



TUSCALOOSA
PLANNING COMMISSION

PRE-DESIGN / PRE-PLAT REQUEST FORM

Please complete all of the following required fields:

Property Owner or Developer

Name: _____ Email: _____ Phone: _____

Surveyor or Engineer

Name: _____ Email: _____ Phone: _____

Name of Proposed Subdivision (if any): _____

Address or General Location of Subdivision: _____

Tax Parcel ID Number(s): _____

Purpose for subdivision: _____

Please include the following information about the proposed subdivision:

Number of existing lots: _____ Number of proposed lots: _____

Total Acreage of Property: _____ Acreage being subdivided: _____ Acreage owner controlled: _____

Within Tuscaloosa city limits? ☐ YES ☐ NO Within the planning jurisdiction? ☐ YES ☐ NO

Within the DROD or UAN? ☐ YES ☐ NO Adjacent to Lake Tuscaloosa? ☐ YES ☐ NO

Will it connect to city sewer? ☐ YES ☐ NO Water authority: _____

Are there any existing structures? ☐ YES ☐ NO Existing septic tanks/field lines? ☐ YES ☐ NO

Names of Roads/Streets abutting subdivision (include alleys): _____

Are there existing sidewalks abutting the property? ☐ YES ☐ NO

Are there any new cul-de-sacs being proposed? ☐ YES ☐ NO

Desired Date and Time for meeting: _____ / _____ / _____ AT _____ : _____

Additional information for City staff: _____

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

Cristy Gilliam
Email: crgilliam@tuscaloosa.com

Angellette Terrell
Email: aterrell@tuscaloosa.com

planningcommission@tuscaloosa.com



S-22-21: Landmark Apartments Plat No. 1

1 inch = 200 feet
0 100 200 300 400

N



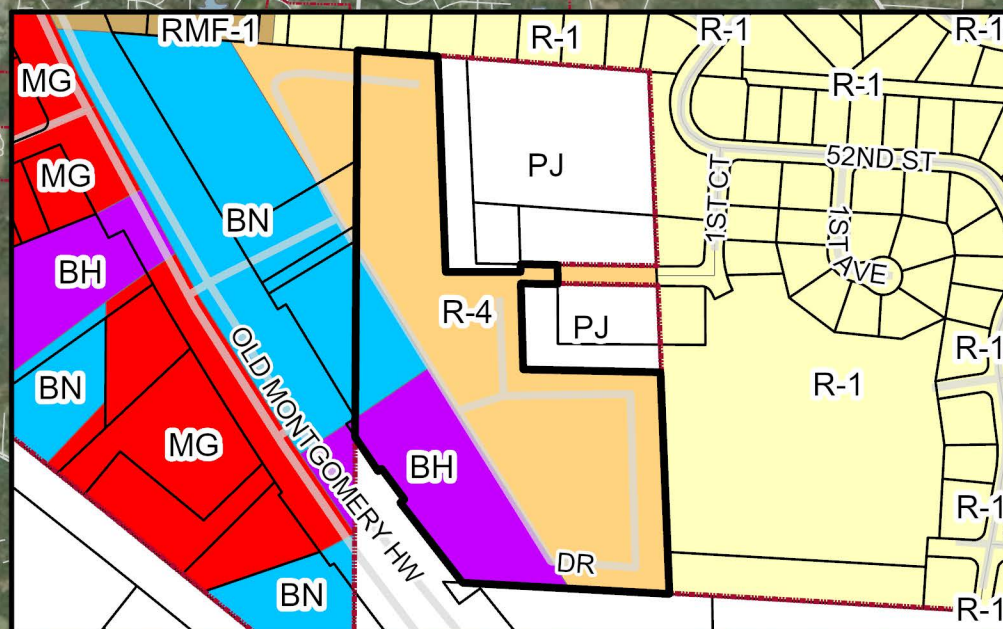
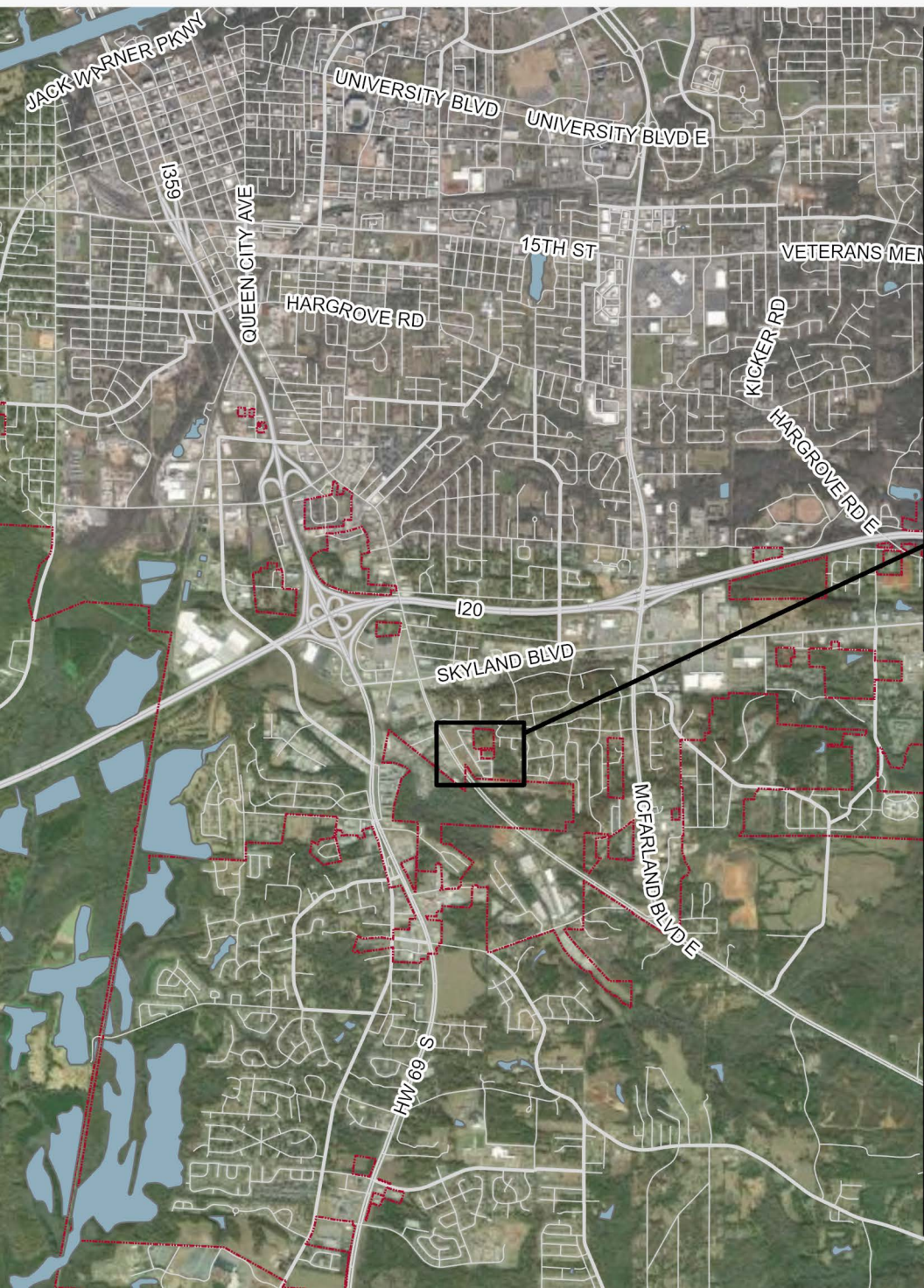
 S-22-21



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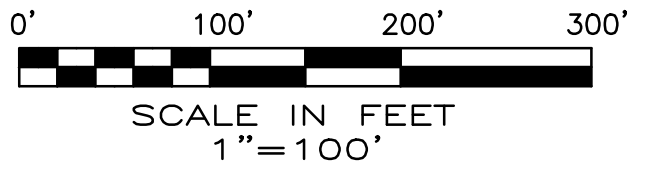
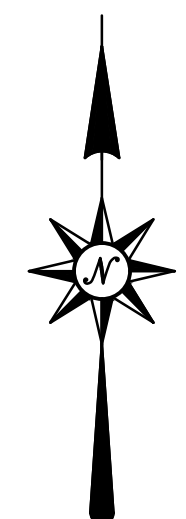
1 inch = 460 feet
0 250 500 750 1,000

N



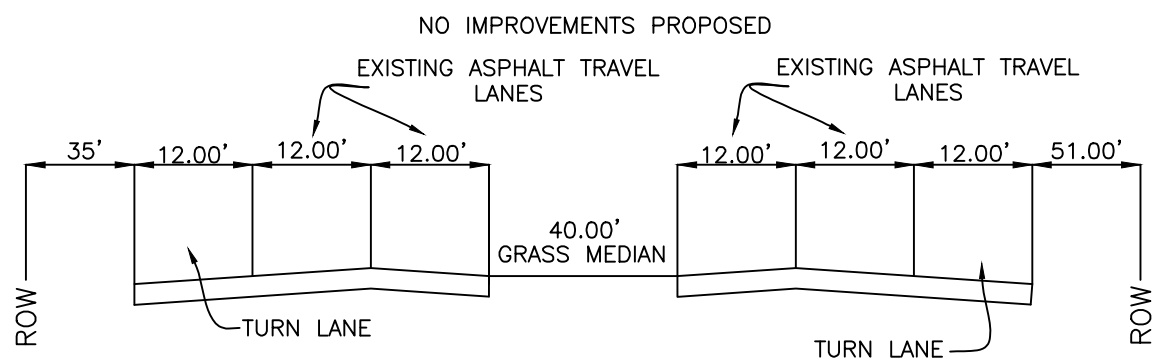
NOTES

1. According to the Flood Insurance Rate Map (FIRM) for Tuscaloosa County, Alabama (community-panel number 01125C0516F, dated September 28, 2007), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
2. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2007. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 50 CORS ARP, PID D12228 Combined Factor: 99991776 Convergence Factor: -0.00 03.0

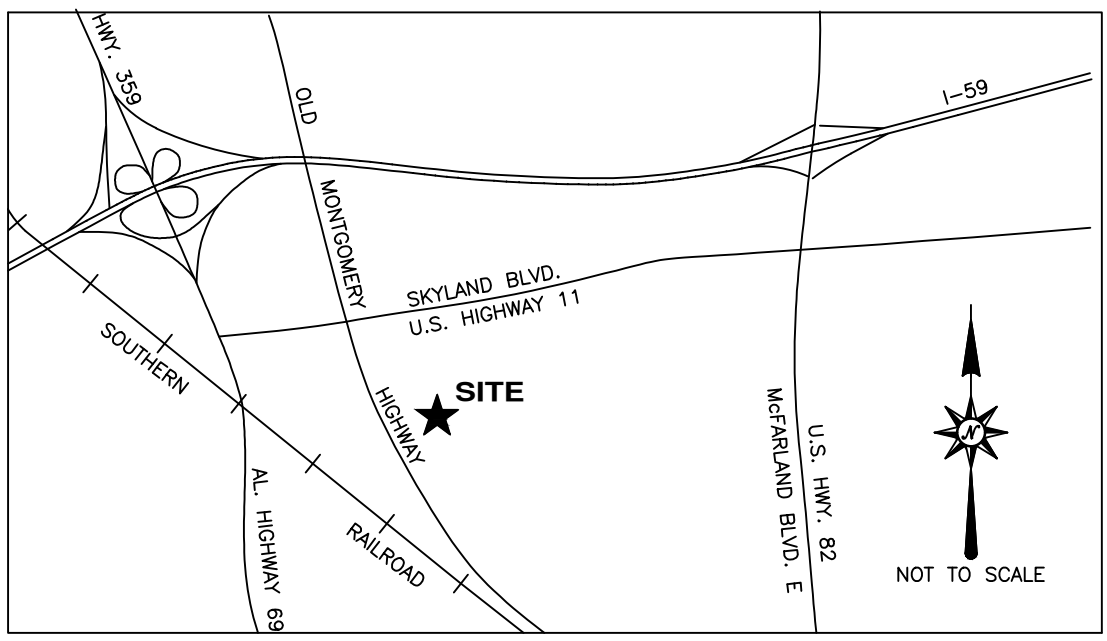


NOTE: ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY, INCLUDING PRIVATE SANITARY SEWER LINES, THAT RUN ALONG THE PUBLIC UTILITY EASEMENT SHALL BE INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT, BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OR COUNTY.

HWY 215



VICINITY MAP



TOTAL ACREAGE OWNED 23.62
TOTAL ACREAGE TO BE SUBDIVIDED 23.62

OWNER: FORESTDALE WAC LAP LLC
2204 LAKESHORE DRIVE SUITE 450
BIRMINGHAM, AL 35209

SURVEYOR: DEREK S MEADOWS
1550 WOODS OF RIVERCHASE DRIVE SUITE 200
HOOVER, AL 35244

PRELIMINARY PLAT
LANDMARK APARTMENTS PLAT NO. 1

BEING A RESURVEY OF LOT 1 ANDREW DIXON ESTATES AS RECORDED IN PB. 15 PG. 98 AND AN ACREAGE PARCEL, ALL BEING LOCATED IN THE SW QUARTER OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 10 WEST.

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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SOURCE OF TITLE DB. 2019 PG. 20342

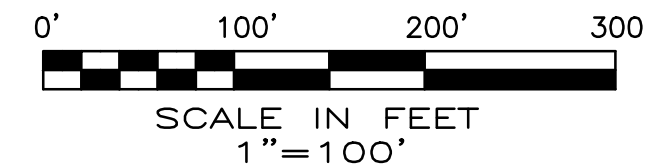
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°40'20" W	39.85'
L2	S 65°23'48" E	43.78'
L3	N 00°25'39" W	19.94'

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

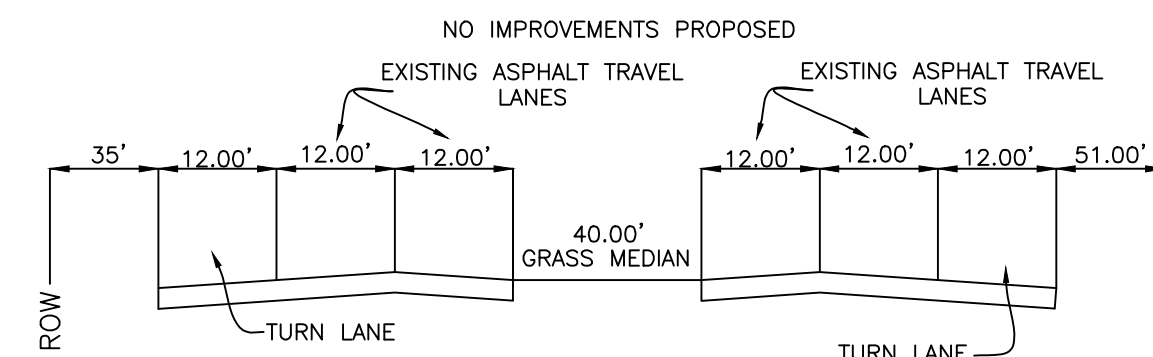
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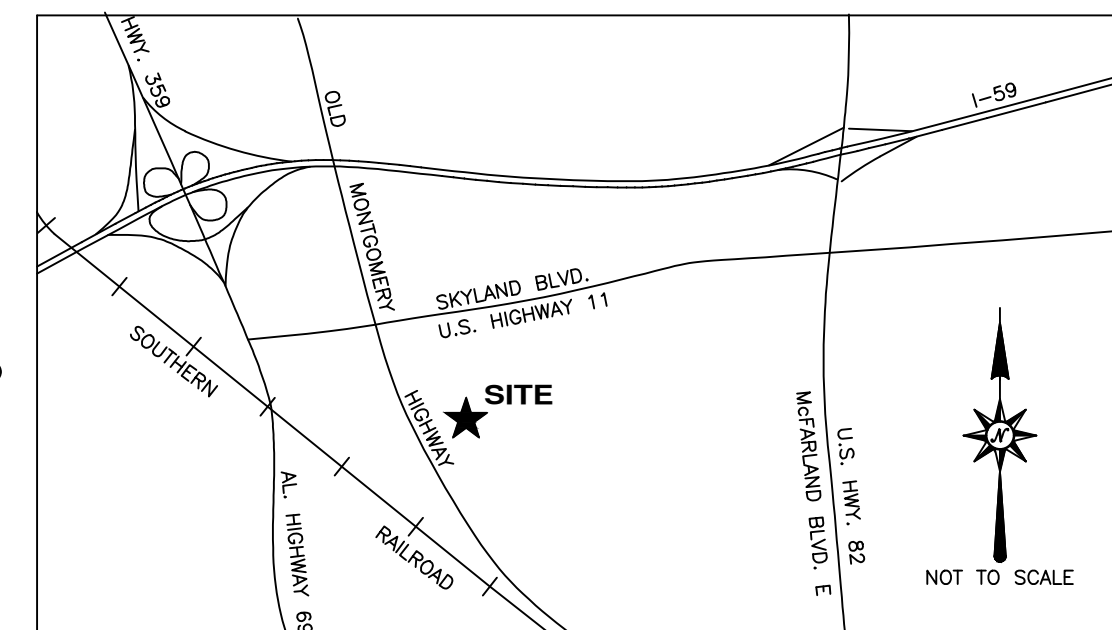


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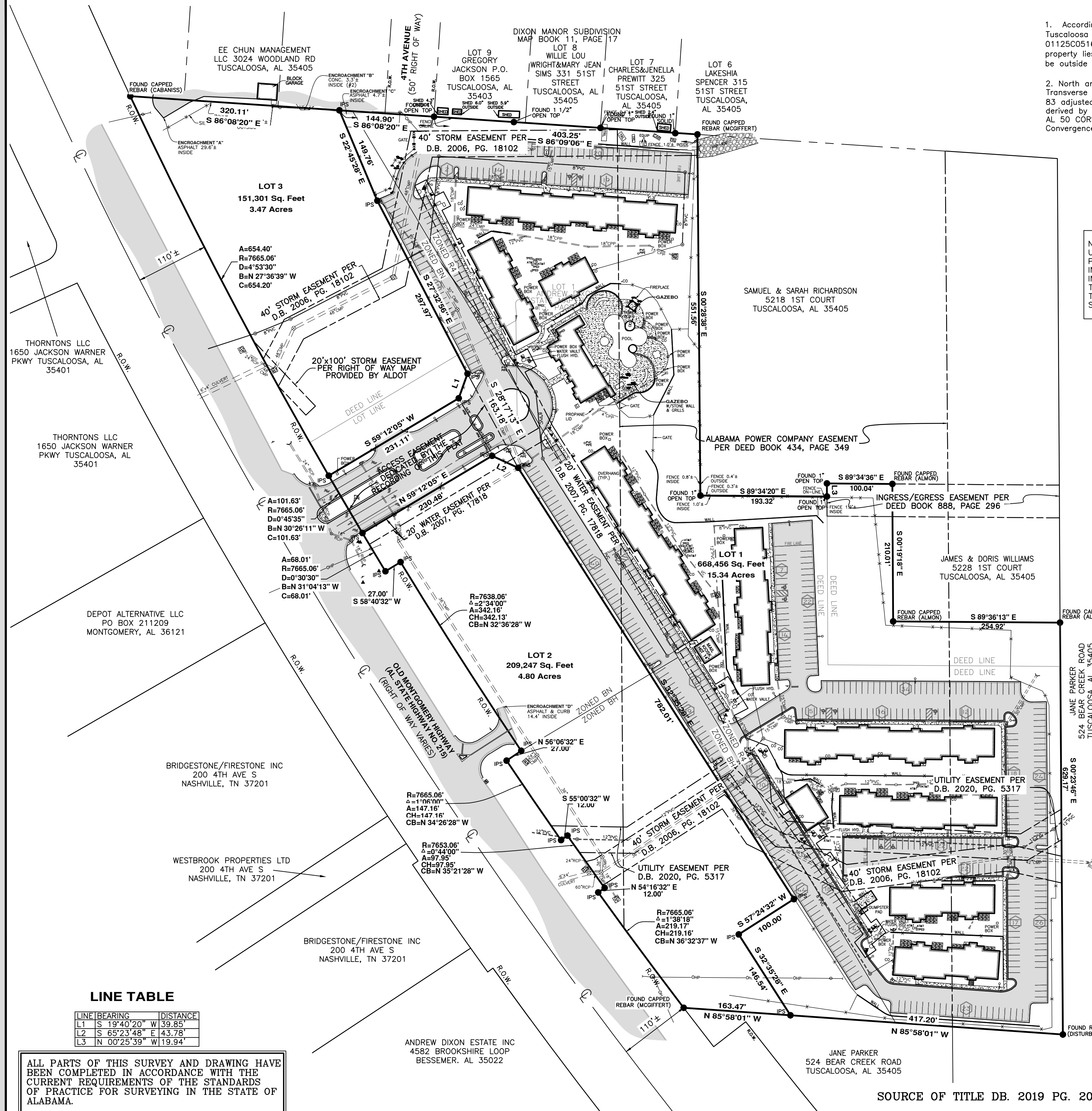
MARCH 2021

JOB #19-0260

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Kay Ivey
Governor

ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52
OFFICE OF THE DISTRICT ADMINISTRATOR
2715 East Skyland Boulevard
Tuscaloosa, Alabama 35405
Telephone: 205-554-3280



John R. Cooper
Transportation Director

April 1, 2021

Gonzalez-Strength & Associates
1550 Woods of Riverchase Dr., St. 200
Birmingham, AL 35244

Attn: Mr. Daniel Allen

Re: Sidewalk Variance Request
Tuscaloosa County

Dear Mr. Allen,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-215 located at 5501 Old Montgomery Highway. If you have any questions, contact Ms. Lauren Mayes at (205) 554-3239.

Respectfully,


Kevin Williamson, P.E.
District 52 Administrator

LKW/LM

Enclosures

cc: File w/ Attachment
Mr. Shane Trippany, P.E.