



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION CHECKLIST

Please complete all of the following required fields:

Subdivision

Name: _____ Parcel ID: _____ Total Acres: _____

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 8 ½" x 11" (no smaller / larger)	<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 properly submitted	<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
ALL MAPS at 8 ½" X 11" scale without contour lines	<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	<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 ANY NECESSARY SUPPORTING MATERIALS TO:**

Will Smith
Email: wdsmith@tuscaloosa.com

2201 University Boulevard, Annex III, 3rd Fl
Tuscaloosa, AL 35401


Lady Kassama
Email: lkassama@tuscaloosa.com



S-18-21: Signal Hill Estates

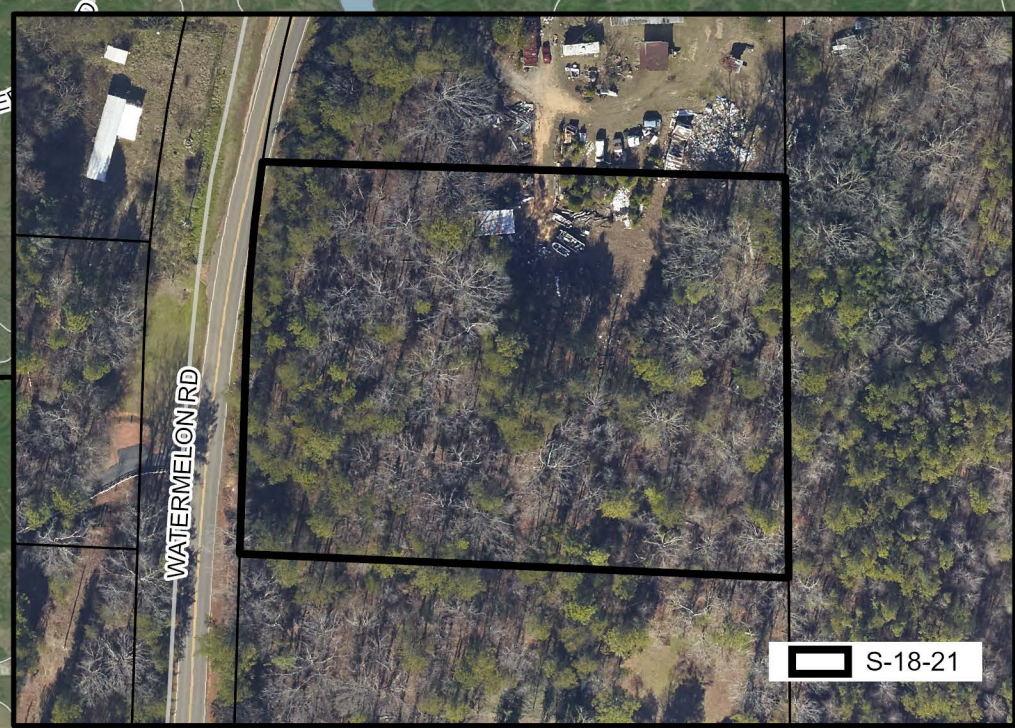
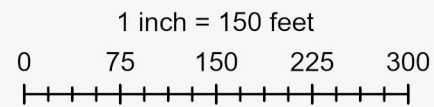
1 inch = 100 feet
0 50 100 150 200

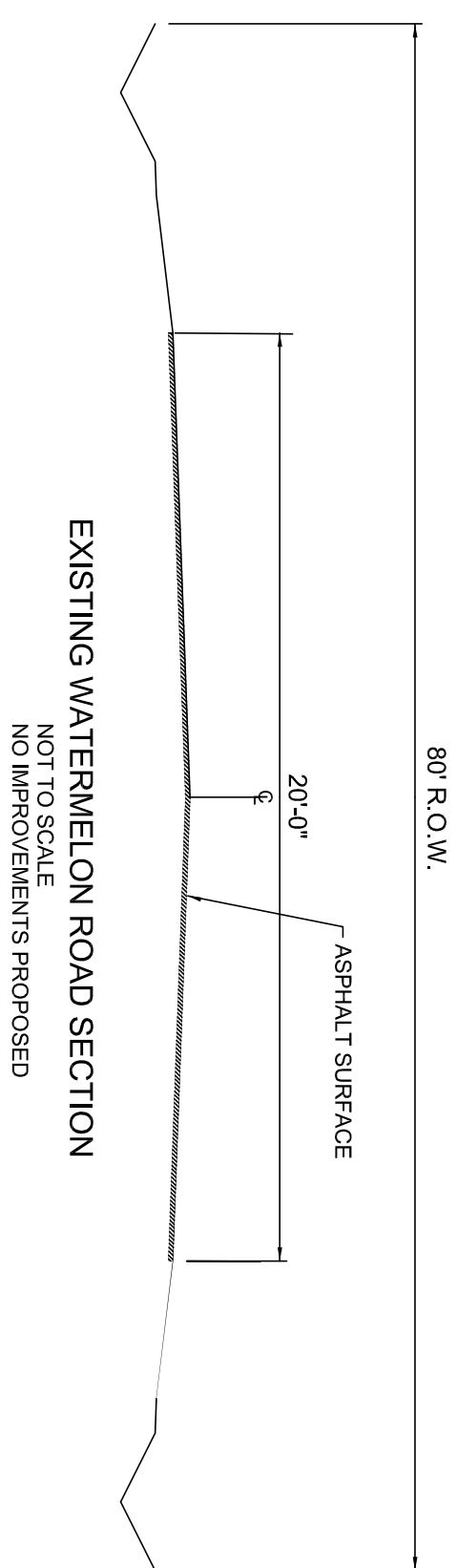


 S-18-21



S-18-21: Signal Hill Estates





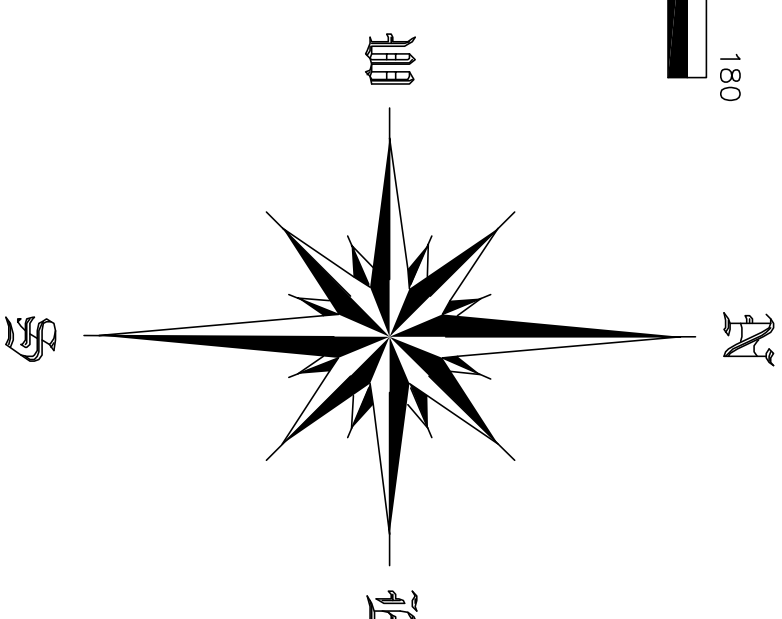
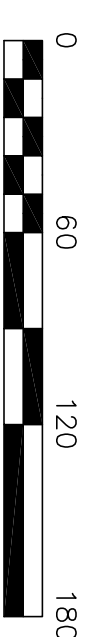
NE/C NE/4 OF SW/4
SECTION 4, T20S, R9W
TUSCALOOSA COUNTY, AL

OWNER:
STANLEY GOFF
8620 INVERNESS LANE
TUSCALOOSA, AL 35405
(205) 534-9889
SURVEYOR:
DALE C. THOMPSON, PLS
PO BOX 94
DUNCANVILLE, AL 35456
(205) 292-8480

NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS, BUT WITHIN THE PLANNING JURISDICTION.
2. THE TOTAL AREA OWNED BY THE DEVELOPER IS 2.8 ACRES.
3. THE TUSCALOOSA COUNTY HEALTH DEPARTMENT IS RESPONSIBLE FOR SEWAGE DISPOSAL.
4. VARIANCE REQUESTED:
 - A. CAPPED SEWER
 - B. SIDEWALKS
5. THE DRAINWAYS SHALL BE JOINT USE ACCESS NEARBY THE LOCATION OF THE PROPERTY LINE AND WILL BE SO INDICATED OF THE FINAL PLAN.

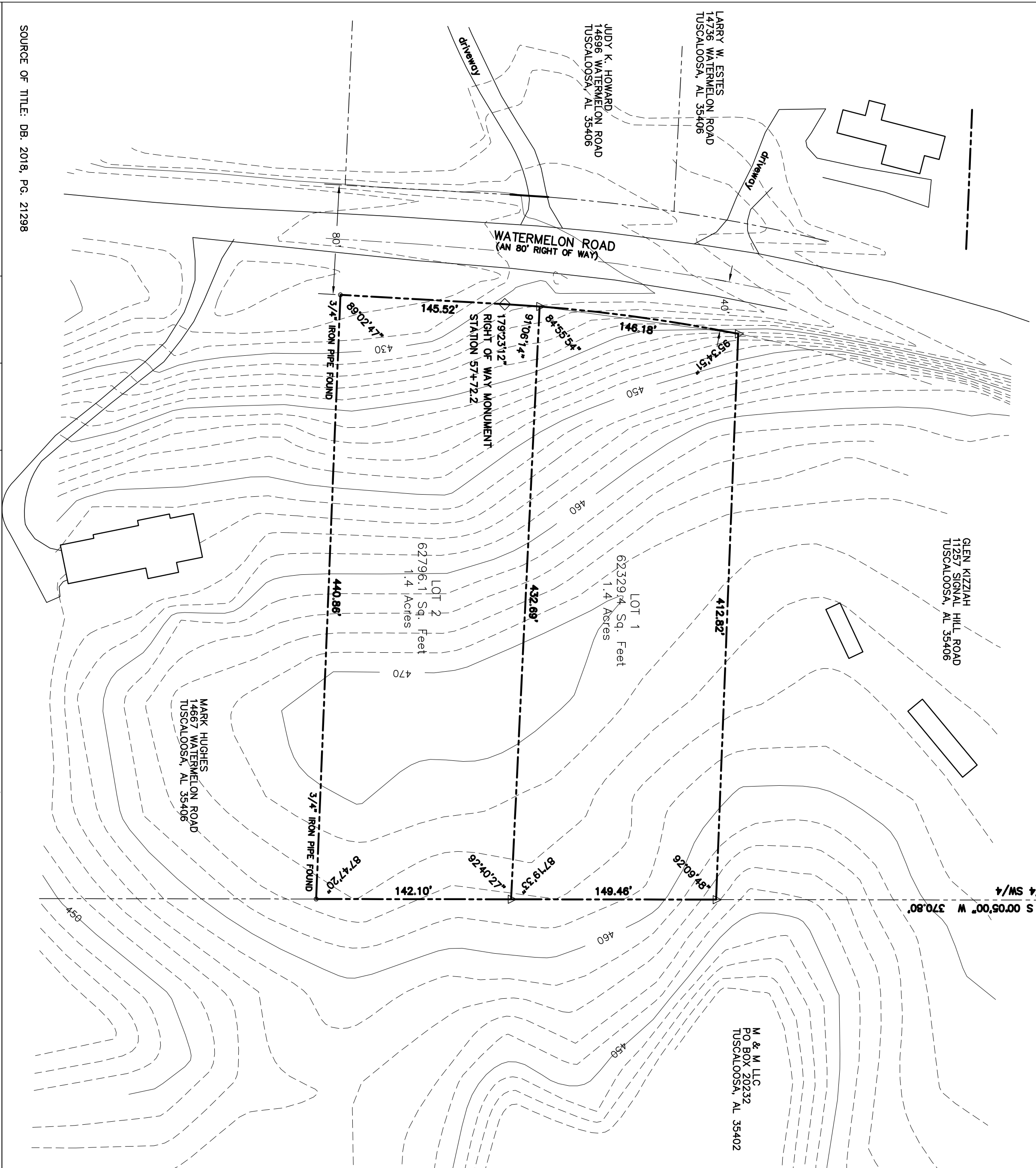
THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.



LEGEND

These standard symbols will be found in the drawing.

- ◇ CONCRETE MONUMENT FOUND
 △ CAPPED REBAR FOUND
 — BOUNDARY LINE
 ○ IRON PIPE FOUND
 — INDEX CONTOUR
 - - - 2' CONTOUR



SOURCE OF TITLE: DB. 2018, PG. 21298

			SCALE 1" = 60'
		DRN	
		CHK	
		APPD	
		DATE: Feb 2021	

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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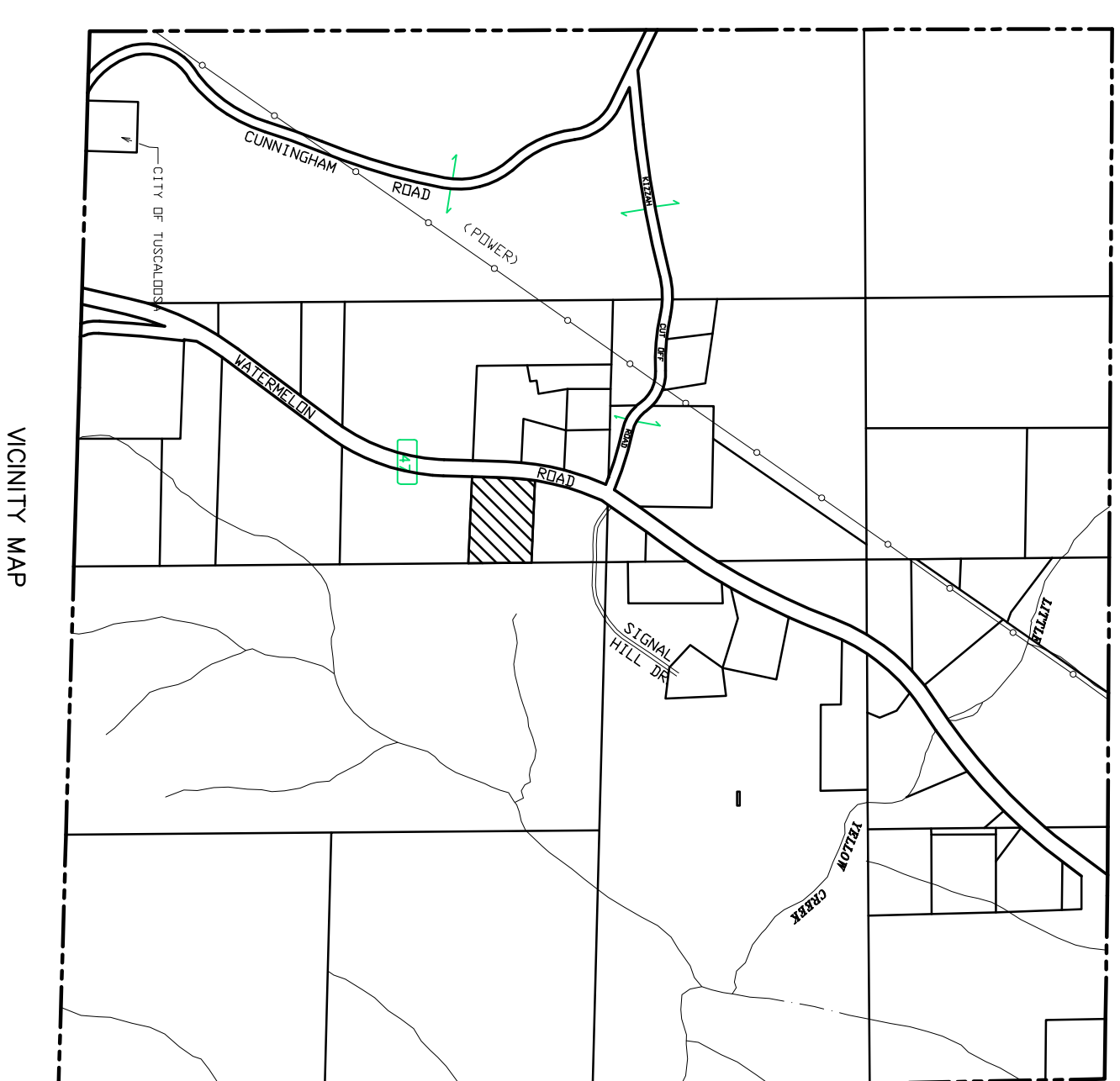
TUSCALOOSA ENGINEERING ASSOCIATES, INC.

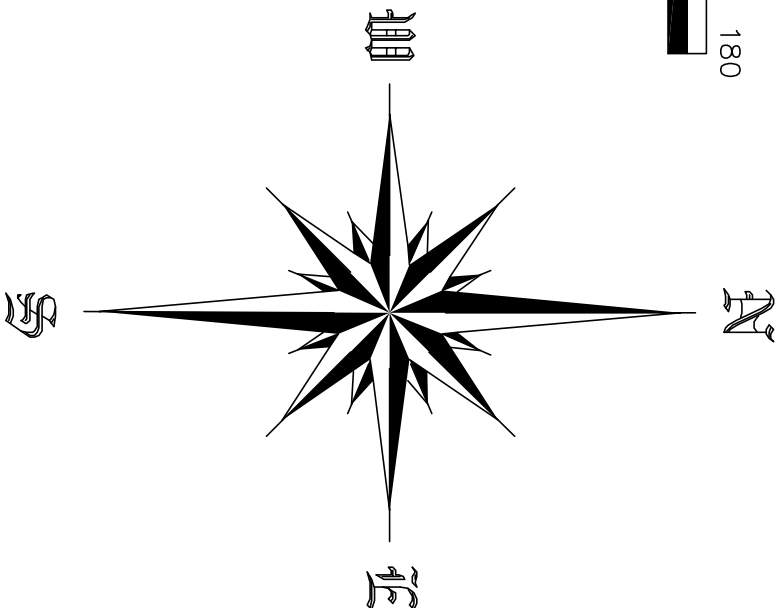
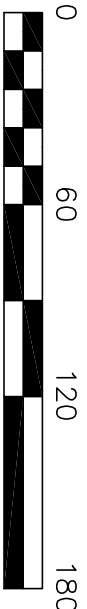
6300 CLEMENTS FOLEY ROAD, NORRPORT, AL 35473
(205) 242-0208

PRELIMINARY PLAT

SIGNAL HILL ESTATES

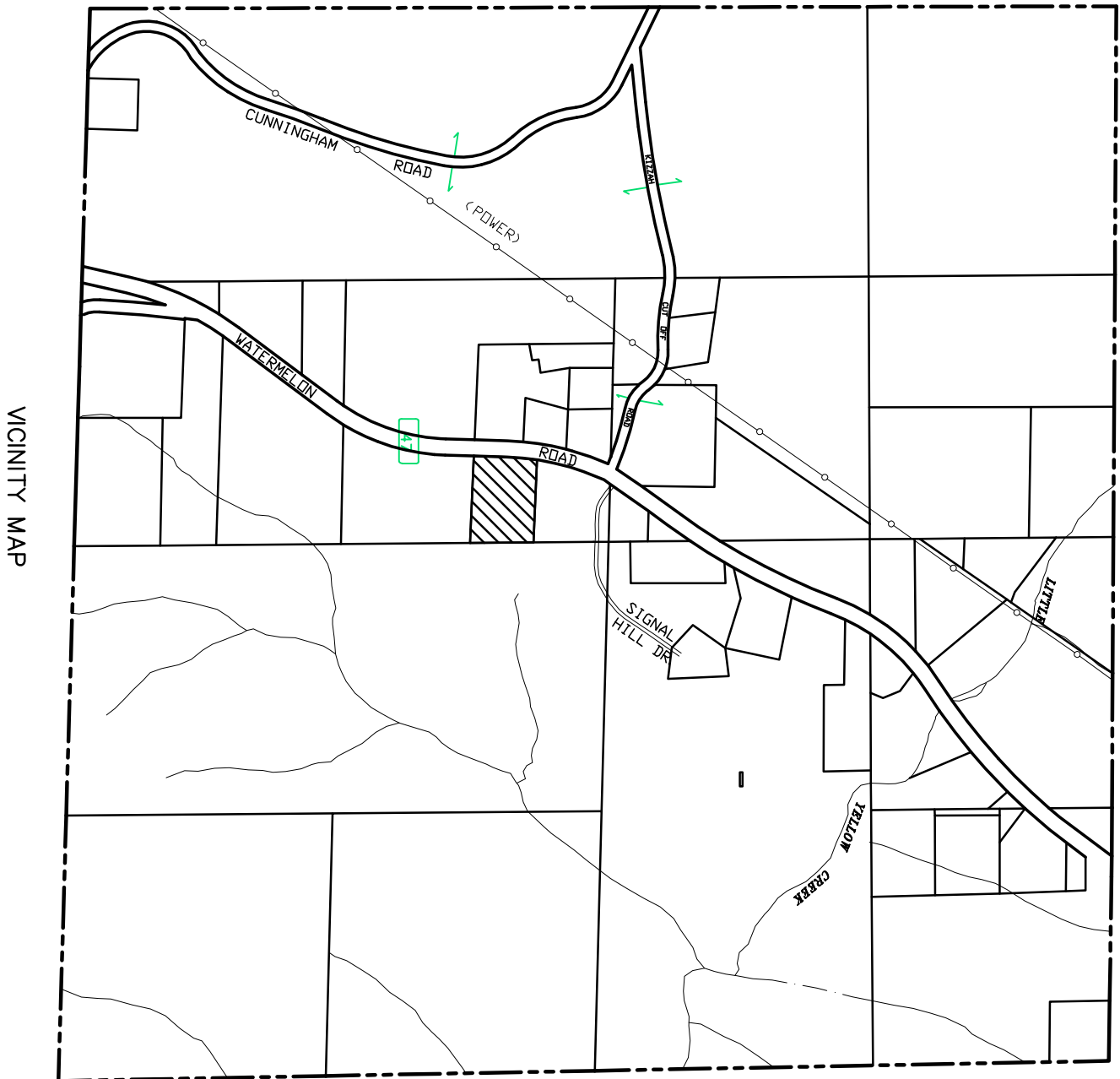
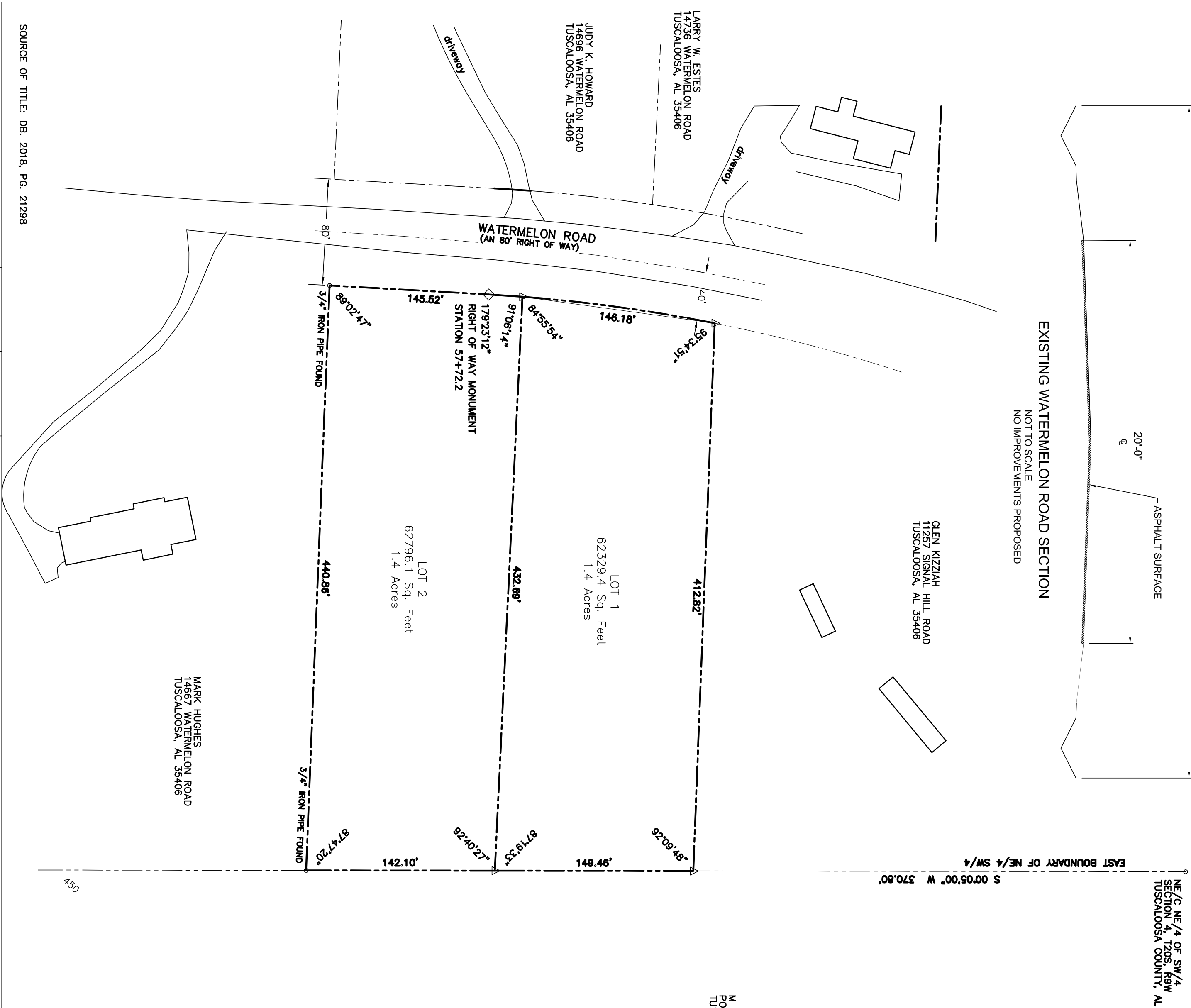
SHEET
1
OF
1





- OWNER:
STANLEY COFF
8620 INVERNESS LANE
TUSCALOOSA, AL 35405
(205) 534-9889
SURVEYOR:
DALE C. THOMPSON, PLS
PO BOX 94
DUNCANVILLE, AL 35456
(205) 292-8460
- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS, BUT WITHIN THE PLANNING JURISDICTION.
2. THE TOTAL AREA OWNED BY THE DEVELOPER IS 2.8 ACRES.
3. THE TUSCALOOSA COUNTY HEALTH DEPARTMENT IS RESPONSIBLE FOR SEWAGE DISPOSAL
4. VARIANCE REQUESTED:
a. CAPPED REBAR
b. SPREAD SINKER
5. THE DRAWINGS SHALL BE JOINT USE. ACCESS NEAR THE LOCATION OF THE PROPERTY LINE AND WILL BE SO INDICATED OF THE FINAL PLAT.
6. THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

- LEGEND
- These standard symbols will be found in the drawing.
- ◇ CONCRETE MONUMENT FOUND
 - △ CAPPED REBAR FOUND
 - BOUNDARY LINE
 - IRON PIPE FOUND
 - INDEX CONTOUR
 - 2' CONTOUR



SOURCE OF TITLE: DB. 2018, PG. 21298				SCALE 1" = 60'				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.			
				DATE: Feb 2021				COPYRIGHT © 2021 TUSCALOOSA ENGINEERING ASSOCIATES, INC.			

TUSCALOOSA ENGINEERING ASSOCIATES, INC.
6300 Clements Foley Road
Northport, AL 35473

March 16, 2021

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

RE: Signal Hill Estates

Dear Ashley,

As required by the subdivision regulations, a drainage study is required for the above captioned subdivision. The subdivision consists of adding 8.57 acre tract to an existing 40 acre tract. The proposed changes to the site will include driveway and house site. The following represent the evaluation completed to determine the increase in flow and relative impact on the surrounding drainage.

CURRENT CONDITION OF THE LAND

The whole property is forested with slopes averaging approximately 17%. The topographic features of the site consist of a hilltop on the west central portion of the 40 acres and a drainage feature running northwest to southeast through the site, then connecting to an unnamed tributary that runs southwest to northeast into Lake Tuscaloosa.

PROPOSED SITE CONDITIONS

The site after construction will include a driveway and house with approximately 0.5 acre lawn around the house. The total increase in flow will be based on these changes.

CALCULATION BASIS

Kirpich method and Rational Methods were used to determine the total increase flow from the site. The following is a synopsis of the calculation. The total area of the site is 49.1 acres. With forested runoff coefficient of 0.07 the total flow for 25 year return period event is 29.5 cfs. With the added house, driveway and lawn, the runoff coefficient changes to approximately 0.074 the total flow from the site is 31.1 cfs.

SUMMARY

The area around the newly constructed house will only increase the flow marginally and with the surrounding area being forested, the increased flow will be mitigated by the conditions of the forest floor. It is anticipated that the increase will have no significant impact.

If you have question, please feel free to call me at (205) 242-0208.

Respectfully submitted,

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

TUSCALOOSA ENGINEERING ASSOCIATES, INC.
6300 Clements Foley Road
Northport, AL 35473

March 16, 2021

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

RE: Signal Hill Estates

Dear Ashley,

As required by the subdivision regulations, a waiver is being requested from capped sewer for the above captioned subdivision. The cost of construction from across Lake Tuscaloosa is prohibitive at best. The estimated cost would exceed \$1,000,000.00. Therefore, due to hardship, the owner is requesting a waiver of the requirement for capped sewer.

If you have question, please feel free to call me at (205) 242-0208.

Respectfully submitted,

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