



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-24-21: Madaline Cunningham Subdivision

1 inch = 400 feet
0 200 400 600 800

N

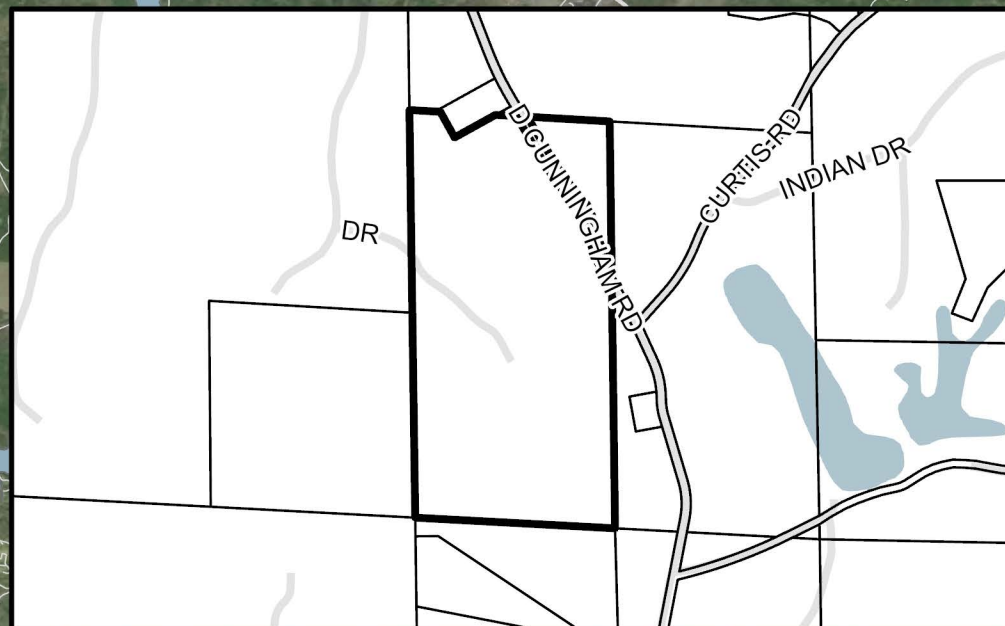
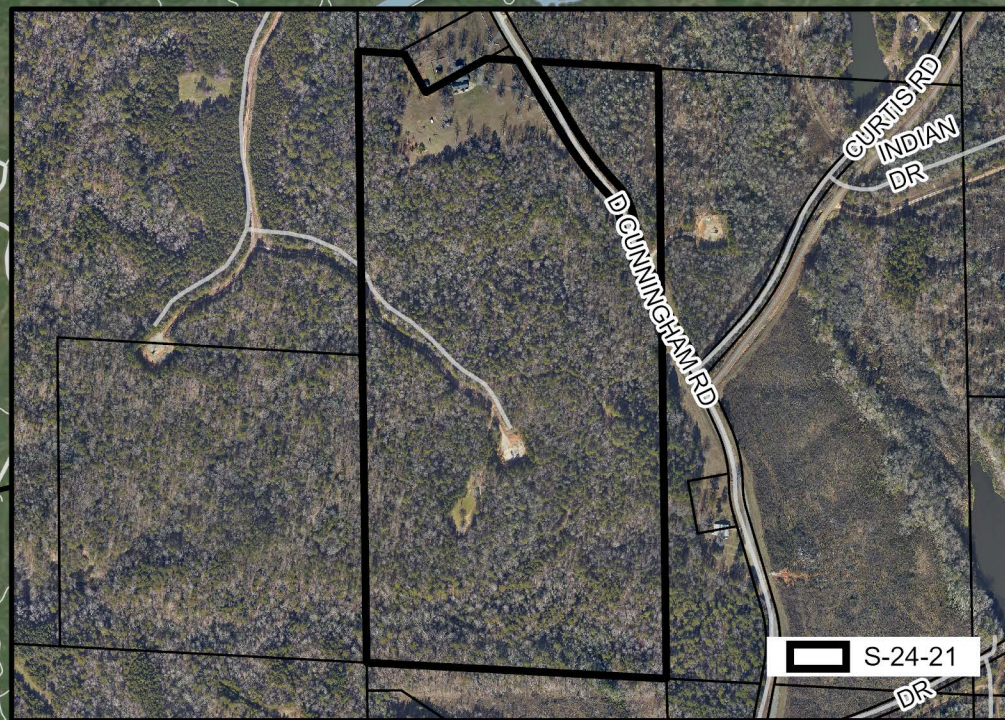
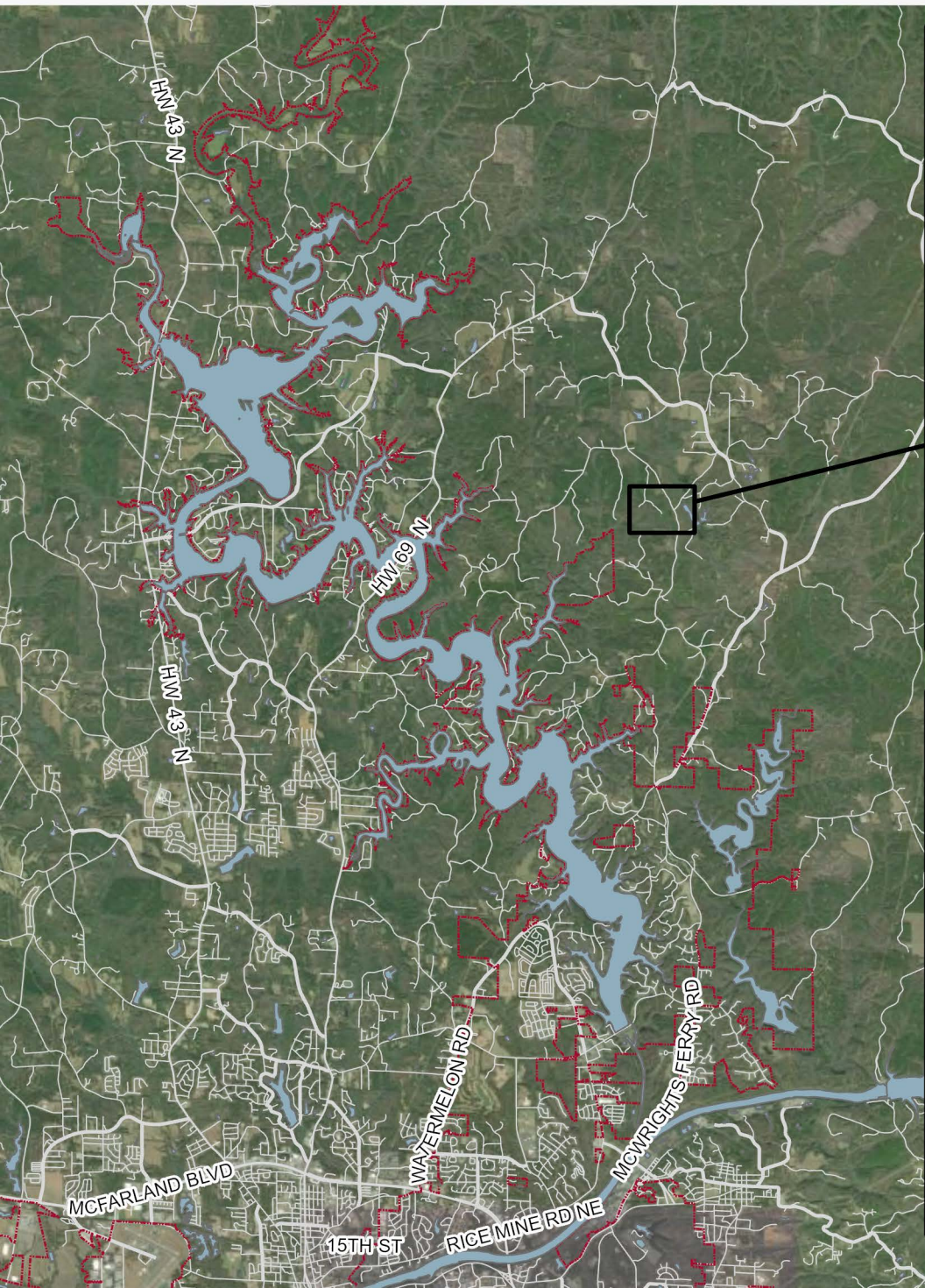


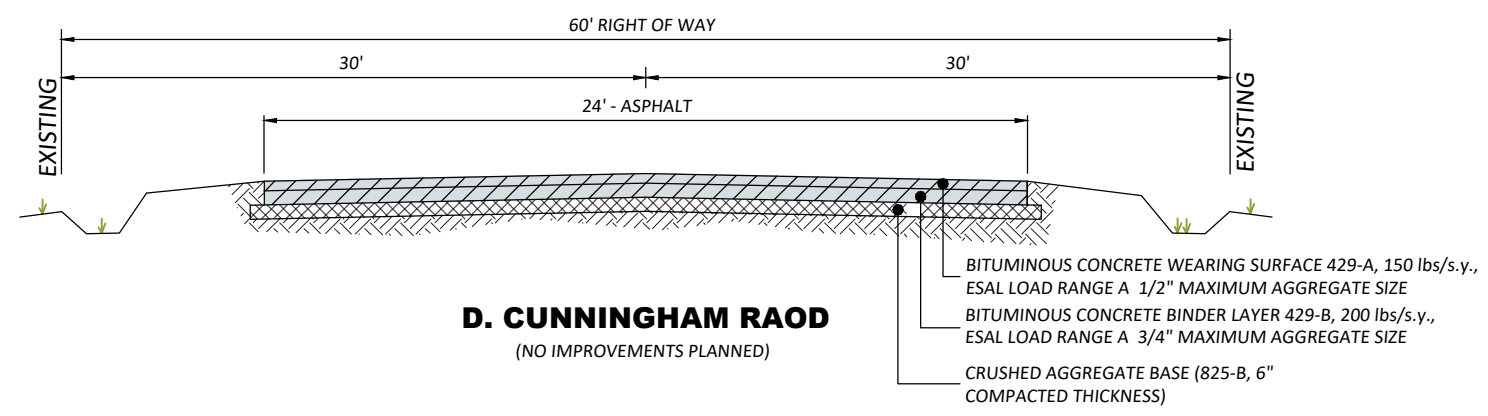
 S-24-21



S-24-21: Madaline Cunningham Subdivision

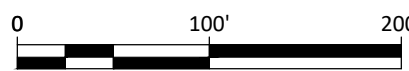
1 inch = 833 feet
0 400 800 1,200 1,600





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PRELIMINARY PLAT



NOTES:

1. SOURCE OF TITLE: MADALINE CUNNINGHAM
11110 CURTIS RD
TUSCALOOSA, AL 35406
2. SOURCE OF TITLE: D.B. 753, PG. 427
3. TOTAL ACRES OWNED/DEVELOPED: 1300 ACRES- OWNED/ 76.86 ACRES DEVELOPED
4. WAIVERS REQUESTED: MASTER PLAN, CAPPED SEWER, SIDEWALKS, DRAINAGE STUDY AND RIGHT OF WAY
5. 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 ON LOTS 1-3.
6. 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.
7. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY LISTED AS ZONE X ON PANEL NUMBER 0123250386 EFFECTIVE DATE: 1/16/2014.
8. THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
9. THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIFTEEN THOUSAND (15000).
10. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY SEPTIC TANKS.
11. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN. 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 DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



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 Cunningham
Subdivision

Dear Ms. Crites:

We are requesting on behalf of Madaline Cunningham the following variances for the Cunningham Subdivision:

- **Capped Sewer:**
There is no sewer available within 5.5 miles of the property. The construction cost would exceed 1 million dollars and the terrain would be prohibitive as well.
- **Sidewalks:**
D. Cunningham Road is a sparsely populated area and currently has no sidewalks constructed along any portion. Mrs. Cunningham owns the majority of the property surrounding this road and has no further plans to subdivide outside of family in the foreseeable future.
- **Master Plan:**
The purpose of this division is to give 5.0 acres of land to her granddaughter to build a home. She has no plans to sell and or develop in the foreseeable future..
- **Drainage Study:**
The proposed property has no planned construction other than 1 single family residential home and therefore the need to address runoff is very minimal at this time.
- **Additional Right of Way:**
D. Cunningham Road is a sparsely populated road that currently has a 60 foot right of way. Traffic counts along this road are minimal. With no plans to further subdivide this area due to it being mostly 1 land owner, the need for additional right of way is not practical.

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

Sincerely,
SENTELL ENGINEERING INC.



Christopher G. Sentell, PLS
Vice-President