



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.

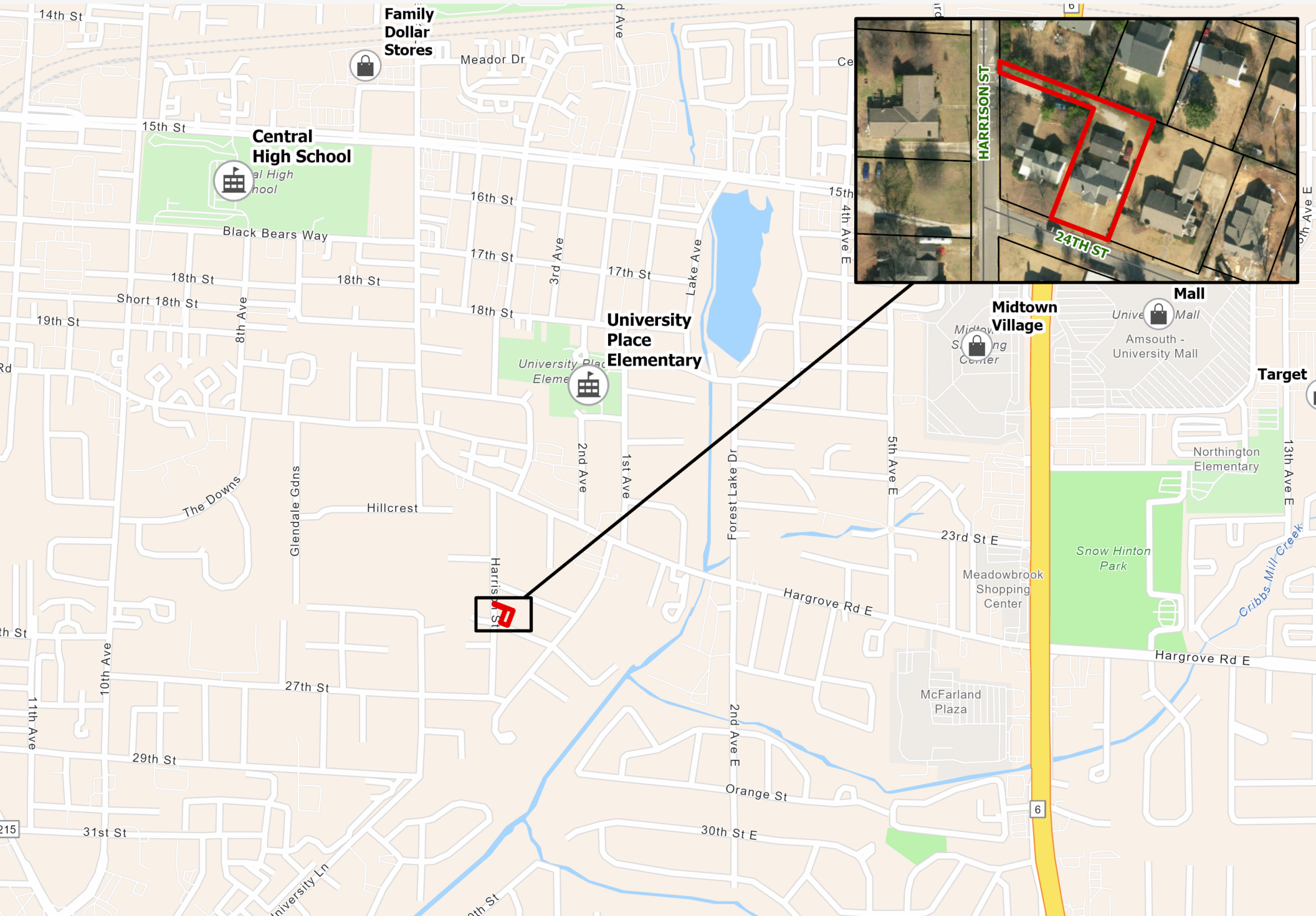
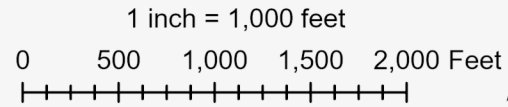
Signature: John Perez Date: _____

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

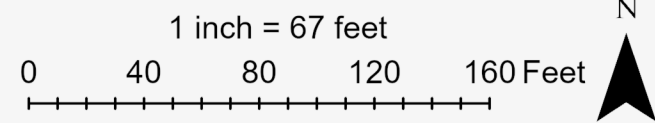


312 24th Street



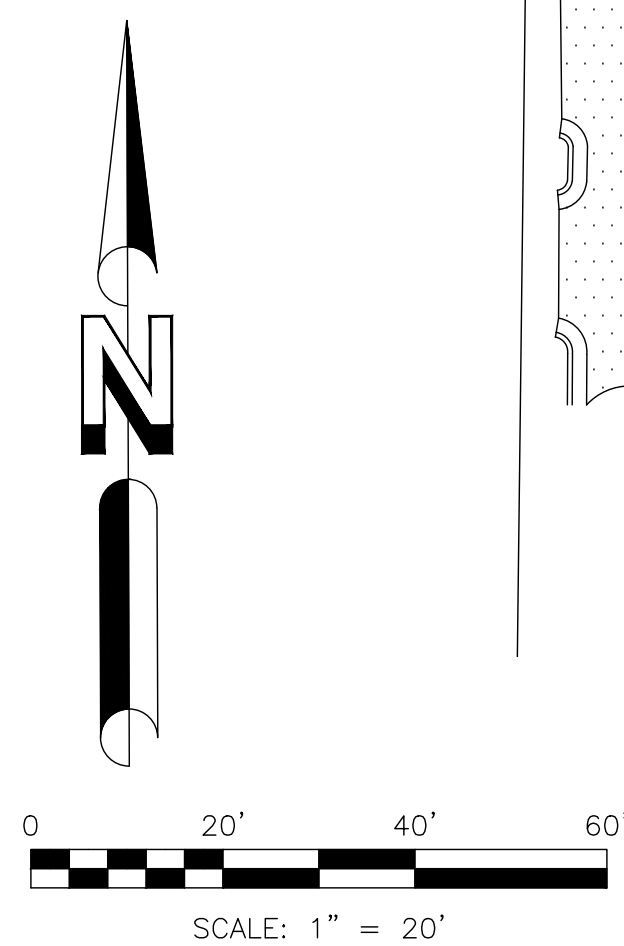
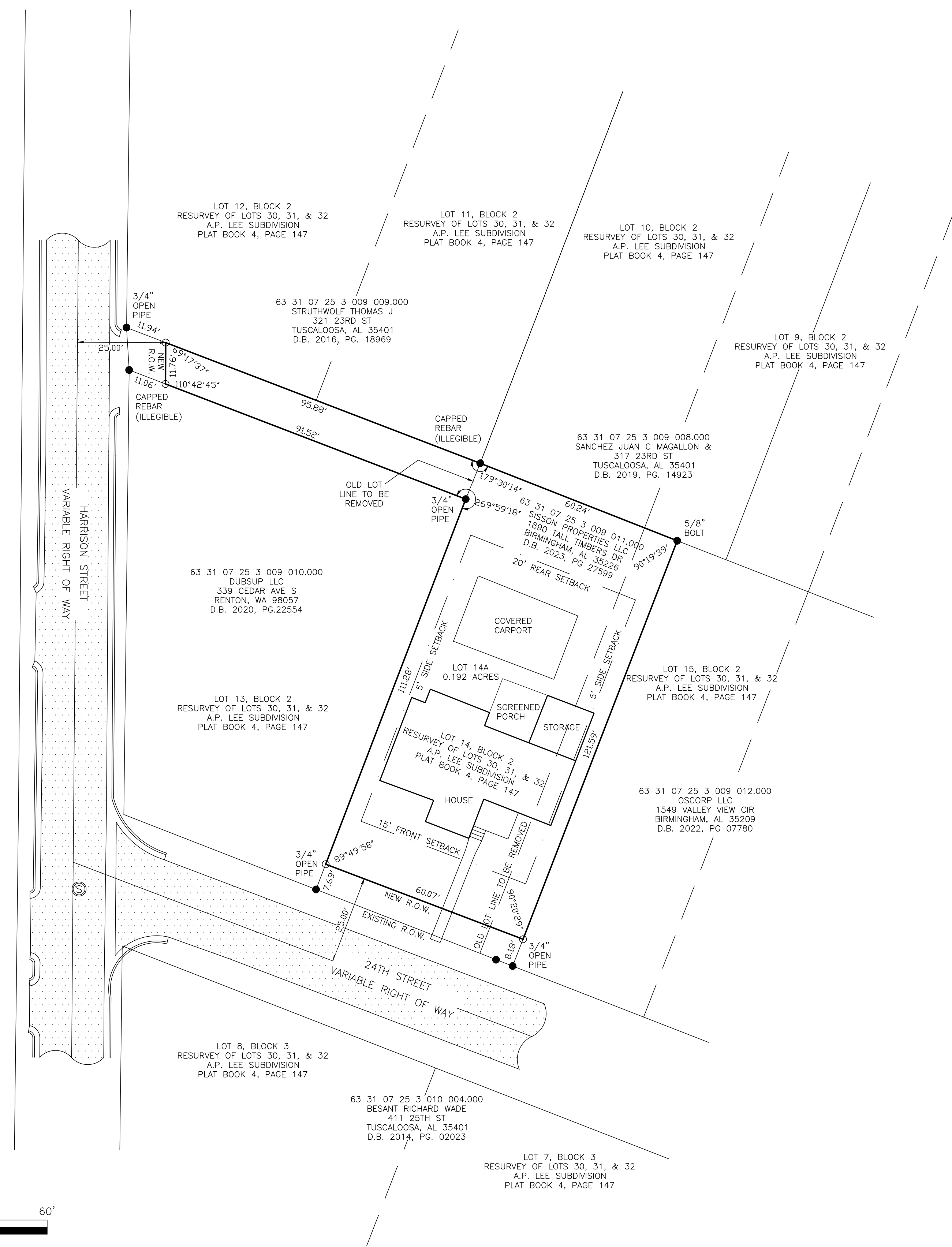


312 24th Street



RESURVEY OF LOT 14, AND A PORTION OF LOTS 13 & 15, BLOCK 2, OF THE RESURVEY OF LOTS 30, 31, & 32 A.P. LEE SUBDIVISION PLAT BOOK 4, PAGE 147

SITUATED IN THE SW 1/4 OF SECTION 25
TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA



STATE OF ALABAMA
TUSCALOOSA COUNTY

I, John M. Perez, Professional Land Surveyor in the State of Alabama, for the firm of On Point Surveying LLC, Helena, Alabama hereby state that I have surveyed the property shown hereon and designated as "RESURVEY OF LOT 14, AND A PORTION OF LOTS 13 & 15, BLOCK 2, OF THE RESURVEY OF LOTS 30, 31, & 32 A.P. LEE SUBDIVISION, PLAT BOOK 4, PAGE 147" and being situated in the Southwest Quarter Section 25, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, and that this plat is a true and correct mapping of said survey; I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, and the undersigned owner Christopher K. Sisson as registered agent of Sisson Properties LLC, hereby accepts and adopts said survey and plat.

BY: _____ Date _____
John M. Perez
Alabama License No. 30354

BY: _____ Date _____
Christopher K. Sisson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that John M. Perez, whose name is signed to the forgoing certificate as Surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the _____ day of _____ 2024.

Notary Public _____ My Commission Expires _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Christopher K. Sisson, whose name is signed to the forgoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the _____ day of _____ 2024.

Notary Public _____ My Commission Expires _____

This plat is approved by the Office of the City Engineer of the City of Tuscaloosa, Alabama.

City Engineer

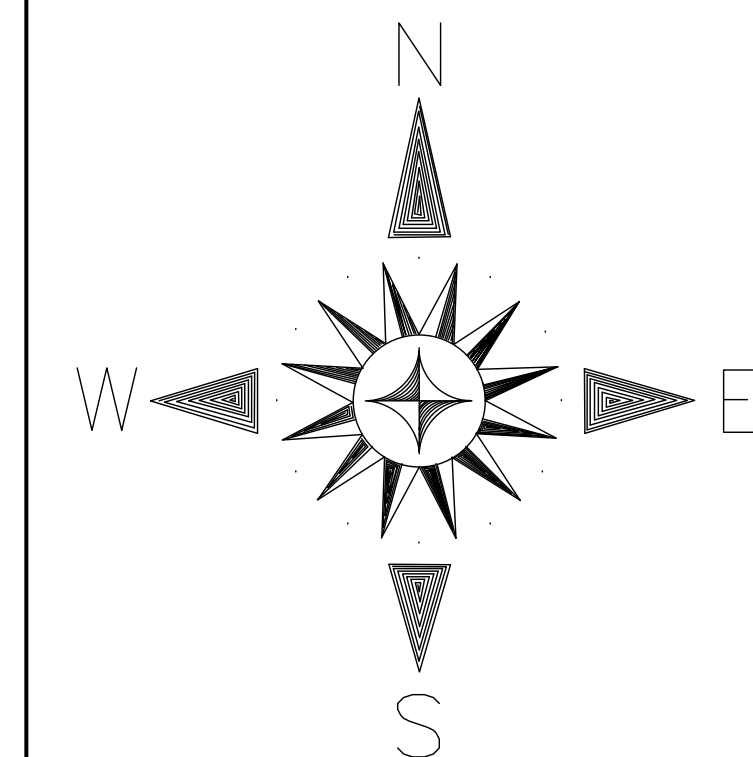
This plat is approved by the Planning and Zoning Commission of the City of Tuscaloosa, Alabama.

Secretary

This plat is approved by the Engineering Department of the County of Tuscaloosa, Alabama.

County Engineer

The lot(s) on this plat are subject to approval or deletion by the Tuscaloosa County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said Health Department and are made part of this plat as if set out hereon.



VICINITY MAP



NOT TO SCALE

LEGEND

- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - <R> = REFERENCED INFORMATION
 - <M> = MEASURED
- ASPHALT

THE LOT ON THIS SUBDIVISION IS LOCATED WITHIN THE TUSCALOOSA COUNTY LIMITS AND IS ZONED RD-1.

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Panel No. 01125C0508G, which bears an effective date of January 16, 2014 and IS NOT in a special flood hazard area.

ON POINT SURVEYING, LLC
4011 Virginia Lane
Helena, Alabama 35080
Ph: 205-706-9508 onpointsurveying.pro
Alabama CA# 1171-LS expires 12/31/2025

RECORD PLAT
FOR:
CHRIS SISSON
1890 TALL TIMBERS DRIVE
HOOVER, AL 35226

DRAWN BY: JP
CHECKED BY: JP
FIELD CREW: JP
APPROVED BY: JP
DATE: 04/01/2024
SCALE: 1" = 20'
Page 1 OF 1

PROJECT NO.
24-0012

NO.	REVISION	DATE	BY

RESURVEY OF LOT 14, AND A PORTION OF LOTS 13 & 15, BLOCK 2, OF THE RESURVEY OF LOTS 30, 31, & 32 A.P. LEE SUBDIVISION, PLAT BOOK 4, PAGE 147 TUSCALOOSA COUNTY, ALABAMA



ON POINT SURVEYING

ON POINT SURVEYING, LLC
4011 VIRGINIA LANE
HELENA, AL 35080
TELEPHONE: (205) 706-9508

April 1, 2024

City of Tuscaloosa Office of Urban Development- Planning Division
2201 University Blvd.
Tuscaloosa, AL 35401

On Point Surveying is acting as agent for Chris Sisson of Sisson Properties on preliminary subdivision plat S-20-24 located at 312 24th St, Tuscaloosa, AL. The parcel # is 63 31 07 25 3 009 011.000. We are requesting the following two variances from the subdivision regulations.

Variances:

1. We would like a lot configuration variance for creation of a flag lot. We are not actually creating a flag lot. The owner already owns all of the land area shown on the plat according to his recorded deed. There is also road frontage along 24th street so it is not only accessible by the flag portion.
2. We would like a variance from the topographic map requirement. There is not any grading proposed for this existing lot. The owners intent is to add a building addition to the rear of the house. The lot is already on a primarily flat grade and will not require any site work.

John Perez

John M Perez, PLS
On Point Surveying
4011 Virginia Ln
Helena, AL 35080