



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



10607 Sexton Bend Road

1 inch = 3,750 feet

0 0.4 0.8 1.2 1.6 Miles

N





10607 Sexton Bend Road

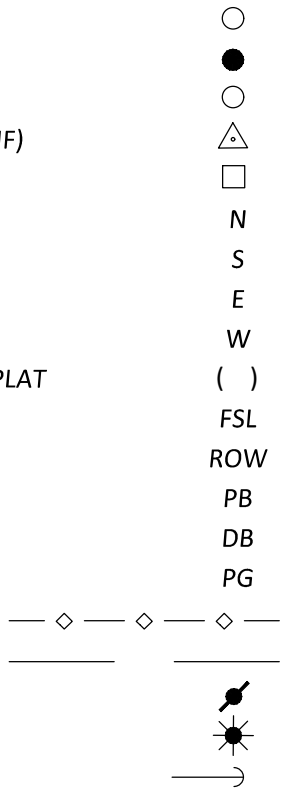
1 inch = 167 feet

0 100 200 300 400 Feet



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
METAL FENCE
SETBACK LINES
EXISTING POWER POLE
EXISTING LIGHT POLE
EXISTING GUY WIRE



PRELIMINARY PLAT

0 60' 120'

SW 1/4 OF THE NW 1/4

DUNCAN HUGH ETAL
1866 COUNTY RD 7
CARROLLTON, AL 35447

LATHAM THOMAS GENE
10806 SEXTON BEND RD
TUSCALOOSA, AL 35406

PARKER ORVILLE ERNEST JR ETUX
13670 SHARPES LAKE RD
NORTHPORT, AL 35473

SE 1/4 OF THE NW 1/4

BUCHANAN WILLIAM G JR
PO BOX 424
ALICEVILLE, AL 35442

SE 1/4 OF THE NW 1/4

EXISTING ASPHALT PRIVATE ROAD
EXISTING SEPTIC TANK (OTHERS)
INGRESS-EGRESS EASEMENT
DEED BOOK 786, PAGE 48

SOUTHWEST CORNER
OF THE SE 1/4 OF NW 1/4
OF SECTION 7, TOWNSHIP 20 S,
RANGE 9 W
TUSCALOOSA COUNTY, ALABAMA
(CONCRETE MONUMENT)

S1
0.17 ACRES±

S2
0.22 ACRES±

PRINCE ROBERT F &
PO BOX 20149
TUSCALOOSA, AL 35402

NE 1/4 OF THE SW 1/4

BUCHANAN WILLIAM G JR
PO BOX 424
ALICEVILLE, AL 35442

LOT 1

2.60 ACRES±

LOT 3

2.30 ACRES±

LOT 2

2.20 ACRES±

EXISTING HOUSE

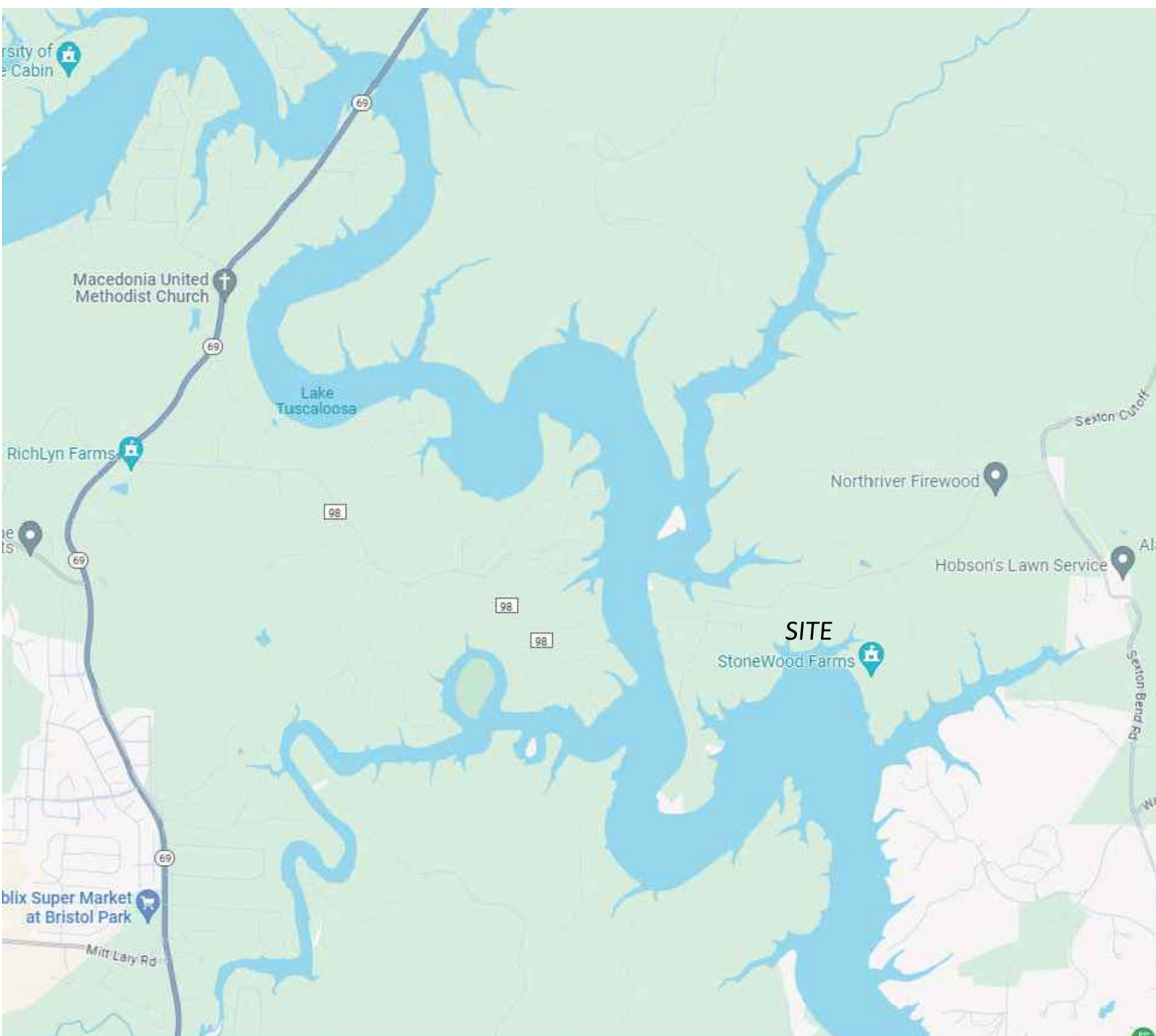
NW 1/4 OF THE SW 1/4

J H E LAKE TUSCALOOSA LLC 10% INT
1418 GREENSBORO AVE STE B
TUSCALOOSA, AL 35401

LAKE TUSCALOOSA

NOTES:

- OWNER/ DEVELOPER:
ELIZABETH H HOLMAN #6 LLC
P.O. 20906
TUSCALOOSA, AL 35402
- SOURCE OF TITLE:
D.B. 2021, PG. 24802
- TOTAL ACRES OWNED/DEVELOPED:
7.1 ACRES±.
- WAIVERS REQUESTED:
CAPPED SEWERS, PUBLIC STREET FRONTAGE, LOT CONFIGURATION
- THE PROPERTY IS NOT LOCATED INSIDE THE CITY LIMITS; FRONT SETBACKS 30'; REAR SETBACKS 35'; SIDE SETBACKS 10'.
- THE PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0335G EFFECTIVE DATE: 1/16/2014.
- THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
- ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND CITY OF TUSCALOOSA WATER.
- 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.



VICINITY MAP

SEXTON BEND ROAD

(NO IMPROVEMENTS PROPOSED)

60' ROW

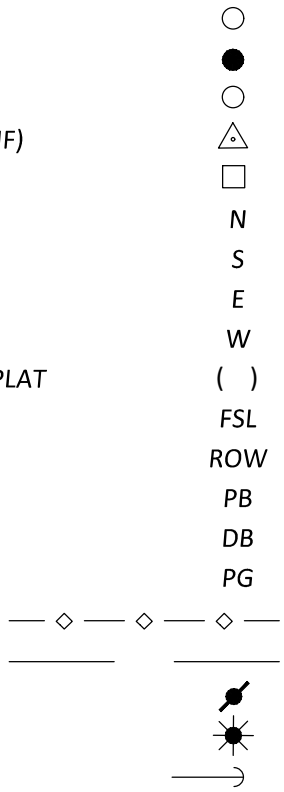
22'
ASPHALT PAVING

NO.	DATE:	DESCRIPTION:
1	01/23	COMMENTS & SD LOTS

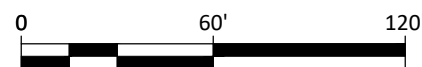
DRAWN :	TWE
CHECKED :	CGS
DATE :	12/08/2023
JOB NO :	23-335
SHEET :	1

LEGEND

IRON PIPE/PIN FOUND (IPF)
CAPPED PIPE/PIN SET (CPS)
CAPPED PIPE/PIN FOUND (CPF)
CONC. MONUMENT FOUND (CMF)
POINT NOT MONUMENTED
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METAL FENCE
SETBACK LINES
EXISTING POWER POLE
EXISTING LIGHT POLE
EXISTING GUY WIRE



PRELIMINARY PLAT



SW 1/4 OF THE NW 1/4

SE 1/4 OF THE NW 1/4

SE 1/4 OF THE NW 1/4

NE 1/4 OF THE SW 1/4

NW 1/4 OF THE SW 1/4

SEXTON BEND ROAD

(NO IMPROVEMENTS PROPOSED)

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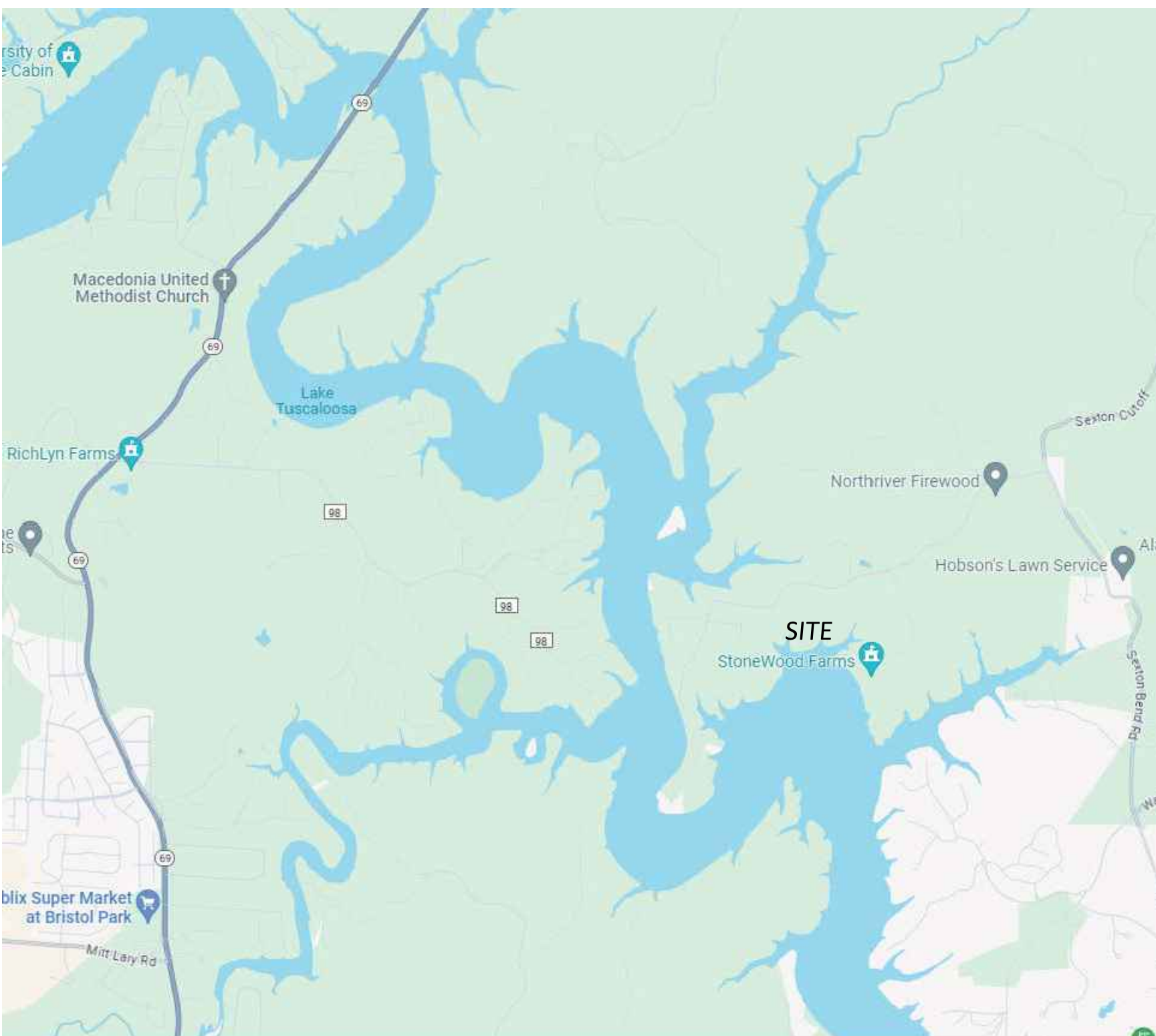
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VICINITY MAP

HOLMAN POINT

PRELIMINARY PLAT
SECTION 7, T20S, R9W
TUSCALOOSA COUNTY, ALABAMA

NO. DATE DESCRIPTION COMMENTS & SD LOTS

DRAWN : TWE
CHECKED : CGS
DATE : 12/08/2023
JOB NO : 23-335
SHEET :



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

January 2, 2024

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for Elizabeth H. Holman #6 LLC

Dear Sir/Madam:

We are requesting on behalf of Elizabeth H. Holman #6 LLC the following variances:

- **Capped Sewer:**
The lots are currently served by septic tanks. The sewer available for the property is more than 6 miles away, the construction cost and terrain would be cost prohibitive. The total assumed cost of sewer would exceed \$200,000.
- **Public Street Frontage:**
Lots to be Served by an existing 60 foot easement on an existing asphalt drive.
- **Lot Configuration:**
Lot sizes.

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

Sincerely,
SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President

December 13, 2023

Honorable Rob Robertson
Chairman, Tuscaloosa County Commission
714 Greensboro Avenue
Tuscaloosa, AL 35401

Re: Waiver Request

Dear Chairman:

Elizabeth H. Holman #6 LLC is dividing a parcel on Sexton Bend Road (7.1 acres) into 3 lots. The current parcel has 1 residential structure with an individual septic system and will be sold to the sister of the developer. The developer wants to divide and sell the remaining parcels and based on terrain and existing structures, will require 2 residential lots. The existing Sexton Bend Road is 22 feet wide with asphalt paving and a 60 foot right of way. We are requesting that the 3 Lots ranging in size from 2.2 acres to 2.6 acres be allowed to access the property through an existing 60' easement.

Thank you for your response to this request.

Truly,

SENTELL ENGINEERING INC.



Christopher G. Sentell, PLS
Vice-President