



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"	☐ YES	☐ NO	☐ N/A
Digital copy of Plat (with & without contours)	☐ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☐ YES _____	☐ NO	☐ N/A
Master Plan provided	☐ YES	☐ NO	☐ N/A
Drainage study	☐ YES	☐ NO	☐ N/A
Variance request letter	☐ YES	☐ NO	☐ N/A
Designation of Agent form	☐ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 ½" X 11" scale	☐ YES	☐ NO	☐ 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)	☐ YES	☐ NO	☐ 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-26-21: Washington Oaks

1 inch = 100 feet
0 50 100 150 200

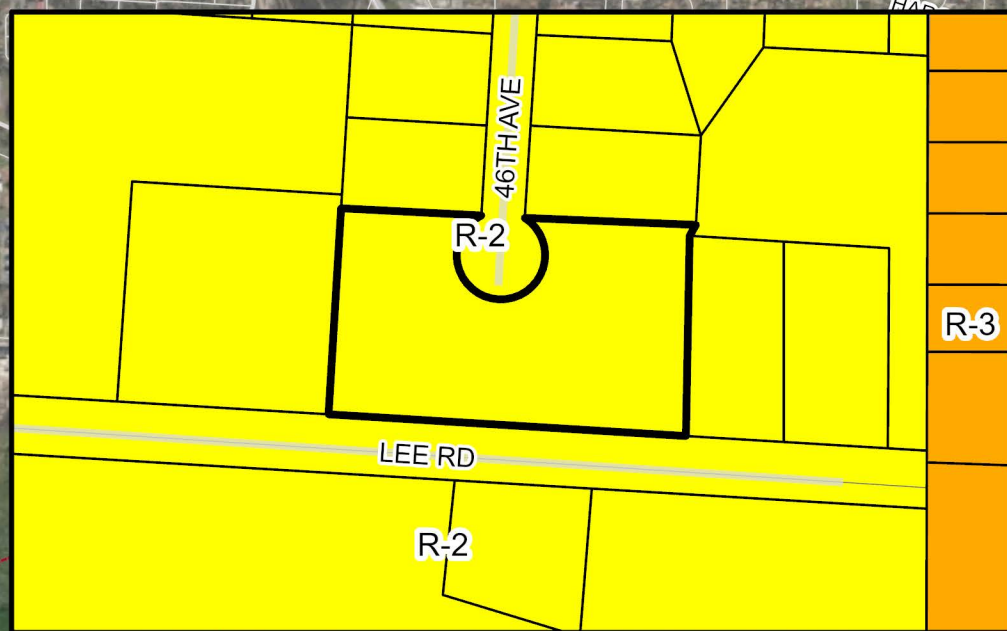
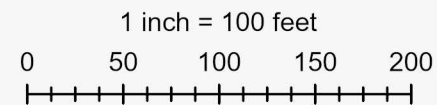
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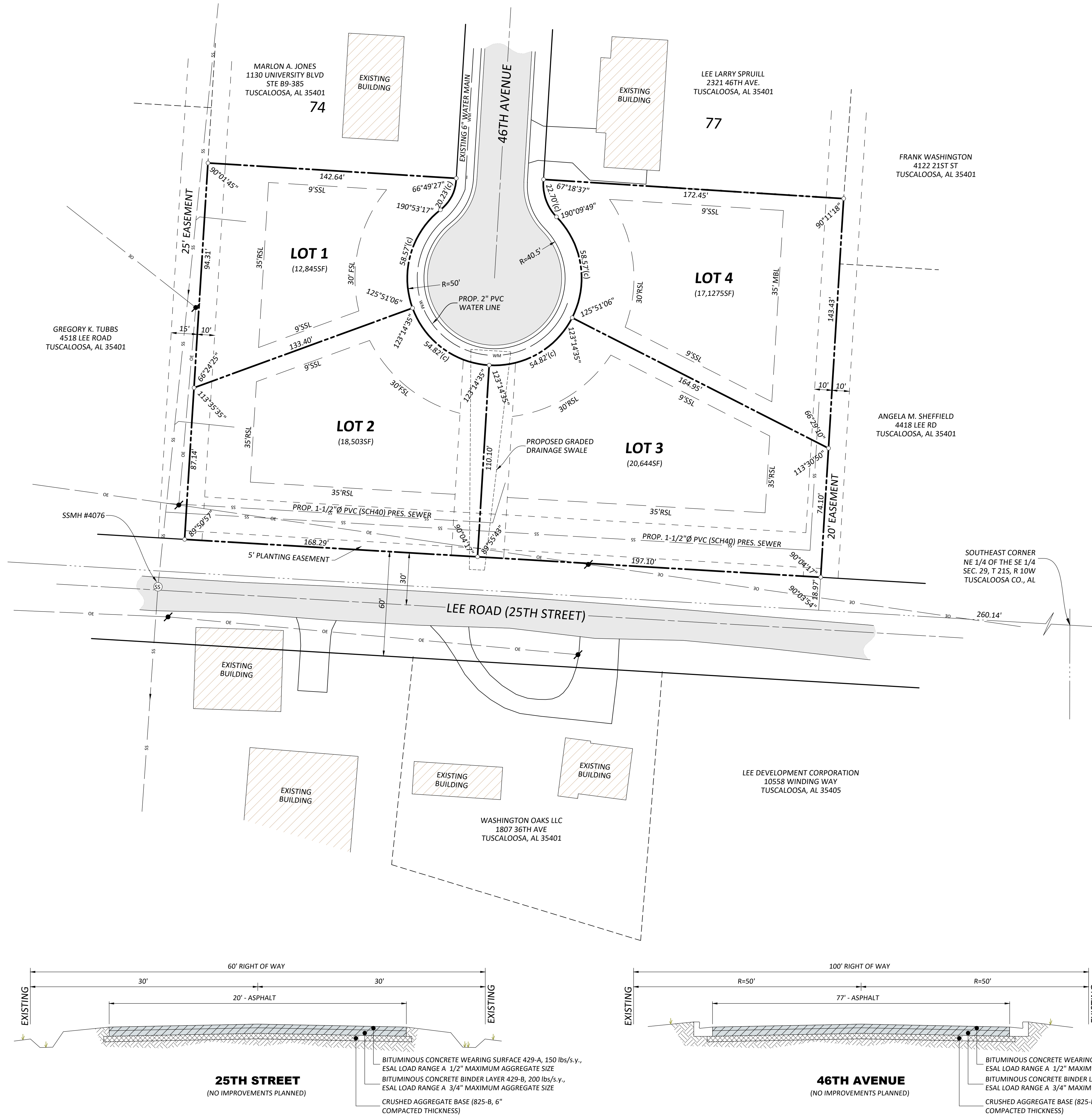
 S-26-21



S-26-21: Washington Oaks



N:\2020\20-117 Washington Oaks -- Mosely SUBD\20-117 preliminary plat.dwg



VICINITY MAP

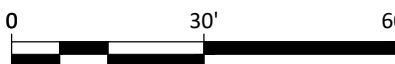
- NOTES:**
- OWNER/DEVELOPER: WASHINGTON OAKS LLC
1807 36TH AVE
TUSCALOOSA, AL 35401
 - SOURCE OF TITLE: D.B. 2006, PG. 6265
 - TOTAL ACRES OWNED/DEVELOPED: 1.59 ACRES±.
 - WAIVERS REQUESTED: HALF STREET IMPROVEMENTS LEE ROAD
 - THE PROPERTY IS LOCATED IN THE CITY LIMITS AND IS ZONED R-2. FRONT SETBACKS 30', REAR SETBACKS 35', SIDE SETBACKS 9' UNLESS OTHERWISE NOTED.
 - 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.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0503G EFFECTIVE DATE: 1/16/2014.
 - THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
 - THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIFTEEN THOUSAND (15000).
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CITY SEWER.
 - 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.
 - LOT 2 AND 3 SHALL NOT BE GRANTED ACCESS TO 25TH STREET.

LEGEND

DESCRIPTION	SYMBOL
IRON PIPE/PIN FOUND (IPF)	○
CAPPED PIPE/PIN SET (CPS)	●
CAPPED PIPE/PIN FOUND (CPF)	○
CONC. MONUMENT FOUND (CMF)	△
POINT NOT MONUMENTED	□
NORTH	N
SOUTH	S
EAST	E
WEST	W
RECORD BOOK -- DEED AND/OR PLAT	()
FRONT SETBACK LINE	— FSL —
RIGHT OF WAY	— ROW —
PLAT BOOK	PB
DEED BOOK	DB
PAGE	PG
EXISTING LIGHT POLE	★
EXISTING GUY WIRE	— GW —
EXISTING POWER POLE	— PP —
EXISTING HVAC	— HVAC —
EXISTING WATER VALVE	— WV —
EXISTING WATER METER	— WM —
EXISTING FIRE HYDRANT	— FH —
EXISTING CLEANOUT	— CO —
EXISTING STORM MANHOLE	— SM —
EXISTING YARD INLET	— YI —
EXISTING GAS REGULATOR	— GR —
EXISTING GAS METER	— GM —
EXISTING GAS VALVE	— GV —
EXISTING SANITARY SEWER MANHOLE	— SSM —
EXISTING COMMUNICATION MANHOLE	— CMH —
EXISTING COMMUNICATION BOX	— CB —
EXISTING MAILBOX	— MB —
EXISTING GAS MAIN	— GM —
EXISTING WATER MAIN	— WM —
EXISTING STORM SEWER	— SS —
EXISTING OVERHEAD ELECTRIC	— OHE —
EXISTING BURIED COMM.	— BUC —
EXISTING OVER HEAD COMM.	— OHC —
EXISTING BURIED CABLE	— BUC —
EXISTING SANITARY SEWER	— SS —
EXISTING BURIED ELECTRIC	— BE —
EXISTING CONTOUR MAJOR	— CM —
EXISTING WATER MAIN	— WM —
EXISTING FIBER OPTICS	— FO —
EXISTING FENCE (TYPE)	— F —
SECTION LINES	— SL —
SPOT ELEVATION EDGE CONCRETE	— EC —
SPOT ELEVATION TOP OF CURB	— TC —
SPOT ELEVATION FLOW	— FL —
SPOT ELEVATION EDGE PAVEMENT	— EP —



PRELIMINARY PLAT



WASHINGTON OAKS
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

DESCRIPTION:

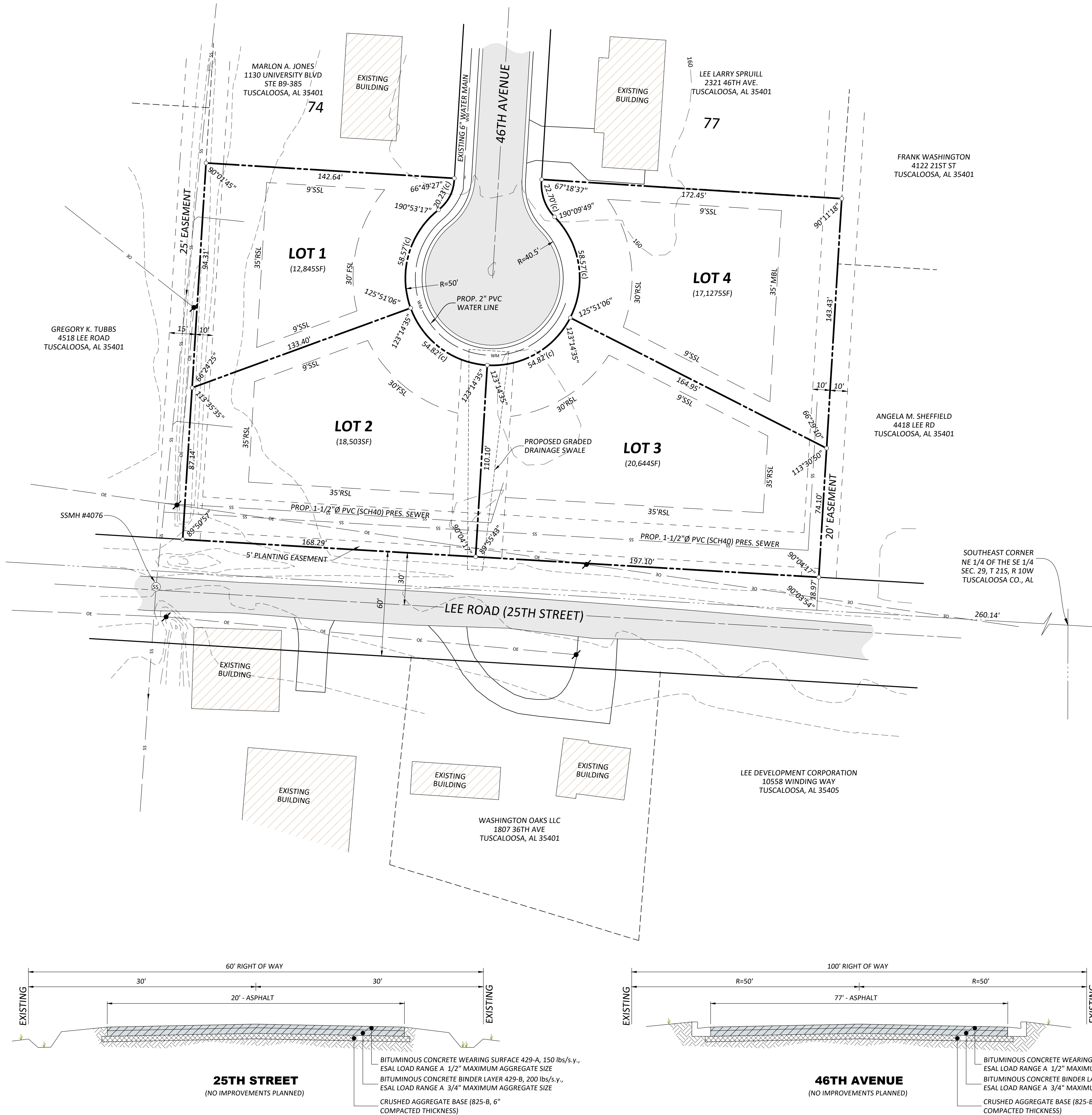
DATE:

NO.

DATE:

JOB NO:

SHEET:



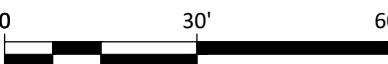
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EXISTING WATER MAIN	— WM —
EXISTING FIBER OPTICS	— FO —
EXISTING FENCE (TYPE)	— F —
SECTION LINES	— SL —
SPOT ELEVATION EDGE CONCRETE	484.01 EC
SPOT ELEVATION TOP OF CURB	484.01 TC
SPOT ELEVATION FLOW	484.01 FL
SPOT ELEVATION EDGE PAVEMENT	484.01 EP



PRELIMINARY PLAT



WASHINGTON OAKS
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

DESCRIPTION:

DATE:

NO.

DRAWN :

CHECKED :

DATE :

JOB NO :

SHEET :



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 Washington Oaks
Subdivision

Dear Ms. Crites:

We are requesting on behalf of Elaine Mosely the following variances for the Washington Oaks Subdivision:

- **Half Street Improvements:**

This subdivision will be accessing public right of way through 46th Avenue which is currently an improved road. 25th Street will not be accessed and a planting strip will be recorded to allow planting of evergreens to prevent access to 25th Street and create a natural buffer.

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

Sincerely,
SENTTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President