

REPORT OF OFFICE OF URBAN DEVELOPMENT, PLANNING DIVISION STAFF
TO THE TUSCALOOSA PLANNING AND ZONING COMMISSION
ON LOU'S LANDING, A PLANNED UNIT DEVELOPMENT

April 15, 2024

General

The following report on the Lou's Landing PUD is submitted pursuant to Paragraph 2, Section 24-163 of the Code of Tuscaloosa. Plans of the proposed development are available for examination in the office of the Planning Division of the Office of Urban Development.

Conformity of the PUD to Standards Prescribed in the Zoning Ordinance

1. The property proposed to be included within this PUD is currently located outside of city limits and is requesting to to annex and develop as an R-1 PUD. The property is approximately 57 acres. Per Sec. 24-162, no absolute minimum tract size is specified for a PUD, but the standard for R-1 is 15 acres.
2. The proposal includes 149 single-family residential lots and 42 townhome lots, for a total of 191 proposed residential lots, eight open space lots, and four common area lots.
 - a. Section 24-162 states that the dwelling unit density shall not exceed 4 dwelling units per acre. This PUD is proposing approximately 3.3 units per acre.
3. Access to this development will be from Rice Mine Road Northeast, a Major Collector street, Old Colony Road, a Minor Arterial street, and Forest Oaks Lane, a Local street.
4. Utilities within the PUD will be installed underground, as required in a PUD.
5. This development will be served by the City of Tuscaloosa sanitary sewer system.
6. The PUD proposal includes a minimum of two off-street parking spaces per lot. The homes will range from one to two stories in height and are intended to be a "for sale" product.
 - a. Section 24-162 (d) states "where open space is provided the area must be developed as bona fide amenities, e.g., tennis courts, swimming pools, bike ways, walking trails, sitting areas, gazebos, etc.". This PUD is proposing to have a dog park, two pickleball courts, passive recreation, and open play space. This development has an overall 21.7 acres of Open Space (38% of the site).

Desirability of PUD

This proposal is in conformity with the **2021 Framework Comprehensive Plan** (Framework).

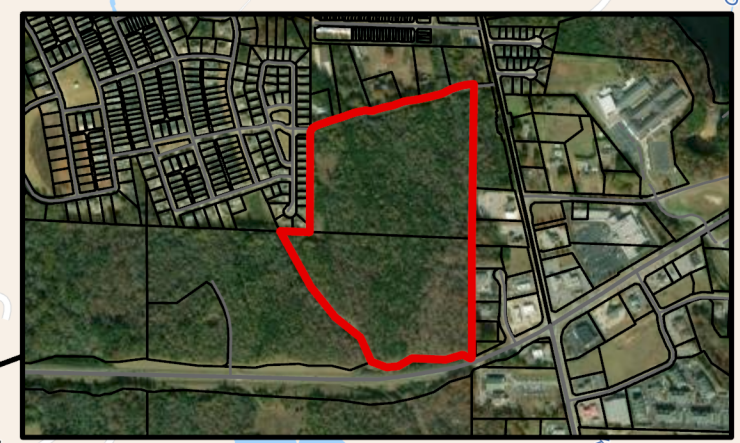
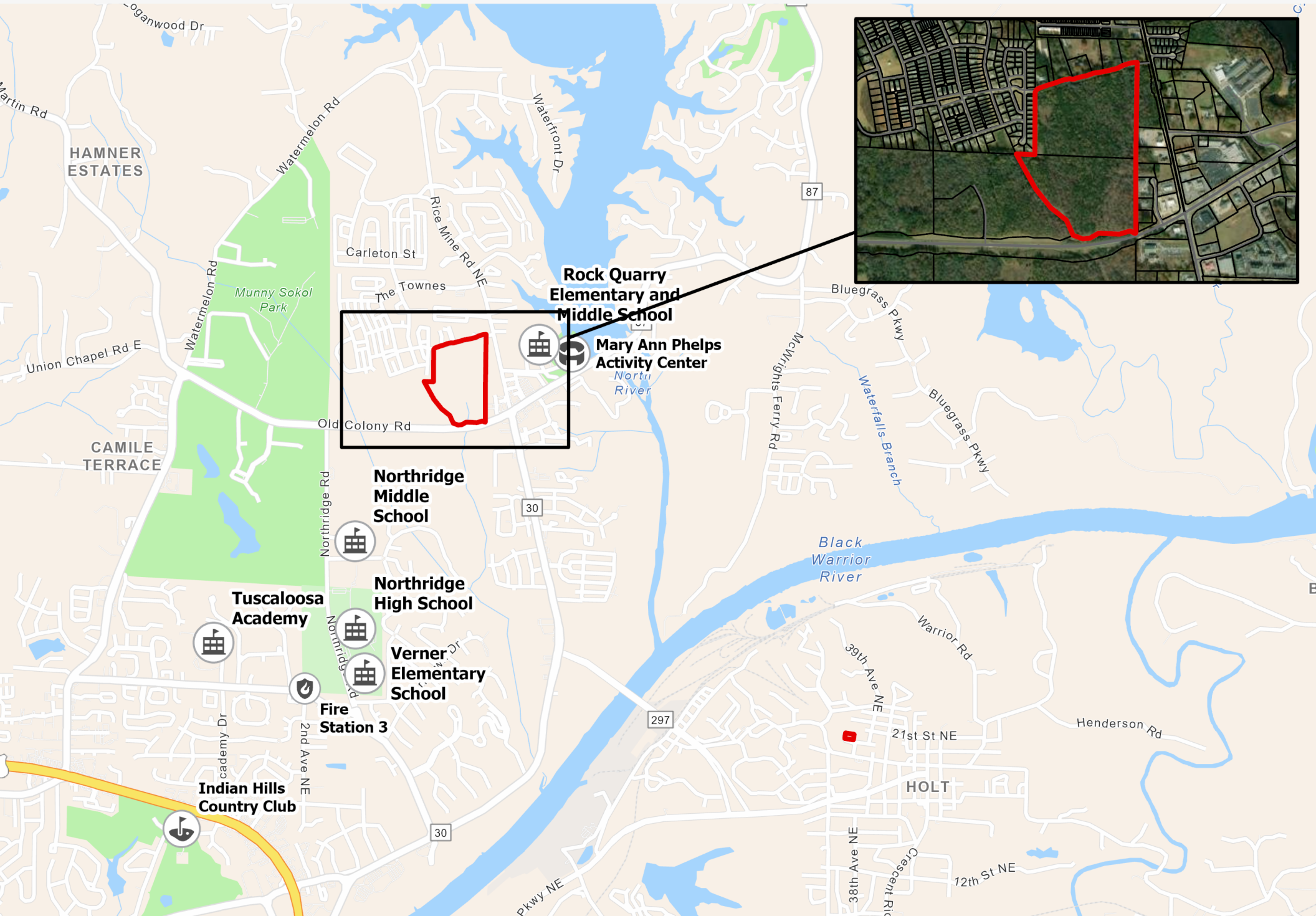
Framework identifies this area as Traditional Neighborhood, Core and Limited Commercial. Traditional Neighborhood, Core is defined as "a mix of compact housing ranging from small-lot single-family, to townhomes and small multi-family buildings. Traditional neighborhoods have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small

office, commercial, and civic uses may also exist in these areas along major thoroughfares.” (p. 33). Limited Commercial is defined as “areas are smaller nodes of commercial development that provide goods and services to and within walking distance of surrounding neighborhoods. They generally exist near prominent intersections within a neighborhood or at its edge and may serve as a transition between a more intense Corridor Commercial and a residential area. These centers may include mixed-use, live-work, or multi-family residential uses that are compatible in scale to nearby neighborhoods.” (p.30)



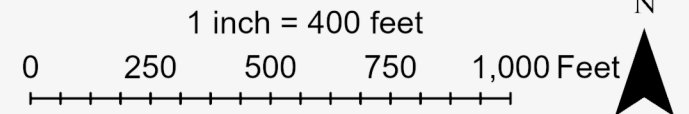
North of Old Colony Road

1 inch = 3,000 feet
0 0.25 0.5 0.75 1 Miles





North of Old Colony Road

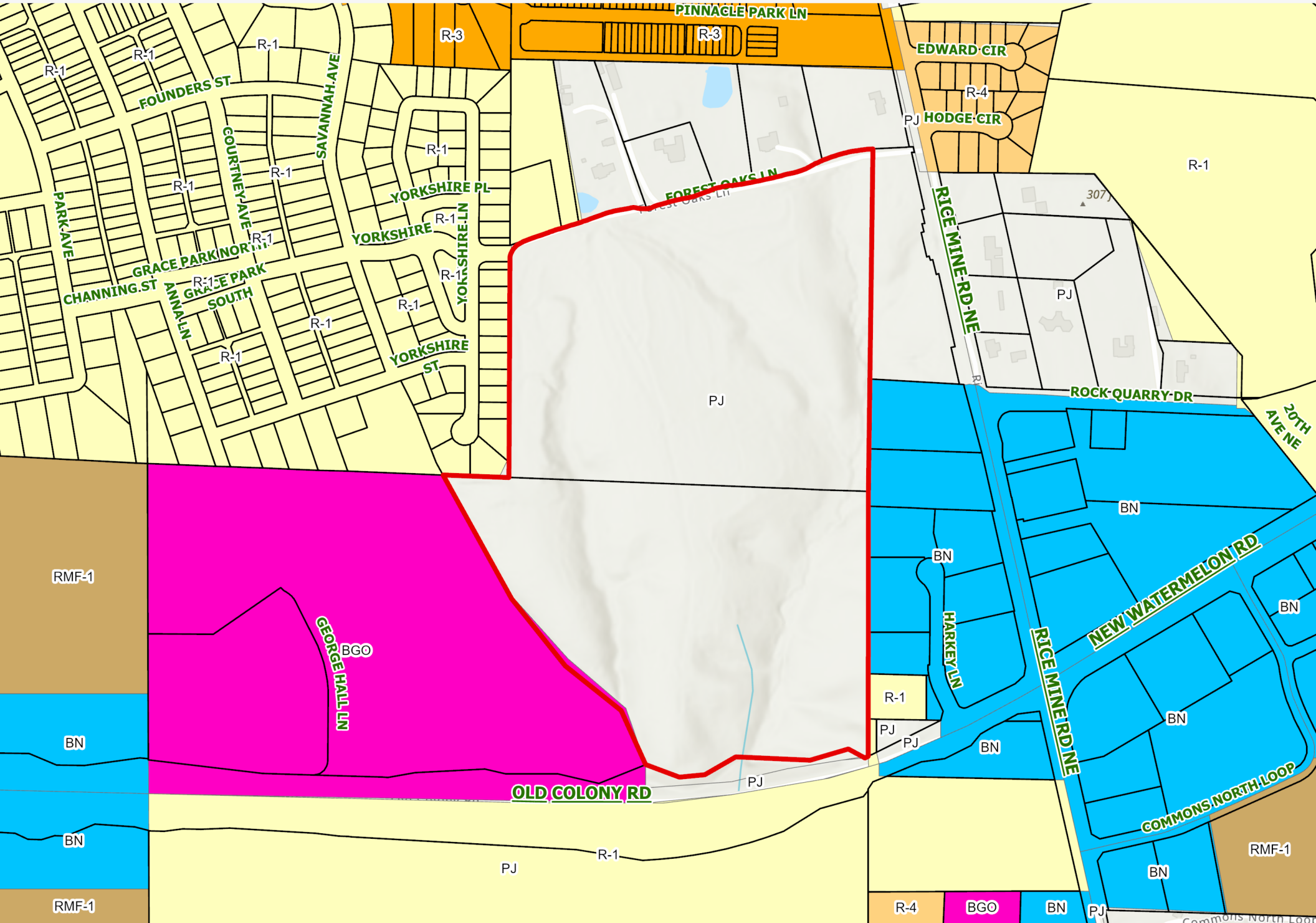




North of Old Colony Road

1 inch = 433 feet

0 250 500 750 1,000 Feet





TUSCALOOSA
PLANNING COMMISSION

**PLANNED UNIT DEVELOPMENT (PUD)
SUBMISSION CHECKLIST**

Please complete all of the following required fields:

Subdivision: Lou's Landing Parcel ID: 63.21.09.31.2.001.005.000 & 63.21.09.31.3.001.001.000 Total Acres: 57.0

Surveyor or Engineer

Name: Duncan Coker Associates, P.C. Email: rmartin@duncancoker.com Phone: 205-561-0808
Address: 302 Merchants Walk, Ste. 250 City/State: Tuscaloosa / AL ZIP Code: 35406

Property Owner

Name: Stipe Properties, LLC Email: tstipe@gmail.com Phone: 205-454-5456
Address: 1163 Wellesley Green City/State: Tuscaloosa / AL ZIP Code: 35406

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 1/2" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES <u>2-14-24</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Drainage study	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Application for tentative approval form	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Evidence of ownership or control of site	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Financial capability report	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Narrative for PUD	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	<input checked="" 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

Certification of Applicant

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: [Signature] Date: 3/13/24

**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 **SUBMIT FORM**



A Planned Unit Development





Team

Developer:

68Venturës

707 Bellrose Avenue
Daphne, AL 36526
251-625-1198

Engineer:



302 Merchants Walk # 250
Tuscaloosa, AL 35406
205-561-0808

Landscape Architects:

WAS Design



218 N. Alston Street
Foley, AL 36535
251-948-7181

Development Overview

68 Ventures, LLC proposes to construct a single-family residential subdivision, Lou's Landing, North of Ol' Colony Road on the remnant unincorporated "Stipe Property". The subject property is approximately 57 acres bound to the North by Forest Oaks Lane and Ol' Colony Road to the South. The property will be annexed into the City of Tuscaloosa as an R-1 Planned Unit Development to be constructed in three phases.

The proposed development will contain a total of 191 lots consisting of 149 single family homes and 42 townhome units. This equates to a density of 3.3 dwelling units per acre, 18% below the maximum of 4.0 units per acre for a R-1 Planned Unit Development. As with similar developments within this area, these lots are intended to serve the local market of home buyers.

Primary access to the development will be from Ol' Colony Road. As indicated in the Traffic Impact Analysis, improvements such as a center turn lane, acceleration/deceleration lanes and sidewalks will be constructed to accommodate the proposed access along Ol' Colony Road. A secondary access, as required for emergency vehicle access, will be constructed to connect to Forest Oaks Lane. Forest Oaks Lane will be improved to include half street improvements, as well as additional roadway widening along the Northernmost travel lane. With the improvements to Forest Oaks Lane, the existing gate at the termination of Yorkshire Lane will be removed to allow vehicular and pedestrian access from The Townes to utilize Forest Oaks Lane. This is a requirement of the recorded final plat of The Townes Phase III Section II and the City of Tuscaloosa Subdivision Regulations.

It is anticipated that initial Phase I construction activities will begin during the Spring of 2025 and be completed by year end.

Evidence of Control

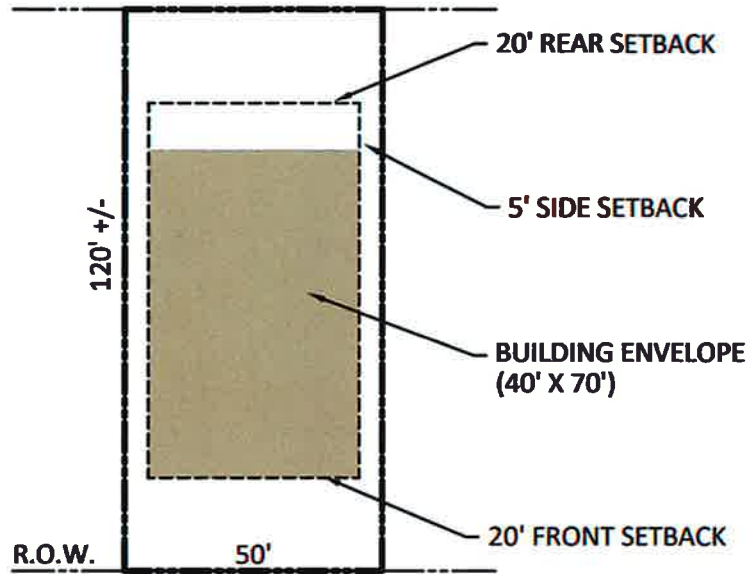
Attached with this application are Designation of Agent forms authorizing 68 Ventures, LLC and Duncan Coker Associates, P.C. to act on the property owner's behalf for all matters pertaining to this development.

Amenities

Various amenities are included in Lou's Landing including a dog park, two pickleball courts, passive recreation and open play space. The development has an overall 21.7 acres of Open Space (38% of the Site).

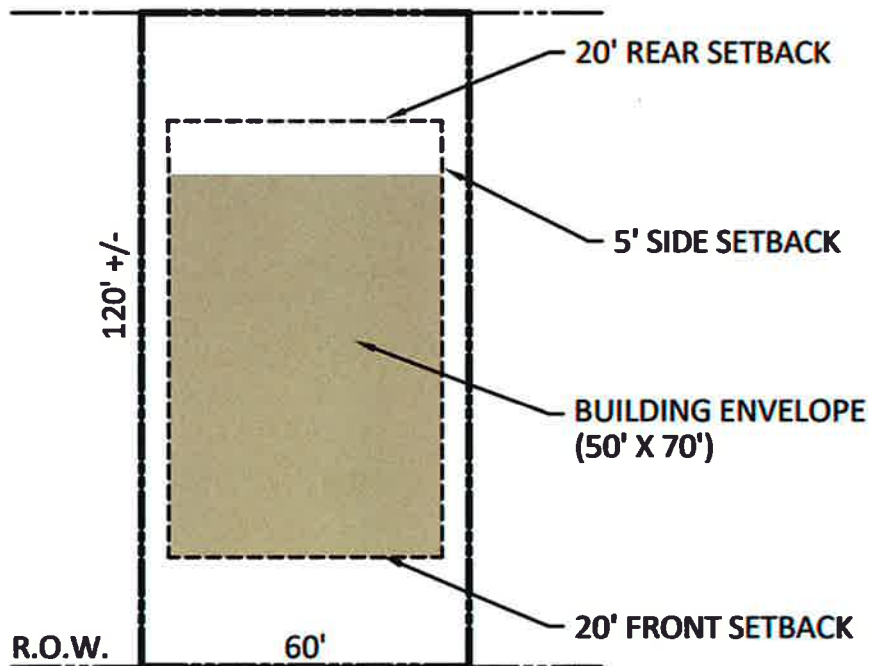
Lot Typicals

Typical Single Family Lots



50' STANDARD LOT

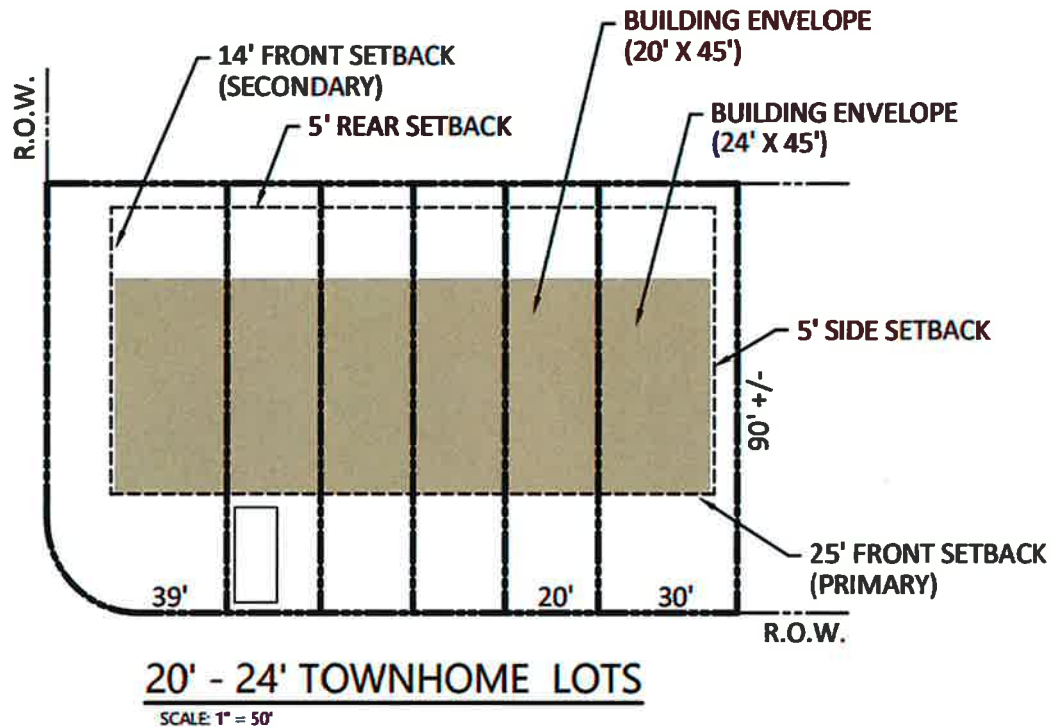
SCALE: 1" = 50'



Typical Townhome Lots

60' STANDARD LOT

SCALE: 1" = 50'



Additional Stipulations

- i. Restrictive covenants will limit use of vinyl siding to fascia and soffits.
- ii. Minimum Building Setbacks for Single Family Detached Homes shall be as follows:
 - a. All Front Setbacks shall be 20 feet.
 - b. All Rear Setbacks shall be 20 feet.
 - c. All Side Setbacks shall be 5 feet.
- iii. Minimum Building Setbacks for Townhomes shall be as follows:
 - a. All Primary Front Setbacks shall be 14 feet.
 - b. All Secondary Front Setbacks shall be 25 feet.
 - c. Side and Rear Setbacks shall be 5 feet.
- iv. All lots shall have minimum two off-street parking spaces.
- v. Storm drainage easements and stormwater detention areas shall be privately maintained by the HOA.
- vi. All proposed streets will be City of Tuscaloosa public streets.
- vii. Developer reserves the right to alter the proposed phasing plan and change the order of construction from the proposed plan at a later date.
- viii. Developer requests a variance from the requirement to construct a stub street to the adjoining property to the West. The adjoining property is zoned BGO and has direct access to Ol' Colony Road.

- ix. Lou's Landing PUD will be subject to City of Tuscaloosa Land Use & Development Ordinance, with latest codifications dated 2/22/2024, including all subsequent Plats, Phases, and Building Permits.

Names and Addresses of Persons with Financial Interest

68Ventures, LLC
Nathan Cox
707 Bellrose Avenue
Daphne, AL 36526

Financial Capability Report

The proposed development will be financed with a combination of private equity and lending. To date, 68 Ventures has developed a total of 8,731 single family residential lots with 2,617 lots currently under active development. The following developments are examples of the company's track record of success and financial capability:

Subdivision: Chase Creek
Location: Montgomery, AL
Acreage: 118.8
Total Lot Count: 416
Development Cost: \$19,144,348
Status: Under Development

Total Lot Count: 341
Development Cost: \$27,766,566
Status: Under Development

Subdivision: The Preserve – Phases 6&7
Location: Auburn, AL
Acreage: 248.7
Total Lot Count: 439
Development Cost: \$41,636,624
Status: Under Development


Subdivision: Highland Farms
Location: Prattville, AL
Acreage: 118.5
Total Lot Count: 315
Development Cost: \$15,367,014
Status: Under Development

Subdivision: The Bluffs – Phases 3-5
Location: Freeport, FL
Acreage: 143.99

Address for LLC

68 Ventures, LLC
707 Bellrose Avenue
Daphne, AL 36526

Developer's Signature



Will Lowery

Managing Director of Single Family Development
68 Ventures, LLC





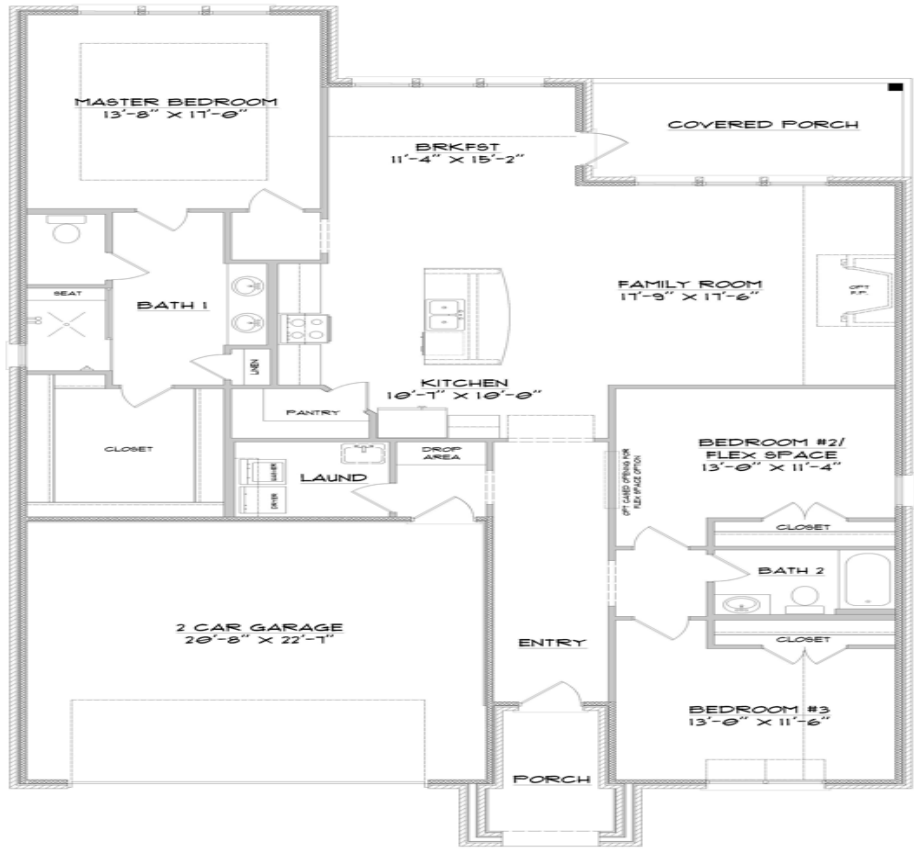








BUILDING FLOOR PLAN

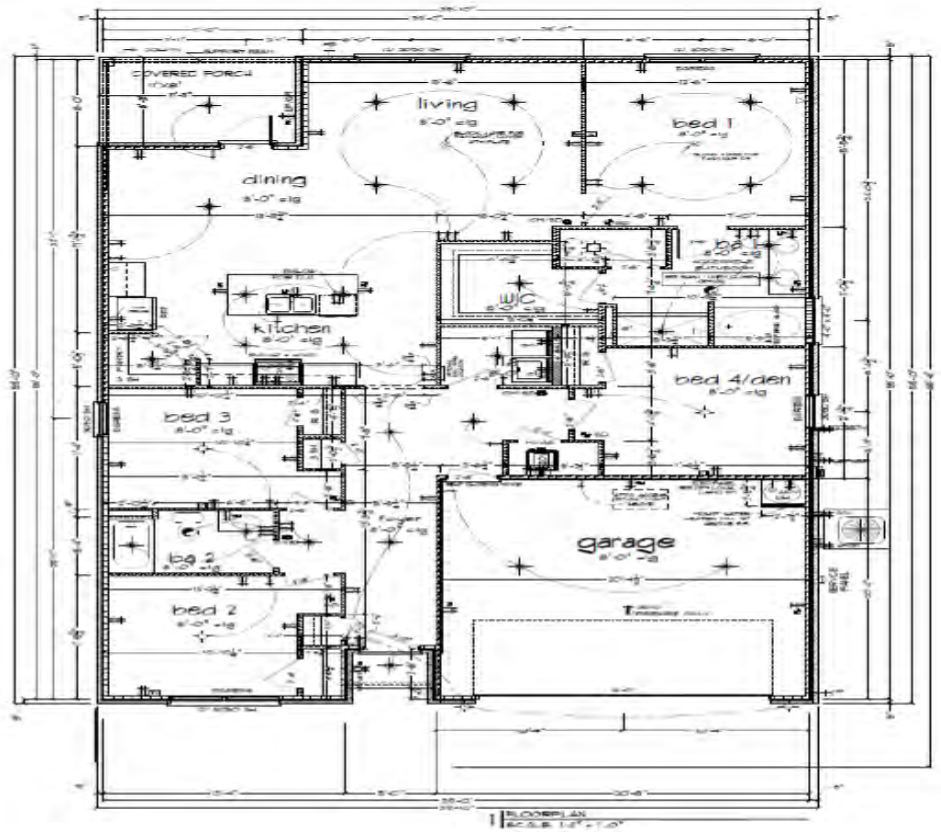


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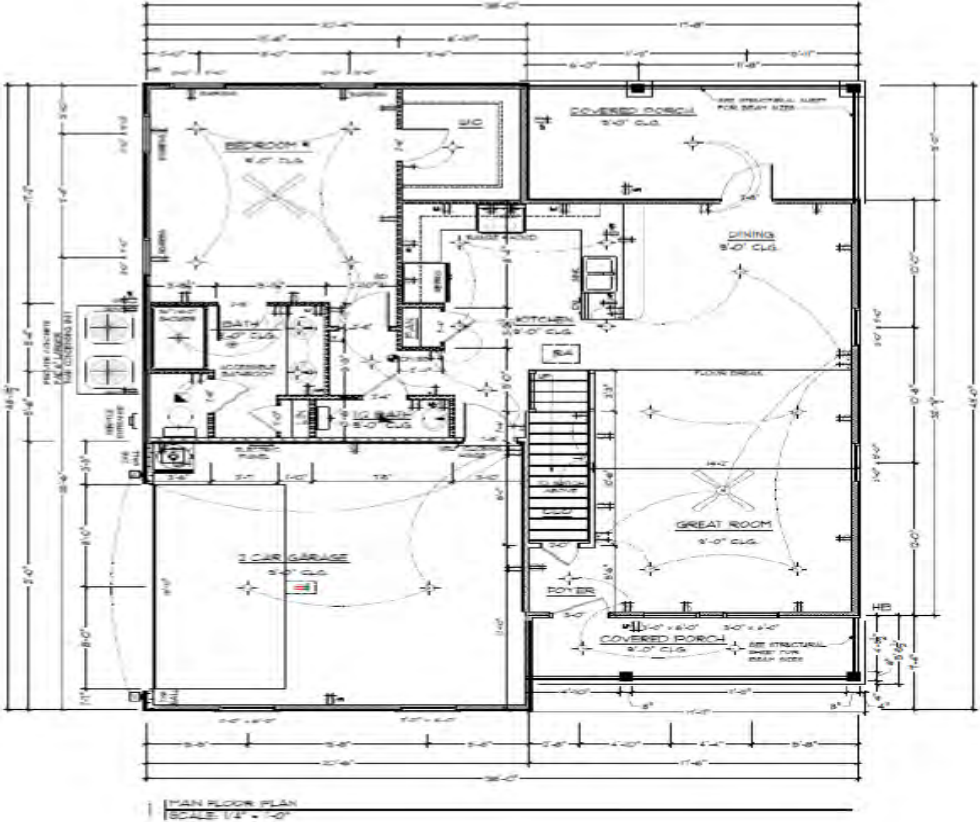
BUILDING FLOOR PLAN



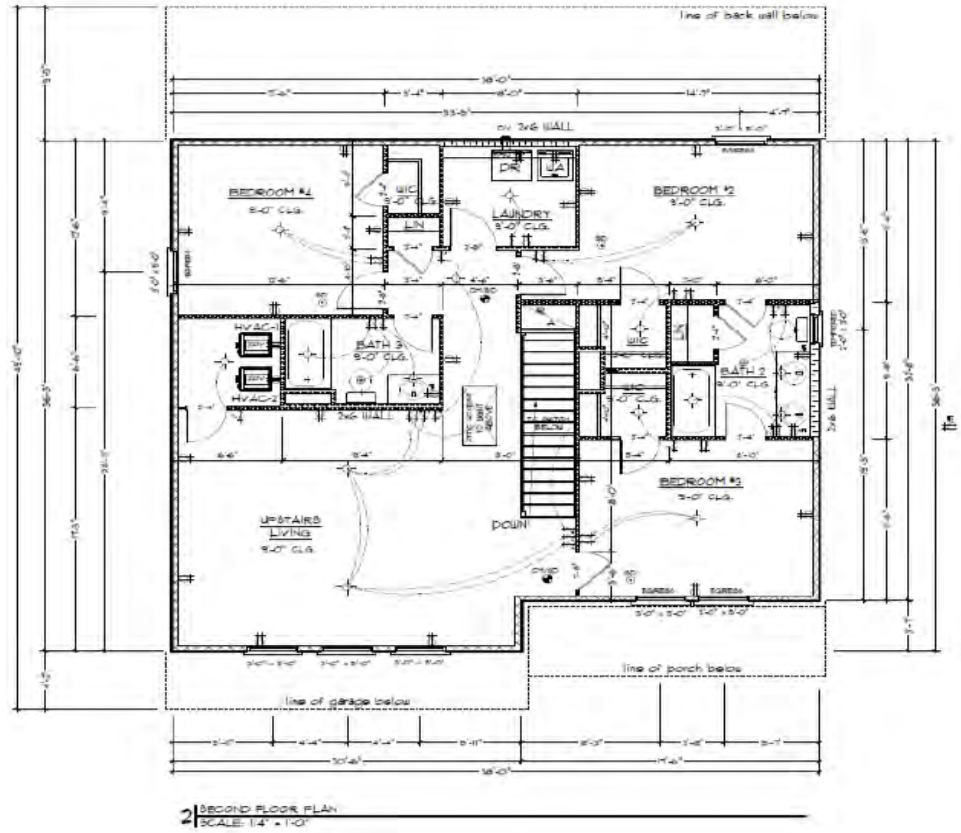
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BUILDING FLOOR PLAN



BUILDING FLOOR PLAN



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



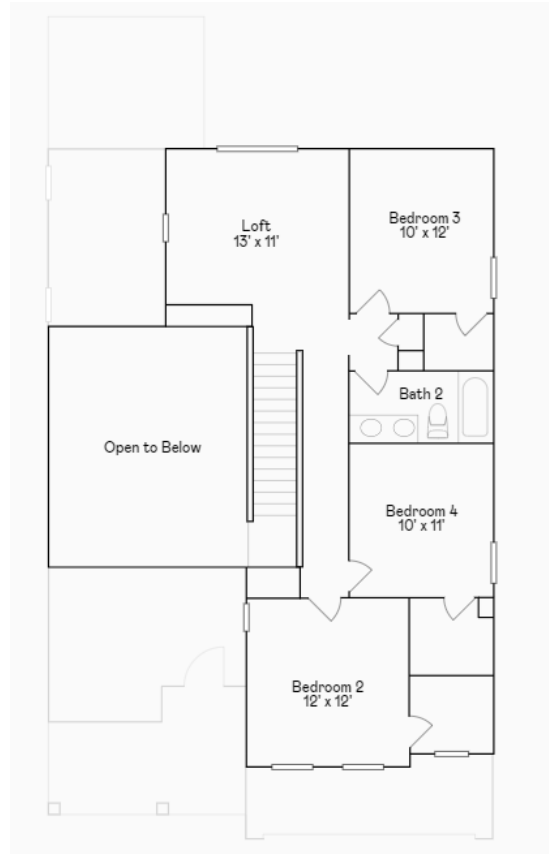
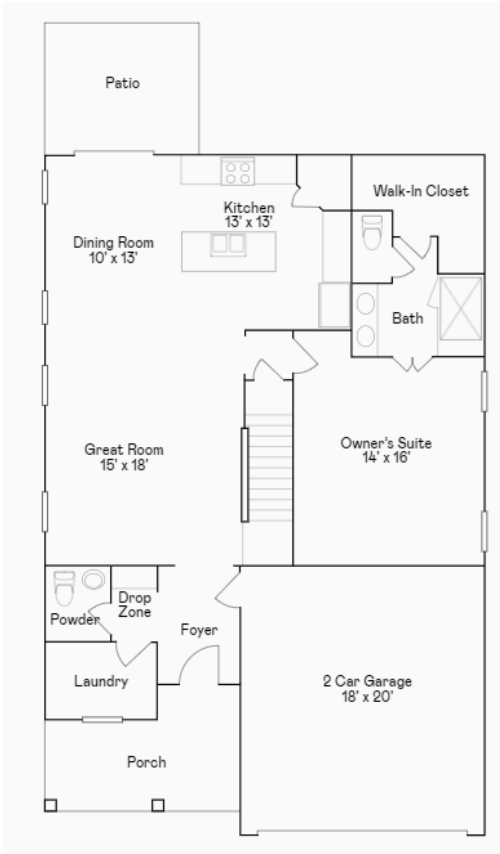
BUILDING ELEVATION

68Venturës



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BUILDING FLOOR PLAN



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BUILDING ELEVATION



S1- STONE
MANUFACTURER:
EL DORADO STONE
COLOR:
LEDGECUT
BIRCH



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EGRET WHITE
SW 7570



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
TRADEWIND
SW 6218



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EXTRA WHITE
SW 7006





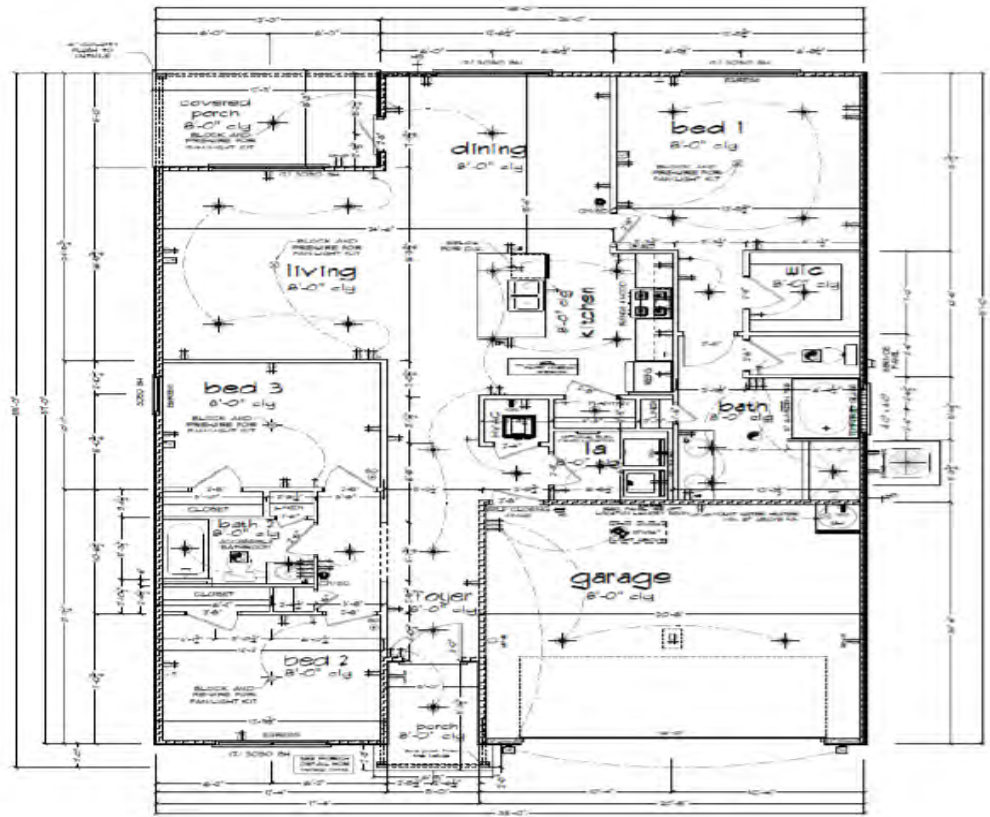
P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EGRET WHITE
SW 7570



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EXTRA WHITE
SW 7006



BUILDING FLOOR PLAN



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P3 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EXTRA WHITE
SW 7006



P1 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EGRET WHITE
SW 7570







FRONT ELEVATION #1



FRONT ELEVATION #2



FRONT ELEVATION #3



FRONT ELEVATION #4





RAINSFORD - ELEV #1



RAINSFORD - ELEV #4



RAINSFORD - ELEV #2



RAINSFORD - ELEV #5



RAINSFORD - ELEV #3



RAINSFORD - ELEV #6



BUILDING ELEVATION



BRADFORD - ELEV #1



BRADFORD - ELEV #5



BRADFORD - ELEV #2



BRADFORD - ELEV #6



BRADFORD - ELEV #3



BRADFORD - ELEV #4



BUILDING ELEVATION



DEVONSHIRE - ELEV #1



DEVONSHIRE - ELEV #4



DEVONSHIRE - ELEV #2



DEVONSHIRE - ELEV #5



DEVONSHIRE - ELEV #3





CAVENDISH - ELEV #1



CAVENDISH - ELEV #5



CAVENDISH - ELEV #2



CAVENDISH - ELEV #3



CAVENDISH - ELEV #4

CAVENDISH ELEVATIONS

1/8"=1'-0"



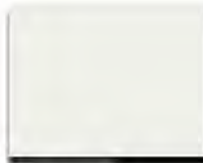
BUILDING ELEVATION



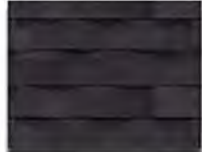
P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EGRET WHITE
SW 7570



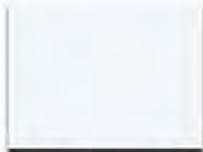
P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
TRADEWIND
SW 6218



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
EXTRA WHITE
SW 7006



R1- ROOF
MANUFACTURER:
IKO
COLOR:
DUAL BLACK



W1- WINDOWS
MANUFACTURER:
PLY-GEM
COLOR:
WHITE



D1- DOWNSPOUTS
MANUFACTURER:
SENOX
COLOR:
WHITE



BUILDING ELEVATION



D1- DOWNSPOUTS
 MANUFACTURER:
 SENOX
 COLOR:
 WHITE



P3- PAINT
 MANUFACTURER:
 SHERWIN WILLIAMS
 COLOR:
 EXTRA WHITE
 SW 7006



P1- PAINT
 MANUFACTURER:
 SHERWIN WILLIAMS
 COLOR:
 EGRET WHITE
 SW 7570



P2- PAINT
 MANUFACTURER:
 SHERWIN WILLIAMS
 COLOR:
 TRADEWIND
 SW 6218



R1- ROOF
 MANUFACTURER:
 IKO
 COLOR:
 DUAL BLACK



W1- WINDOWS
 MANUFACTURER:
 PLY-GEM
 COLOR:
 WHITE





BUILDING ELEVATION

68Venturës



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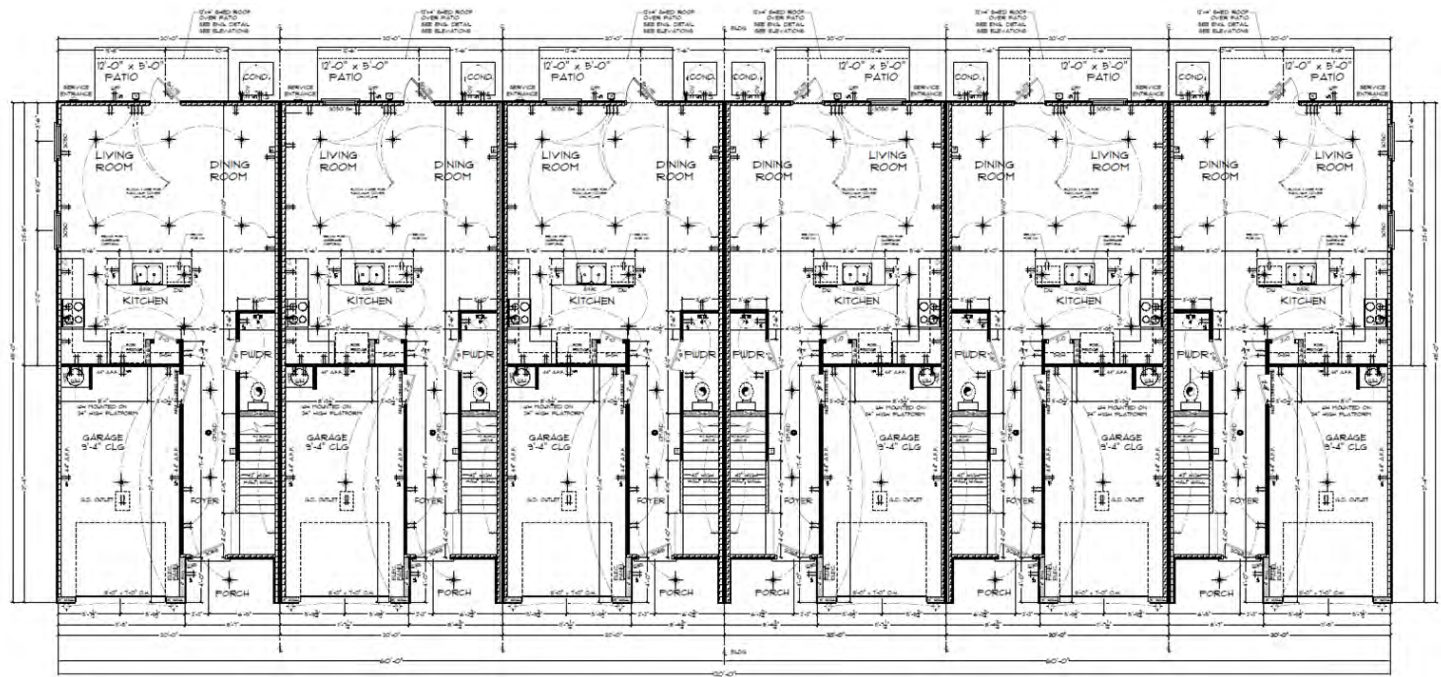
BUILDING ELEVATION

68Venturës



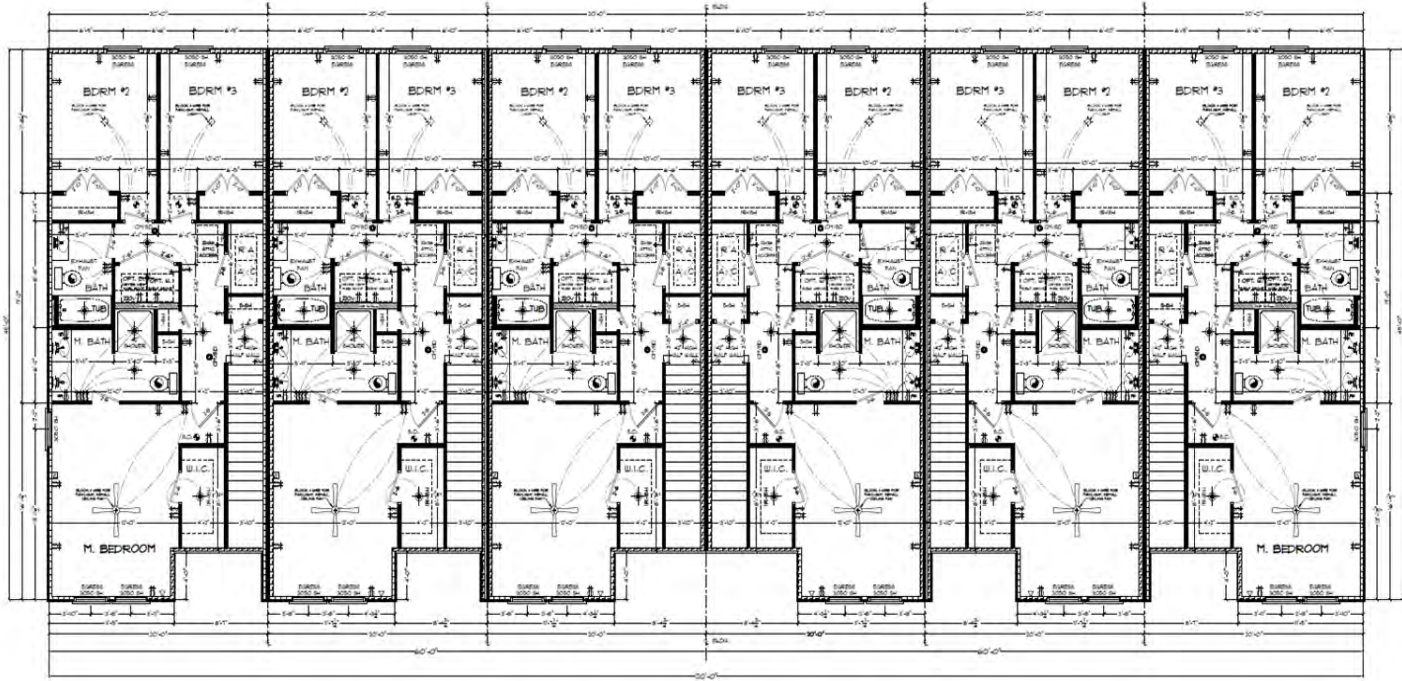
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BUILDING FLOOR PLAN



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BUILDING ELEVATION

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BUILDING FLOOR PLAN



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BUILDING ELEVATION



FRONT ELEVATION
1/4" = 1'-0"



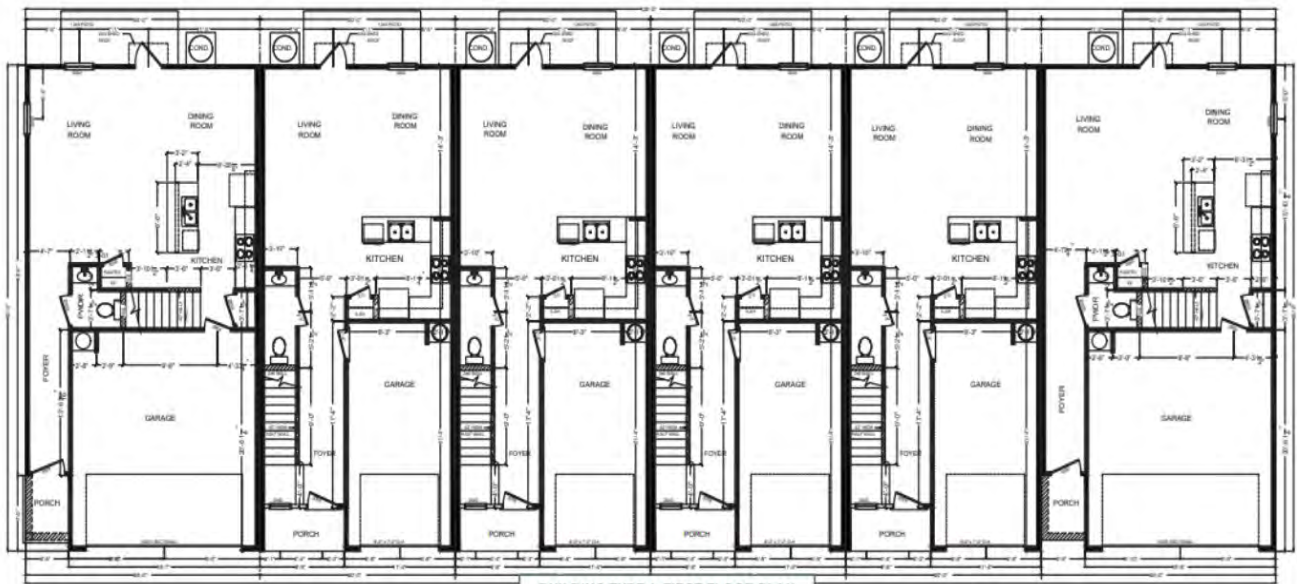
REAR ELEVATION
1/4" = 1'-0"



BUILDING ELEVATION



BUILDING FLOOR PLAN

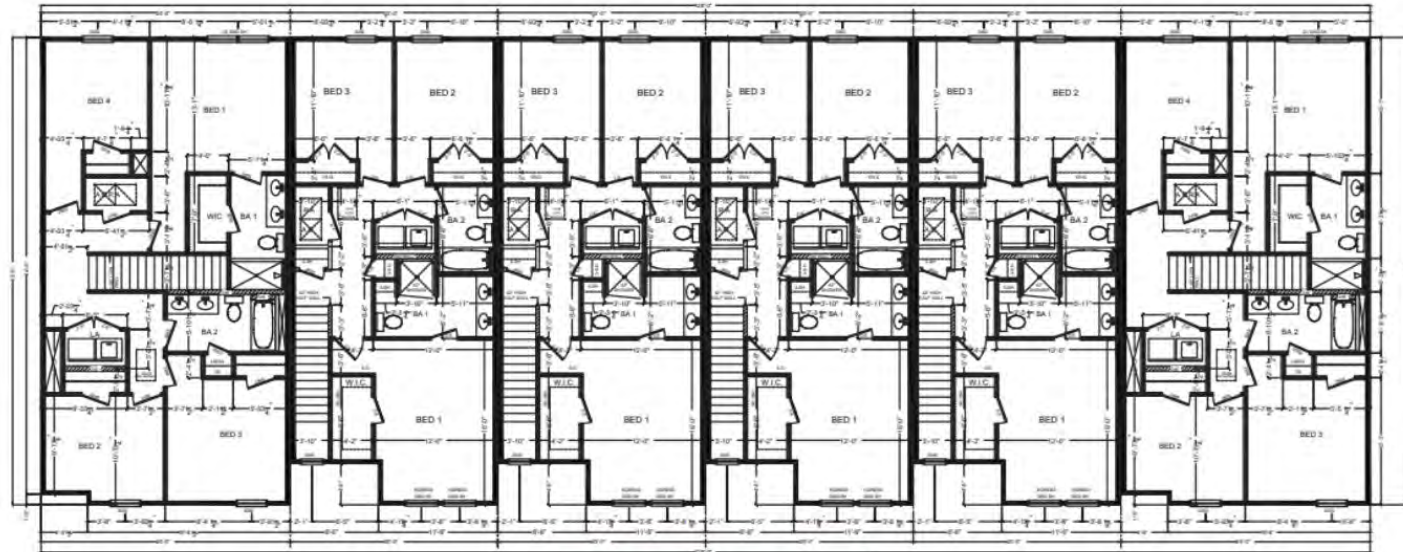


BUILDING TYPE 1, FIRST FLOOR PLAN
NTS



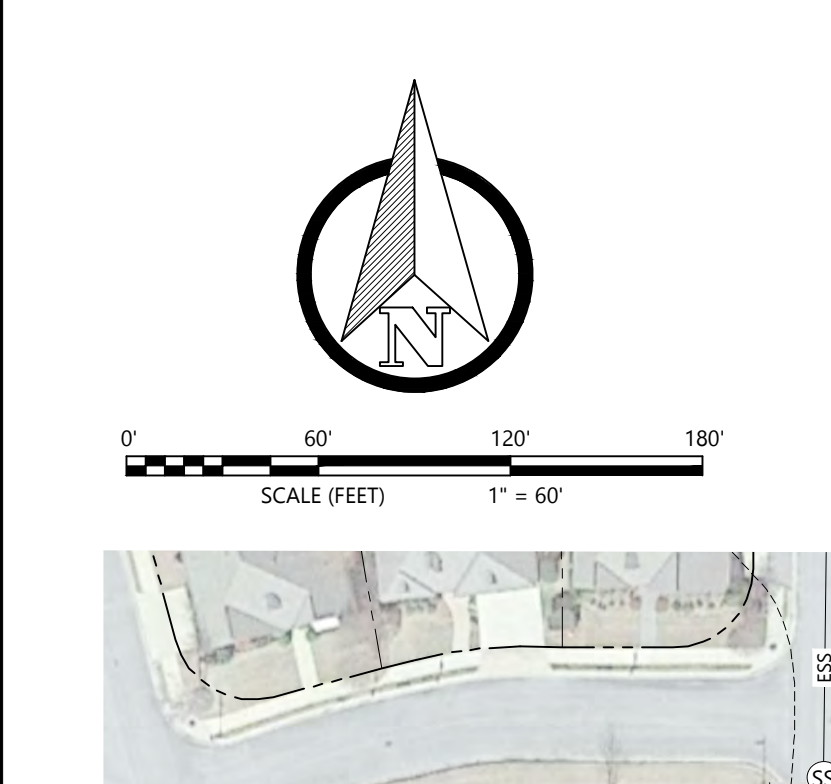
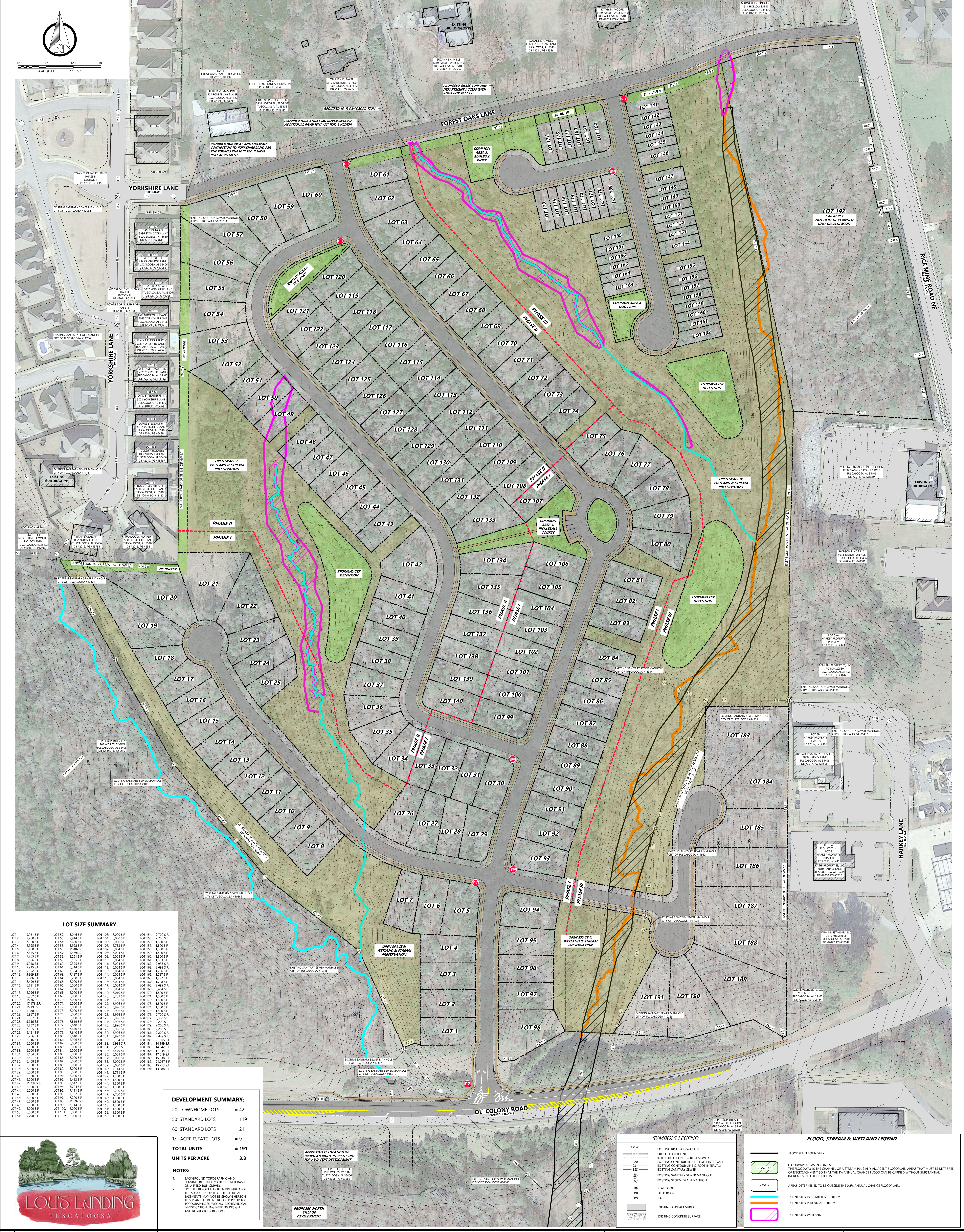
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BUILDING FLOOR PLAN



BUILDING TYPE 1, SECOND FLOOR PLAN
NTS





LOT SIZE SUMMARY:

LOT 1: 9,951 S.F.	LOT 52: 8,046 S.F.	LOT 103: 6,000 S.F.	LOT 154: 2,700 S.F.
LOT 2: 7,200 S.F.	LOT 53: 9,951 S.F.	LOT 104: 6,000 S.F.	LOT 155: 2,700 S.F.
LOT 3: 7,200 S.F.	LOT 54: 8,046 S.F.	LOT 105: 6,000 S.F.	LOT 156: 1,800 S.F.
LOT 4: 6,000 S.F.	LOT 55: 8,994 S.F.	LOT 106: 6,783 S.F.	LOT 157: 1,800 S.F.
LOT 5: 8,046 S.F.	LOT 56: 11,482 S.F.	LOT 107: 6,000 S.F.	LOT 158: 1,800 S.F.
LOT 6: 7,200 S.F.	LOT 57: 7,200 S.F.	LOT 108: 6,000 S.F.	LOT 159: 1,800 S.F.
LOT 7: 7,200 S.F.	LOT 58: 9,261 S.F.	LOT 109: 6,000 S.F.	LOT 160: 1,800 S.F.
LOT 8: 6,000 S.F.	LOT 59: 8,136 S.F.	LOT 110: 6,000 S.F.	LOT 161: 1,800 S.F.
LOT 9: 5,918 S.F.	LOT 60: 9,135 S.F.	LOT 111: 6,004 S.F.	LOT 162: 2,938 S.F.
LOT 10: 6,000 S.F.	LOT 61: 8,136 S.F.	LOT 112: 6,004 S.F.	LOT 163: 2,938 S.F.
LOT 11: 5,918 S.F.	LOT 62: 7,364 S.F.	LOT 113: 6,004 S.F.	LOT 164: 1,796 S.F.
LOT 12: 6,000 S.F.	LOT 63: 6,000 S.F.	LOT 114: 6,004 S.F.	LOT 165: 1,796 S.F.
LOT 13: 6,000 S.F.	LOT 64: 5,986 S.F.	LOT 115: 6,004 S.F.	LOT 166: 1,797 S.F.
LOT 14: 6,000 S.F.	LOT 65: 6,000 S.F.	LOT 116: 6,004 S.F.	LOT 167: 1,797 S.F.
LOT 15: 6,311 S.F.	LOT 66: 6,000 S.F.	LOT 117: 6,004 S.F.	LOT 168: 2,699 S.F.
LOT 16: 6,000 S.F.	LOT 67: 6,000 S.F.	LOT 118: 6,010 S.F.	LOT 169: 1,800 S.F.
LOT 17: 6,006 S.F.	LOT 68: 6,000 S.F.	LOT 119: 6,010 S.F.	LOT 170: 1,800 S.F.
LOT 18: 6,000 S.F.	LOT 69: 6,000 S.F.	LOT 120: 5,986 S.F.	LOT 171: 1,800 S.F.
LOT 19: 15,362 S.F.	LOT 70: 6,000 S.F.	LOT 121: 5,786 S.F.	LOT 172: 1,800 S.F.
LOT 20: 6,000 S.F.	LOT 71: 6,000 S.F.	LOT 122: 5,986 S.F.	LOT 173: 2,700 S.F.
LOT 21: 15,362 S.F.	LOT 72: 6,000 S.F.	LOT 123: 5,986 S.F.	LOT 174: 2,700 S.F.
LOT 22: 6,000 S.F.	LOT 73: 6,000 S.F.	LOT 124: 5,986 S.F.	LOT 175: 2,700 S.F.
LOT 23: 6,000 S.F.	LOT 74: 6,000 S.F.	LOT 125: 5,986 S.F.	LOT 176: 2,700 S.F.
LOT 24: 6,000 S.F.	LOT 75: 7,819 S.F.	LOT 126: 5,986 S.F.	LOT 177: 2,700 S.F.
LOT 25: 6,000 S.F.	LOT 76: 7,819 S.F.	LOT 127: 5,986 S.F.	LOT 178: 2,700 S.F.
LOT 26: 6,000 S.F.	LOT 77: 7,819 S.F.	LOT 128: 5,986 S.F.	LOT 179: 2,700 S.F.
LOT 27: 7,295 S.F.	LOT 78: 7,640 S.F.	LOT 129: 5,986 S.F.	LOT 180: 2,200 S.F.
LOT 28: 6,216 S.F.	LOT 79: 7,640 S.F.	LOT 130: 5,986 S.F.	LOT 181: 2,200 S.F.
LOT 29: 6,216 S.F.	LOT 80: 7,640 S.F.	LOT 131: 5,997 S.F.	LOT 182: 4,449 S.F.
LOT 30: 6,000 S.F.	LOT 81: 6,000 S.F.	LOT 132: 6,174 S.F.	LOT 183: 2,200 S.F.
LOT 31: 6,000 S.F.	LOT 82: 6,000 S.F.	LOT 133: 7,479 S.F.	LOT 184: 14,189 S.F.
LOT 32: 6,000 S.F.	LOT 83: 6,000 S.F.	LOT 134: 6,000 S.F.	LOT 185: 14,046 S.F.
LOT 33: 6,000 S.F.	LOT 84: 6,000 S.F.	LOT 135: 7,479 S.F.	LOT 186: 17,035 S.F.
LOT 34: 6,000 S.F.	LOT 85: 6,000 S.F.	LOT 136: 6,000 S.F.	LOT 187: 17,035 S.F.
LOT 35: 6,000 S.F.	LOT 86: 6,000 S.F.	LOT 137: 6,000 S.F.	LOT 188: 15,538 S.F.
LOT 36: 6,000 S.F.	LOT 87: 6,000 S.F.	LOT 138: 6,000 S.F.	LOT 189: 14,057 S.F.
LOT 37: 6,000 S.F.	LOT 88: 6,000 S.F.	LOT 139: 6,000 S.F.	LOT 190: 12,131 S.F.
LOT 38: 6,000 S.F.	LOT 89: 6,000 S.F.	LOT 140: 2,714 S.F.	LOT 191: 13,388 S.F.
LOT 39: 6,000 S.F.	LOT 90: 6,000 S.F.	LOT 141: 1,800 S.F.	
LOT 40: 6,000 S.F.	LOT 91: 6,000 S.F.	LOT 142: 1,800 S.F.	
LOT 41: 6,000 S.F.	LOT 92: 6,000 S.F.	LOT 143: 1,800 S.F.	
LOT 42: 6,000 S.F.	LOT 93: 6,000 S.F.	LOT 144: 1,800 S.F.	
LOT 43: 6,000 S.F.	LOT 94: 6,000 S.F.	LOT 145: 1,800 S.F.	
LOT 44: 6,000 S.F.	LOT 95: 6,000 S.F.	LOT 146: 2,700 S.F.	
LOT 45: 6,000 S.F.	LOT 96: 6,000 S.F.	LOT 147: 1,800 S.F.	
LOT 46: 6,000 S.F.	LOT 97: 6,000 S.F.	LOT 148: 1,800 S.F.	
LOT 47: 6,000 S.F.	LOT 98: 6,000 S.F.	LOT 149: 1,800 S.F.	
LOT 48: 6,000 S.F.	LOT 99: 6,000 S.F.	LOT 150: 1,800 S.F.	
LOT 49: 6,000 S.F.	LOT 100: 6,000 S.F.	LOT 151: 1,800 S.F.	
LOT 50: 6,000 S.F.	LOT 101: 6,000 S.F.	LOT 152: 1,800 S.F.	
LOT 51: 5,790 S.F.	LOT 102: 6,000 S.F.	LOT 153: 1,800 S.F.	

DEVELOPMENT SUMMARY:

- 20' TOWNHOME LOTS = 42
- 50' STANDARD LOTS = 119
- 60' STANDARD LOTS = 21
- 1/2 ACRE ESTATE LOTS = 9
- TOTAL UNITS = 191**
- UNITS PER ACRE = 3.3**

NOTES:

- BACKGROUND TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS NOT BASED ON A FIELD SURVEY. THEREFORE, ALL ELEVATIONS MAY NOT BE SHOWN HEREON. THIS PLAN HAS BEEN PREPARED PRIOR TO TOPOGRAPHIC SURVEYING, GEOTECHNICAL INVESTIGATION, ENGINEERING DESIGN AND REGULATORY REVIEWS.

PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION

DATE: MARCH 2024 CHECKED BY: R.W.M. DRAWN BY: D.W.M.
 FILE NAME: 68Ventures-Sub-P PROJECT NUMBER: 23-246

68Venturës

LOU'S LANDING
 A PLANNED UNIT DEVELOPMENT
 SINGLE FAMILY RESIDENTIAL SUBDIVISION

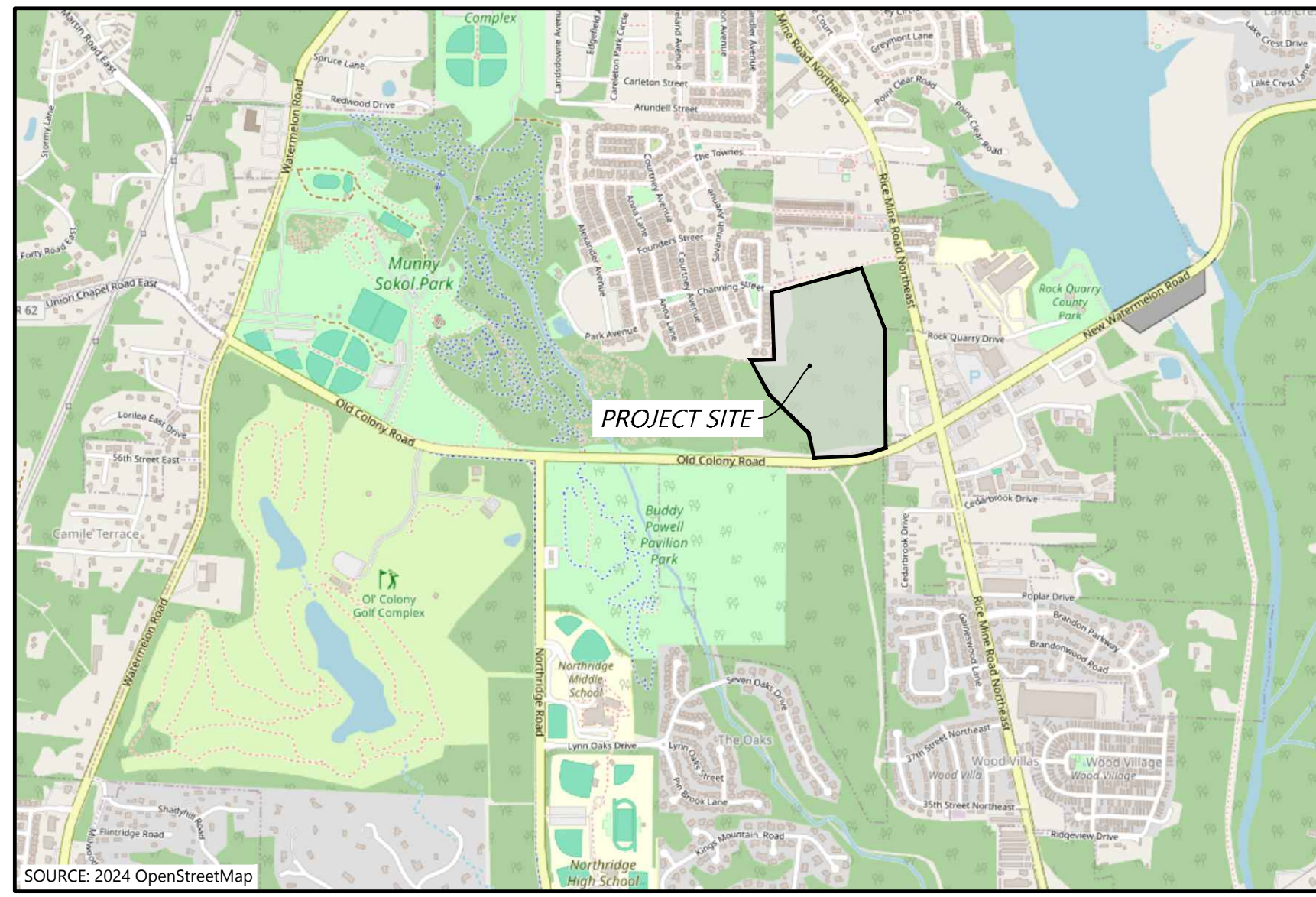
DC DUNCAN & COKER ASSOCIATES
 CIVIL ENGINEERING • SURVEYING • PLANNING
 302 MERCHANTS WALK, SUITE 250
 TUSCALOOSA, AL 35406
 205.562.0628

SYMBOLS LEGEND

- EXISTING RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- INTERIOR LOT LINE TO BE REMOVED
- EXISTING CONTOUR LINE (10 FOOT INTERVAL)
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PLAT BOOK
- DEED BOOK
- PAGE
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE

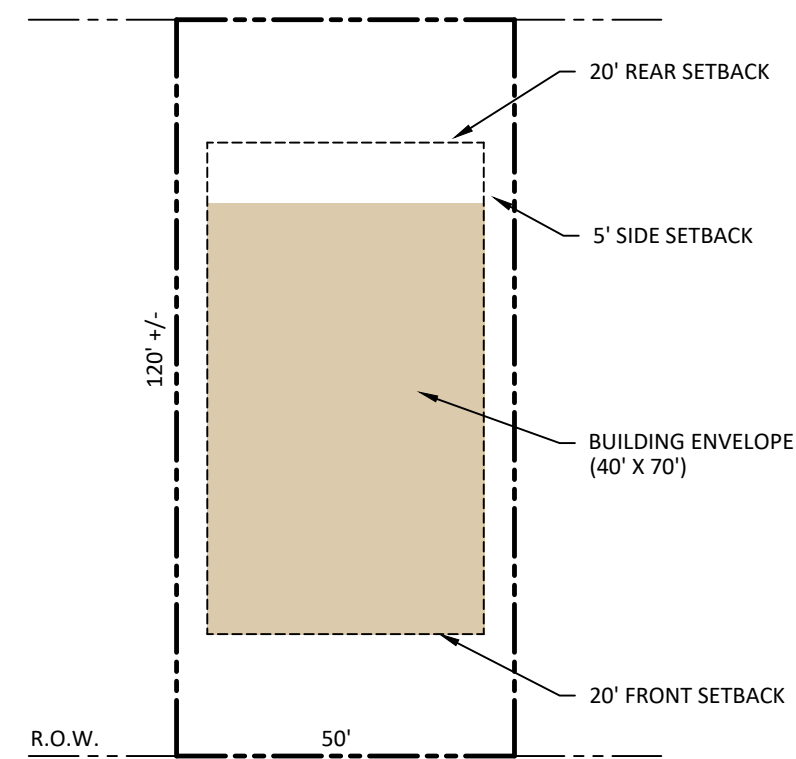
FLOOD, STREAM & WETLAND LEGEND

- FLOODPLAIN BOUNDARY
- FLOODWAY AREAS IN ZONE AE
- FLOODWAY AREAS IN ZONE AE
- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- DELIMITED INTERMITTENT STREAM
- DELIMITED PERENNIAL STREAM
- DELIMITED WETLAND

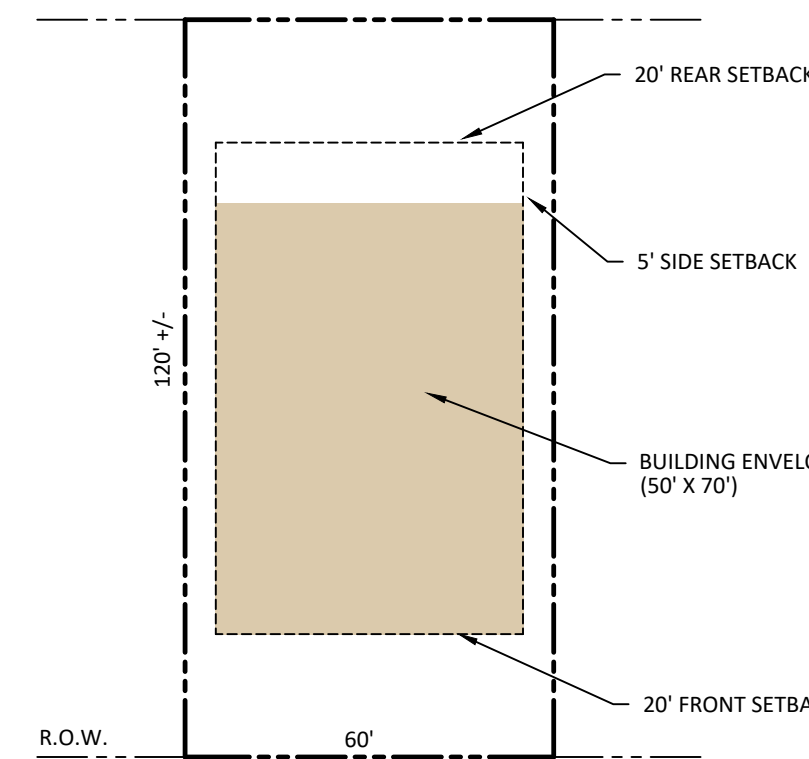


VICINITY MAP
NOT TO SCALE

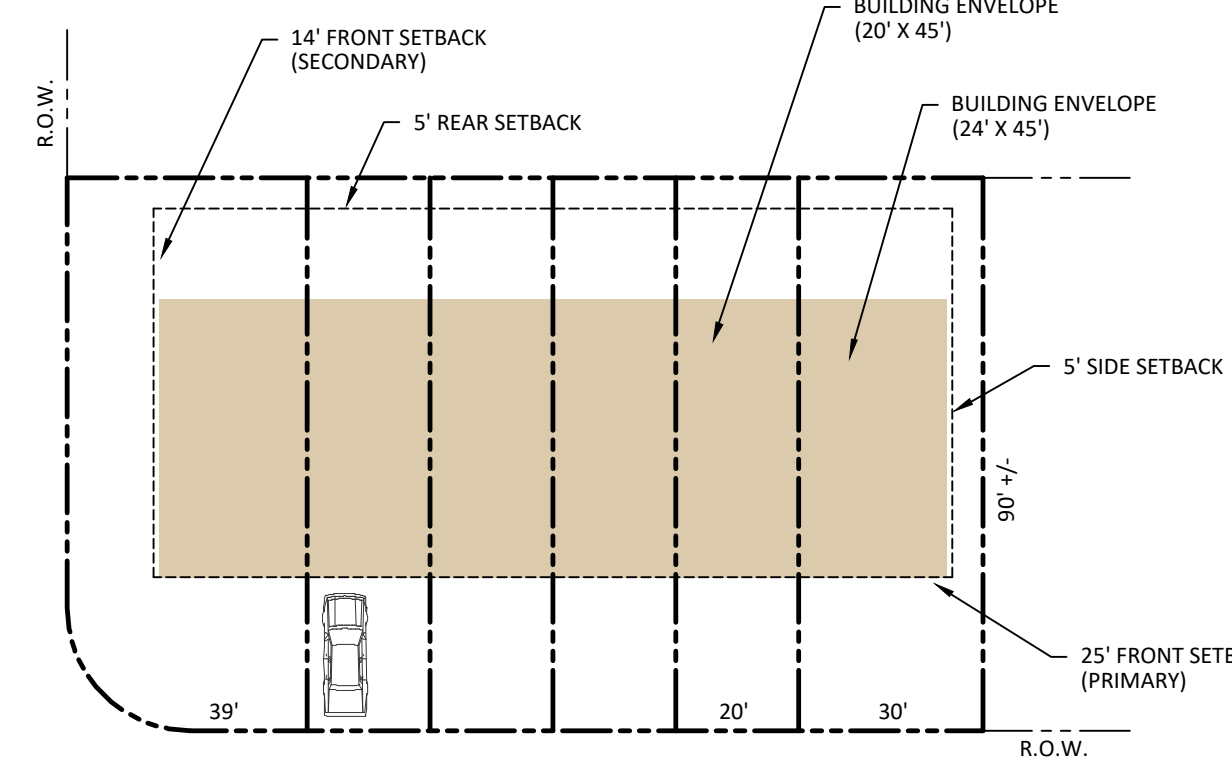
TYPICAL LOT CONFIGURATION:



50' STANDARD LOT
SCALE: 1" = 50'



60' STANDARD LOT
SCALE: 1" = 50'



20' - 24' TOWNHOME LOTS
SCALE: 1" = 50'

OWNERS:

STIRPE PROPERTIES, LLC
1165 WELLESLEY GREEN
TUSCALOOSA, AL 35406

APPLICANT & DEVELOPER:

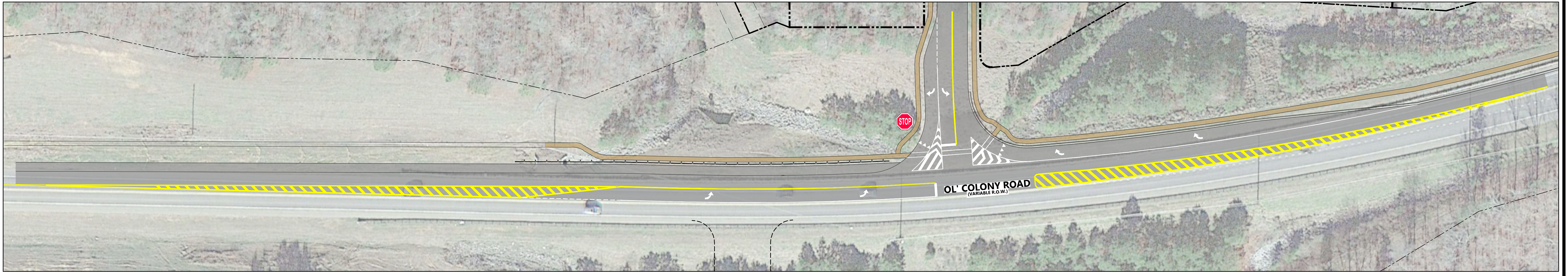
68 VENTURÉS, LLC
26651 PIEDAZZER LANE, SUITE A
DANNING, AL 36626

NOTES:

- PROPERTY TO BE SUBDIVIDED - 62.46 AC. ±
- TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 67.00 AC. ±
- THIS PROPERTY IS CURRENTLY UNINCORPORATED AND WILL BE ANNEXED INTO THE CITY OF TUSCALOOSA AS A R-1 PLANNED UNIT DEVELOPMENT, EXCLUDING THE 5.46 ACRES ALONG RICE MINE ROAD NE.
- PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
- PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 8112502448G, EFFECTIVE DATE 1/16/14.
- THIS PLAN IS BASED ON AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD-RUN DATA.
- EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
- THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST.
- SOURCE OF TITLE: DEED BOOK 2008 PAGE 23285.
- STORMWATER RUNOFF WILL NOT EXCEED PRE-DEVELOPMENT CONDITIONS, PER THE DRAINAGE STUDY.
- STORM DRAINAGE EASEMENTS AND STORMWATER DETENTION AREAS SHALL BE PRIVATELY MAINTAINED BY THE HOA.
- NO LOTS SHALL HAVE DIRECT ACCESS TO OL' COLONY ROAD OR FOREST OAKS LANE.
- ALL PROPOSED STREETS WILL BE CITY OF TUSCALOOSA PUBLIC STREETS.
- ALL LOTS SHALL HAVE MINIMUM TWO OFF-STREET PARKING SPACES.
- DENSITY = 3.3 UNITS PER ACRE - EXCLUDES 5.46 ACRES ALONG RICE MINE ROAD NE.
- OPEN SPACE = 21.7 ACRES - 34% OF PUD - EXCLUDES 5.46 ACRES ALONG RICE MINE ROAD NE.

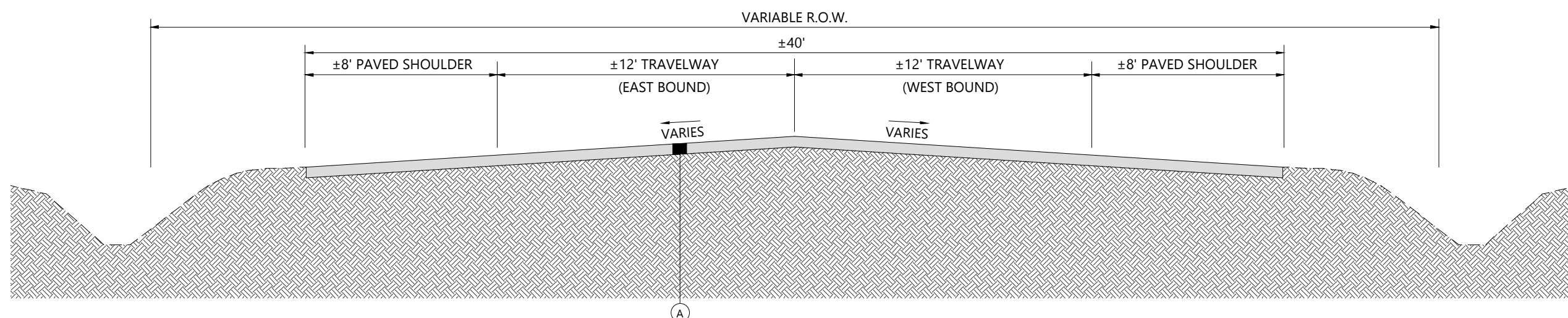
VARIANCE REQUESTS:

- STUB STREET - THE DEVELOPER REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT A STUB STREET TO THE ADJOINING PROPERTY TO THE WEST. THE ADJOINING PROPERTY IS ZONED B50 AND HAS DIRECT ACCESS TO OL' COLONY ROAD.

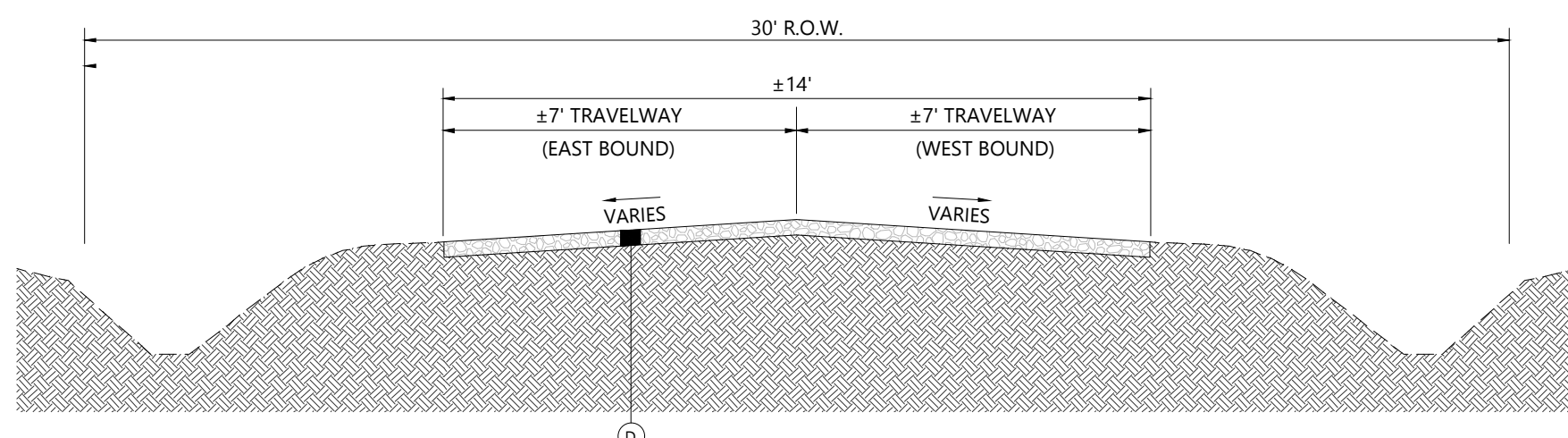


OL' COLONY ROAD - PLAN VIEW IMPROVEMENTS
1" = 40'

EXISTING ROADWAY CROSS-SECTIONS:

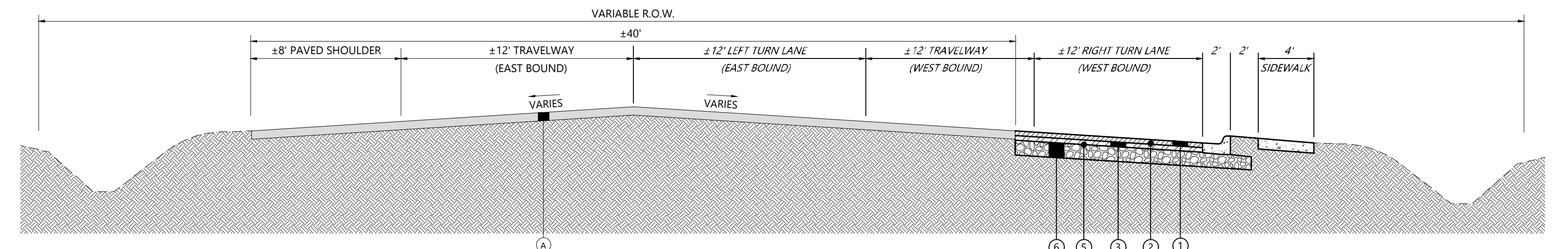


EXISTING STREET SECTION - OL' COLONY ROAD
N.T.S.

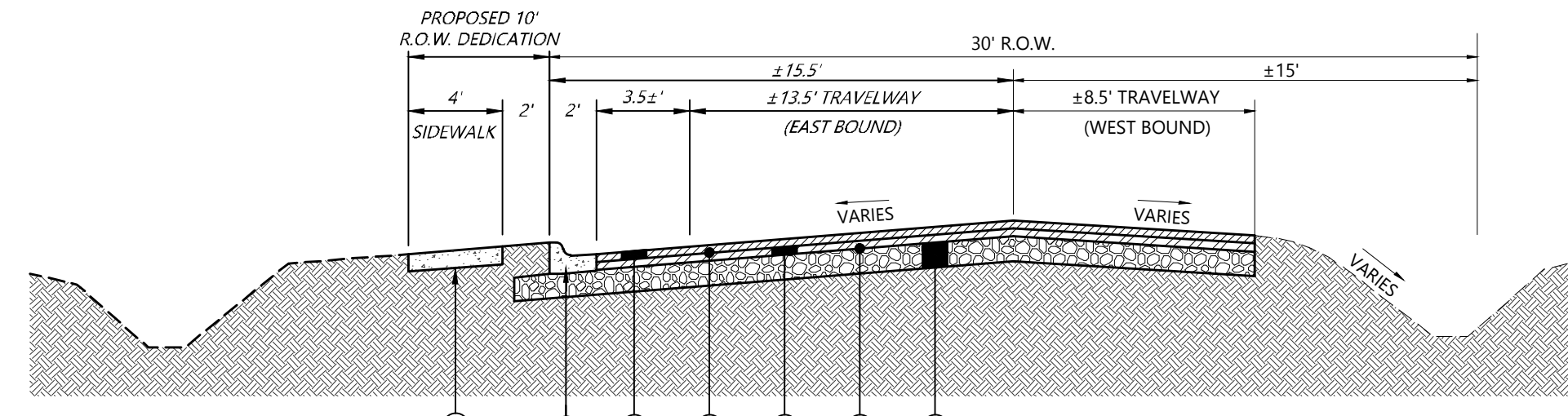


EXISTING STREET SECTION - FOREST OAKS LANE
N.T.S.

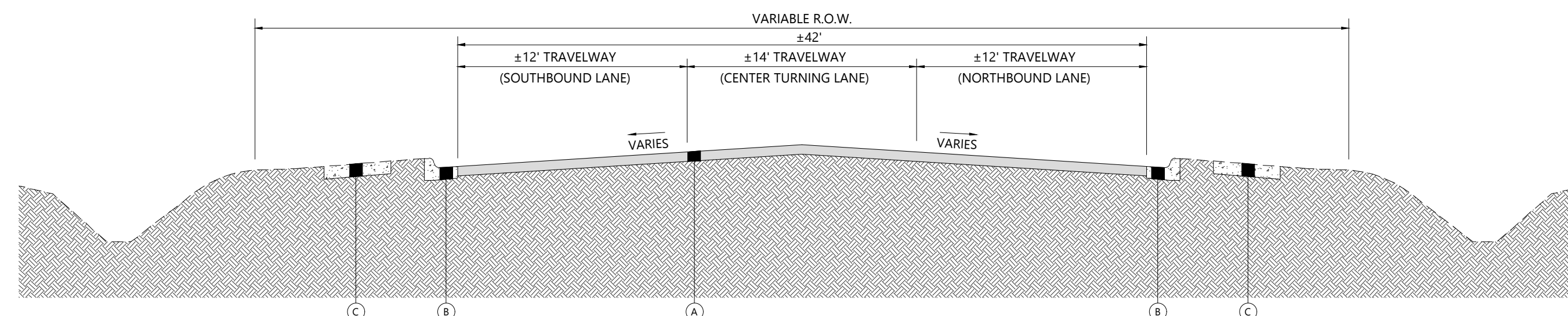
PROPOSED ROADWAY CROSS-SECTIONS:



PROPOSED SECTION - OL' COLONY ROAD
N.T.S.

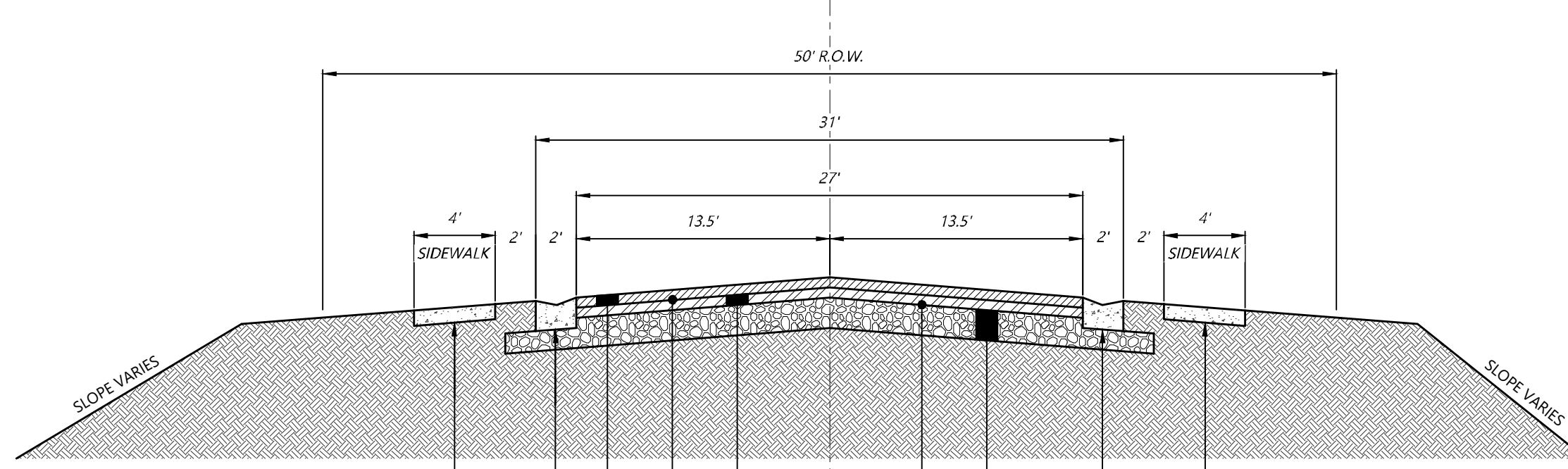


HALF STREET IMPROVEMENTS - FOREST OAK LANE
N.T.S.



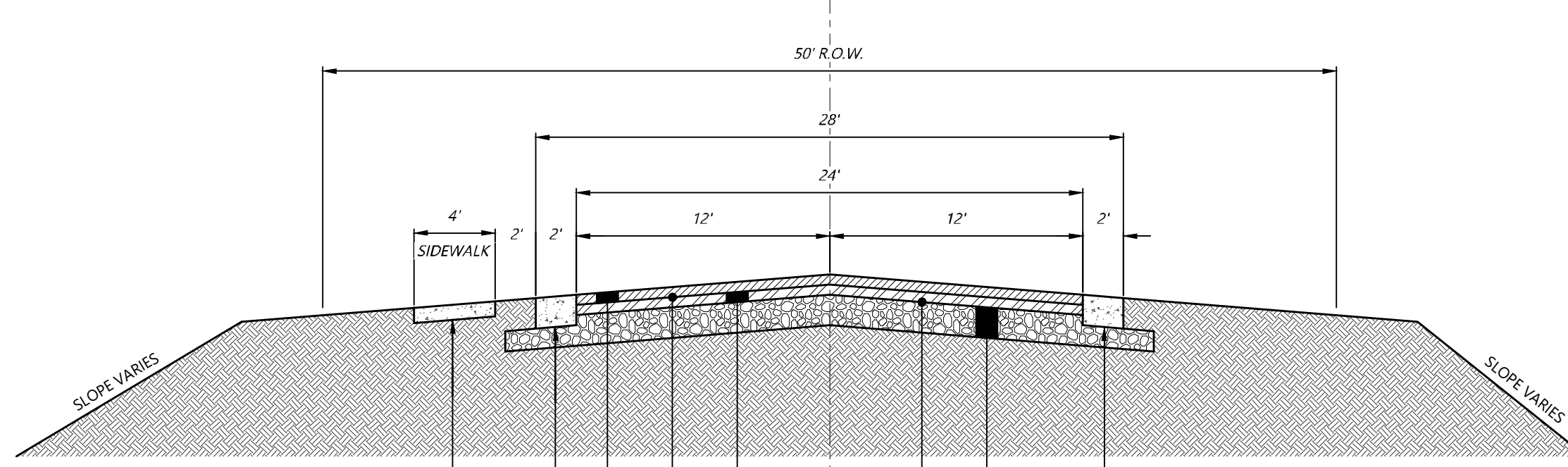
EXISTING STREET SECTION - RICE MINE ROAD NE
N.T.S.

* NO IMPROVEMENTS PROPOSED



PROPOSED ENTRANCE ROAD CROSS-SECTION (LEVEL 1 ROADWAY)
N.T.S.

NOTE: INCLUDES ENTRANCE ROAD OFF OL' COLONY ROAD AND FOREST OAKS LANE



PROPOSED TYPICAL STREET CROSS-SECTION (LEVEL 2 ROADWAYS)
N.T.S.

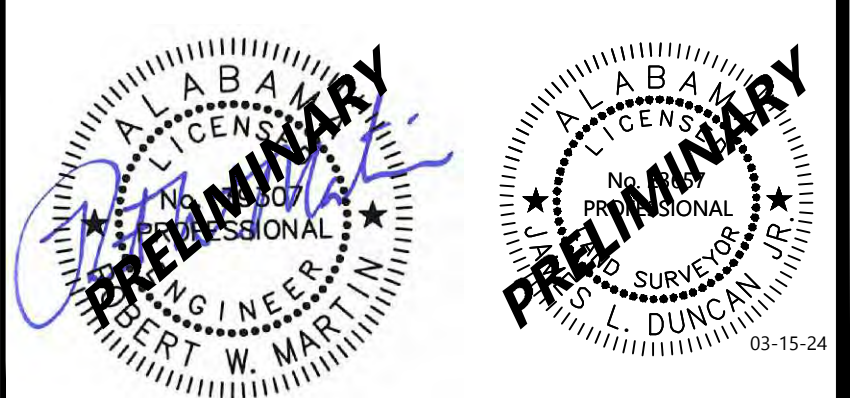
- (A) IN PLACE EXISTING ASPHALT ROADWAY
- (B) IN PLACE CURB AND GUTTER
- (C) IN PLACE EXISTING SIDEWALK
- (D) IN PLACE EXISTING UNIMPROVED SURFACE (GRAVEL/CRUSHED AGGREGATE)
- (1) SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE
- (2) 1/2" MAX. AGGREGATE SIZE MIX (1" COMPACTED THICKNESS)
- (3) TACK COAT (ALDOT 405A)
- (4) SUPERPAVE BITUMINOUS BINDER LAYER
- (5) 2 1/2" MAX. AGGREGATE SIZE MIX (2" COMPACTED THICKNESS)
- (6) SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER
- (7) 1 1/2" MAX. AGGREGATE SIZE MIX (3" COMPACTED THICKNESS)
- (8) PRIME COAT (ALDOT 401)
- (9) CRUSHED AGGREGATE BASE ALDOT 825B (6" COMPACTED THICKNESS)
- (10) 24" CURB AND GUTTER
- (11) 24" VALLEY GUTTER
- (12) 4" CONCRETE SIDEWALK



PRELIMINARY SUBDIVISION PLAT

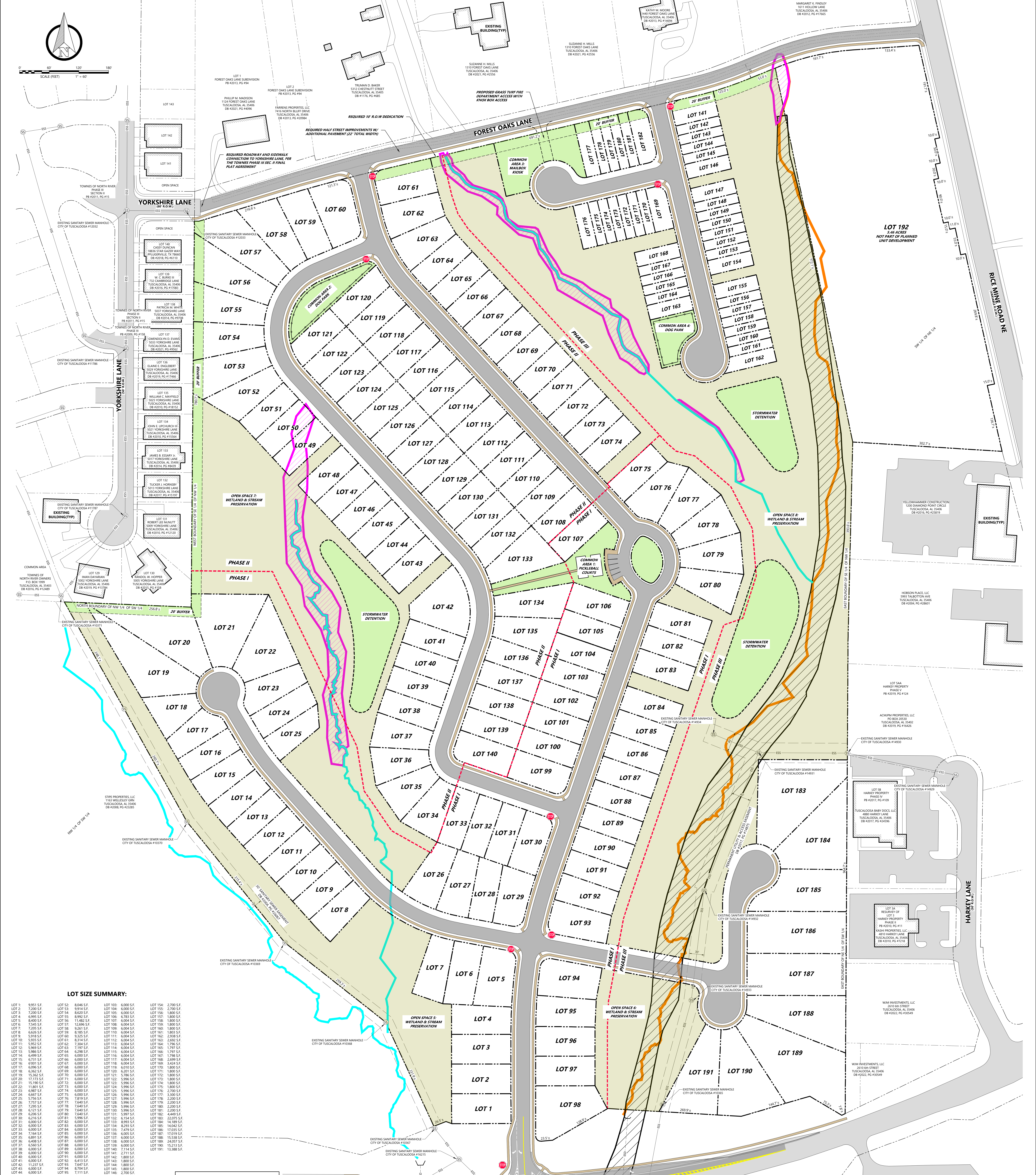


LOU'S LANDING
A PLANNED UNIT DEVELOPMENT
SINGLE FAMILY RESIDENTIAL SUBDIVISION



NO.	DATE	DESCRIPTION

DATE: MARCH 2024 CHECKED BY: R.W.M. DRAWN BY: D.W.H.
FILE NAME: 68Ventures-Sub_PP PROJECT NUMBER: 23_246



LOT SIZE SUMMARY:

LOT 1: 9,951 S.F.	LOT 52: 8,046 S.F.	LOT 103: 6,000 S.F.
LOT 2: 7,200 S.F.	LOT 53: 9,951 S.F.	LOT 104: 6,000 S.F.
LOT 3: 7,200 S.F.	LOT 54: 8,046 S.F.	LOT 105: 2,700 S.F.
LOT 4: 6,000 S.F.	LOT 55: 8,046 S.F.	LOT 106: 2,700 S.F.
LOT 5: 6,000 S.F.	LOT 56: 11,400 S.F.	LOT 107: 1,800 S.F.
LOT 6: 7,200 S.F.	LOT 57: 12,600 S.F.	LOT 108: 6,000 S.F.
LOT 7: 7,200 S.F.	LOT 58: 9,951 S.F.	LOT 109: 1,800 S.F.
LOT 8: 6,000 S.F.	LOT 59: 8,046 S.F.	LOT 110: 1,800 S.F.
LOT 9: 6,000 S.F.	LOT 60: 8,046 S.F.	LOT 111: 1,800 S.F.
LOT 10: 6,000 S.F.	LOT 61: 8,046 S.F.	LOT 112: 1,800 S.F.
LOT 11: 5,952 S.F.	LOT 62: 7,304 S.F.	LOT 113: 6,004 S.F.
LOT 12: 6,000 S.F.	LOT 63: 6,000 S.F.	LOT 114: 6,004 S.F.
LOT 13: 5,986 S.F.	LOT 64: 6,000 S.F.	LOT 115: 6,004 S.F.
LOT 14: 6,000 S.F.	LOT 65: 6,000 S.F.	LOT 116: 6,004 S.F.
LOT 15: 6,711 S.F.	LOT 66: 6,000 S.F.	LOT 117: 6,004 S.F.
LOT 16: 6,000 S.F.	LOT 67: 6,000 S.F.	LOT 118: 6,004 S.F.
LOT 17: 6,006 S.F.	LOT 68: 6,000 S.F.	LOT 119: 6,010 S.F.
LOT 18: 6,362 S.F.	LOT 69: 6,000 S.F.	LOT 120: 8,046 S.F.
LOT 19: 15,362 S.F.	LOT 70: 6,000 S.F.	LOT 121: 8,046 S.F.
LOT 20: 17,173 S.F.	LOT 71: 6,000 S.F.	LOT 122: 8,046 S.F.
LOT 21: 15,362 S.F.	LOT 72: 6,000 S.F.	LOT 123: 8,046 S.F.
LOT 22: 11,801 S.F.	LOT 73: 6,000 S.F.	LOT 124: 8,046 S.F.
LOT 23: 6,587 S.F.	LOT 74: 6,000 S.F.	LOT 125: 8,046 S.F.
LOT 24: 6,687 S.F.	LOT 75: 6,000 S.F.	LOT 126: 8,046 S.F.
LOT 25: 5,756 S.F.	LOT 76: 7,819 S.F.	LOT 127: 8,046 S.F.
LOT 26: 7,295 S.F.	LOT 77: 7,640 S.F.	LOT 128: 8,046 S.F.
LOT 27: 6,211 S.F.	LOT 78: 7,640 S.F.	LOT 129: 8,046 S.F.
LOT 28: 6,236 S.F.	LOT 79: 7,640 S.F.	LOT 130: 8,046 S.F.
LOT 29: 6,000 S.F.	LOT 80: 7,640 S.F.	LOT 131: 5,997 S.F.
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LOT 42: 6,000 S.F.	LOT 93: 6,000 S.F.	LOT 144: 1,800 S.F.
LOT 43: 6,000 S.F.	LOT 94: 8,704 S.F.	LOT 145: 2,700 S.F.
LOT 44: 6,000 S.F.	LOT 95: 7,111 S.F.	LOT 146: 2,700 S.F.
LOT 45: 6,000 S.F.	LOT 96: 7,111 S.F.	LOT 147: 2,700 S.F.
LOT 46: 6,000 S.F.	LOT 97: 2,200 S.F.	LOT 148: 1,800 S.F.
LOT 47: 6,000 S.F.	LOT 98: 1,800 S.F.	LOT 149: 1,800 S.F.
LOT 48: 6,000 S.F.	LOT 99: 2,118 S.F.	LOT 150: 1,800 S.F.
LOT 49: 6,000 S.F.	LOT 100: 6,000 S.F.	LOT 151: 1,800 S.F.
LOT 50: 6,000 S.F.	LOT 101: 6,000 S.F.	LOT 152: 1,800 S.F.
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DEVELOPMENT SUMMARY:

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- 50' STANDARD LOTS = 119
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- TOTAL UNITS = 191**
- UNITS PER ACRE = 3.3**

NOTES:

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- NO TITLE REPORT HAS BEEN PREPARED FOR THE SUBJECT PROPERTY. THEREFORE, ALL EASEMENTS MAY NOT BE SHOWN HEREON.
- THIS PLAN HAS BEEN PREPARED PRIOR TO TOPOGRAPHIC SURVEYING, GEOTECHNICAL INVESTIGATION, ENGINEERING DESIGN AND REGULATORY REVIEW.

PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION

DATE: MARCH 2024 CHECKED BY: R.W.M. DRAWN BY: D.W.M.
FILE NAME: 68Ventures-SP- PROJECT NUMBER: 23-246

68Venturës

LOU'S LANDING
A PLANNED UNIT DEVELOPMENT
SINGLE FAMILY RESIDENTIAL SUBDIVISION

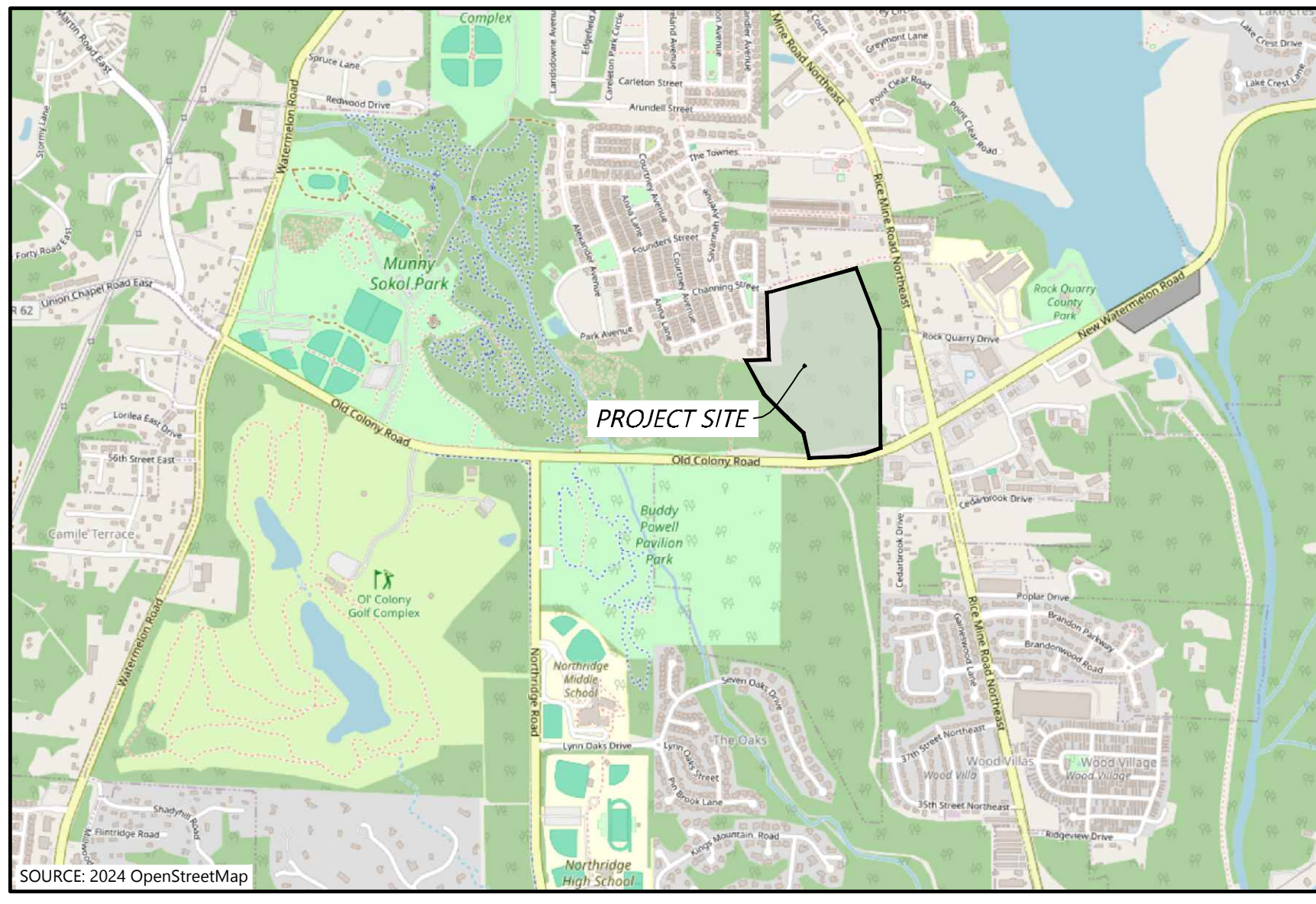
DC DUNCAN COKER ASSOCIATES
CIVIL ENGINEERING • SURVEYING • PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
205-561-0628

SYMBOLS LEGEND

- R.O.W. EXISTING RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- INTENDED LOT LINE TO BE REMOVED
- EXISTING CONTIGUOUS LINE (15 FOOT INTERVAL)
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PLAT BOOK
- DEED BOOK
- PAGE
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE

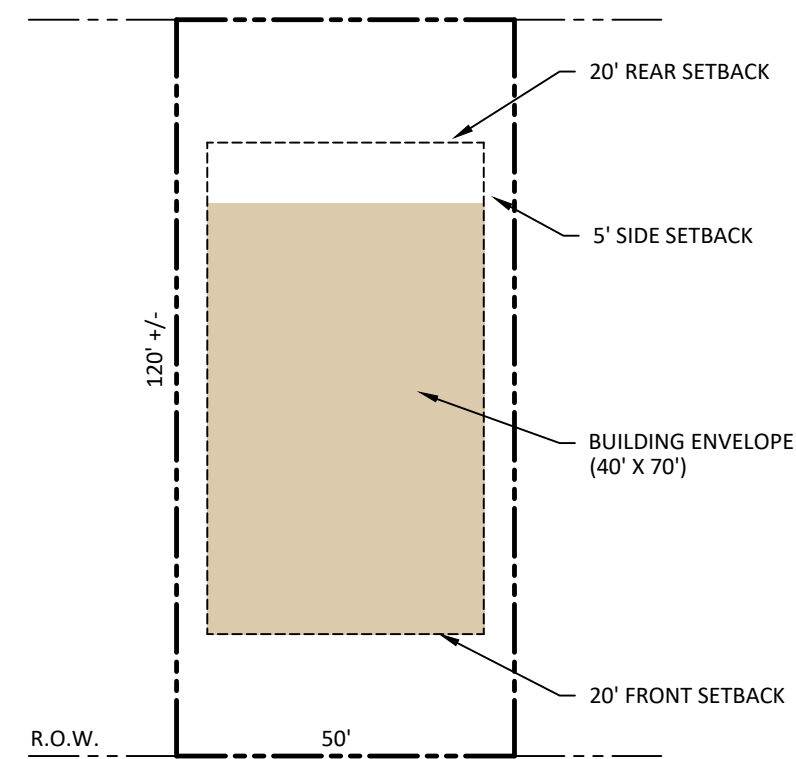
FLOOD, STREAM & WETLAND LEGEND

- FLOODPLAIN BOUNDARY
- FLOODWAY AREAS IN ZONE AE
- THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- DELINEATED INTERMITTENT STREAM
- DELINEATED PERENNIAL STREAM
- DELINEATED WETLAND

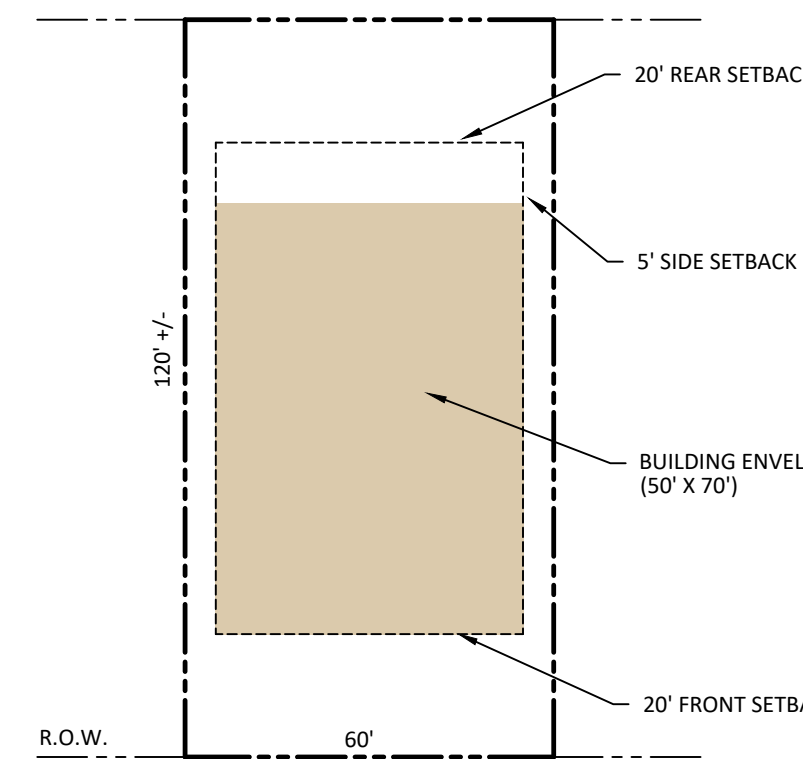


VICINITY MAP
NOT TO SCALE

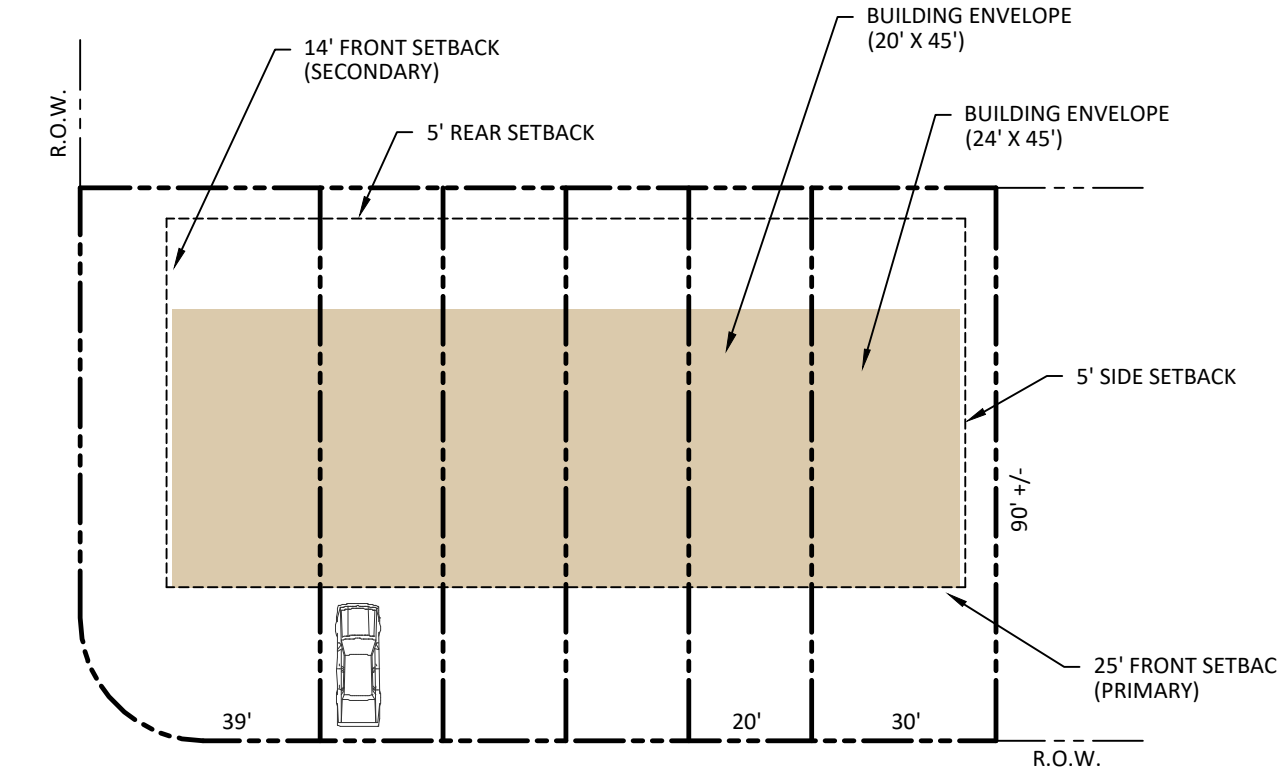
TYPICAL LOT CONFIGURATION:



50' STANDARD LOT
SCALE 1" = 50'



60' STANDARD LOT
SCALE 1" = 50'



20' - 24' TOWNHOME LOTS
SCALE 1" = 50'

OWNERS:

STIRRE PROPERTIES, LLC
1163 WELLESLEY GREEN
TUSCALOOSA, AL 35406

APPLICANT & DEVELOPER:

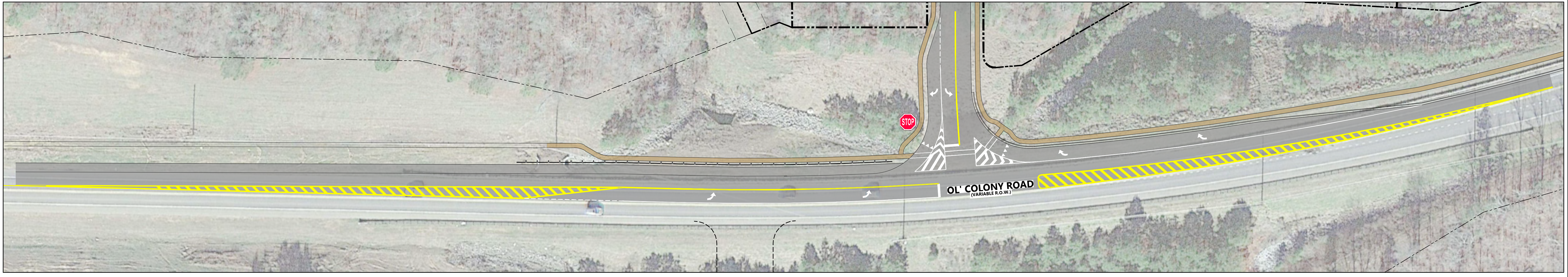
68 VENTURÉS, LLC
26651 PIEDAZZER LANE, SUITE A
DANNING, AL 36626

NOTES:

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- THIS PLAN IS BASED ON AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD-RUN DATA.
- EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
- THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST.
- SOURCE OF TITLE: DEED BOOK 2088 PAGE 23285.
- STORMWATER RUNOFF WILL NOT EXCEED PRE-DEVELOPMENT CONDITIONS, PER THE DRAINAGE STUDY.
- STORM DRAINAGE EASEMENTS AND STORMWATER DETENTION AREAS SHALL BE PRIVATELY MAINTAINED BY THE HOA.
- NO LOTS SHALL HAVE DIRECT ACCESS TO OL' COLONY ROAD OR FOREST OAKS LANE.
- ALL PROPOSED STREETS WILL BE CITY OF TUSCALOOSA PUBLIC STREETS.
- ALL LOTS SHALL HAVE MINIMUM TWO OFF-STREET PARKING SPACES.
- DENSITY = 3.3 UNITS PER ACRE - EXCLUDES 5.46 ACRES ALONG RICE MINE ROAD NE.
- OPEN SPACE = 21.7 ACRES - 34% OF PUD - EXCLUDES 5.46 ACRES ALONG RICE MINE ROAD NE.

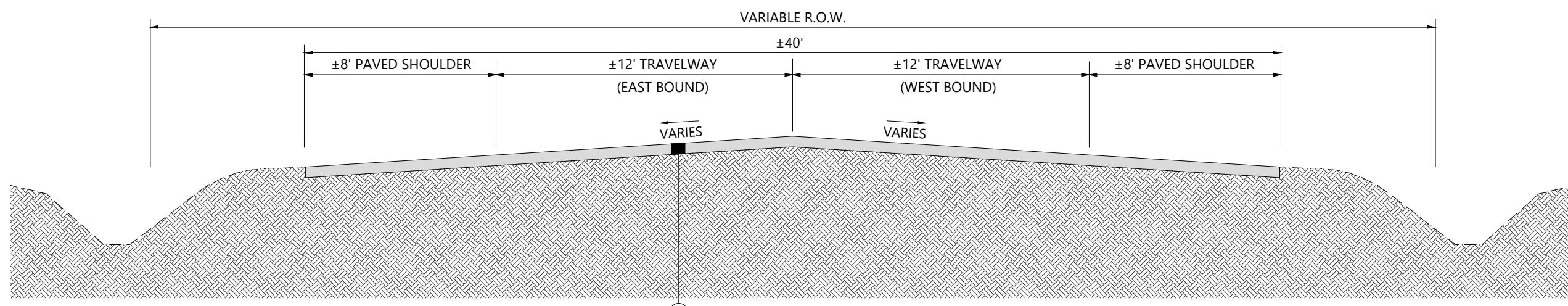
VARIANCE REQUESTS:

- STUB STREET - THE DEVELOPER REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT A STUB STREET TO THE ADJOINING PROPERTY TO THE WEST. THE ADJOINING PROPERTY IS ZONED B50 AND HAS DIRECT ACCESS TO OL' COLONY ROAD.

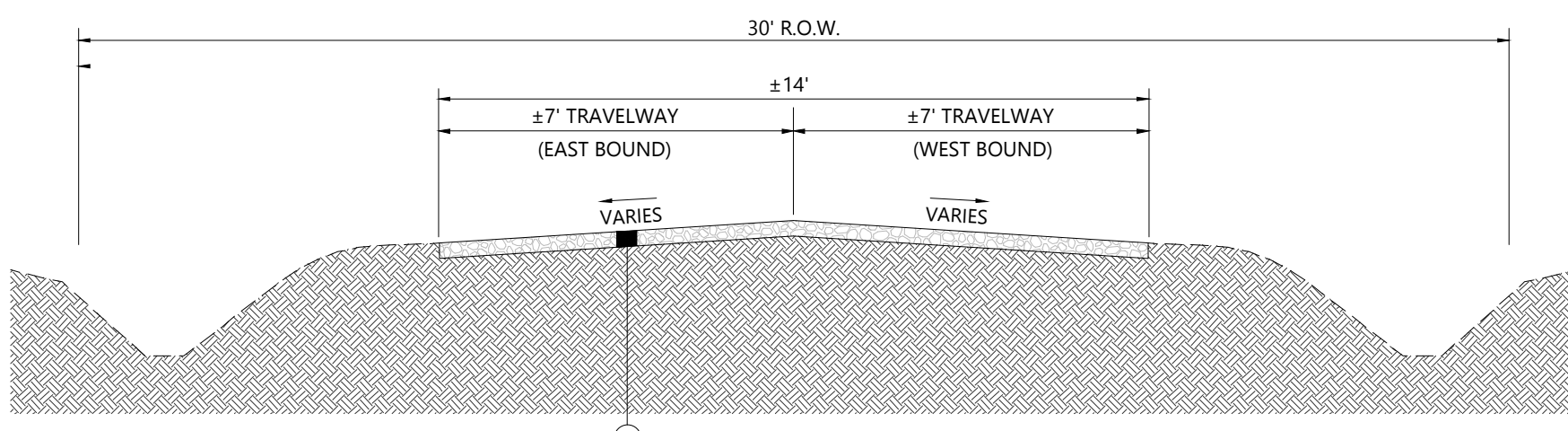


OL' COLONY ROAD - PLAN VIEW IMPROVEMENTS
1" = 40'

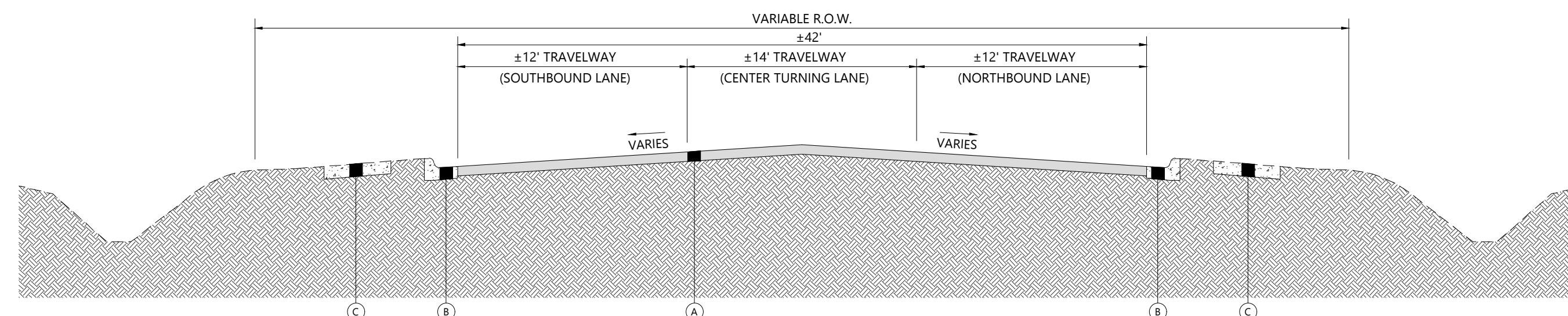
EXISTING ROADWAY CROSS-SECTIONS:



EXISTING STREET SECTION - OL' COLONY ROAD
N.T.S.

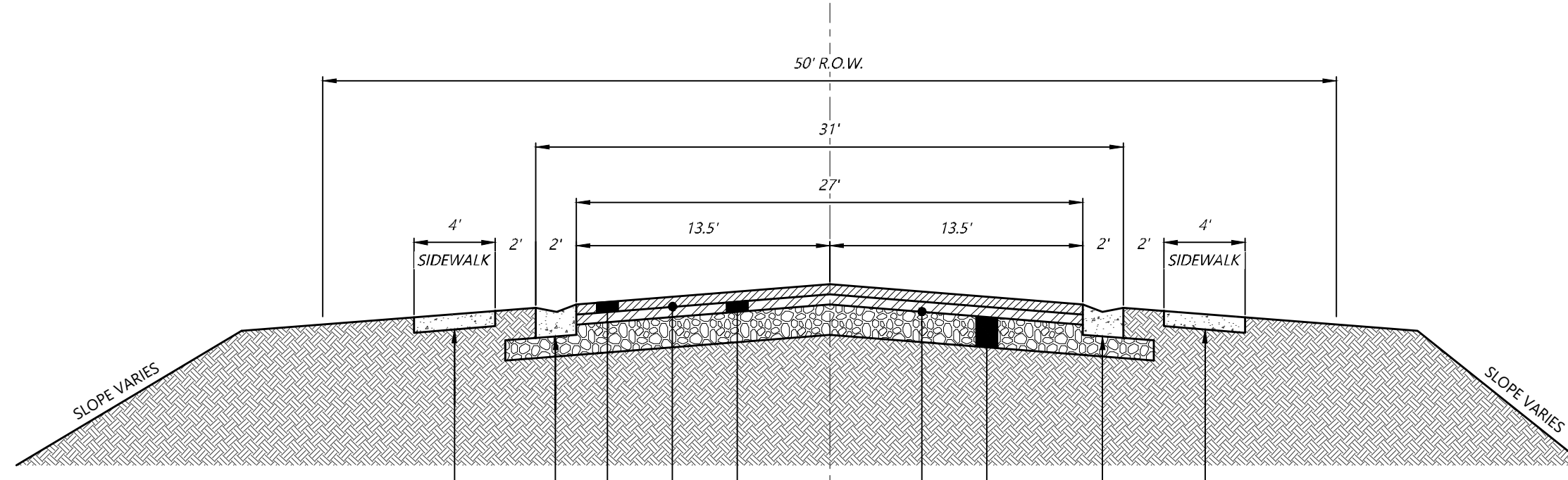


EXISTING STREET SECTION - FOREST OAKS LANE
N.T.S.



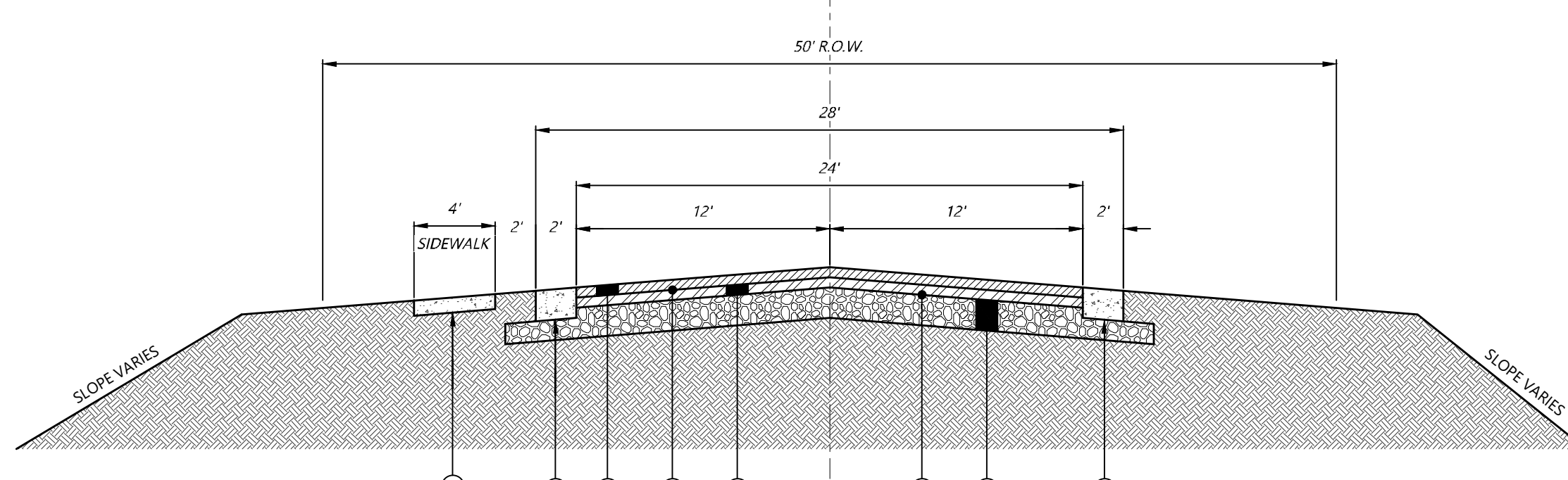
EXISTING STREET SECTION - RICE MINE ROAD NE
N.T.S.

* NO IMPROVEMENTS PROPOSED



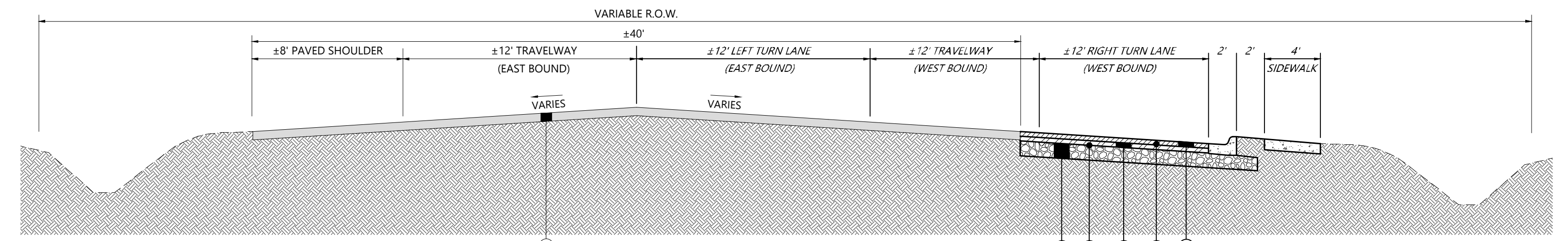
PROPOSED ENTRANCE ROAD CROSS-SECTION (LEVEL 1 ROADWAY)
N.T.S.

NOTE: INCLUDES ENTRANCE ROADS OFF OL' COLONY ROAD AND FOREST OAKS LANE

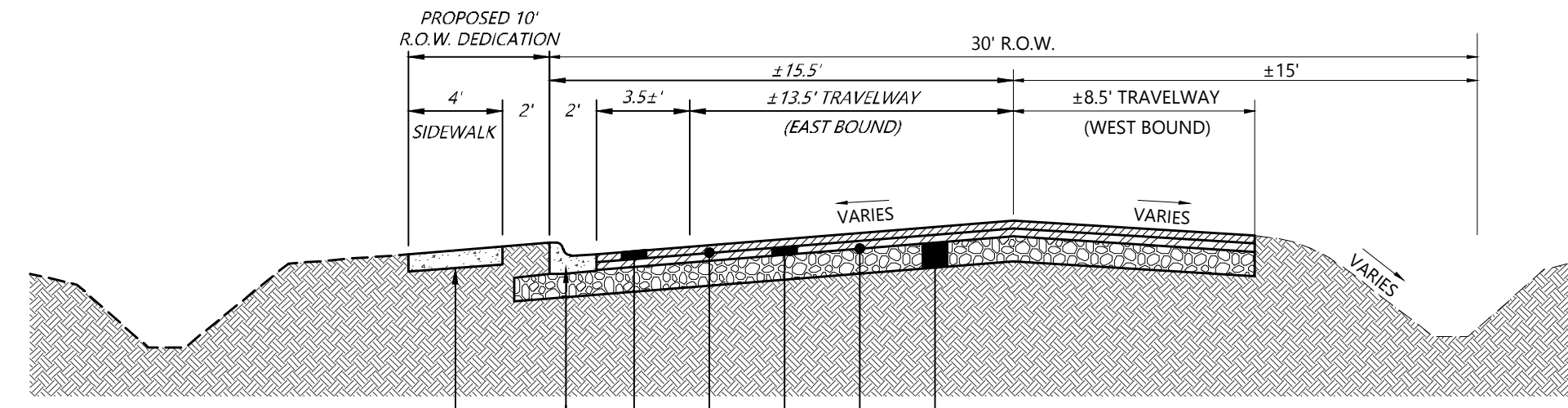


PROPOSED TYPICAL STREET CROSS-SECTION (LEVEL 2 ROADWAYS)
N.T.S.

PROPOSED ROADWAY CROSS-SECTIONS:



PROPOSED SECTION - OL' COLONY ROAD
N.T.S.



HALF STREET IMPROVEMENTS - FOREST OAK LANE
N.T.S.

- (A) IN PLACE EXISTING ASPHALT ROADWAY
- (B) IN PLACE CURB AND GUTTER
- (C) IN PLACE EXISTING SIDEWALK
- (D) IN PLACE EXISTING UNIMPROVED SURFACE (GRAVEL/CRUSHED AGGREGATE)
- (1) SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE
1/2" MAX. AGGREGATE SIZE MIX (1" COMPACTED THICKNESS)
- (2) TACK COAT (ALDOT 405A)
- (3) SUPERPAVE BITUMINOUS BINDER LAYER
2 1/4" MAX. AGGREGATE SIZE MIX (2" COMPACTED THICKNESS)
- (4) SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER
1 1/2" MAX. AGGREGATE SIZE MIX (3" COMPACTED THICKNESS)
- (5) PRIME COAT (ALDOT 401)
- (6) CRUSHED AGGREGATE BASE, ALDOT 825B (6" COMPACTED THICKNESS)
- (7) 24" CURB AND GUTTER
- (8) 24" VALLEY GUTTER
- (9) 4" CONCRETE SIDEWALK



PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION

DATE: MARCH 2024 CHECKED BY: R.W.M. DRAWN BY: D.W.H.
FILE NAME: 68Ventures-Sub_PP PROJECT NUMBER: 21-246



LOU'S LANDING
A PLANNED UNIT DEVELOPMENT
SINGLE FAMILY RESIDENTIAL SUBDIVISION



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