



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: \_\_\_\_\_

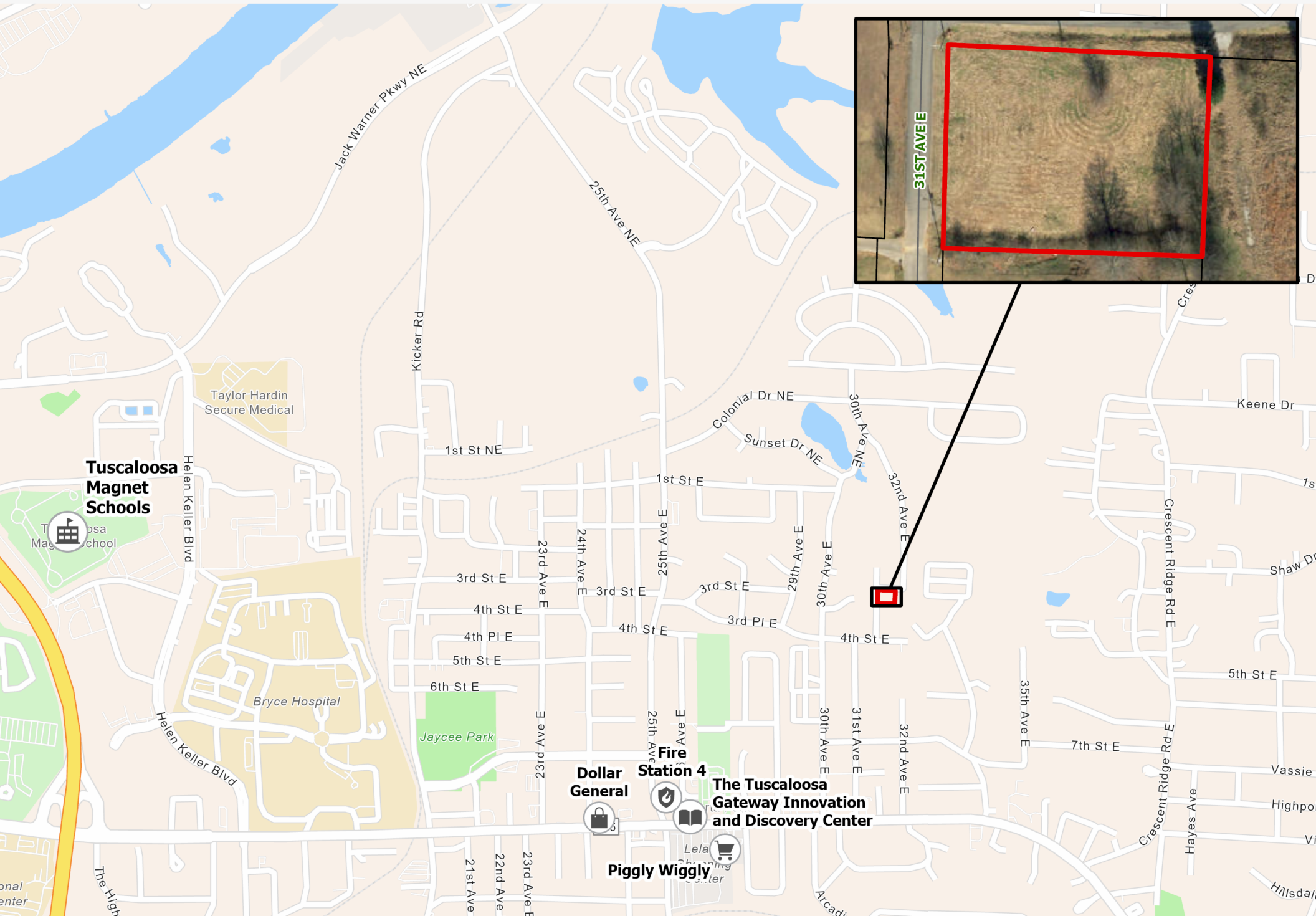
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl Lady Kassama  
Planning Division Tuscaloosa, AL 35401 Email: lkassama@tuscaloosa.com



# 311 31st Avenue East

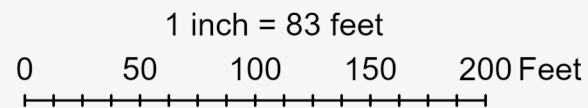
1 inch = 1,250 feet  
0 625 1,250 1,875 2,500 Feet







# 311 31st Avenue East





NOTES:  
 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C05286 EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION").

2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.

#) ALL DISTANCES IN CURVES ARE TO THE CHORD.

4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE SHOWN ON THIS PLAN ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION, NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.

5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.

6) THIS PROPERTY IS LOCATED IN CITY OF TUSCALOOSA - ZONED R1

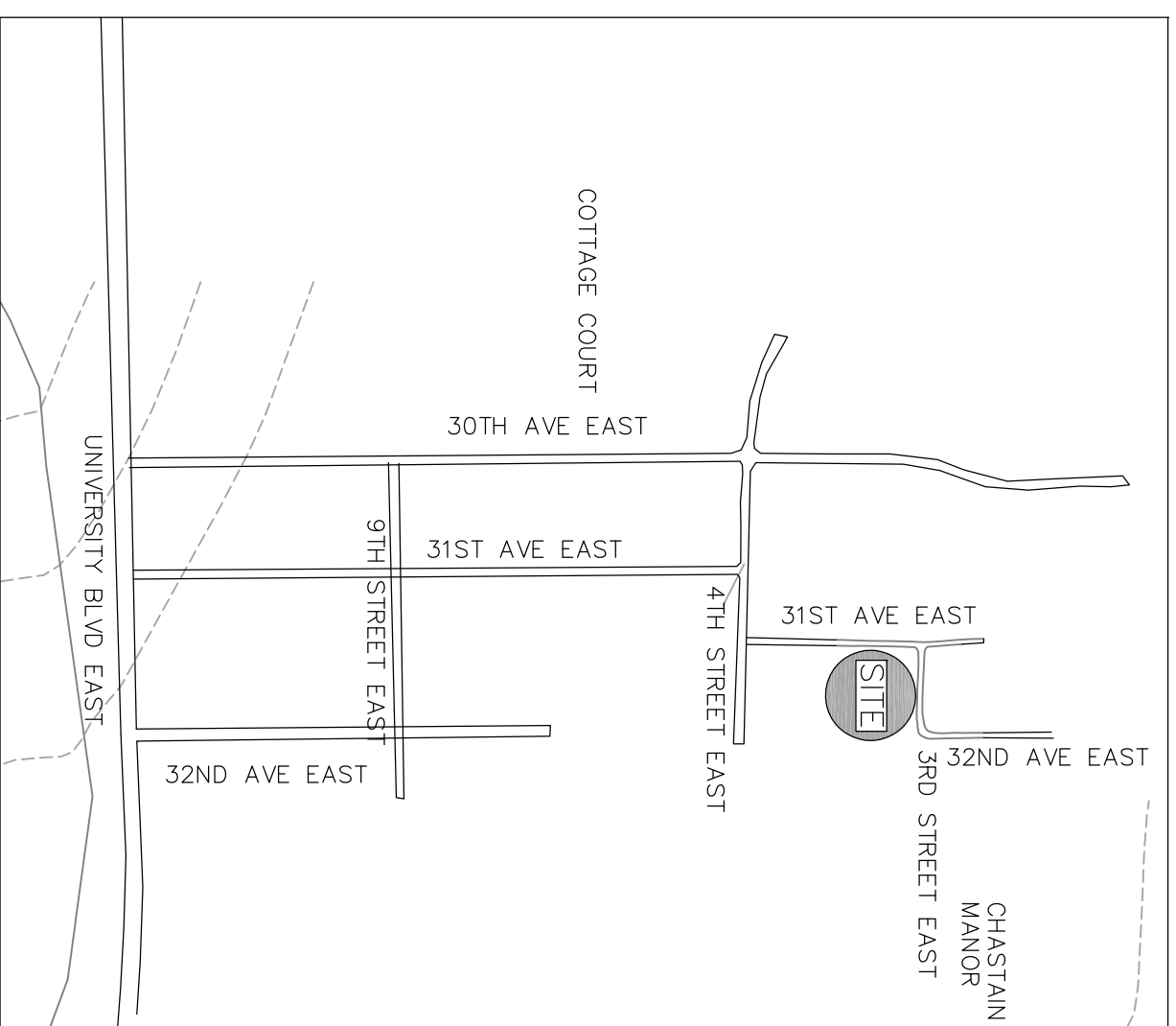
7) LOTS SERVED BY THE CITY OF TUSCALOOSA WATER AND SEWER SYSTEM AND ALL OTHER PUBLIC AND PRIVATE UTILITIES.

8) ALL LOTS MEET OR EXCEED THE MINIMUM LOT SIZE OF R-1 ZONING OF 12,000 SQUARE FEET.

8) WAIVERS REQUESTED  
 NONE

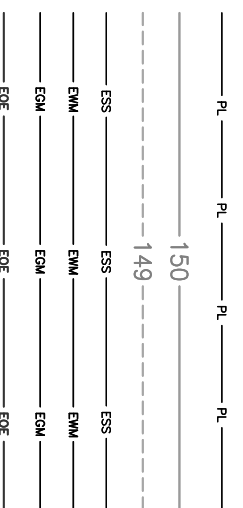
OWNER/DEVELOPER: 0.88 ACRES SOLELY OWNED AND DEVELOPED

63 30 04 17 4 001 019.000  
 DOUG JOHNSON  
 1759 UPPER LAKE DR  
 COTTONDALE, AL 35453



TYPICAL STREET SECTION - 31ST AVE EAST  
 ASPHALT PAVEMENT-NO IMPROVEMENTS PLANNED  
 INCREASE ROW TO 25' FROM CENTERLINE EAST SIDE

TYPICAL STREET SECTION - 3RD STREET EAST  
 ASPHALT PAVEMENT-NO IMPROVEMENTS PLANNED



EXISTING PROPERTY LINE  
 EXISTING CONTOUR 5' INTERVAL  
 EXISTING SANITARY SEWER MAIN  
 EXISTING WATER MAIN  
 EXISTING GAS MAIN  
 EXISTING OVERHEAD ELECTRICAL  
 EXISTING SANITARY SEWER MANHOLE  
 EXISTING WATER VALVE  
 EXISTING FIRE HYDRANT  
 EXISTING WATER METER  
 EXISTING POWER POLE

● R/W FOUND  
 ○ 1/2" REBAR and CAP SET (CA-965-1S)  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 FIRE HYDRANT



Montgomery and Hinkle, inc.

Professional Land Surveyors

203 Hargrove Road East  
 Tuscaloosa, AL 35401  
 Tuscaldonaldsurvey.com  
 Phone - (205) 248-7396 - Fax - (205) 248-7398

kevin@mhsurvey.com  
 mofry@mhsurvey.com  
 office@mhsurvey.com

INFORMATION SOURCES

D.B. ??, P. ??  
 INSTRUMENT ??  
 P.B. ??, P. ??

JOHNSON ADDITION TO ALBERTA

Part of the SW 1/4 of the SE 1/4 of Section 17  
 Township 21 South, Range 9 West  
 TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:

D.B. 2016, P. 12397

Source of Info. SEE ABOVE

Field Work 03/24  
 Survey Type - pre bid  
 Field Book dc  
 ACAD File 2403-019-pre  
 COGO File 2403-019

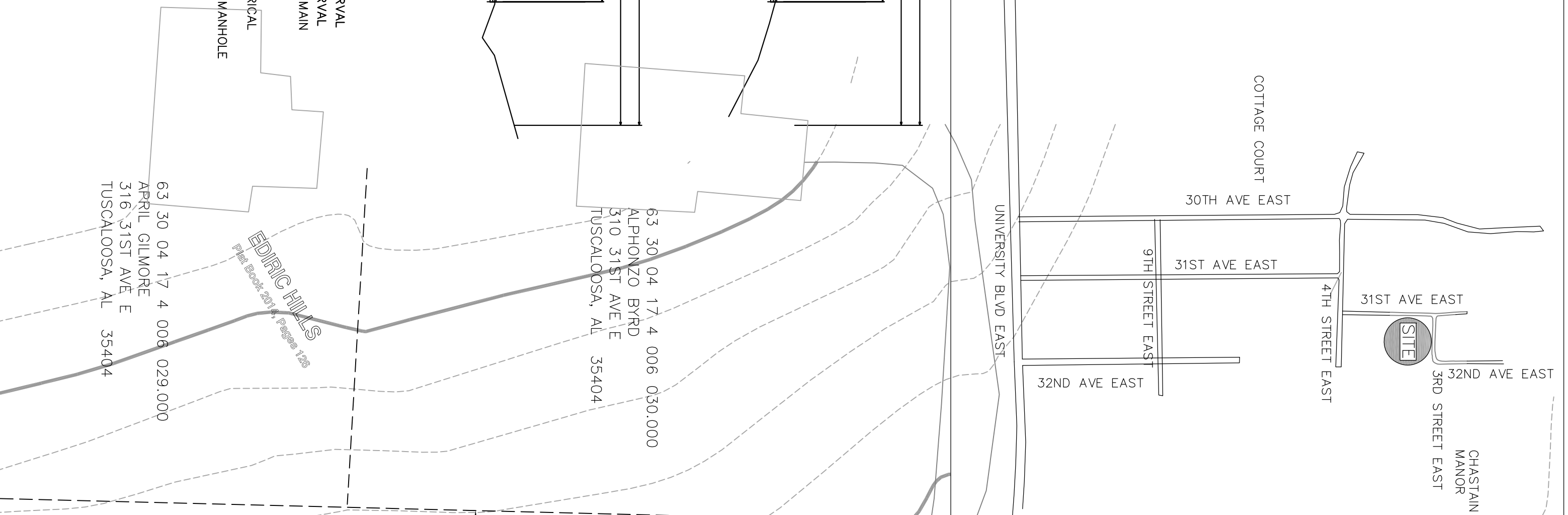
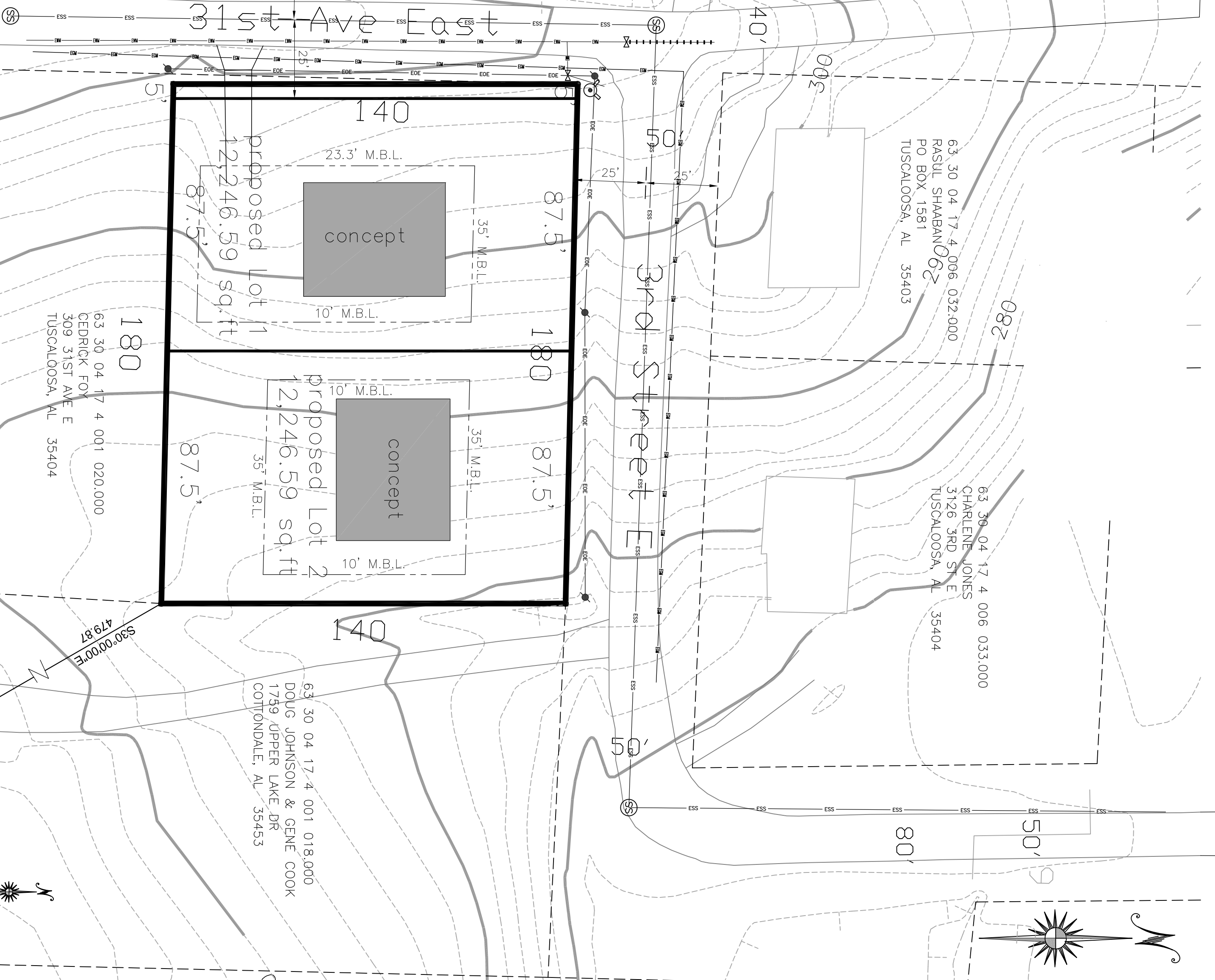
Job No. 2403-019

Date 03/14/2024  
 Scale 1" = 30'  
 Drawn By kh  
 Approved By BKH  
 Sheet 1

SCALE: 1" = 30 FEET



SOUTHEAST CORNER  
 SW 1/4 of the SE 1/4  
 Section 17  
 Township 21 South  
 Range 9 West  
 BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



63 30 04 17 4 006 029.000  
 APRIL GILMORE  
 316 31ST AVE E  
 TUSCALOOSA, AL 35404

63 30 04 17 4 006 030.000  
 ALPHONZO BYRD  
 310 31ST AVE E  
 TUSCALOOSA, AL 35404

63 30 04 17 4 006 032.000  
 RASUL SHAABAN  
 PO BOX 1581  
 TUSCALOOSA, AL 35403

63 30 04 17 4 006 033.000  
 CHARLENE JONES  
 3126 3RD ST E  
 TUSCALOOSA, AL 35404

63 30 04 17 4 001 018.000  
 DOUG JOHNSON & GENE COOK  
 1759 UPPER LAKE DR  
 COTTONDALE, AL 35453

63 30 04 17 4 001 020.000  
 CEDRICK FOY  
 309 31ST AVE E  
 TUSCALOOSA, AL 35404



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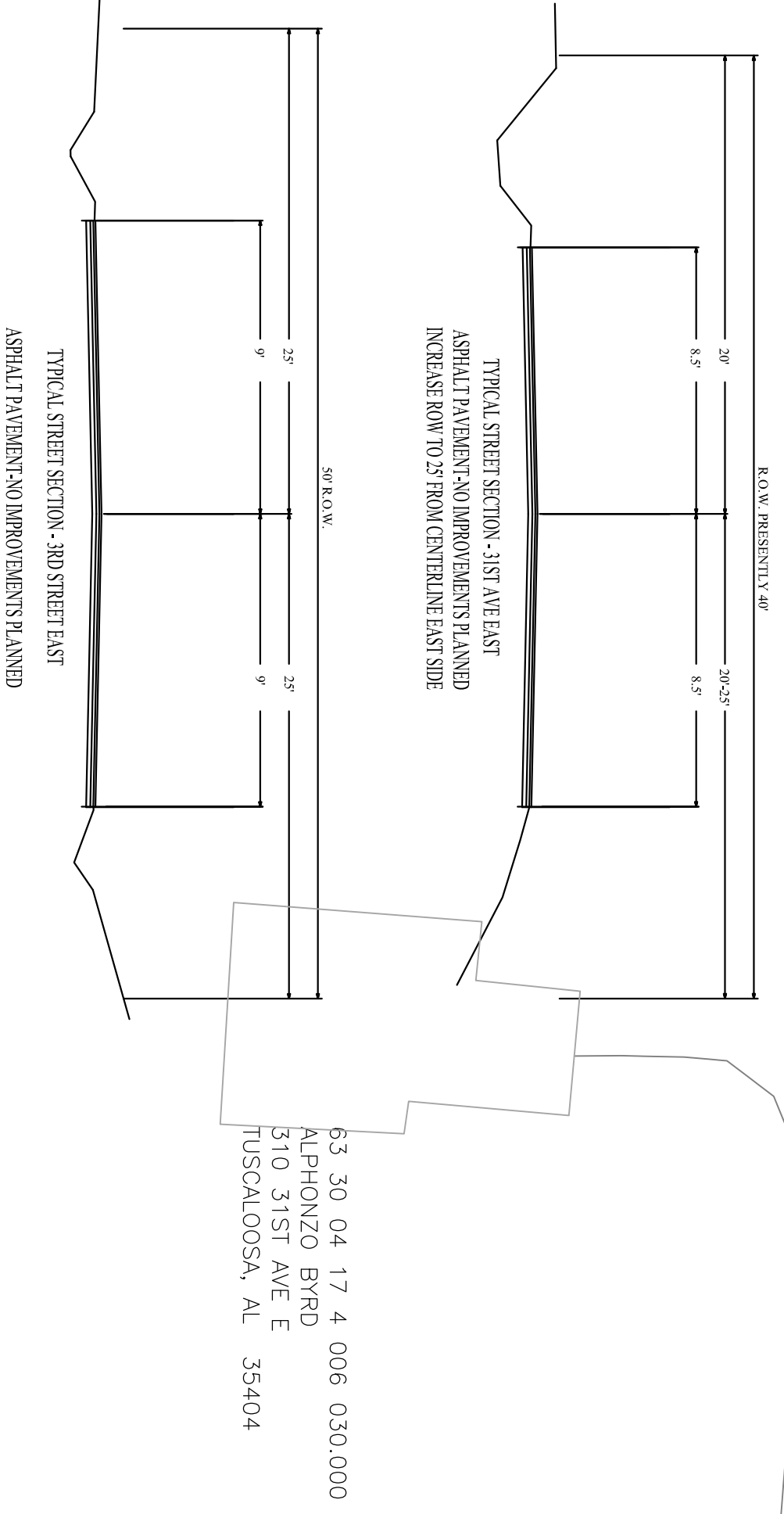
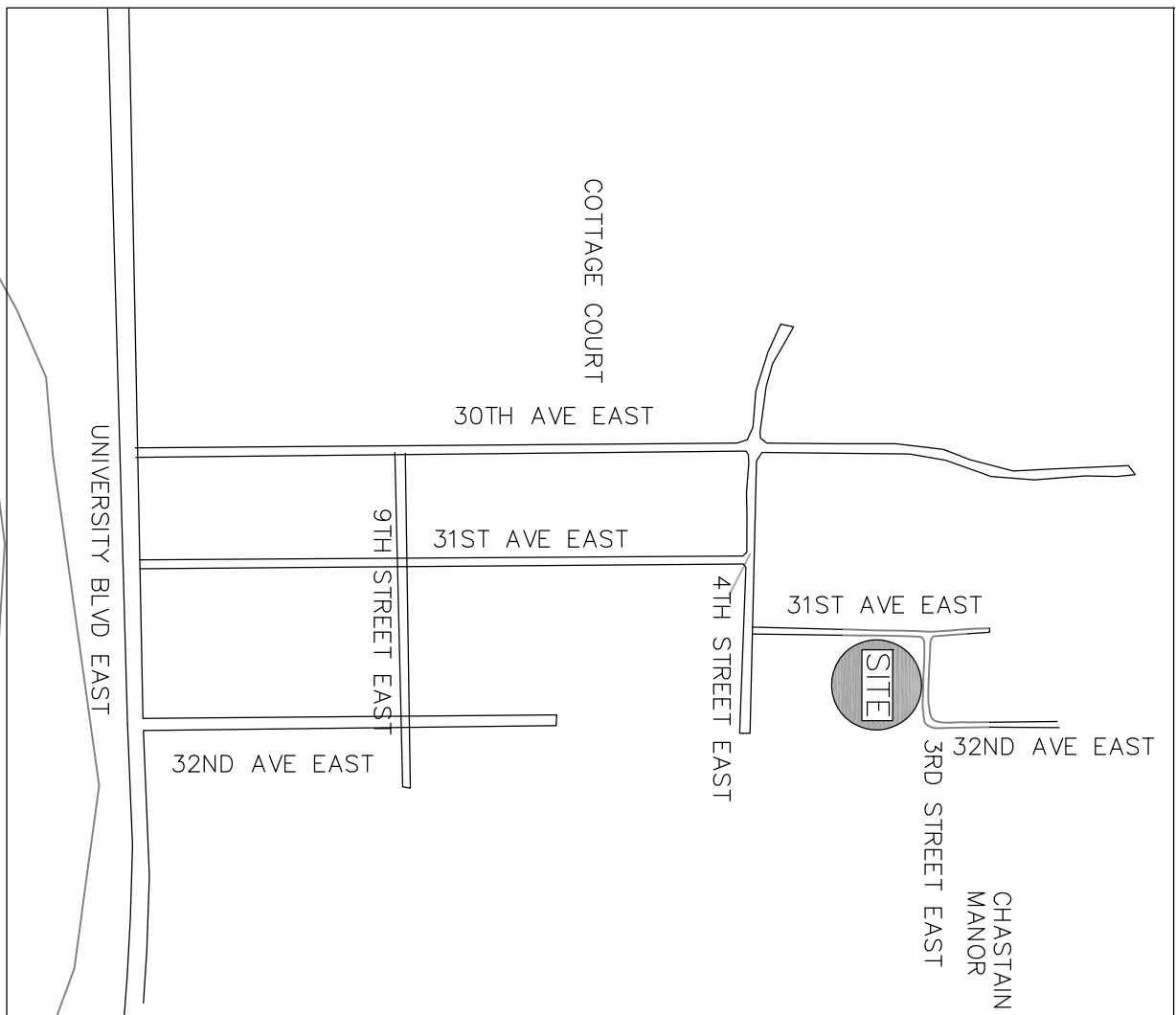
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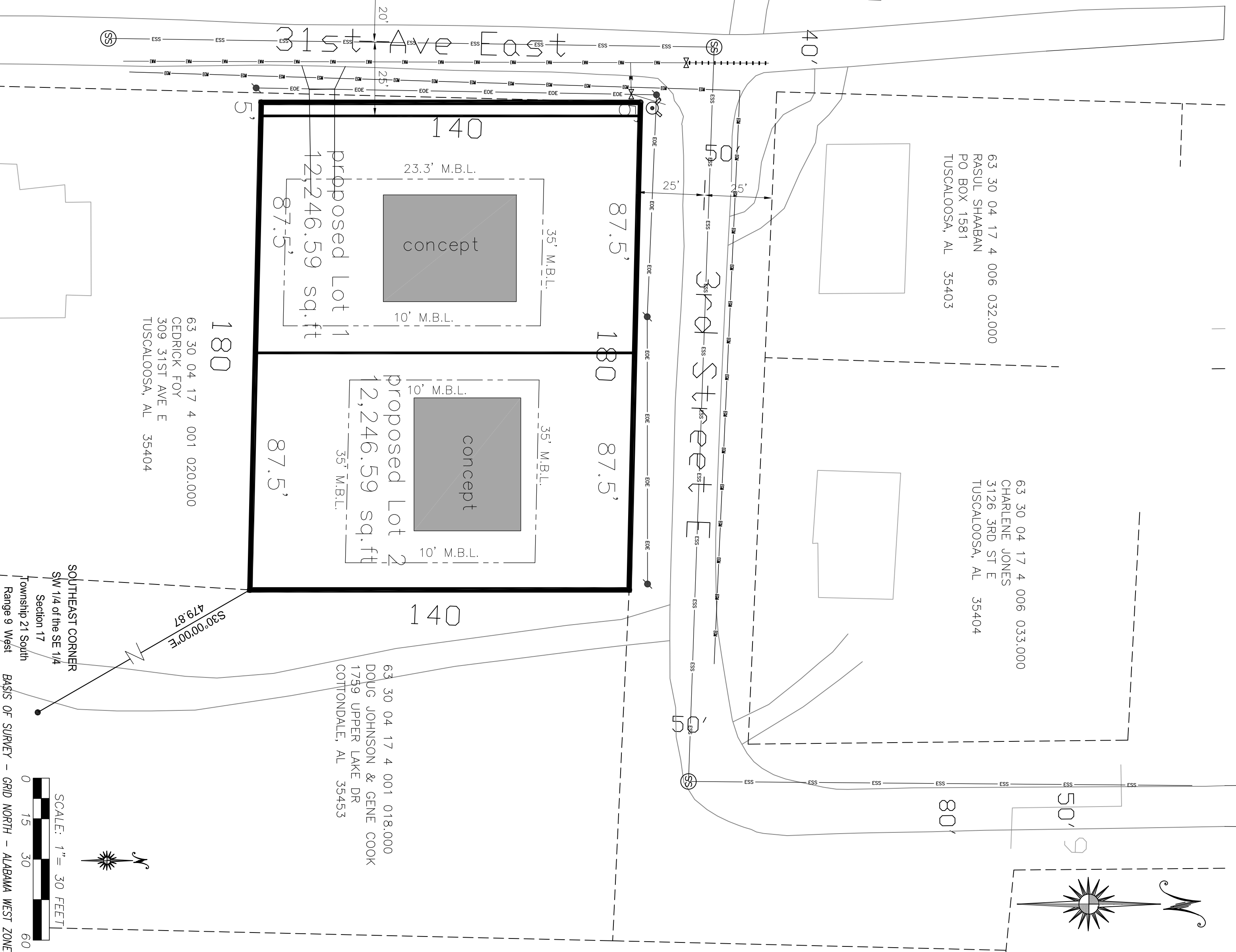
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EDRIG HILLS  
 Plat Book 2014, Page 128