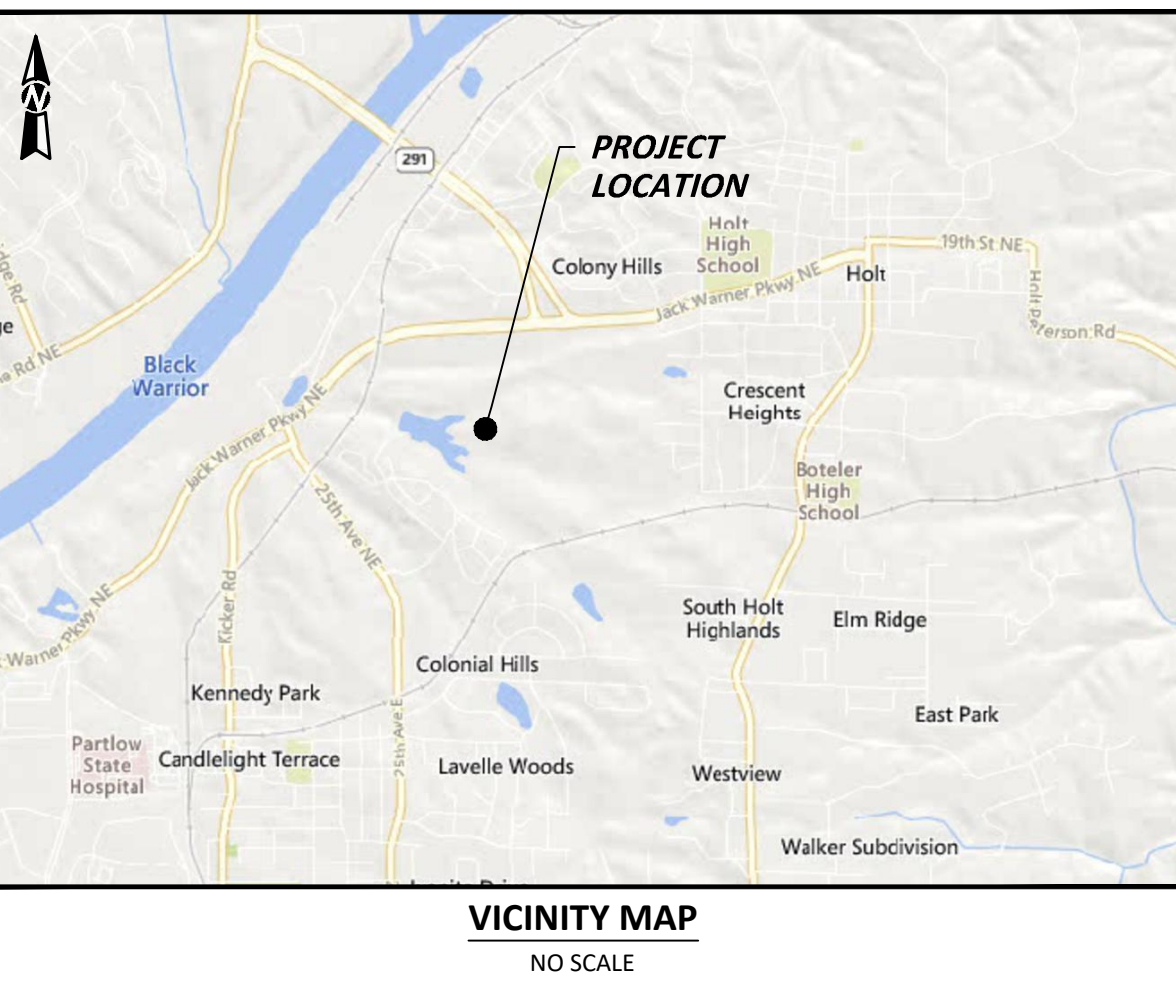
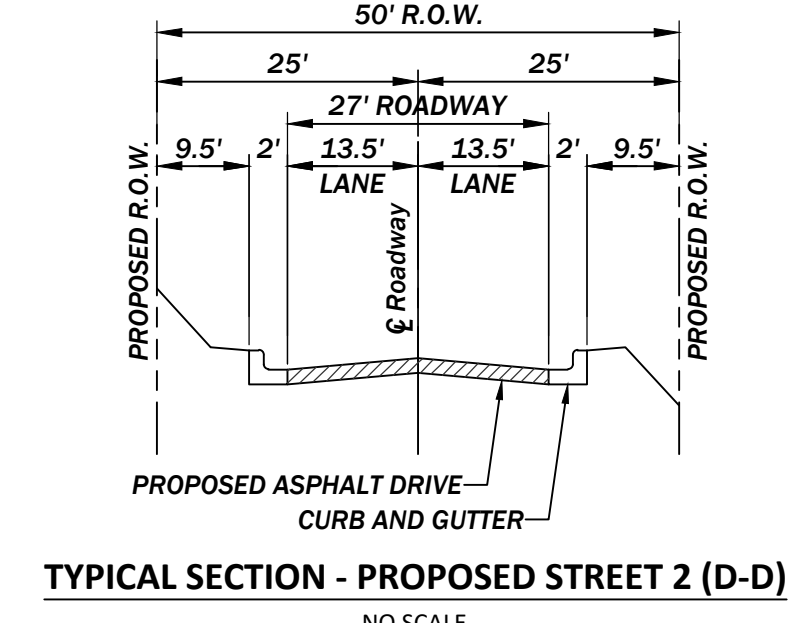
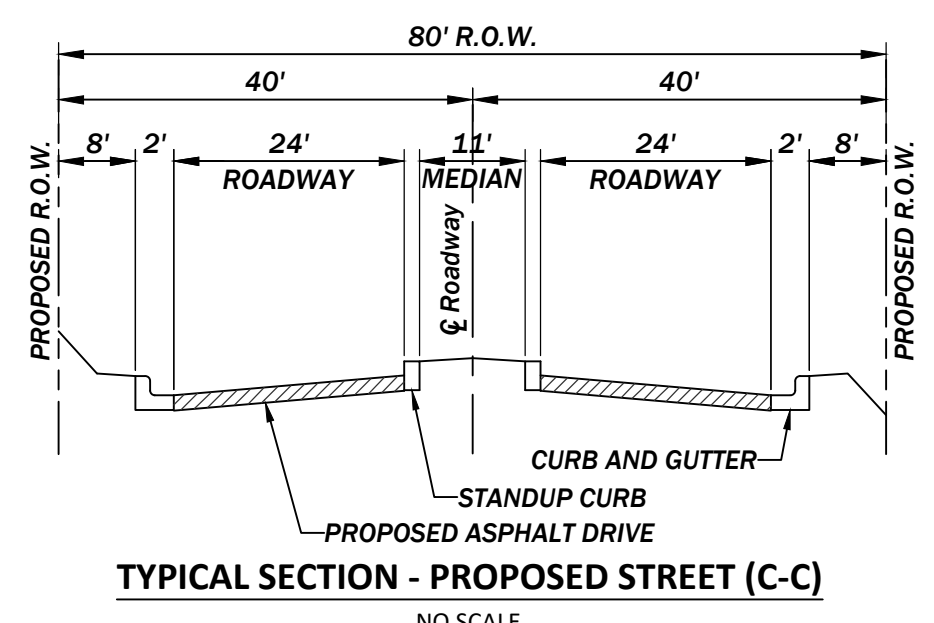
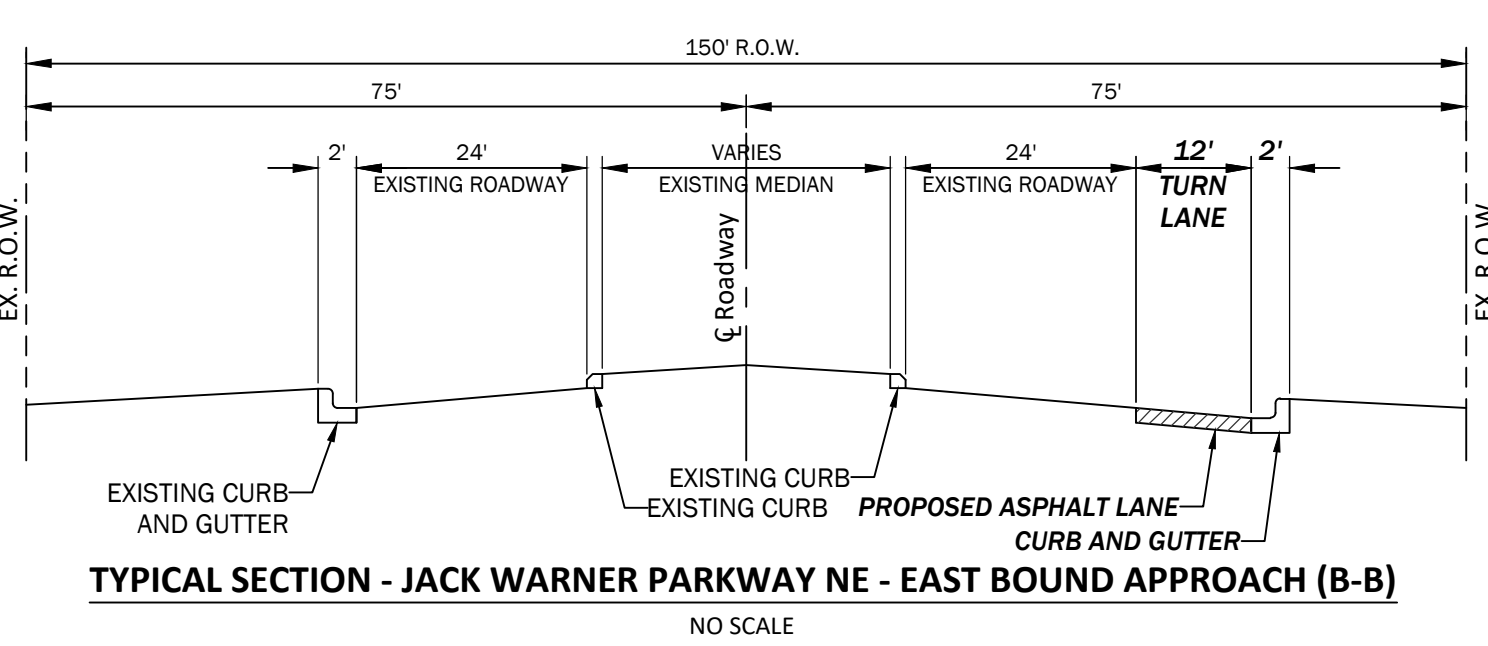
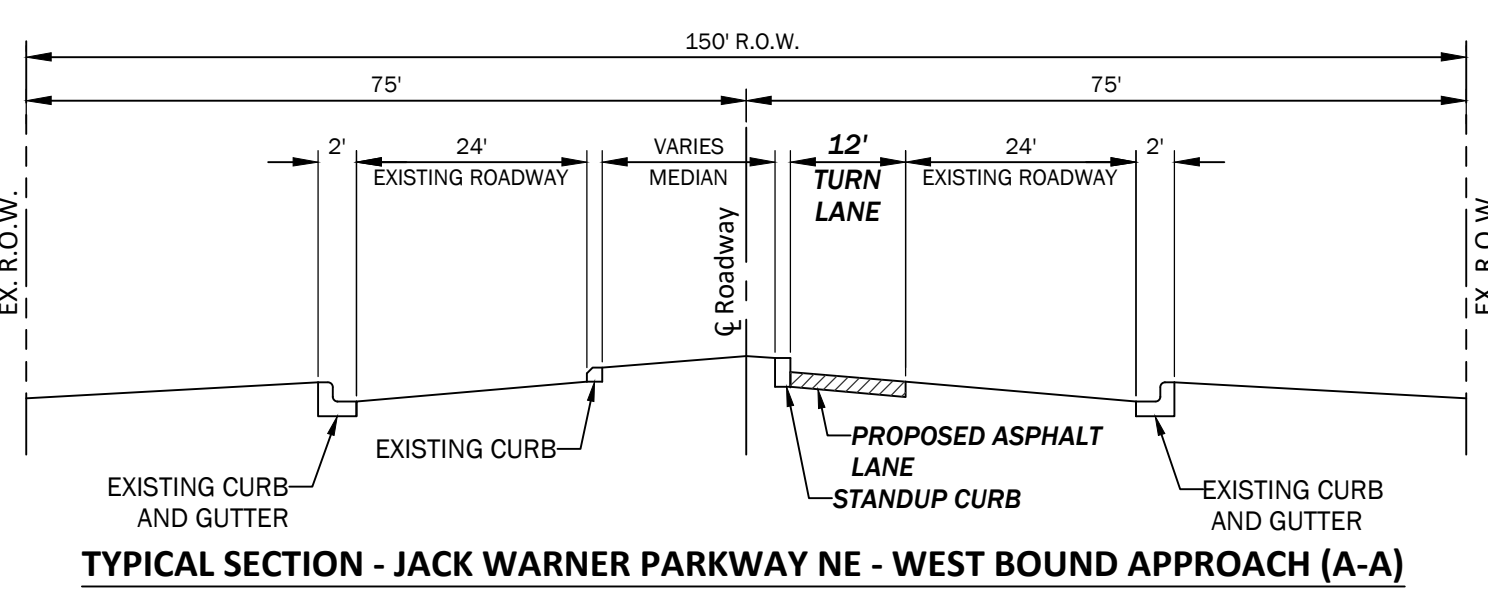
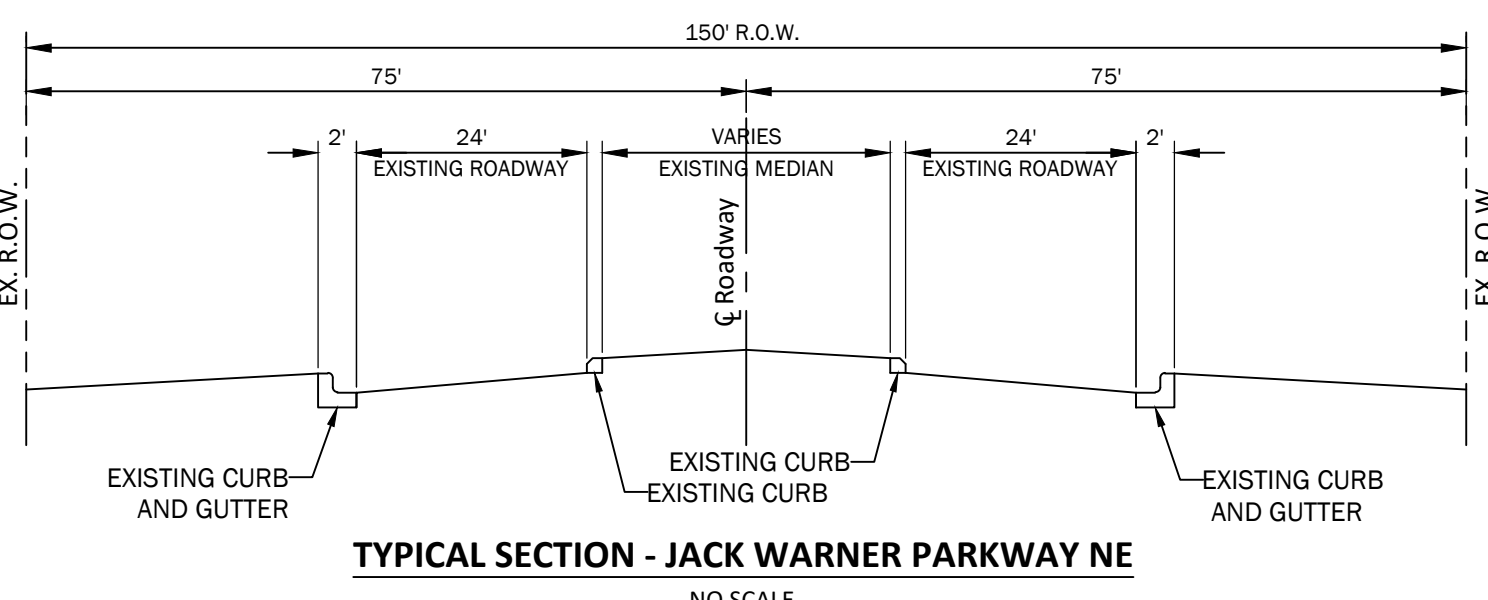
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LEGEND

- PROPOSED PROPERTY LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- ORIGINAL SUBDIVISION LOT LINE
- ○ ○ ○ ○ CHAIN LINK FENCE
- ○ ○ ○ ○ IRON FENCE
- ○ ○ ○ ○ WIRE FENCE
- ○ ○ ○ ○ WOOD FENCE
- 150' CONTOUR 5' INTERVAL
- 149' CONTOUR 1' INTERVAL
- ESS SANITARY SEWER MAIN
- EFM FORCE MAIN
- ESD STORM DRAIN
- EWV WATER MAIN
- EGM GAS MAIN
- EEG OVERHEAD ELECTRICAL
- EUC UNDERGROUND ELECTRICAL
- EUC UNDERGROUND CABLE
- EOT OVERHEAD TELEPHONE
- ELUT UNDERGROUND TELEPHONE
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRICAL BOX
- SIGN
- CAPPED REBAR FOUND
- CAPPED REBAR SET
- SEC SECTION
- T TOWNSHIP
- R RANGE
- R.O.W. RIGHT-OF-WAY
- M.B.L. MINIMUM BUILDING LINE
- P.B. PLAT BOOK
- D.B. DEED BOOK
- P.G. PAGE
- () RECORD DIMENSION
- TREE
- CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- WETLANDS
- FLOODPLAIN
- FLOODWAY



- NOTES:**
- No title search was performed with this survey.
 - No field survey was conducted for the preparation of this preliminary plat. City tax maps, aerial contours, planimetrics, and PDF surveys provided by others are the basis of this preliminary plat.
 - Source of Title: Db. 2010, Pg. 06032
 - Current Zoning: BN - "Neighborhood Business"
R-1 - "Single Family Residential 1"
R-4 - "Single Family Residential 4"
BN - "Neighborhood Business"
R-4 - "Single Family Residential 4"
 - Proposed Zoning: BN - "Neighborhood Business"
R-1 - "Single Family Residential 1"
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 - No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C030G (Map Effective Date: 1/16/2014) and FEMA Firm Panel No. 01125C0507G (Map Effective Date: 1/16/2014).
 - Total Area of Property Subdivided is 123 ± Acres.
 - Total Contiguous Lot Area under Ownership is 123 ± Acres.
 - Variance Requested:
 - Variance from sidewalks along Jack Warner Parkway
 - Variance from Cul-de-sac length needed
 - Owner/Developer of property being subdivided: Westervelt Investment Realty Inc. PO Box 48999 Tuscaloosa, AL 35404



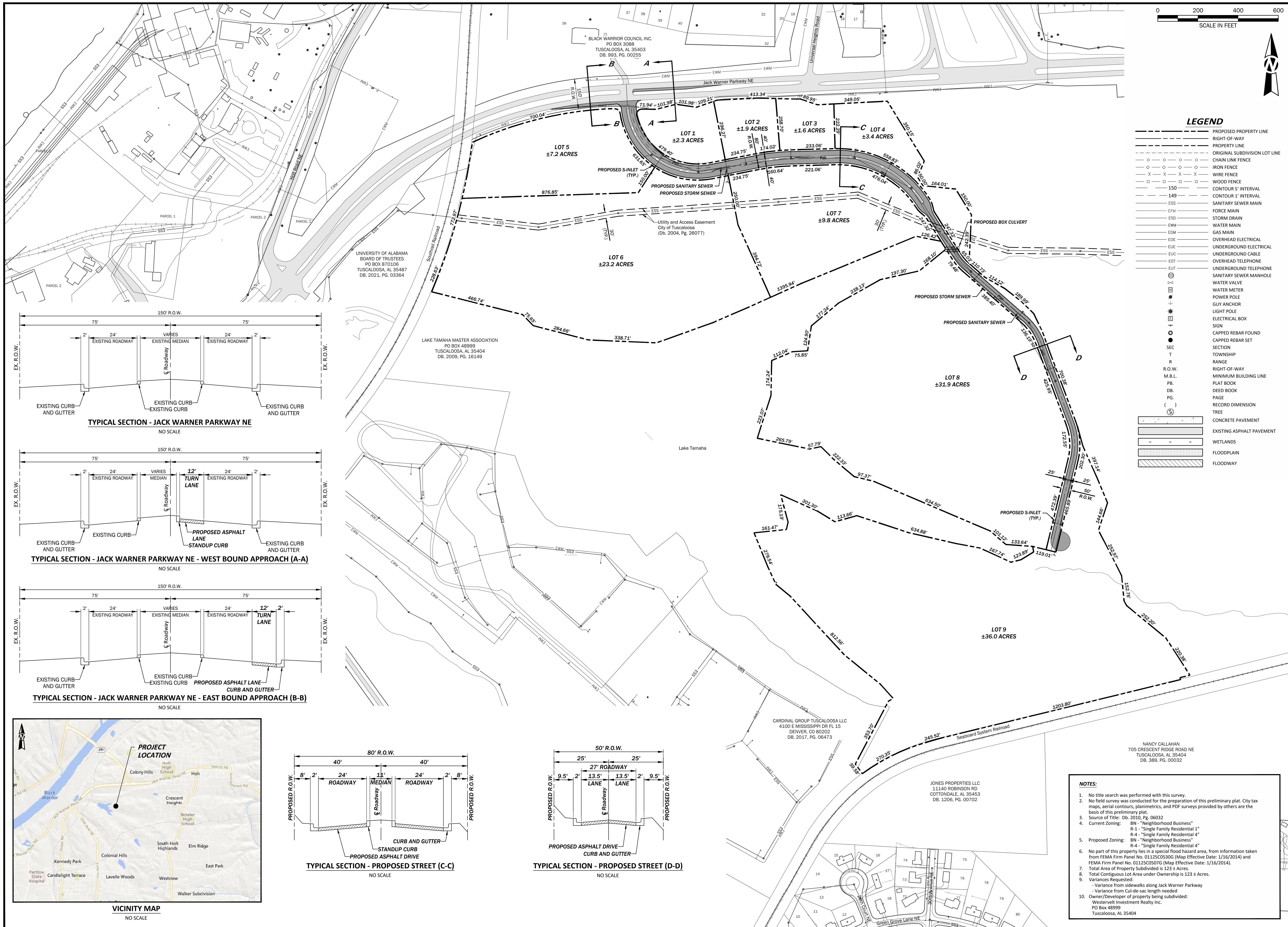
LAKE TAMAHA SUBDIVISION
LMS REAL ESTATE
THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 9 WEST, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 9 WEST TUSCALOOSA, ALABAMA

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

No.	Date	Revision Description

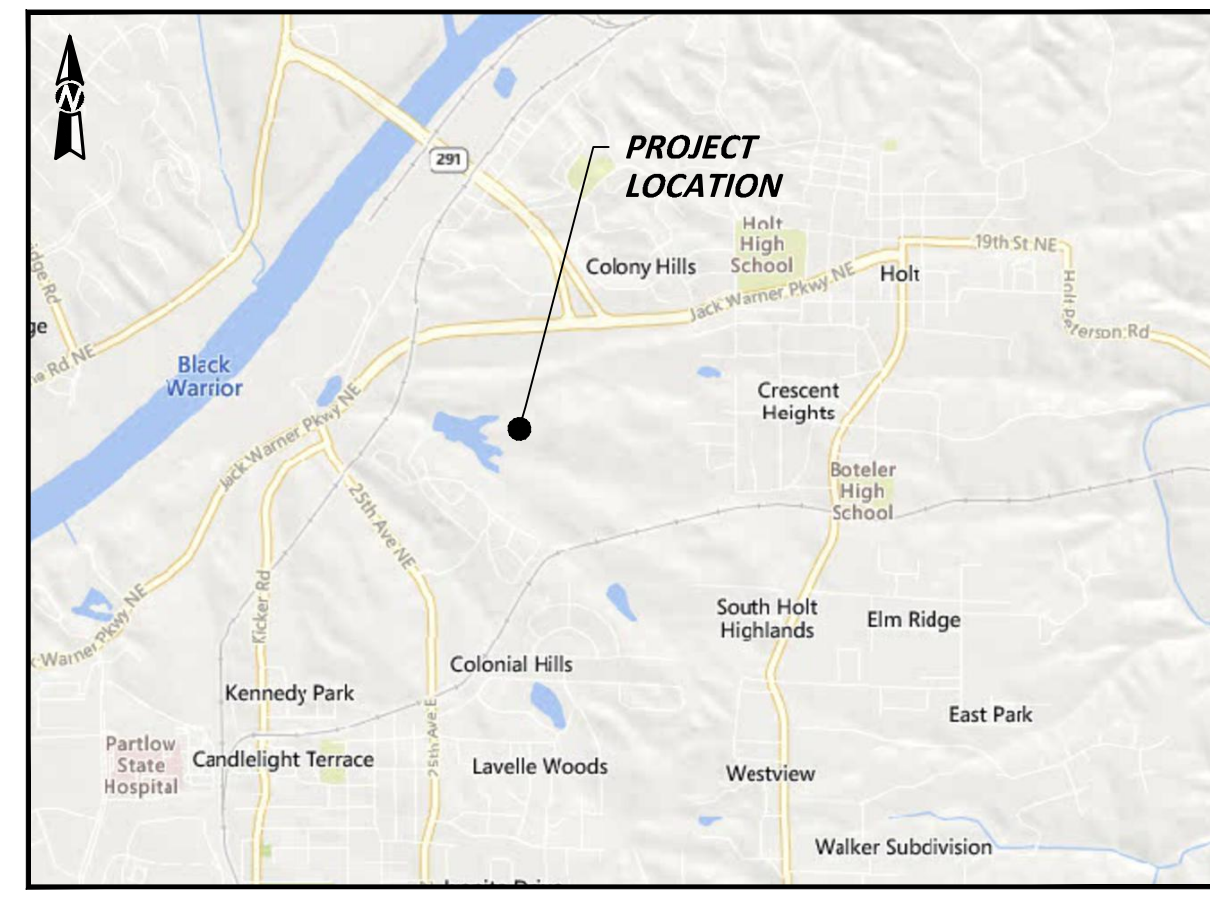
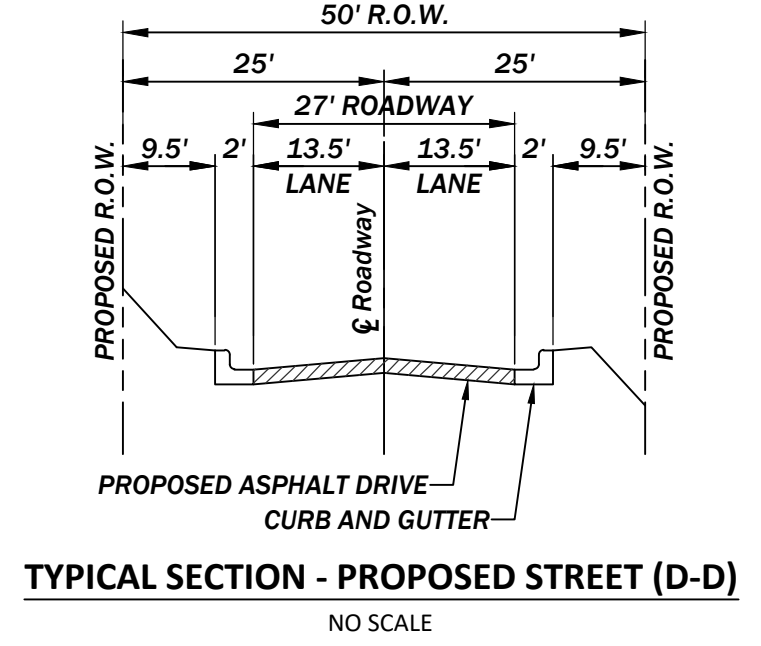
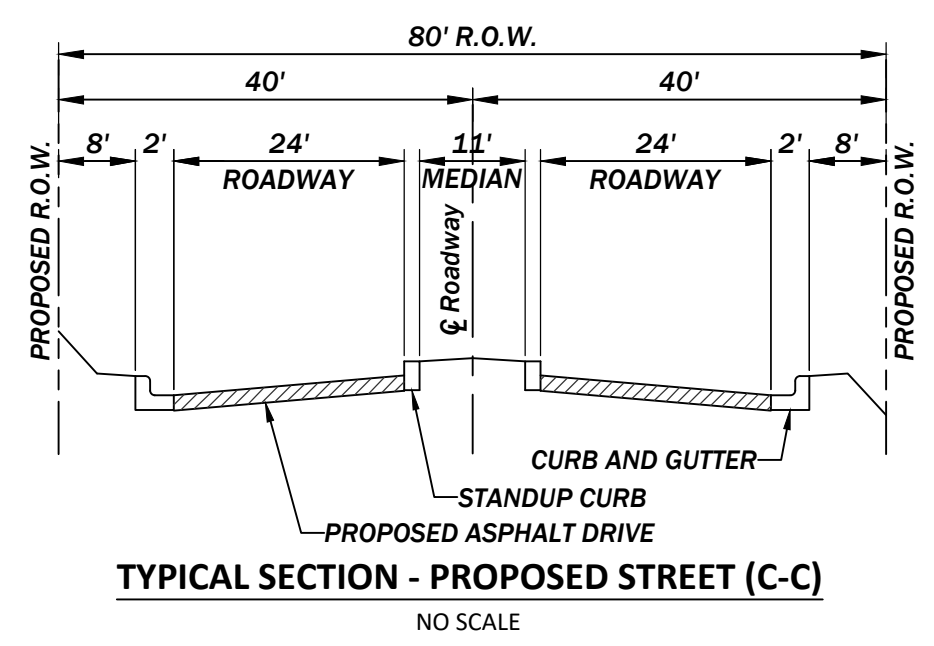
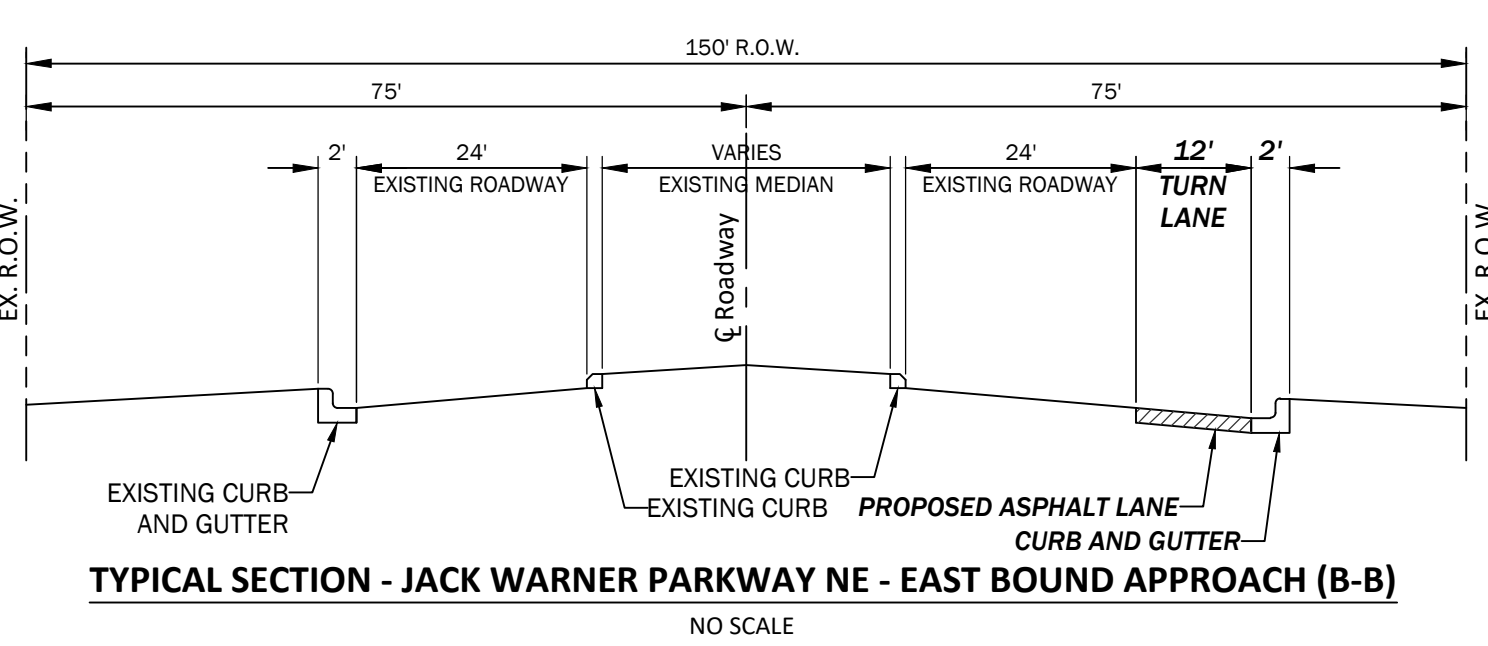
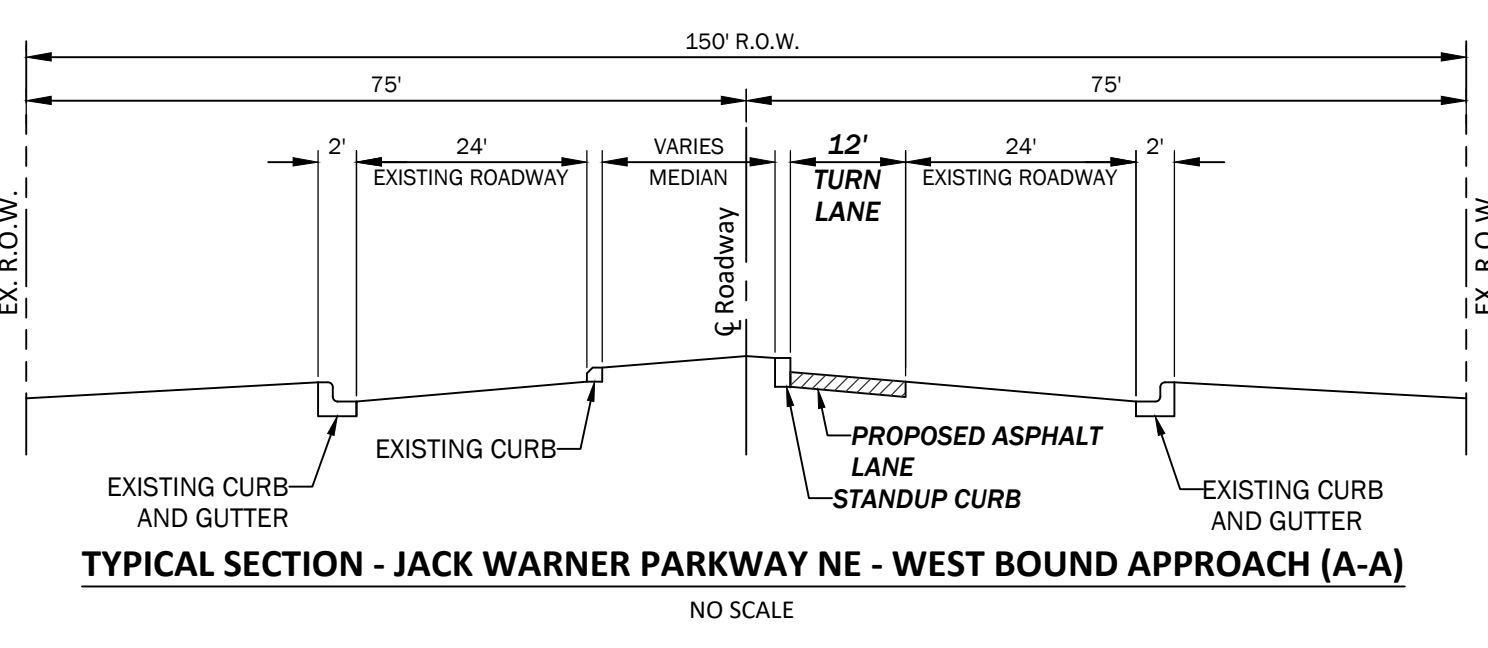
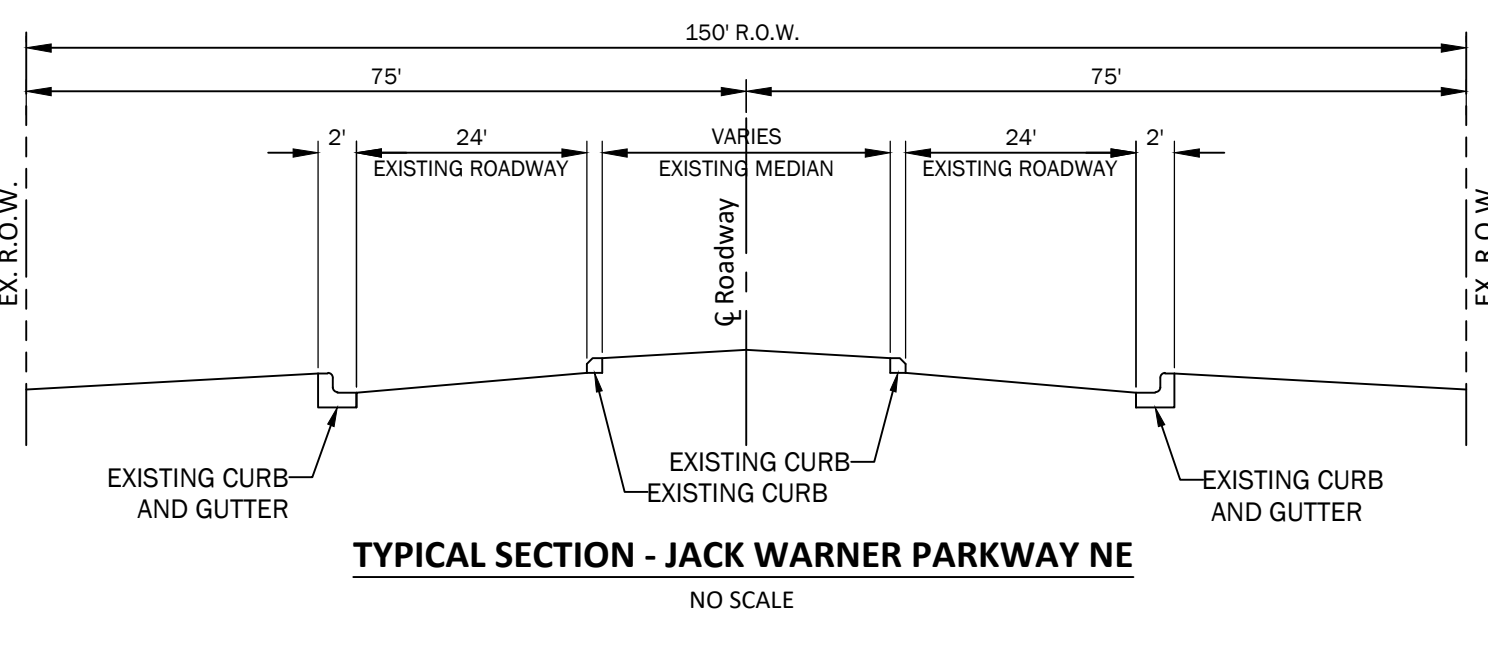
Drawn By: S.G.S. | Checked By: J.A.M.
Date: 11/18/22 | Proj. No.: 000220102494.00
File Name: 222494_Preliminary Plat.dwg

Sheet No.
1 OF 1



LEGEND

(---)	PROPOSED PROPERTY LINE
(---)	RIGHT-OF-WAY
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PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Sheet Title

No.	Date	Revision Description



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

December 12, 2022

Mr. Zach Ponds
Associate Director of Planning
Office of Urban Development
City of Tuscaloosa
Tuscaloosa, Alabama
Email: zponds@tuscaloosa.com

**RE: Proposed Lake Tamaha Subdivision and Rezoning Submittal – Variance Request Letter
Tuscaloosa, Alabama**

Dr. Mr. Ponds:

We are writing to request the following variances from the subdivision regulations with respect to the above-referenced subdivision:

1. **Variance from sidewalks along Jack Warner Parkway:** A variance of sidewalks is requested due to the lack of existing sidewalks in the nearby area and the relatively unlikely development of new sidewalks in the foreseeable future to which the sidewalks required for this development would connect.
2. **Variance of Cul-de-sac Length:** The property's general topography, areas of streams/wetlands, and "pinch point" as the proposed public street crosses the western finger of the lake severely limits opportunities for a looped public street network. However, the proposed street will serve multiple large, multi-acre lots. Each of the lots, when developed, will require driveway connections to the public street and internal private streets/parking lots which will provide fire department access to each lot as they are developed.

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

Sincerely,

TTL, INC.

A handwritten signature in cursive script that reads "Jonathan Shepard".

Jonathan Shepard, EI
Project Engineer