



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Lou's Landing Parcel ID: 63.21.09.31.2.001.005.000 & 63.21.09.31.3.001.000 Total Acres: 62.5

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
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

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

Signature:  Date: 3/13/24

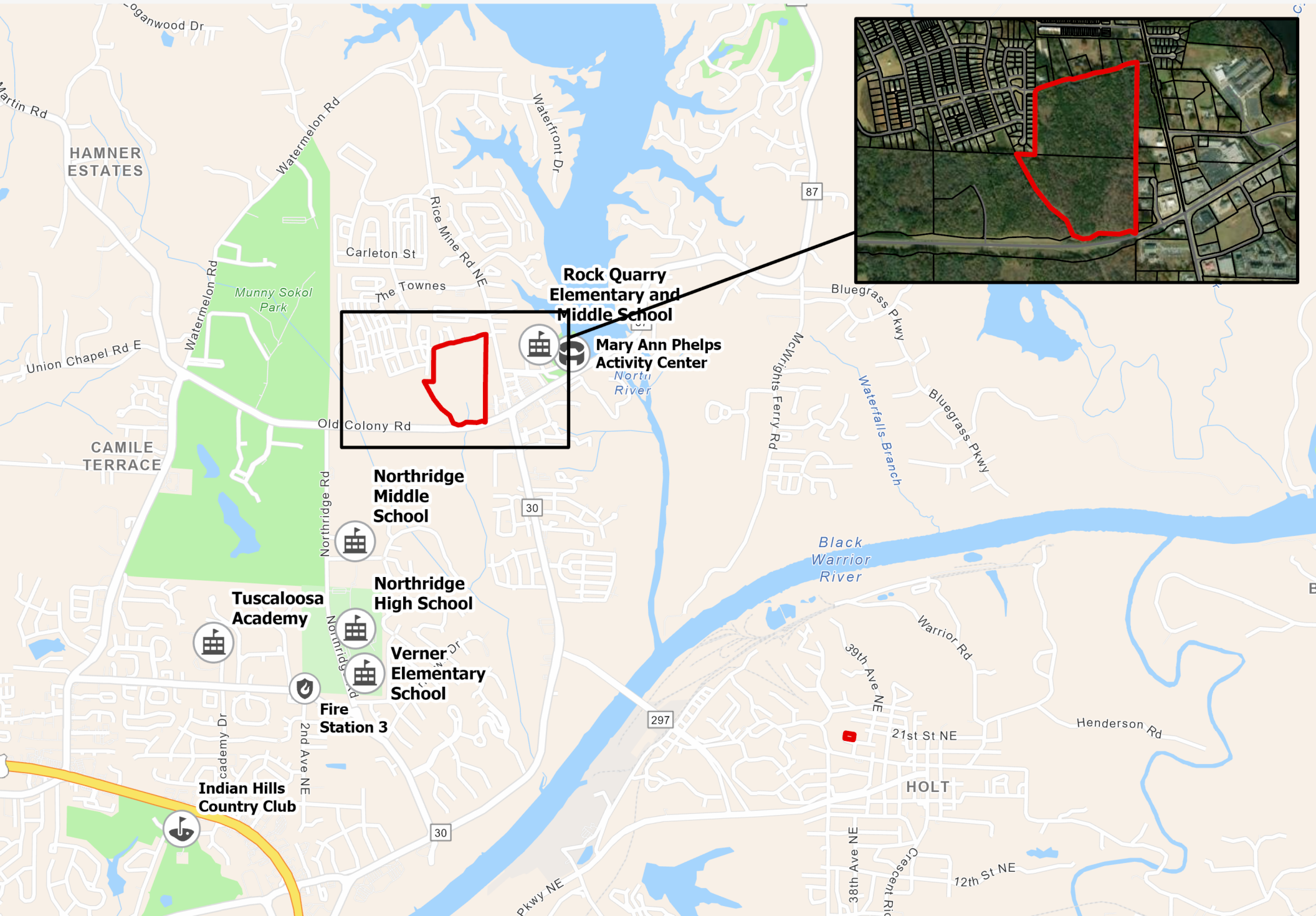
PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT AND ALL NECESSARY SUPPORTING MATERIALS TO:

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



North of Old Colony Road

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



**Rock Quarry
Elementary and
Middle School**

**Mary Ann Phelps
Activity Center**

**Northridge
Middle
School**

**Northridge
High School**

**Verner
Elementary
School**

**Tuscaloosa
Academy**

**Fire
Station 3**

**Indian Hills
Country Club**

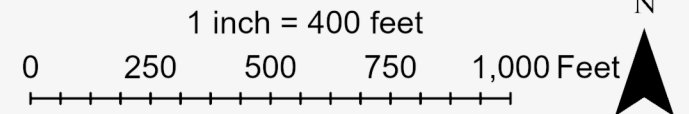
HOLT

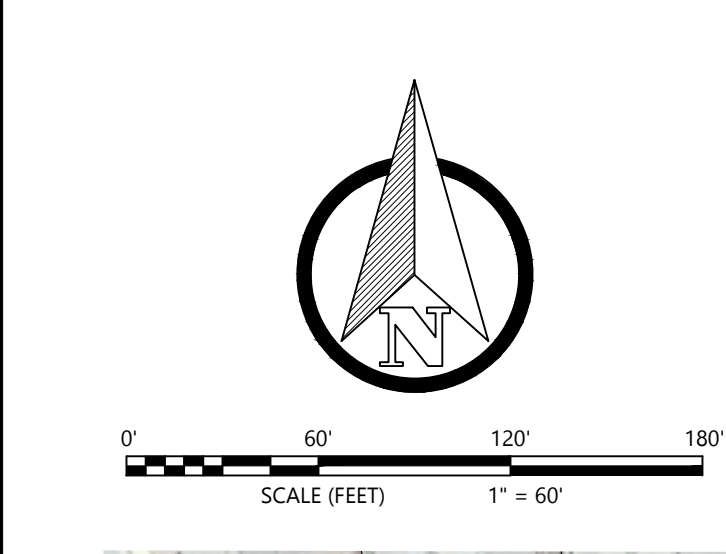
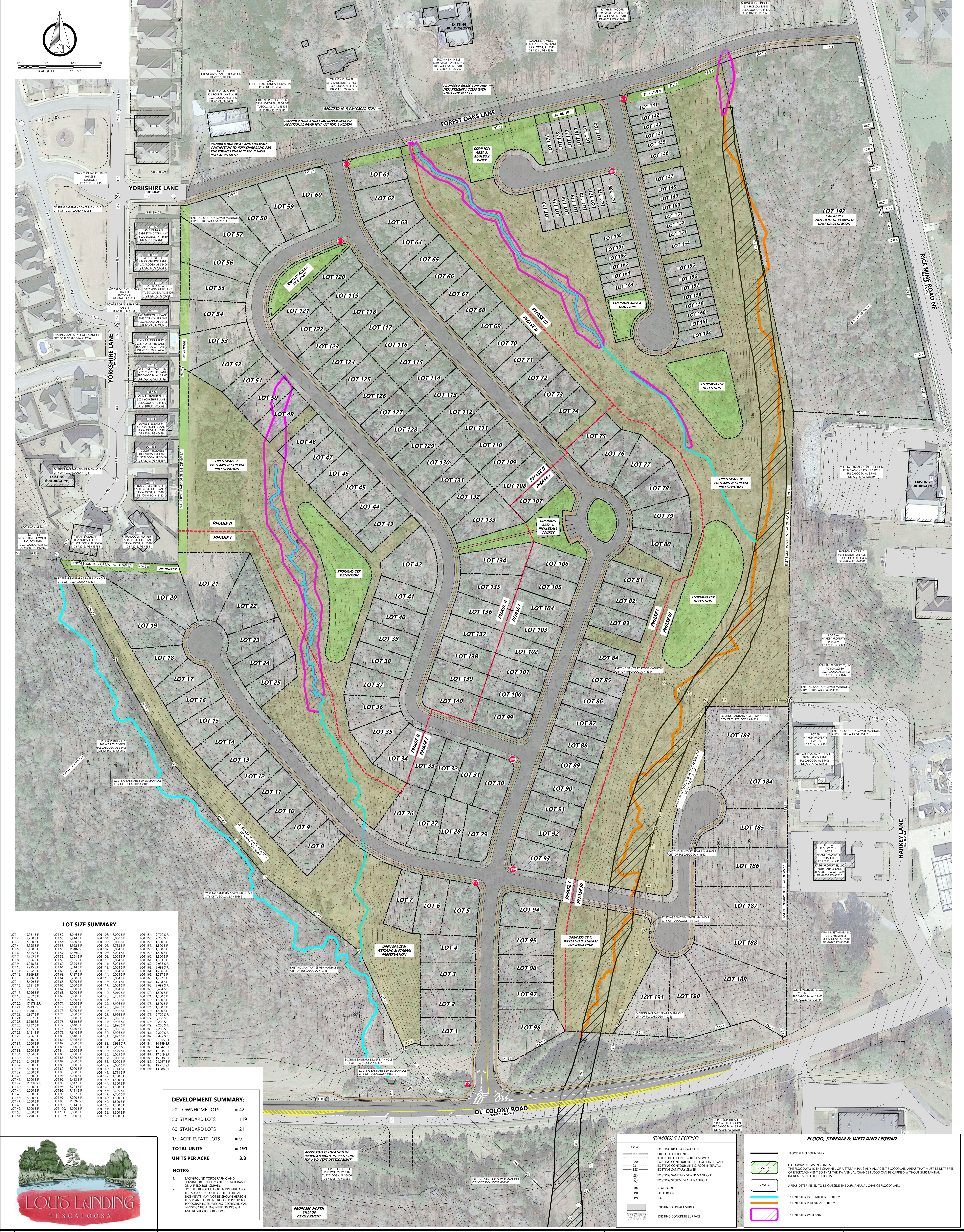
**HAMNER
ESTATES**

**CAMILE
TERRACE**



North of Old Colony Road





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: 8,996 S.F.	LOT 106: 6,000 S.F.	LOT 157: 1,800 S.F.
LOT 5: 6,000 S.F.	LOT 56: 11,486 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: 7,384 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: 6,096 S.F.	LOT 68: 6,000 S.F.	LOT 119: 6,010 S.F.	LOT 170: 1,800 S.F.
LOT 18: 6,096 S.F.	LOT 69: 6,000 S.F.	LOT 120: 5,986 S.F.	LOT 171: 1,800 S.F.
LOT 19: 15,360 S.F.	LOT 70: 6,000 S.F.	LOT 121: 5,786 S.F.	LOT 172: 1,800 S.F.
LOT 20: 17,175 S.F.	LOT 71: 6,000 S.F.	LOT 122: 5,986 S.F.	LOT 173: 2,700 S.F.
LOT 21: 15,360 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: 8,293 S.F.	LOT 185: 14,946 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: 15,318 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: 8,704 S.F.	LOT 145: 1,800 S.F.	
LOT 44: 6,000 S.F.	LOT 95: 7,115 S.F.	LOT 146: 2,700 S.F.	
LOT 45: 6,000 S.F.	LOT 96: 7,200 S.F.	LOT 147: 1,800 S.F.	
LOT 46: 6,000 S.F.	LOT 97: 11,892 S.F.	LOT 148: 1,800 S.F.	
LOT 47: 6,000 S.F.	LOT 98: 7,115 S.F.	LOT 149: 1,800 S.F.	
LOT 48: 6,000 S.F.	LOT 99: 11,892 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.H.
 FILE NAME: 68Ventures-Sub-P PROJECT NUMBER: 23-246

68Venturës

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

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

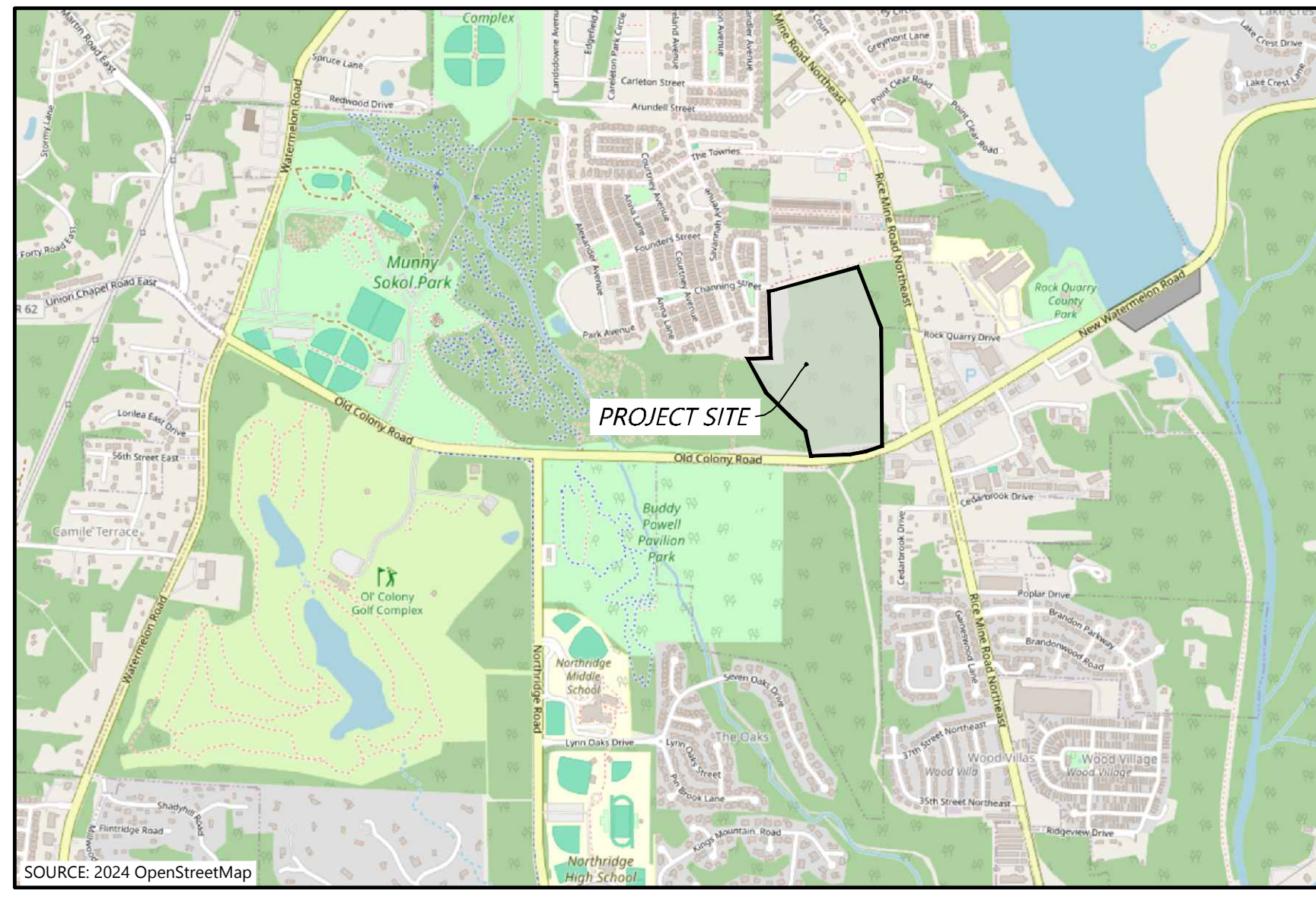
- FLOODPLAIN BOUNDARY
- FLOODWAY AREAS IN ZONE AE
- FLOODWAY AREAS IN ZONE AE
- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- DELIMITED INTERMITTENT STREAM
- DELIMITED PERENNIAL STREAM
- DELIMITED WETLAND

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

AB ENGINEERING
 PRELIMINARY

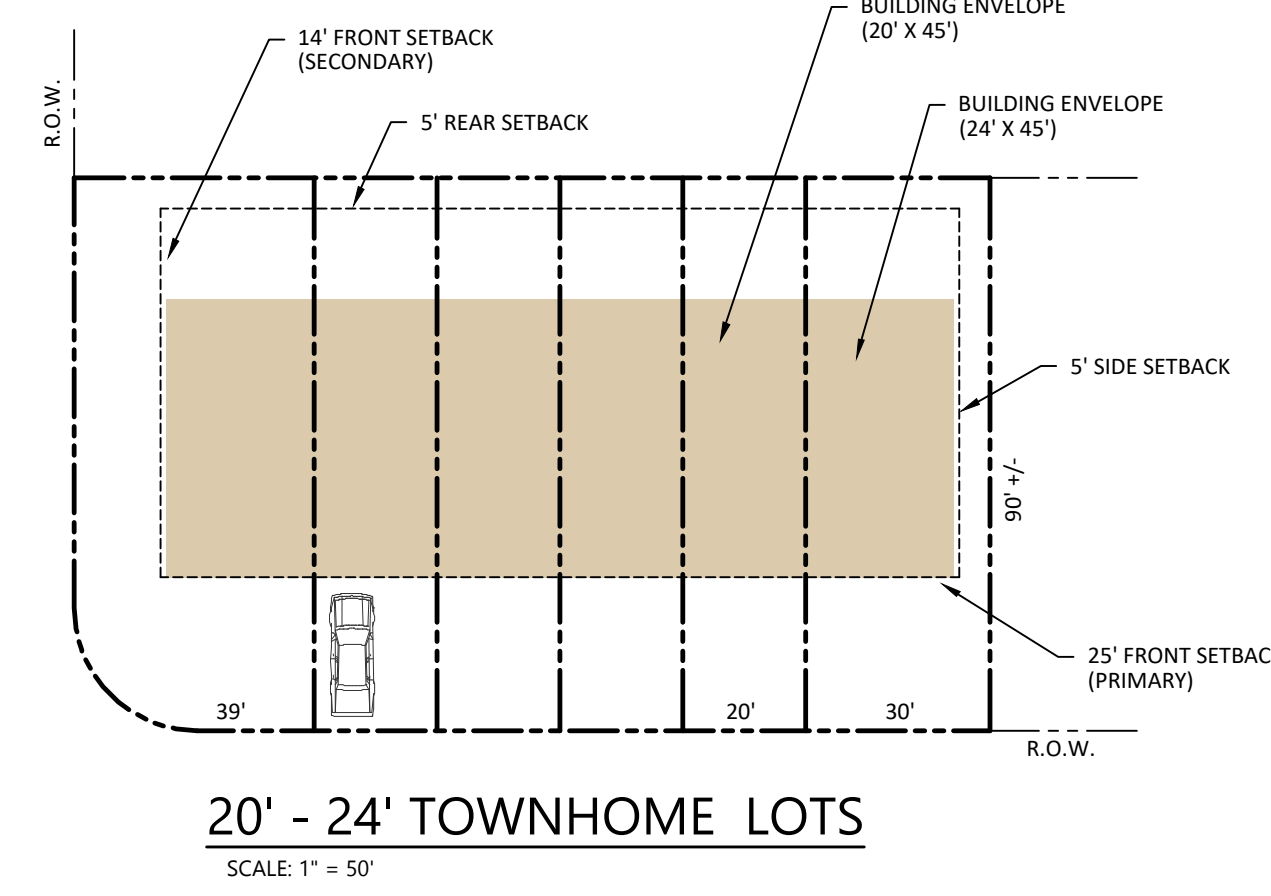
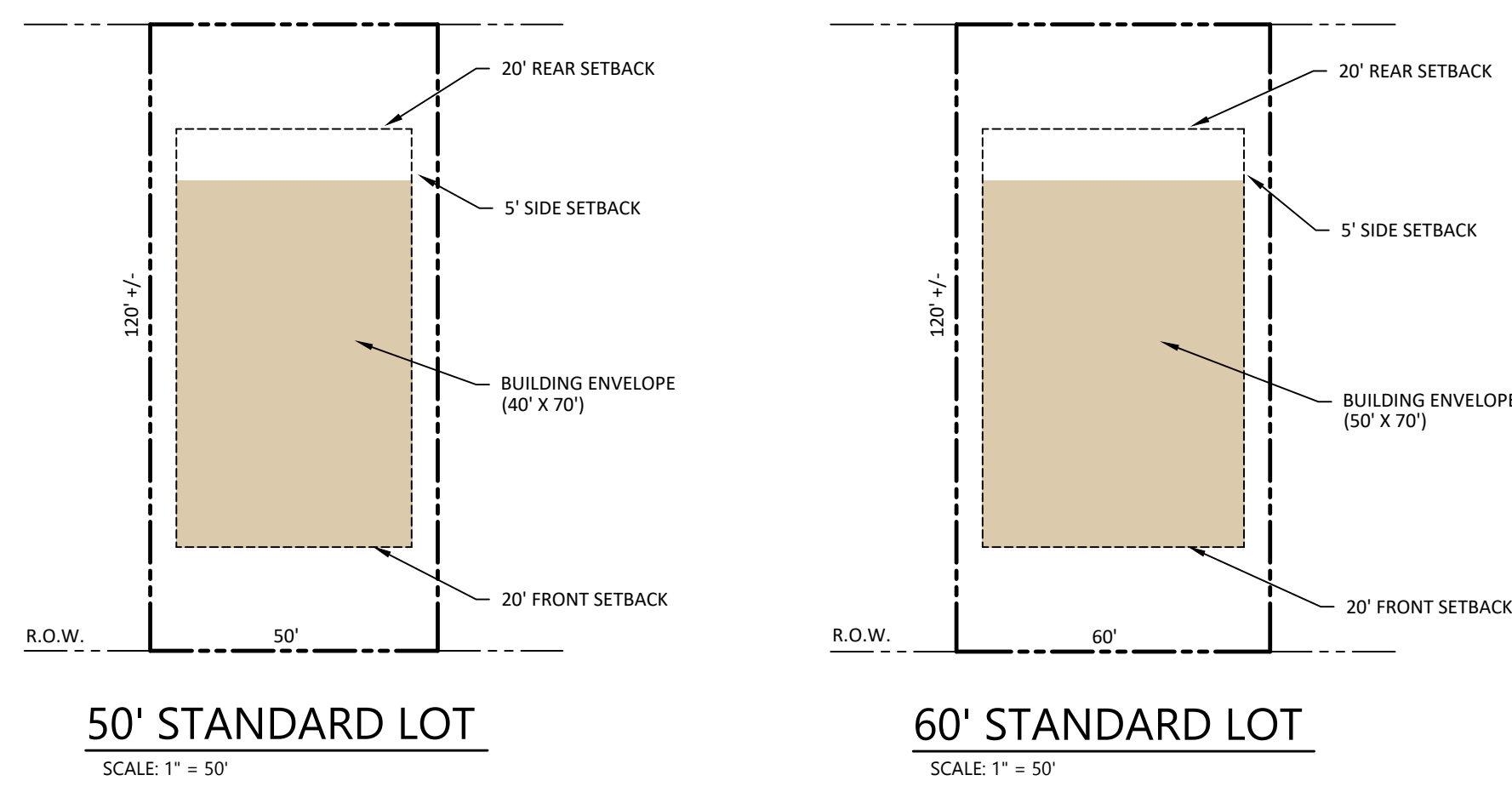
AB ENGINEERING
 PRELIMINARY

WWW.DUNCANCOKER.COM



VICINITY MAP
NOT TO SCALE

TYPICAL LOT CONFIGURATION:



OWNERS:

STIRRE PROPERTIES, LLC
1165 WELLESLEY GREEN
TUSCALOOSA, AL 35406

APPLICANT & DEVELOPER:

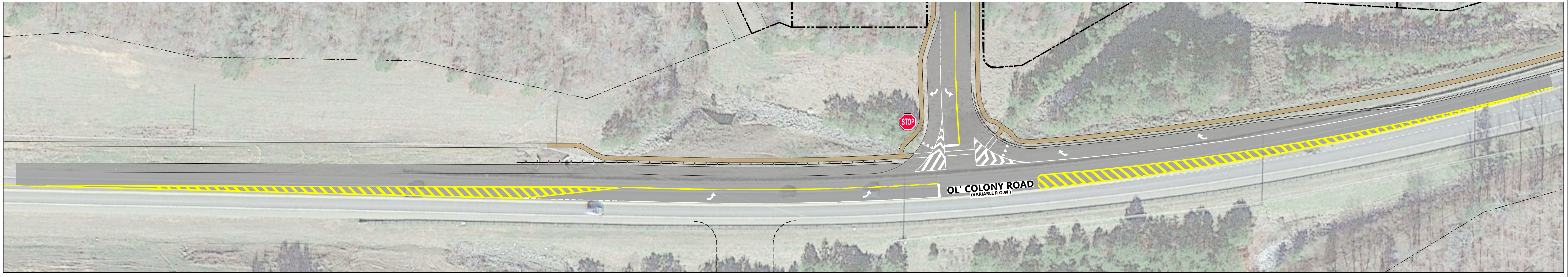
68 VENTURÉS, LLC
26651 PIEDAZZER LANE, SUITE A
DANNING, AL 36826

NOTES:

- PROPERTY TO BE SUBDIVIDED - 62.46 AC ±
- TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 57.00 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. 81135C0348G, 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.

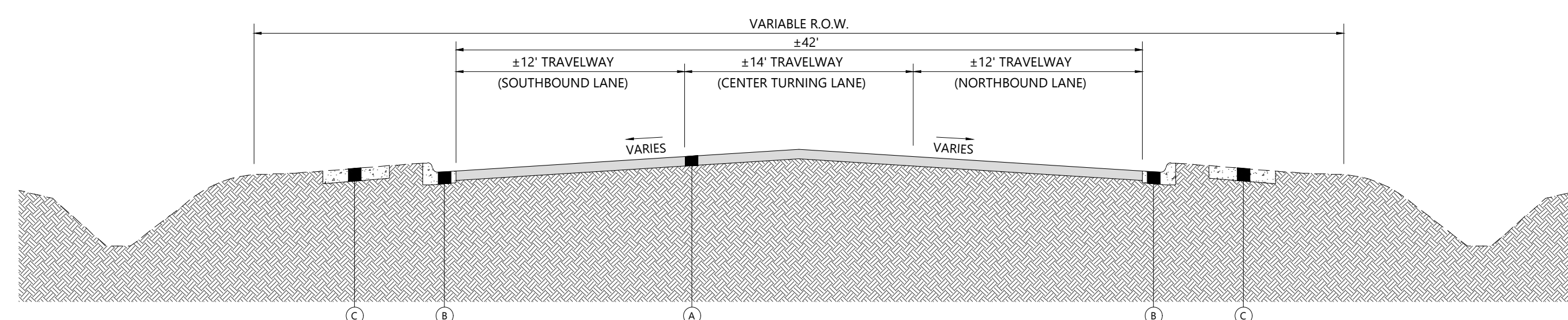
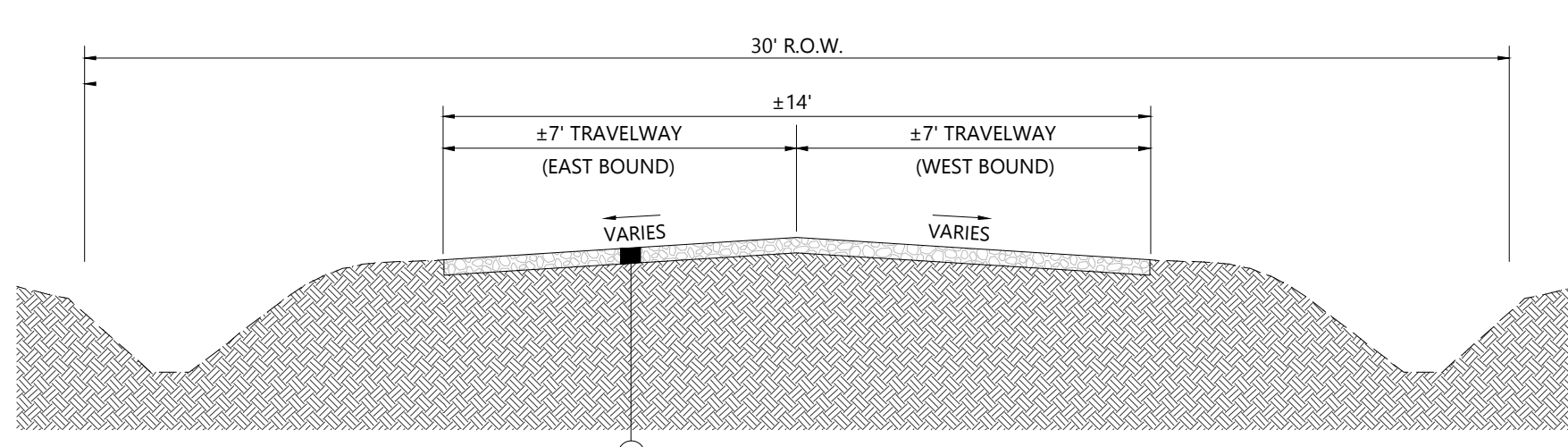
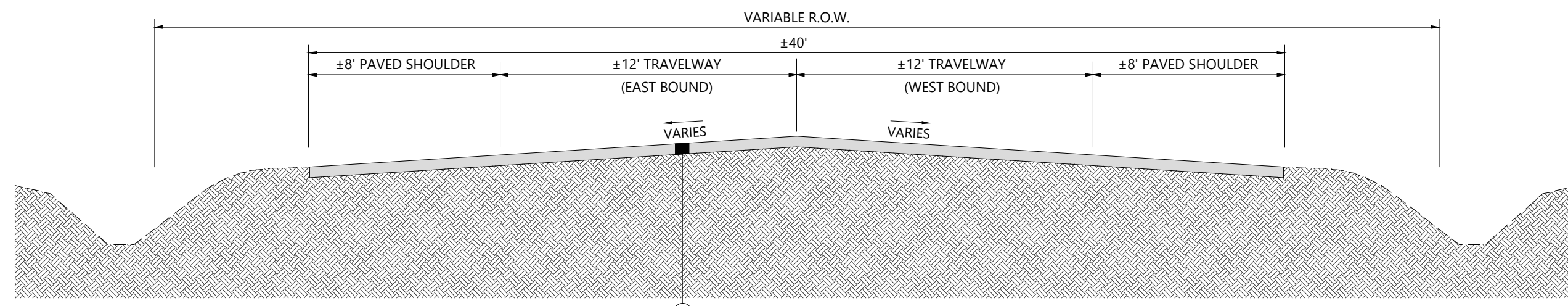
VARIANCE REQUESTS:

- 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 R50 AND HAS DIRECT ACCESS TO OL' COLONY ROAD.



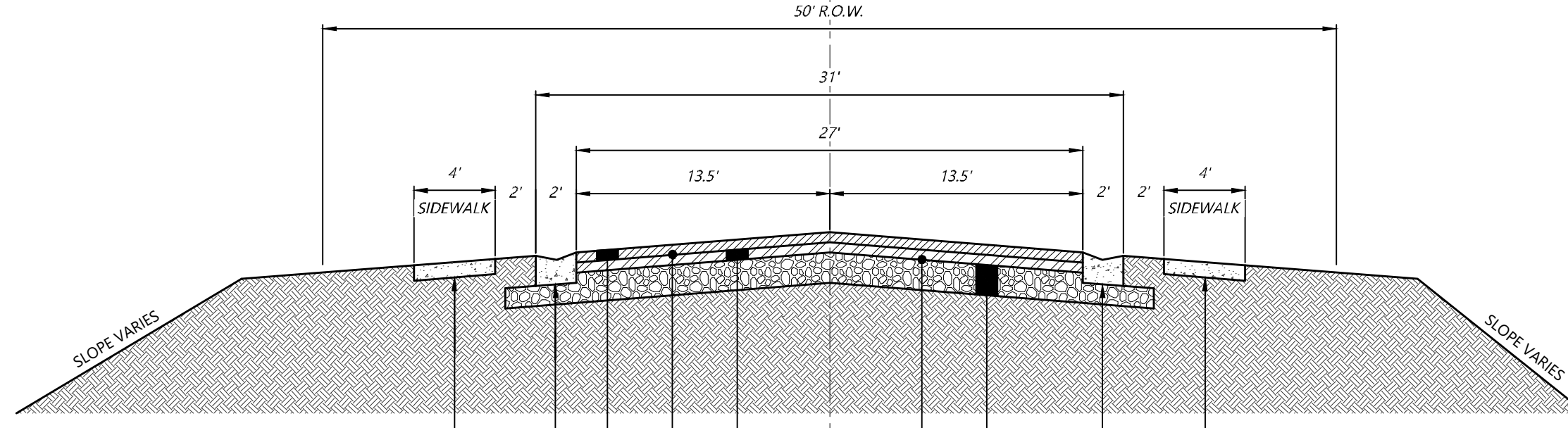
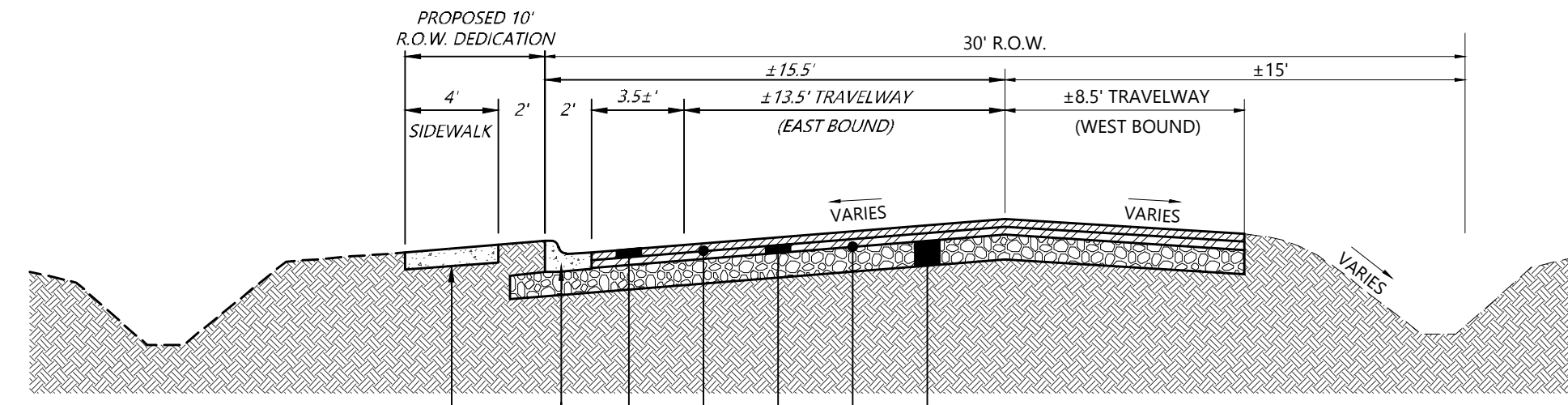
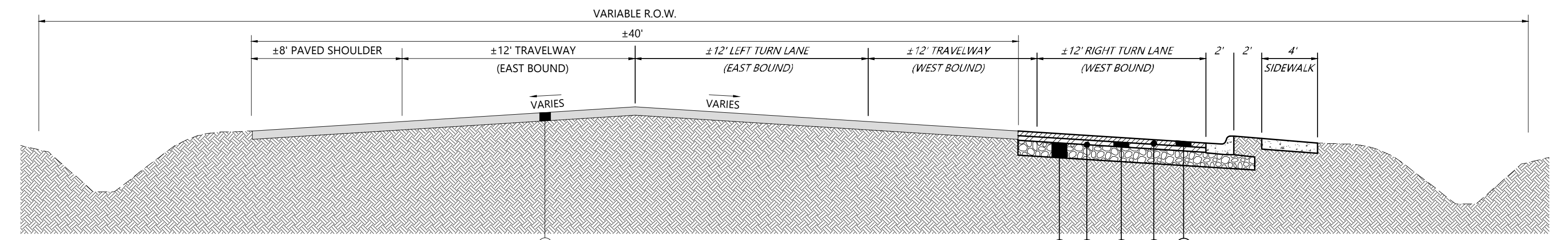
OL' COLONY ROAD - PLAN VIEW IMPROVEMENTS
1" = 40'

EXISTING ROADWAY CROSS-SECTIONS:

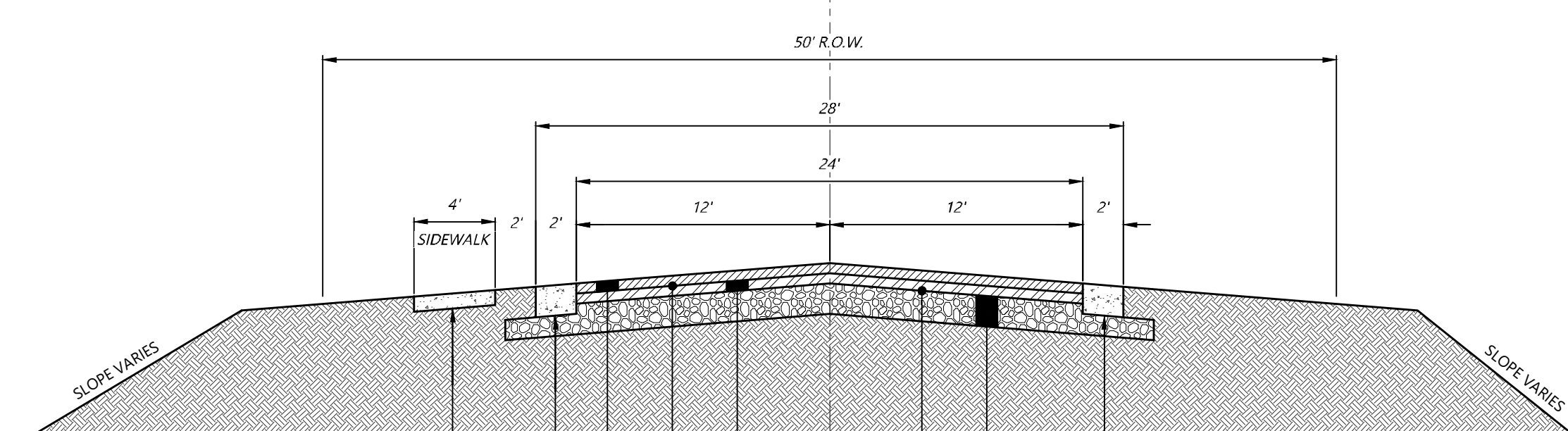


* NO IMPROVEMENTS PROPOSED

PROPOSED ROADWAY CROSS-SECTIONS:



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



- (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) 3/4" 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

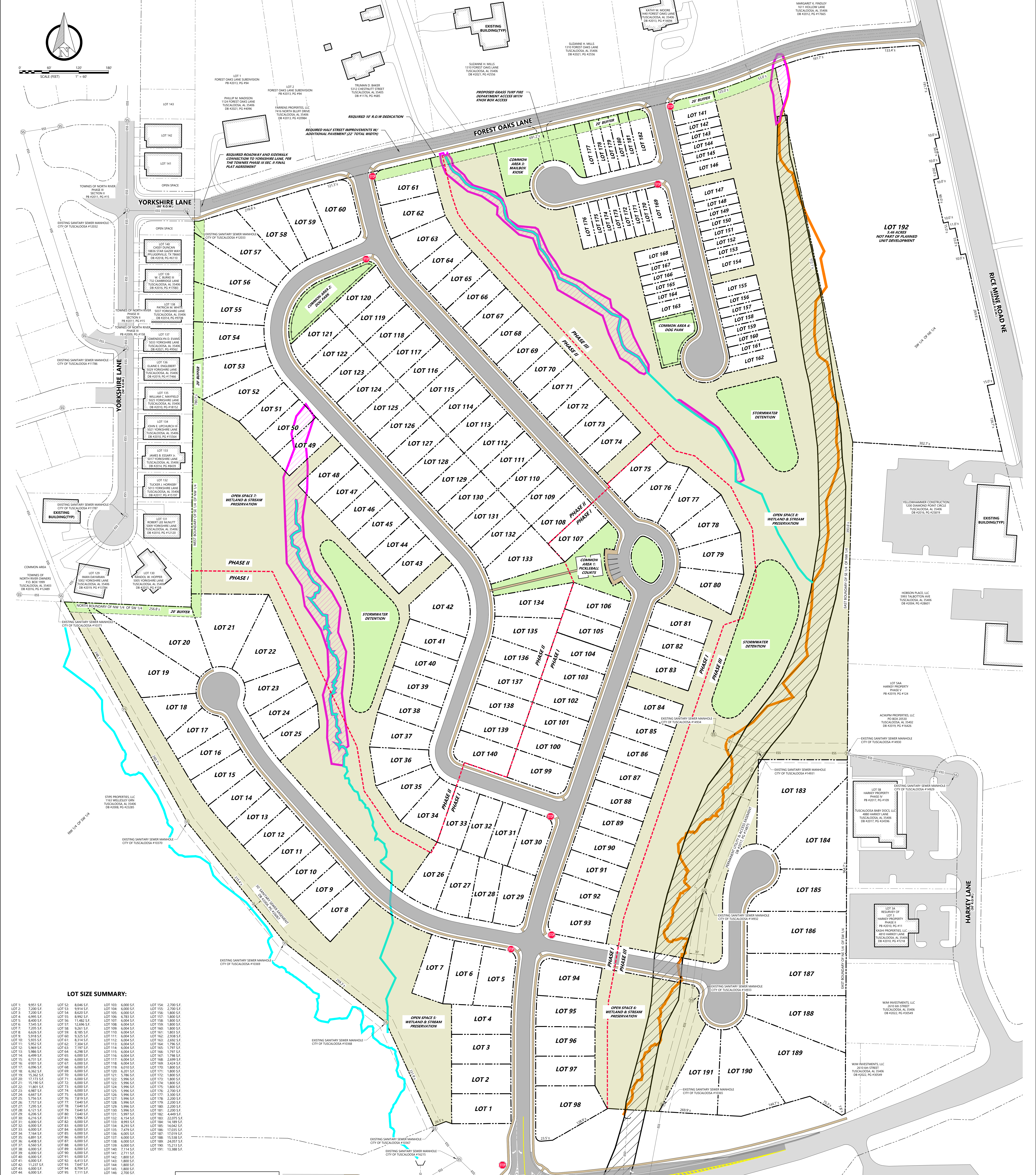
NO.	DATE	DESCRIPTION

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



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





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: 7,304 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: 6,000 S.F.	LOT 68: 6,000 S.F.	LOT 119: 6,010 S.F.
LOT 18: 6,000 S.F.	LOT 69: 6,000 S.F.	LOT 120: 1,800 S.F.
LOT 19: 15,360 S.F.	LOT 70: 6,000 S.F.	LOT 121: 1,800 S.F.
LOT 20: 17,175 S.F.	LOT 71: 6,000 S.F.	LOT 122: 1,800 S.F.
LOT 21: 15,360 S.F.	LOT 72: 6,000 S.F.	LOT 123: 1,800 S.F.
LOT 22: 11,805 S.F.	LOT 73: 6,000 S.F.	LOT 124: 1,800 S.F.
LOT 23: 6,987 S.F.	LOT 74: 6,000 S.F.	LOT 125: 2,700 S.F.
LOT 24: 6,987 S.F.	LOT 75: 7,819 S.F.	LOT 126: 2,700 S.F.
LOT 25: 5,756 S.F.	LOT 76: 7,819 S.F.	LOT 127: 2,700 S.F.
LOT 26: 7,295 S.F.	LOT 77: 7,819 S.F.	LOT 128: 2,700 S.F.
LOT 27: 6,211 S.F.	LOT 78: 7,640 S.F.	LOT 129: 2,700 S.F.
LOT 28: 6,211 S.F.	LOT 79: 7,640 S.F.	LOT 130: 2,700 S.F.
LOT 29: 6,211 S.F.	LOT 80: 7,640 S.F.	LOT 131: 2,700 S.F.
LOT 30: 6,000 S.F.	LOT 81: 7,640 S.F.	LOT 132: 2,700 S.F.
LOT 31: 6,000 S.F.	LOT 82: 6,000 S.F.	LOT 133: 2,700 S.F.
LOT 32: 6,000 S.F.	LOT 83: 6,000 S.F.	LOT 134: 2,700 S.F.
LOT 33: 6,000 S.F.	LOT 84: 6,000 S.F.	LOT 135: 2,700 S.F.
LOT 34: 6,000 S.F.	LOT 85: 6,000 S.F.	LOT 136: 2,700 S.F.
LOT 35: 6,000 S.F.	LOT 86: 6,000 S.F.	LOT 137: 2,700 S.F.
LOT 36: 6,000 S.F.	LOT 87: 6,000 S.F.	LOT 138: 2,700 S.F.
LOT 37: 6,000 S.F.	LOT 88: 6,000 S.F.	LOT 139: 2,700 S.F.
LOT 38: 6,000 S.F.	LOT 89: 6,000 S.F.	LOT 140: 2,700 S.F.
LOT 39: 6,000 S.F.	LOT 90: 6,000 S.F.	LOT 141: 2,700 S.F.
LOT 40: 6,000 S.F.	LOT 91: 6,000 S.F.	LOT 142: 2,700 S.F.
LOT 41: 6,000 S.F.	LOT 92: 6,000 S.F.	LOT 143: 2,700 S.F.
LOT 42: 6,000 S.F.	LOT 93: 6,000 S.F.	LOT 144: 2,700 S.F.
LOT 43: 6,000 S.F.	LOT 94: 6,000 S.F.	LOT 145: 2,700 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: 2,700 S.F.
LOT 46: 6,000 S.F.	LOT 97: 6,000 S.F.	LOT 148: 2,700 S.F.
LOT 47: 6,000 S.F.	LOT 98: 6,000 S.F.	LOT 149: 2,700 S.F.
LOT 48: 6,000 S.F.	LOT 99: 6,000 S.F.	LOT 150: 2,700 S.F.
LOT 49: 6,000 S.F.	LOT 100: 6,000 S.F.	LOT 151: 2,700 S.F.
LOT 50: 6,000 S.F.	LOT 101: 6,000 S.F.	LOT 152: 2,700 S.F.
LOT 51: 5,750 S.F.	LOT 102: 6,000 S.F.	LOT 153: 2,700 S.F.
LOT 52: 6,000 S.F.	LOT 103: 6,000 S.F.	LOT 154: 2,700 S.F.
LOT 53: 6,000 S.F.	LOT 104: 6,000 S.F.	LOT 155: 2,700 S.F.
LOT 54: 6,000 S.F.	LOT 105: 6,000 S.F.	LOT 156: 2,700 S.F.
LOT 55: 6,000 S.F.	LOT 106: 6,000 S.F.	LOT 157: 2,700 S.F.
LOT 56: 6,000 S.F.	LOT 107: 6,000 S.F.	LOT 158: 2,700 S.F.
LOT 57: 6,000 S.F.	LOT 108: 6,000 S.F.	LOT 159: 2,700 S.F.
LOT 58: 6,000 S.F.	LOT 109: 6,000 S.F.	LOT 160: 2,700 S.F.
LOT 59: 6,000 S.F.	LOT 110: 6,000 S.F.	LOT 161: 2,700 S.F.
LOT 60: 6,000 S.F.	LOT 111: 6,000 S.F.	LOT 162: 2,700 S.F.
LOT 61: 6,000 S.F.	LOT 112: 6,000 S.F.	LOT 163: 2,700 S.F.
LOT 62: 6,000 S.F.	LOT 113: 6,000 S.F.	LOT 164: 2,700 S.F.
LOT 63: 6,000 S.F.	LOT 114: 6,000 S.F.	LOT 165: 2,700 S.F.
LOT 64: 6,000 S.F.	LOT 115: 6,000 S.F.	LOT 166: 2,700 S.F.
LOT 65: 6,000 S.F.	LOT 116: 6,000 S.F.	LOT 167: 2,700 S.F.
LOT 66: 6,000 S.F.	LOT 117: 6,000 S.F.	LOT 168: 2,700 S.F.
LOT 67: 6,000 S.F.	LOT 118: 6,000 S.F.	LOT 169: 2,700 S.F.
LOT 68: 6,000 S.F.	LOT 119: 6,000 S.F.	LOT 170: 2,700 S.F.
LOT 69: 6,000 S.F.	LOT 120: 6,000 S.F.	LOT 171: 2,700 S.F.
LOT 70: 6,000 S.F.	LOT 121: 6,000 S.F.	LOT 172: 2,700 S.F.
LOT 71: 6,000 S.F.	LOT 122: 6,000 S.F.	LOT 173: 2,700 S.F.
LOT 72: 6,000 S.F.	LOT 123: 6,000 S.F.	LOT 174: 2,700 S.F.
LOT 73: 6,000 S.F.	LOT 124: 6,000 S.F.	LOT 175: 2,700 S.F.
LOT 74: 6,000 S.F.	LOT 125: 6,000 S.F.	LOT 176: 2,700 S.F.
LOT 75: 6,000 S.F.	LOT 126: 6,000 S.F.	LOT 177: 2,700 S.F.
LOT 76: 6,000 S.F.	LOT 127: 6,000 S.F.	LOT 178: 2,700 S.F.
LOT 77: 6,000 S.F.	LOT 128: 6,000 S.F.	LOT 179: 2,700 S.F.
LOT 78: 6,000 S.F.	LOT 129: 6,000 S.F.	LOT 180: 2,700 S.F.
LOT 79: 6,000 S.F.	LOT 130: 6,000 S.F.	LOT 181: 2,700 S.F.
LOT 80: 6,000 S.F.	LOT 131: 6,000 S.F.	LOT 182: 2,700 S.F.
LOT 81: 6,000 S.F.	LOT 132: 6,000 S.F.	LOT 183: 2,700 S.F.
LOT 82: 6,000 S.F.	LOT 133: 6,000 S.F.	LOT 184: 2,700 S.F.
LOT 83: 6,000 S.F.	LOT 134: 6,000 S.F.	LOT 185: 2,700 S.F.
LOT 84: 6,000 S.F.	LOT 135: 6,000 S.F.	LOT 186: 2,700 S.F.
LOT 85: 6,000 S.F.	LOT 136: 6,000 S.F.	LOT 187: 2,700 S.F.
LOT 86: 6,000 S.F.	LOT 137: 6,000 S.F.	LOT 188: 2,700 S.F.
LOT 87: 6,000 S.F.	LOT 138: 6,000 S.F.	LOT 189: 2,700 S.F.
LOT 88: 6,000 S.F.	LOT 139: 6,000 S.F.	LOT 190: 2,700 S.F.
LOT 89: 6,000 S.F.	LOT 140: 6,000 S.F.	LOT 191: 2,700 S.F.
LOT 90: 6,000 S.F.	LOT 141: 6,000 S.F.	LOT 192: 2,700 S.F.
LOT 91: 6,000 S.F.	LOT 142: 6,000 S.F.	LOT 193: 2,700 S.F.
LOT 92: 6,000 S.F.	LOT 143: 6,000 S.F.	LOT 194: 2,700 S.F.
LOT 93: 6,000 S.F.	LOT 144: 6,000 S.F.	LOT 195: 2,700 S.F.
LOT 94: 6,000 S.F.	LOT 145: 6,000 S.F.	LOT 196: 2,700 S.F.
LOT 95: 6,000 S.F.	LOT 146: 6,000 S.F.	LOT 197: 2,700 S.F.
LOT 96: 6,000 S.F.	LOT 147: 6,000 S.F.	LOT 198: 2,700 S.F.
LOT 97: 6,000 S.F.	LOT 148: 6,000 S.F.	LOT 199: 2,700 S.F.
LOT 98: 6,000 S.F.	LOT 149: 6,000 S.F.	LOT 200: 2,700 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 PLANNING INFORMATION IS NOT BASED ON A FIELD SURVEY.
- 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-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
205-561-0600

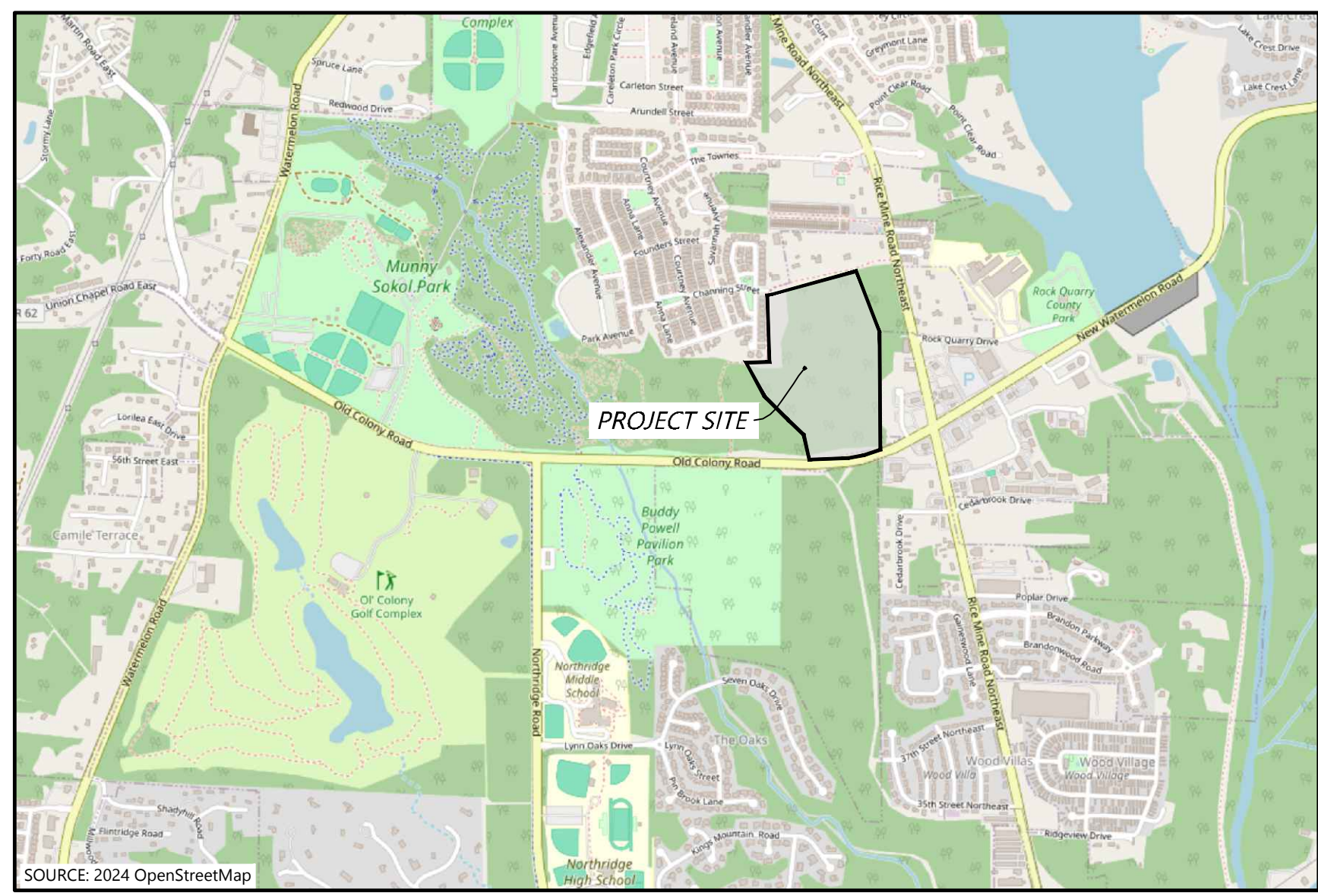
SYMBOLS LEGEND

- 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

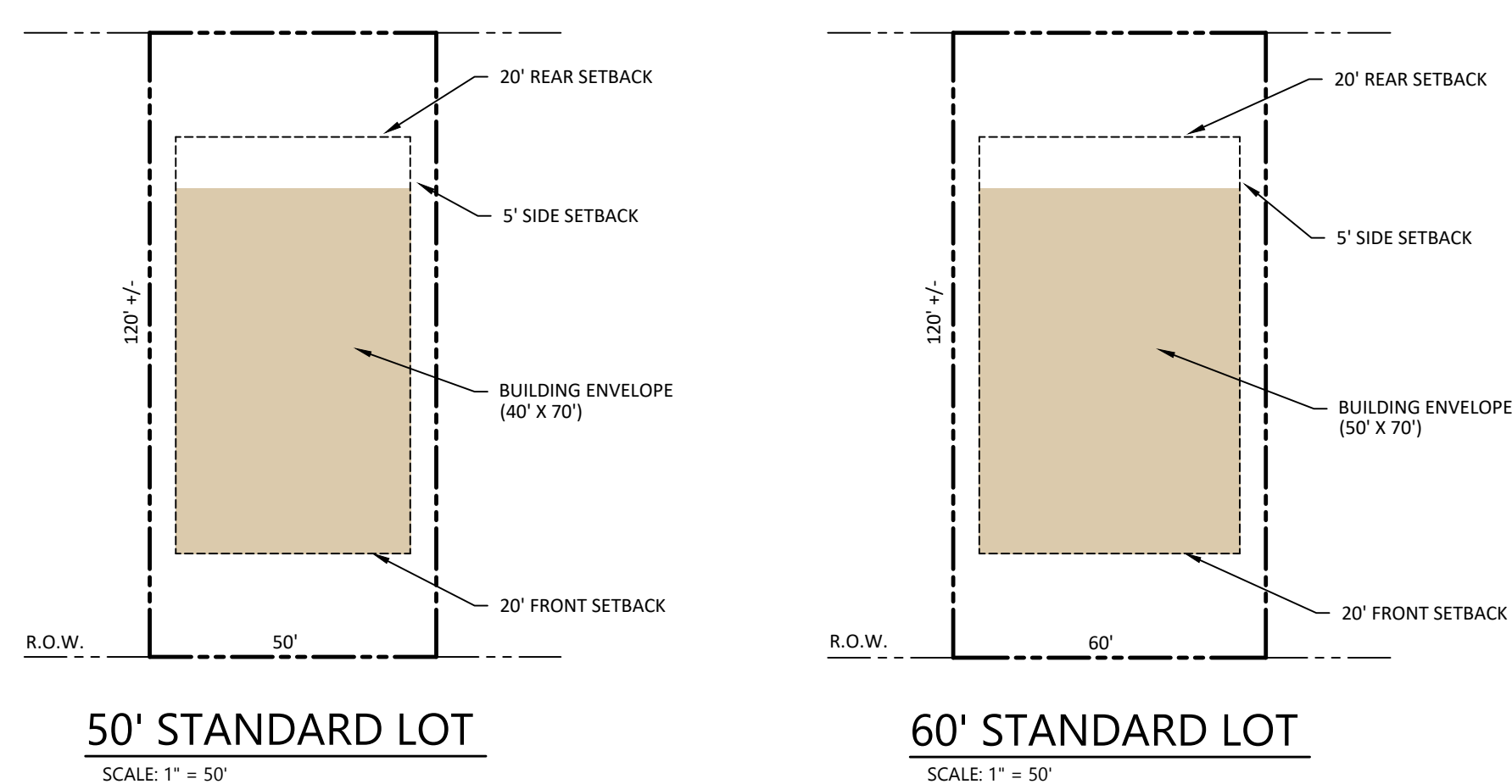
- FLOODPLAIN BOUNDARY
- FLOODWAY AREAS IN ZONE AE
- THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
- AREAS DETERMINED TO BE OUTSIDE THE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





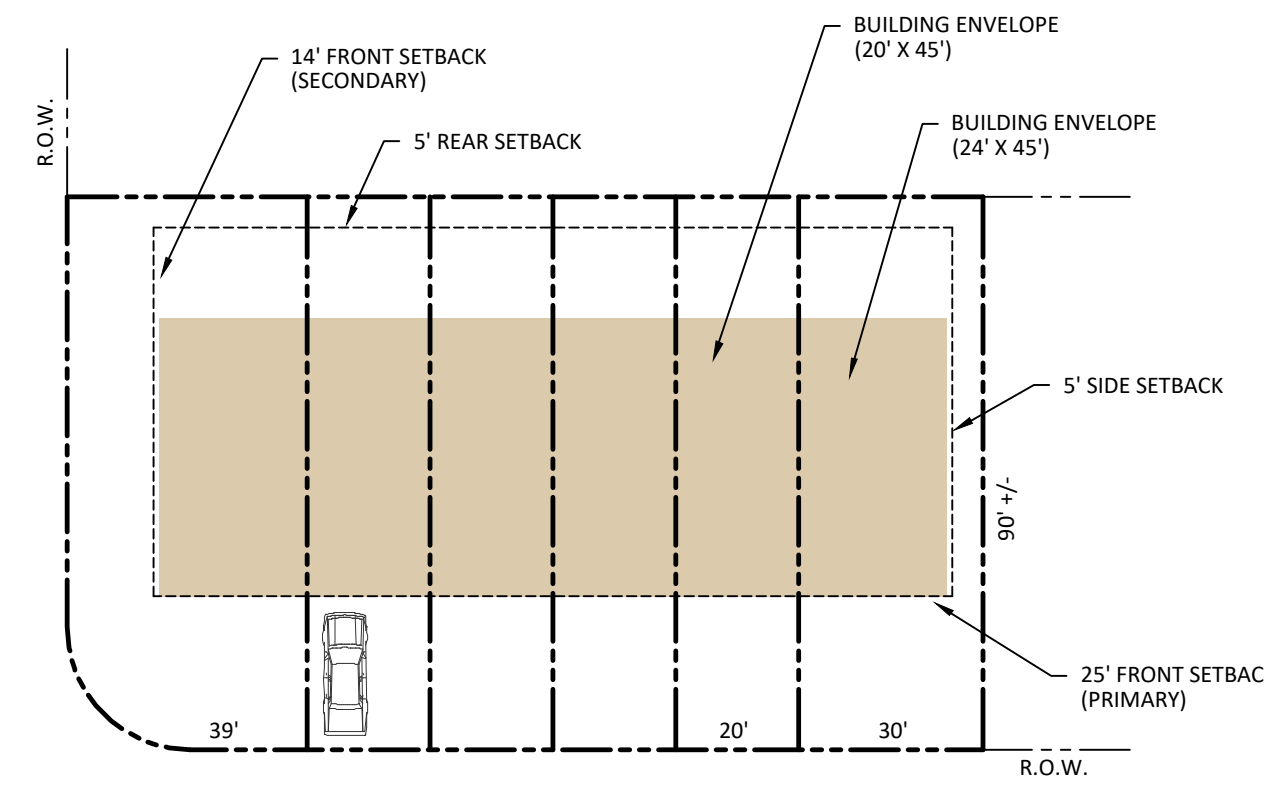
VICINITY MAP
NOT TO SCALE

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
1165 WELLESLEY GREEN
TUSCALOOSA, AL 35406

APPLICANT & DEVELOPER:

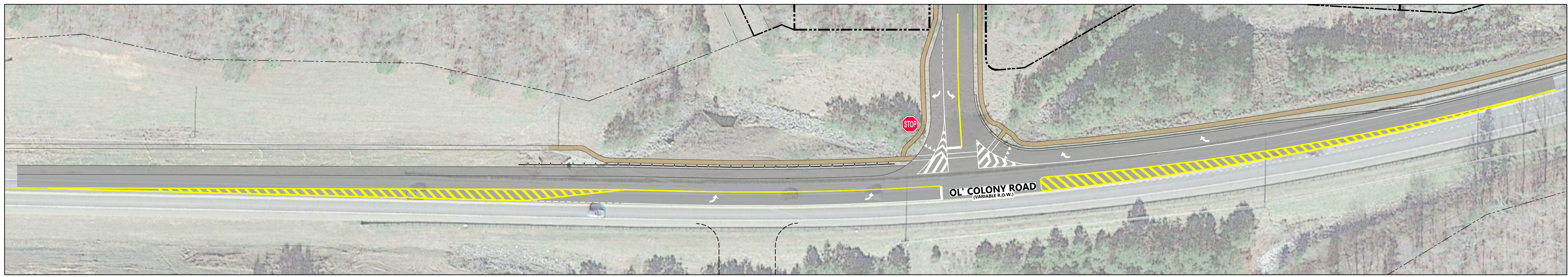
68 VENTURES, LLC
26651 PIEDAZZER LANE, SUITE A
DANNING, AL 36826

NOTES:

- PROPERTY TO BE SUBDIVIDED - 62.46 AC ± TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 57.00 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. 81125C0348G, 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.

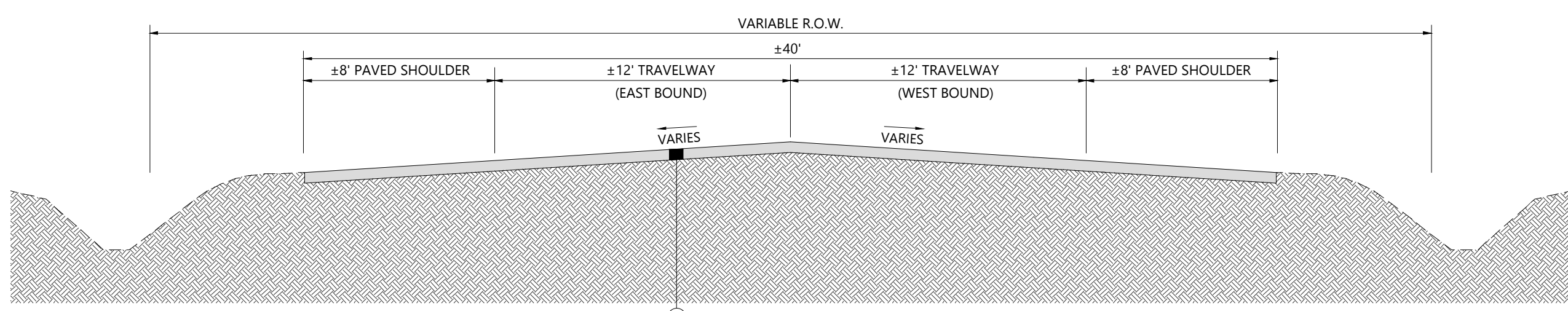
VARIANCE REQUESTS:

- 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 R50 AND HAS DIRECT ACCESS TO OL' COLONY ROAD.

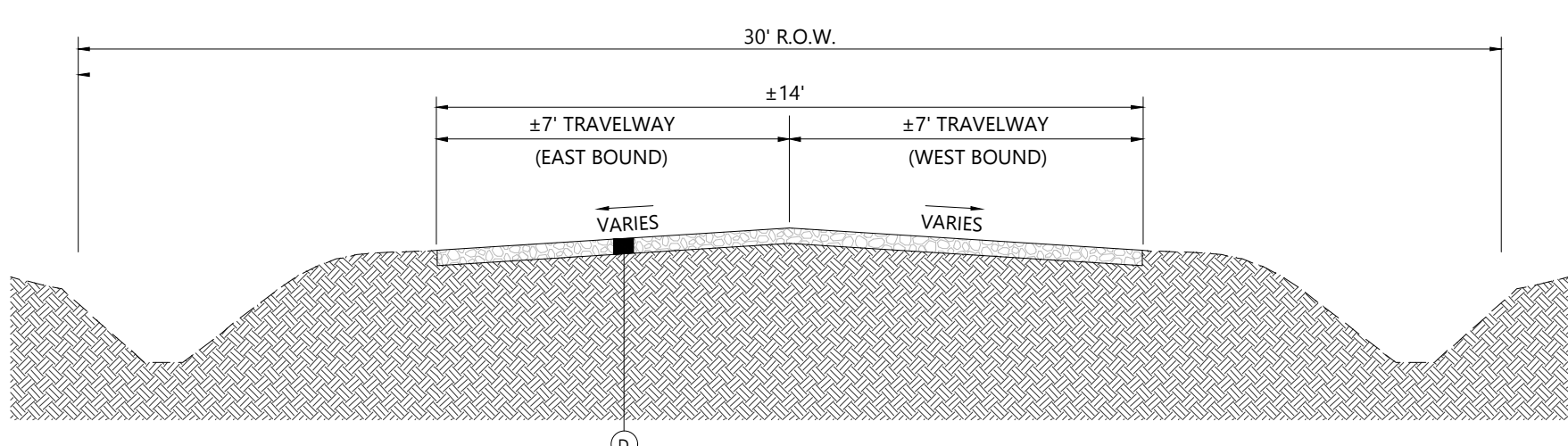


OL' COLONY ROAD - PLAN VIEW IMPROVEMENTS
1" = 40'

EXISTING ROADWAY CROSS-SECTIONS:

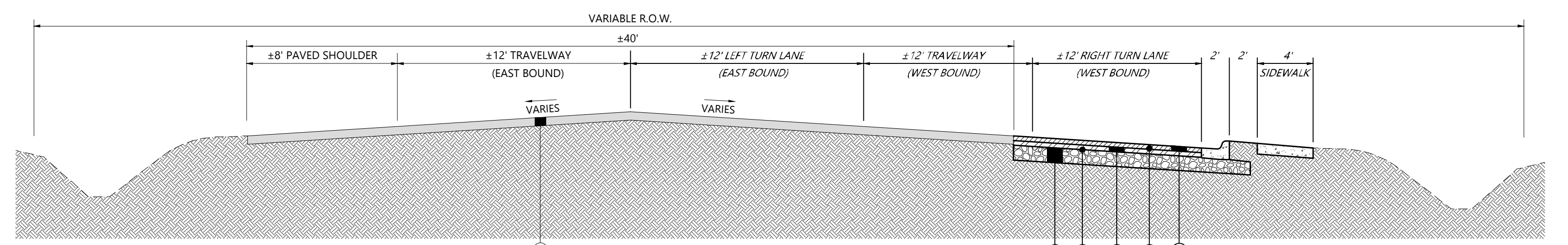


EXISTING STREET SECTION - OL' COLONY ROAD
N.T.S.

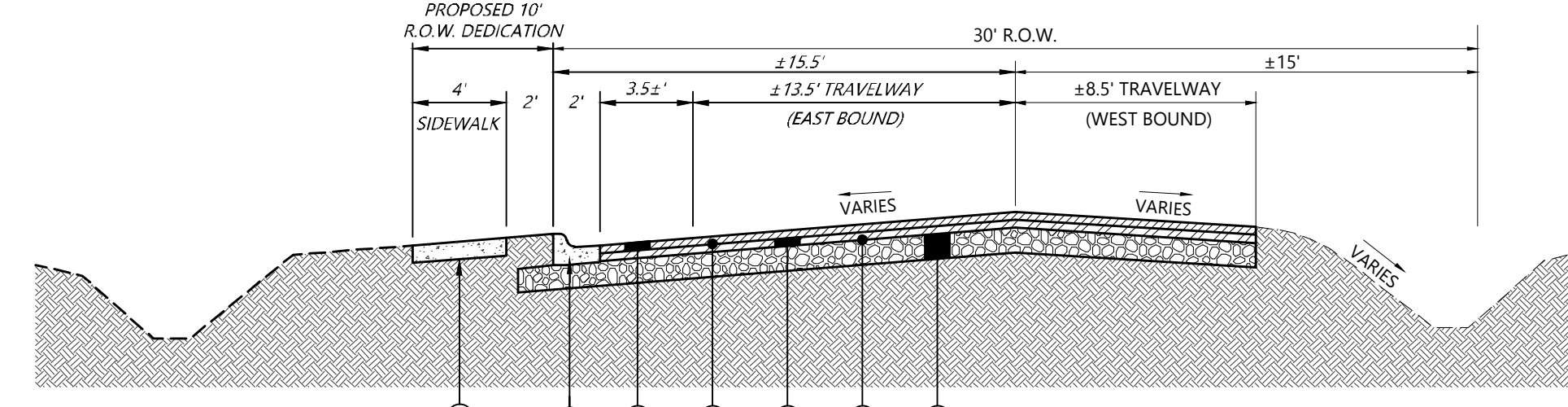


EXISTING STREET SECTION - FOREST OAKS LANE
N.T.S.

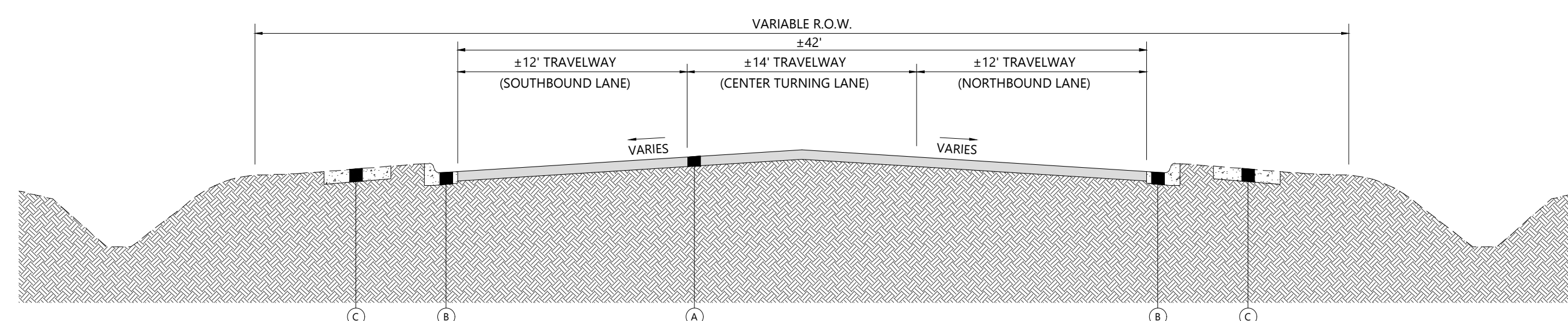
PROPOSED ROADWAY CROSS-SECTIONS:



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

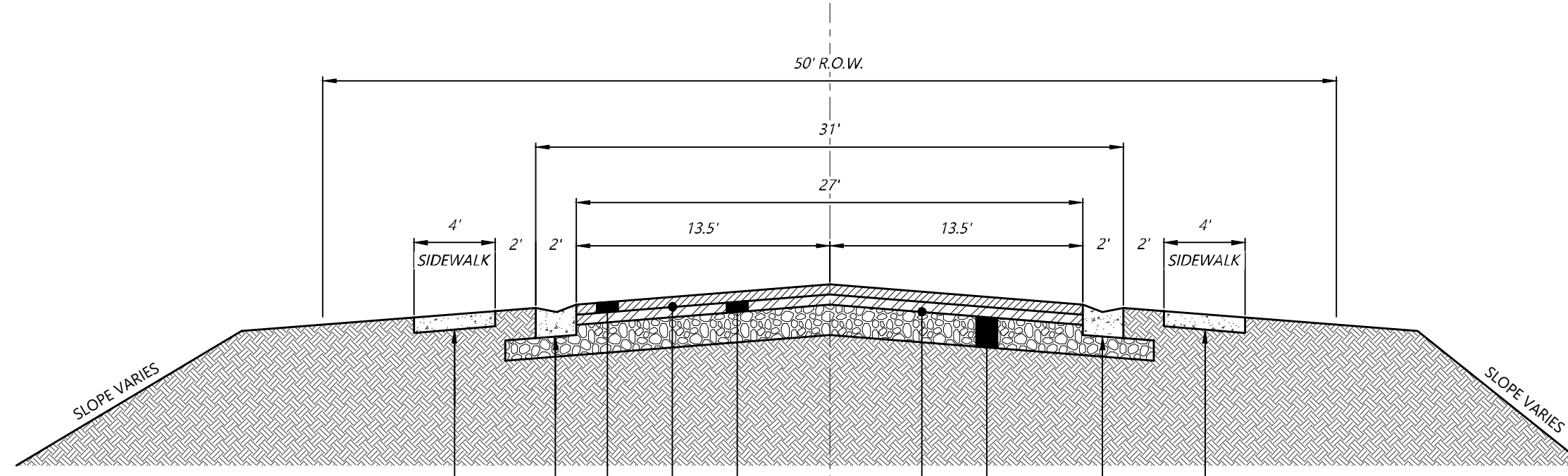


HALF STREET IMPROVEMENTS - FOREST OAK LANE
N.T.S.



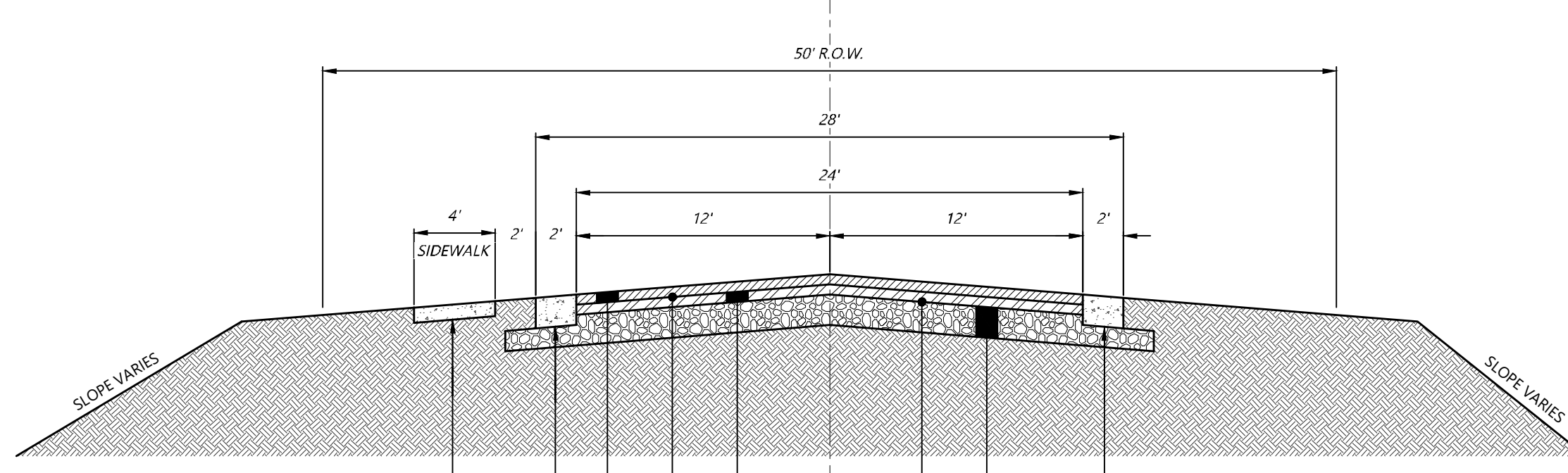
EXISTING STREET SECTION - RICE MINE ROAD NE
N.T.S.

* 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, 1 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: 23_246



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



VARIANCE REQUESTS

Project: Lou's Landing

Date: March 15, 2024

Stub Street: The applicant 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.