



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: _____

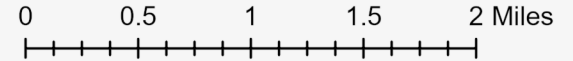
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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

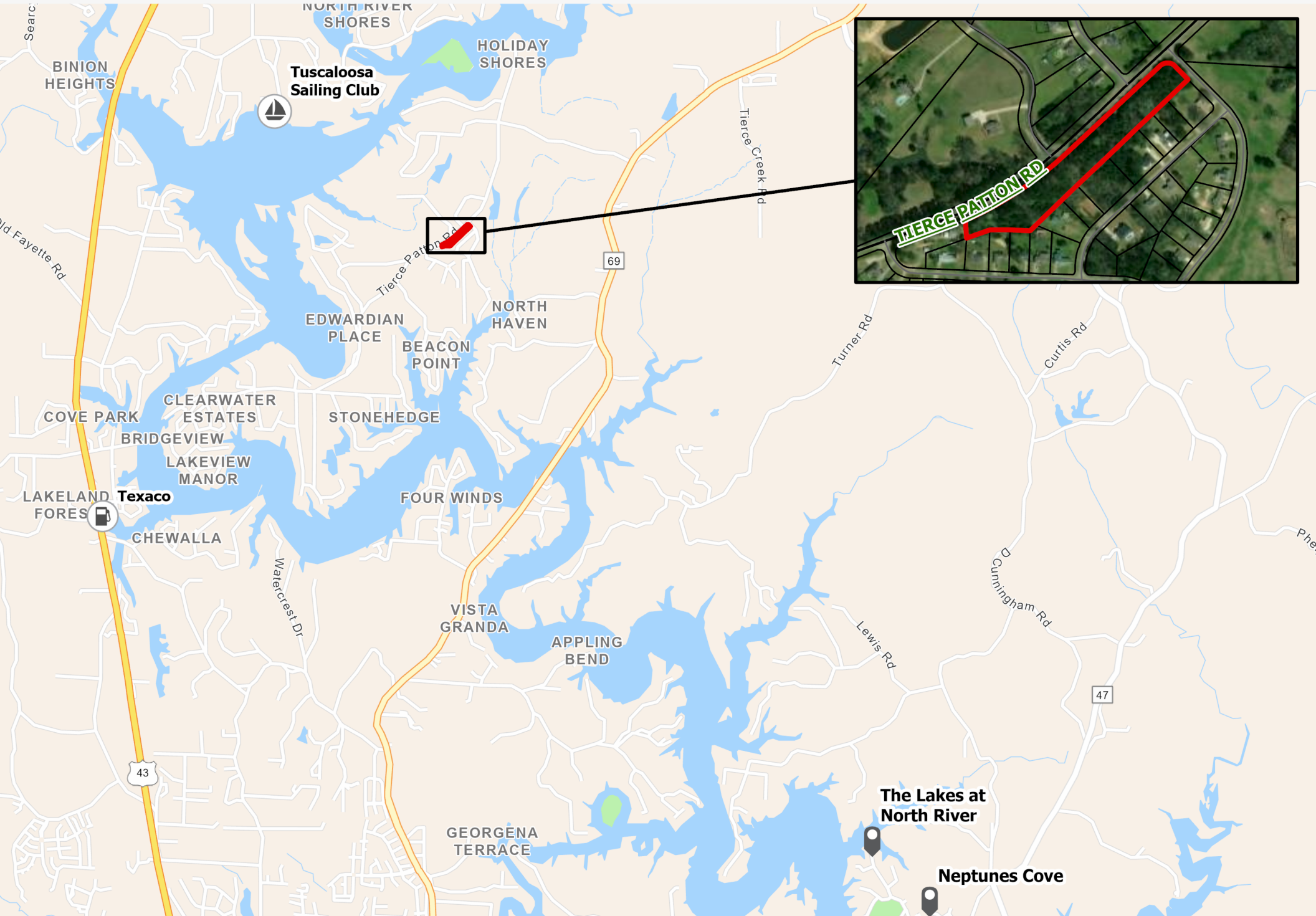


Tierce Patton Road

1 inch = 4,500 feet

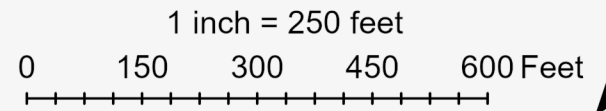


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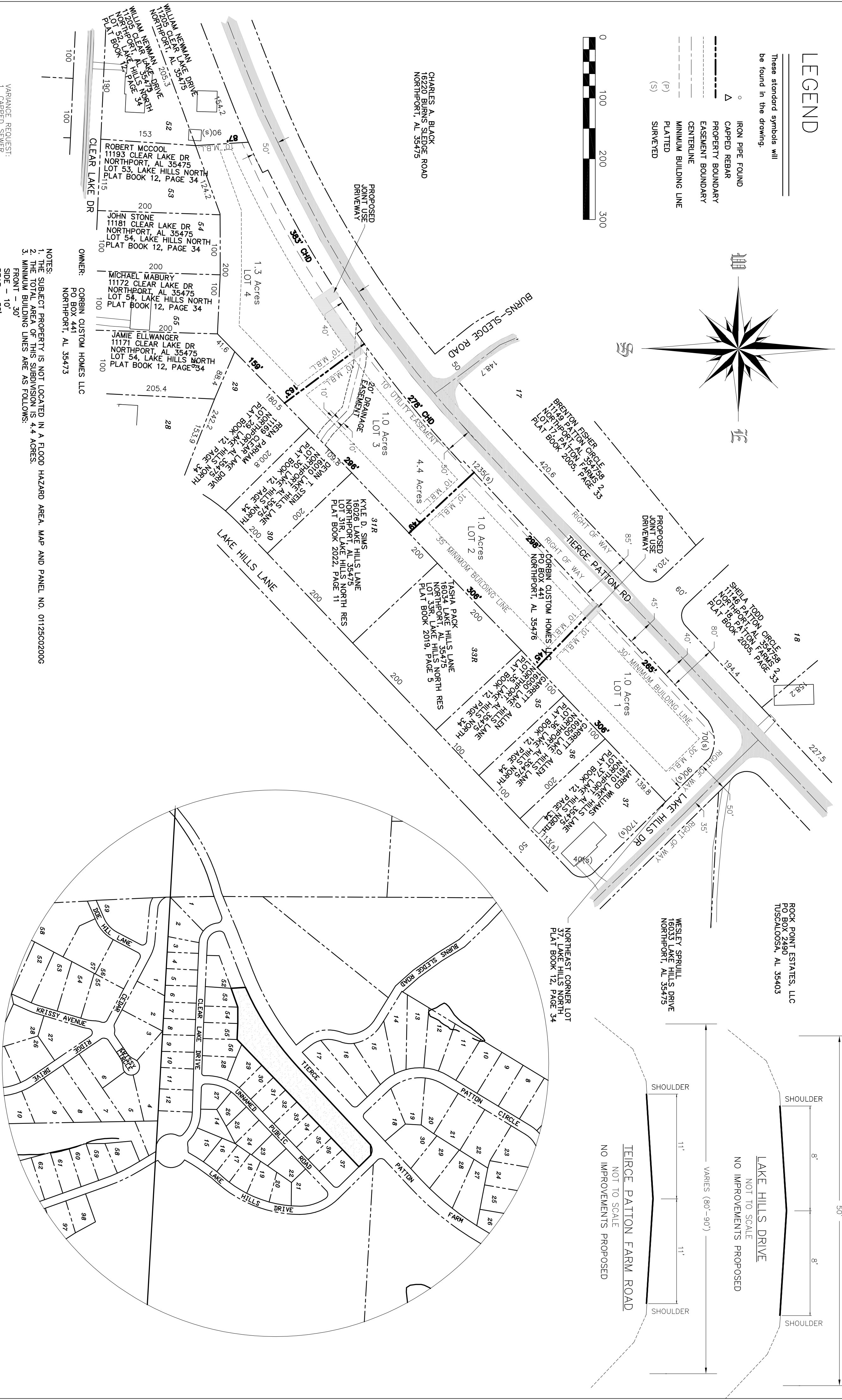
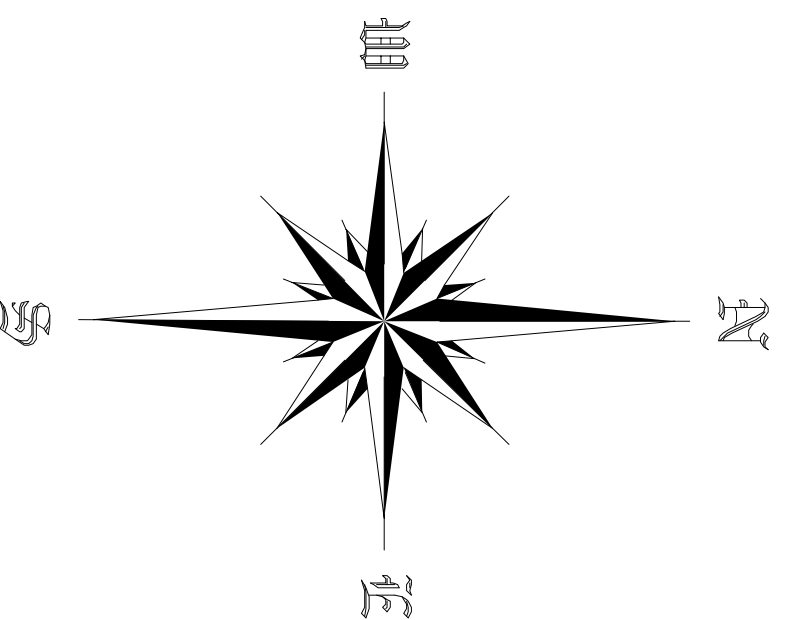
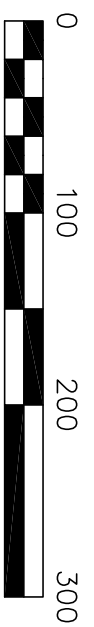
Tierce Patton Road



LEGEND

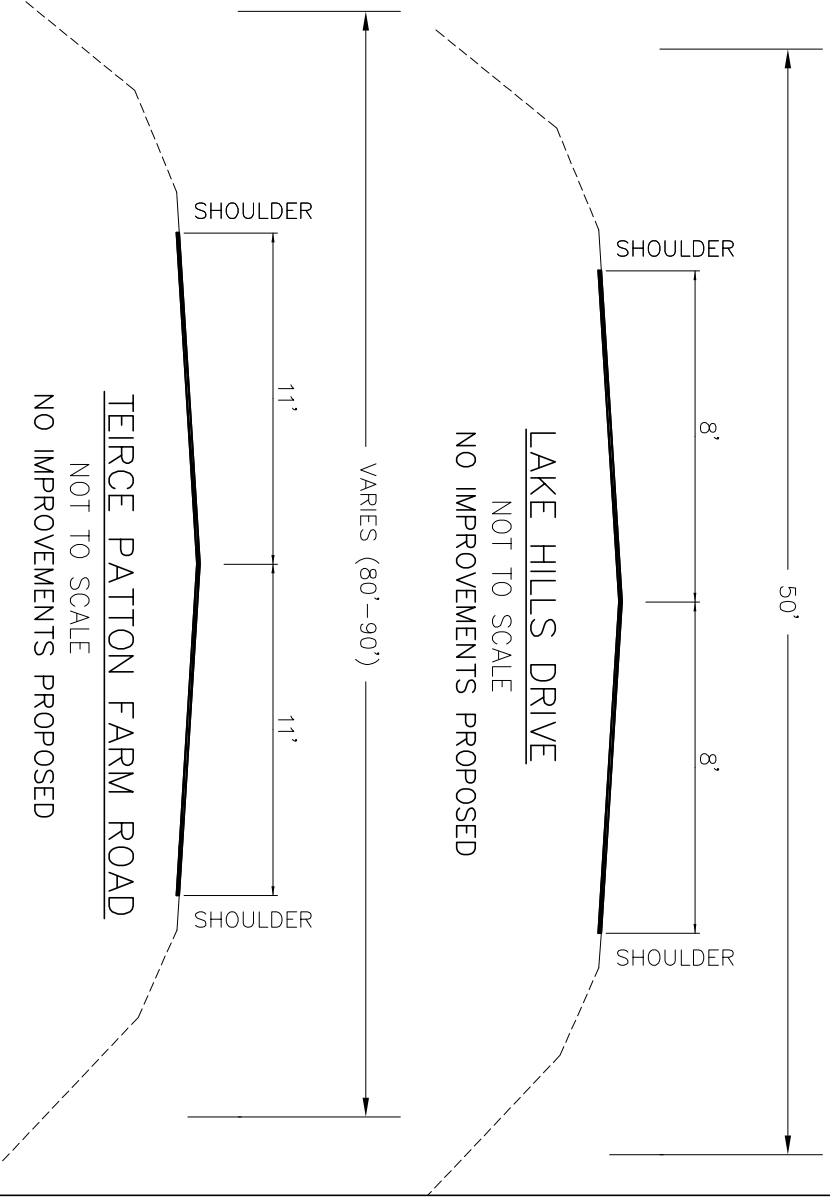
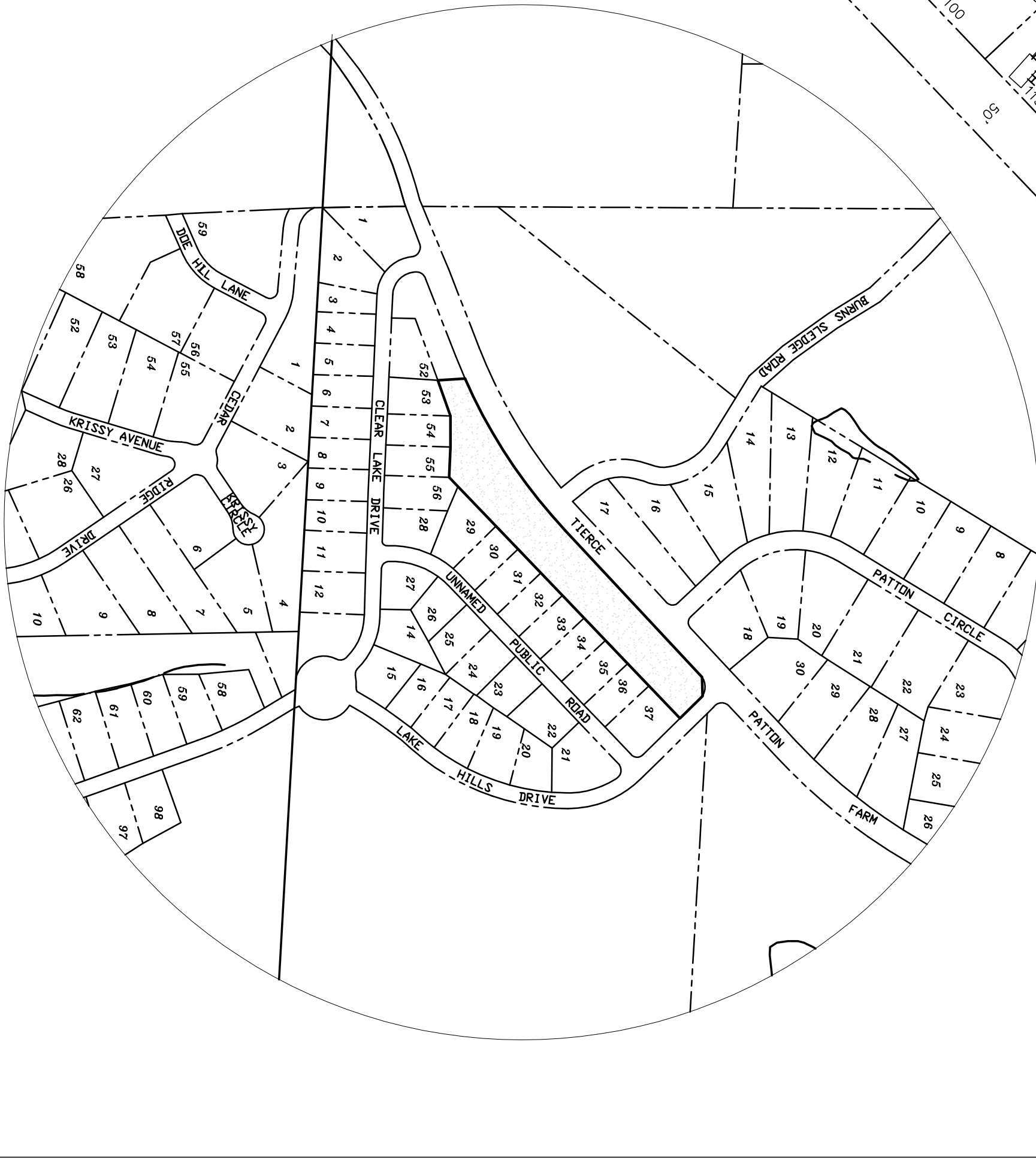
These standard symbols will be found in the drawing.

- IRON PIPE FOUND
- △ CAPPED REBAR
- PROPERTY BOUNDARY
- - - EASEMENT BOUNDARY
- CENTERLINE
- - - MINIMUM BUILDING LINE
- (P) PLATTED
- (S) SURVEYED



- OWNER: CORBIN CUSTOM HOMES LLC
PO BOX 441
NORTHPORT, AL 35473
- NOTES:
1. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. MAP AND PANEL NO. 01125C02000G
 2. THE TOTAL AREA OF THIS SUBDIVISION IS 4.4 ACRES.
 3. MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT - 30'
SIDE - 10'
REAR - 35'
 4. THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE TUSCALOOSA COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ON-SITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON."
 5. TUSCALOOSA COUNTY HEALTH DEPARTMENT SHALL BE RESPONSIBLE FOR PERMITTING SEPTIC SYSTEMS.
 6. LOTS SERVED BY CARROLLS CREEK WATER AUTHORITY.
 7. LOTS 1/2 AND 3/4 SHALL SHARE JOINT USE DRIVE AT THE COMMON LOT LINE.
- VARIANCE REQUEST:
1. CAPPED SEWER
2. HALF STREET IMPROVEMENTS
3. SIDEWALKS

VICINITY MAP



SOURCE OF TITLE: DEED BOOK 2024, PAGE XXXXX

NO.	REVISIONS	REVISIONS	BY	DATE	DWG	SCALE	DATE
					DRN	1" = 100'	Mar 2024
					CHK		
					APPD		

TUSCALOOSA ENGINEERING ASSOCIATES, INC.
CORBIN ESTATES

6300 CLEMENTS FOLEY ROAD, NORTHPORT, AL 35473
(205) 242-0208

SHEET
1
OF
1

TUSCALOOSA ENGINEERING ASSOCIATES, INC.
6300 Clements Foley Road
Northport, AL 35473

March 14, 2024

Mr. Zach Ponds
City of Tuscaloosa
"Email Delivery"

RE: Corbin Estates
Tierce Patton Farm Road

Dear Mr. Ponds,

The letter is provided for the benefit of requesting a variance for capped sewer, sidewalks and ½ street improvements for the above captioned subdivision.

The estimated cost of installation of a force main and pump station would exceed \$2,000,000.

The subdivision is not in close proximity to any school and the county will provide a letter saying they do not want to maintain sidewalks.

The street is considered a major collector road and is maintained by Tuscaloosa County and very closely meets the Tuscaloosa County requirements. It is not anticipated that the roadway would need to be widened.

Sincerely,
Tuscaloosa Engineering Associates, Inc.

Ronald W. Henderson, P. E.



Scott F. Anders, P.E.
County Engineer

TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT

2810 35th Street
Tuscaloosa, Alabama 35401
(205) 345-6600
FAX (205) 345-6600



Tracy M. Criss, P.E.
Assistant County Engineer

March 15, 2024

Dear Sir or Madam:

Re: Proposed Corbin Estates – City of Tuscaloosa Planning and Zoning Jurisdiction
Tierce Patton Road
Requirements of Sidewalks
Tuscaloosa County Roads
Tuscaloosa County, Alabama

Tuscaloosa County supports the waiver of sidewalks for this case. As per Tuscaloosa County Subdivision Regulations, sidewalks are required when serving 21 or more lots, however, the Tuscaloosa County Commission will consider waiving this on a case by case basis.

Tuscaloosa County reserves the right to reverse this policy.

If you have any questions, please feel free to call.

Sincerely,

Scott F. Anders, P.E.
Tuscaloosa County Engineer

SFA/jgc