



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: _____ Parcel ID: _____ Total Acres: _____

Surveyor or 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 to 8 ½" x 11"	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<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 letter	<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
Vicinity & Tax maps at 8 ½" X 11" scale	<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 (1" x 2 5/8" clear & self-adhesive)	<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 ALL NECESSARY SUPPORTING MATERIALS TO:**

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




S-23-21: Aguilar Subdivision

1 inch = 50 feet
0 25 50 75 100

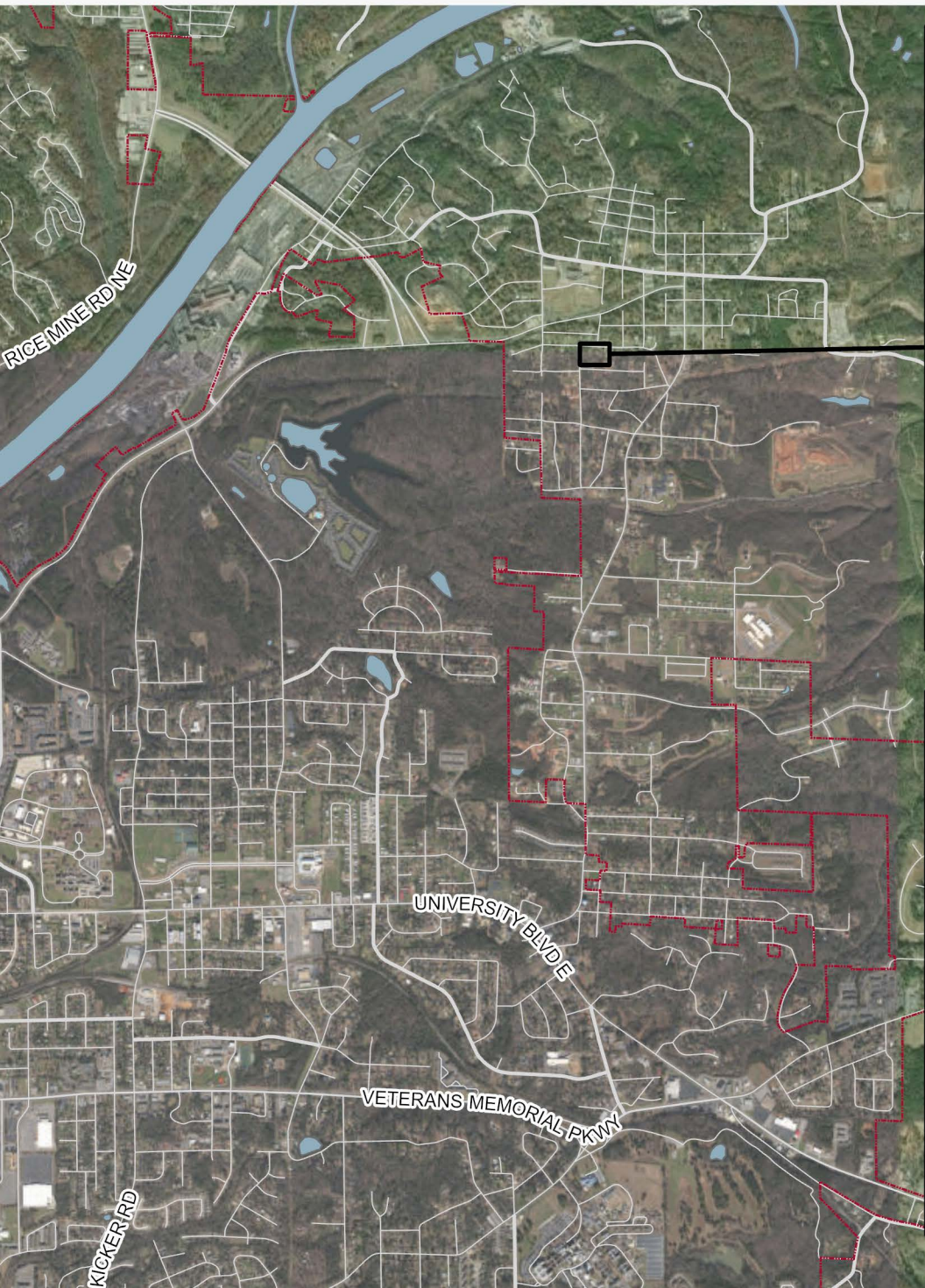
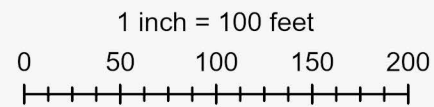
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 S-23-21



S-23-21: Aguilar Subdivision





NOTES:

OWNER/DEVELOPER:

WALDEMAR AGUILAR
700 OLD MILL TRCE
COTTONDALE, AL 35453

1. SOURCE OF TITLE: D.B. 2015, PG. 7085
2. TOTAL ACRES OWNED/DEVELOPED: 2.55 ACRES± OWNED
1.46 ACRES± DEVELOPED
3. WAIVERS REQUESTED: LOT CONFIGURATION
4. THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS BUT WITHIN THE CITY'S PLANNING JURISDICTION; FRONT SETBACKS 30', REAR SETBACKS 35', SIDE SETBACKS 10' UNLESS OTHERWISE NOTED.
5. 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.
6. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0530G EFFECTIVE DATE: 1/16/2014.
7. THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
8. THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIFTEEN THOUSAND (15000).
9. ALL LOTS IN THIS SUBDIVISION ARE CURRENTLY SERVED BY CITY SEWER AND WATER.
10. 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.










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 LIGHT POLE
EXISTING GUY WIRE
EXISTING POWER POLE
EXISTING HVAC
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FIRE HYDRANT
EXISTING CLEANOUT

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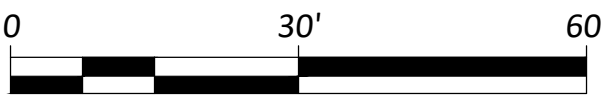
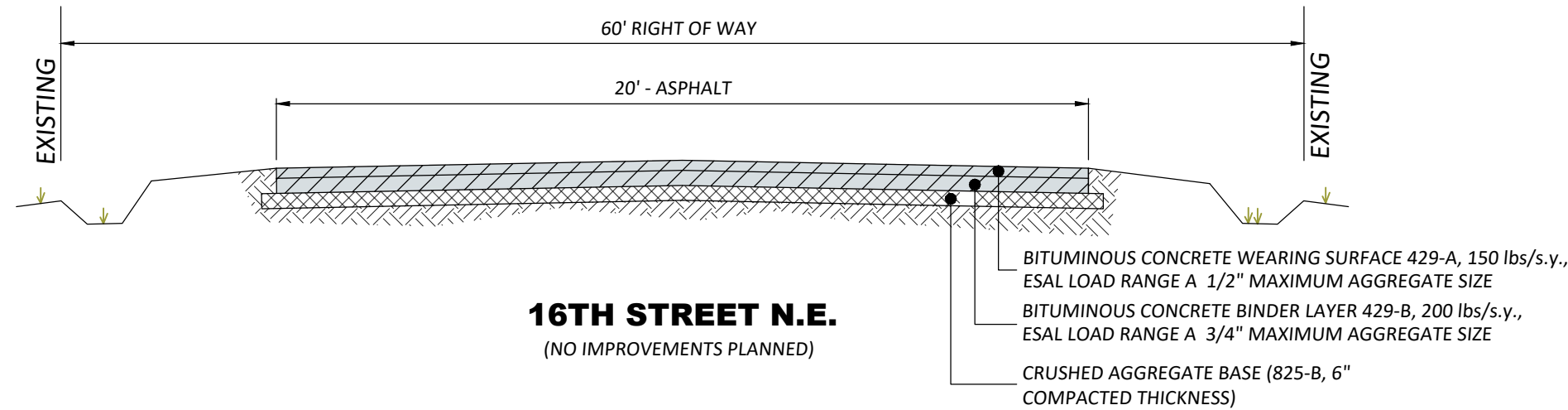
 © C.O.

EXISTING STORM MANHOLE
EXISTING YARD INLET
EXISTING GAS REGULATOR
EXISTING GAS METER
EXISTING GAS VALVE
EXISTING SANITARY SEWER MANHOLE
EXISTING COMMUNICATION MANHOLE
EXISTING COMMUNICATION BOX
EXISTING MAILBOX
EXISTING GAS MAIN
EXISTING WATER MAIN
EXISTING STORM SEWER
EXISTING OVERHEAD ELECTRIC
EXISTING BURIED COMM.
EXISTING OVER HEAD COMM.
EXISTING BURIED CABLE
EXISTING SANITARY SEWER
EXISTING BURIED ELECTRIC
EXISTING CONTOUR MAJOR
EXISTING WATER MAIN
EXISTING FIBER OPTICS
EXISTING FENCE (TYPE)
SECTION LINES

_____ EGM
 _____ EWM

 _____ EOE
 _____ EUC
 _____ EOC
 _____ ETV
 _____ ESS
 _____ EUE
 _____ 300 _____
 _____ 299 _____
 _____ FO _____
 _____ X _____ X _____



PRELIMINARY

AGUILAR SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 9, TOWNSHIP 21 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE:	DESCRIPTION:
DRAWN :	CGS	
CHECKED :	GLS	
DATE :	02/12/2021	
JOB NO :	21-XXX	
SHEET :		



NOTES:








OWNER/DEVELOPER:










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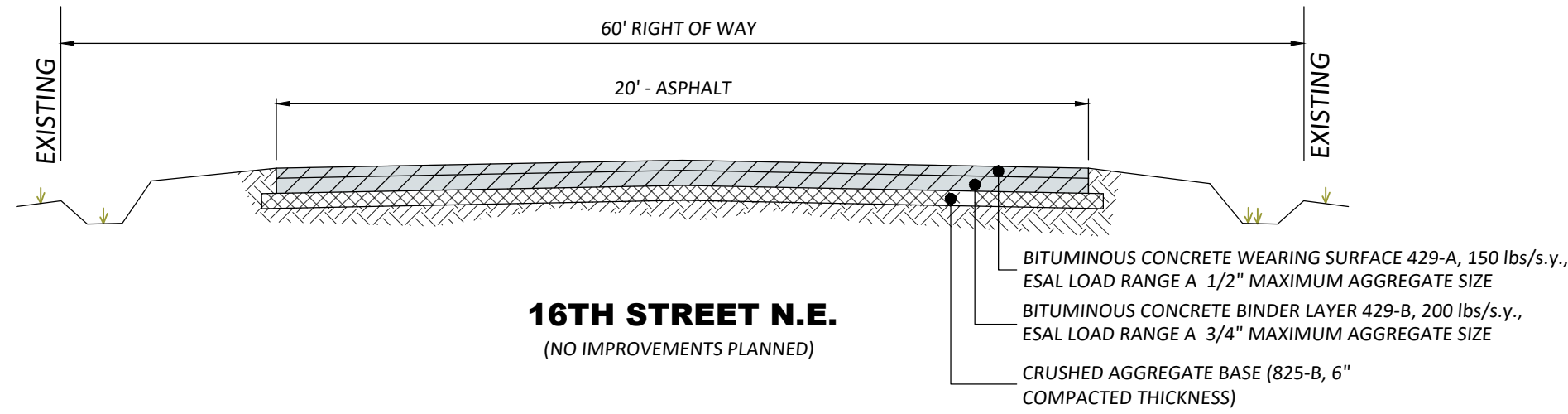
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ROW	EXISTING STORM SEWER
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TUSCALOOSA COUNTY, ALABAMA

[illegible]



639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

March 19, 2021

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

Re: Variance Request for Aguilar Subdivision

Dear Ms. Crites:

We are requesting on behalf of Wally Aguilar the following variances for the Aguilar Subdivision:

- **Lot Configuration** – The lot was purchased with 3 homes located within the property. When Mr. Aguilar replaced the back home, the city required that he subdivide the lot to bring it in to compliance. The home site already had an established sewer tap and water service and power creating a flag pole lot. All lots meet setback requirements and lot size.

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

Sincerely,
SENTTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President