



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Ivory Bluff Parcel ID: 63-31-06-13-1-004-005.000 to 007.000 & 63-31-06-13-1-004-009.000 to 012.000 Total Acres: 1.3 ac ±

Surveyor or Engineer

Name: Duncan Coker Associates, P.C.

Property Owner

Name: Ivory Bluff, LLC

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

Digital copy of Plat (with & without contours)	☒ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☒ YES <u>6-10-25</u>	☐ NO	☐ N/A
Master Plan provided	☐ YES	☐ NO	☒ N/A
Drainage study	☐ YES	☐ NO	☒ N/A
Variance request letter	☐ YES	☐ NO	☒ N/A
Designation of Agent form	☒ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	☒ YES	☐ NO	☐ 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)	☒ YES	☐ NO	☐ 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: 6/18/25

**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**



605-617 5th St NE & 604-618 4th St NE

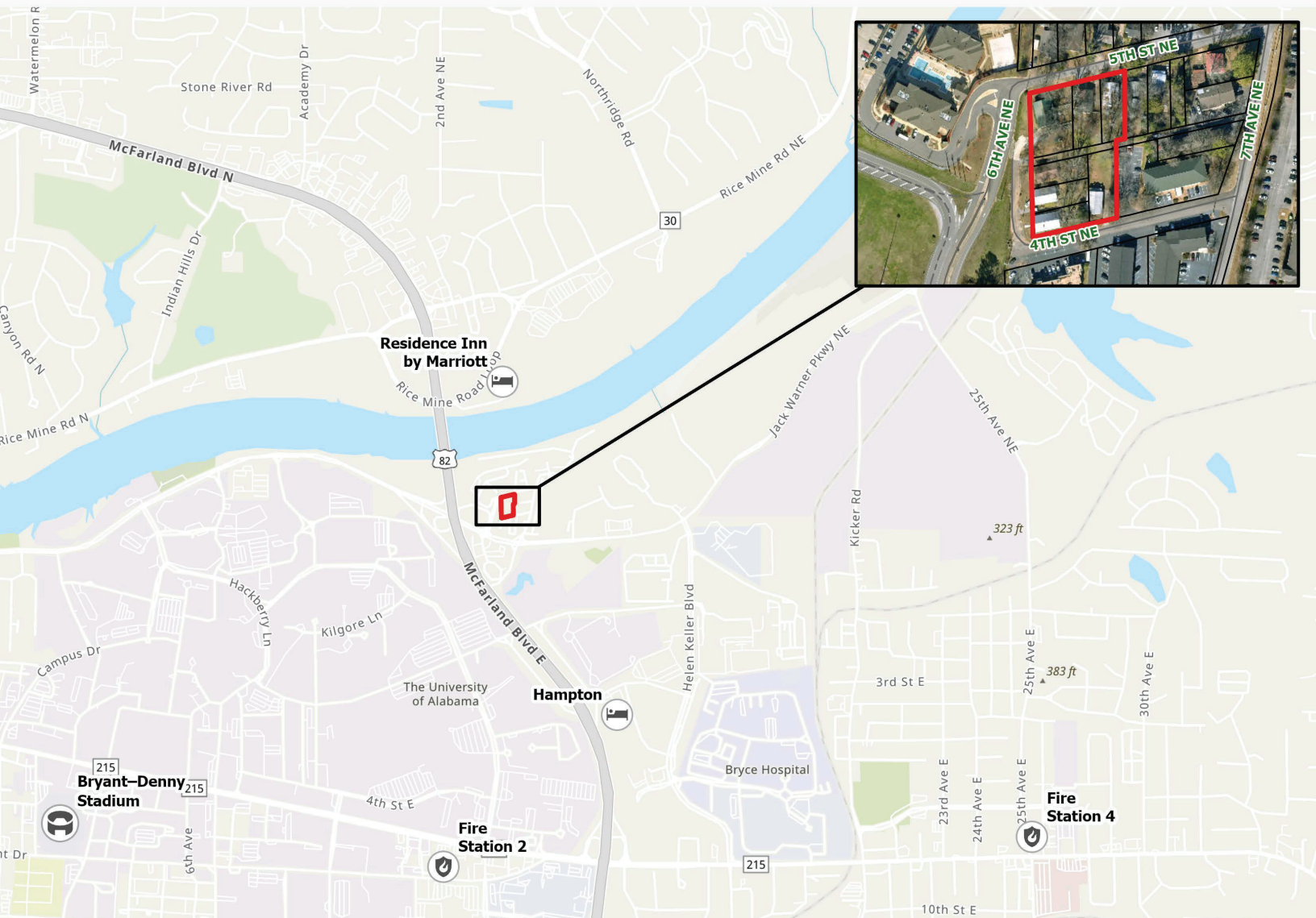
1 inch = 100 feet
0 50 100 150 200 Feet





605-617 5th St NE & 604-618 4th St NE

1 inch = 1,750 feet
0 900 1,800 2,700 3,600 Feet





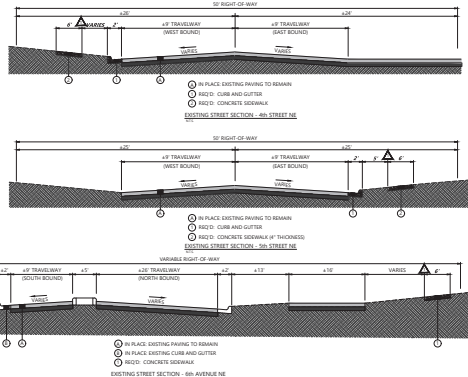
- NOTES:**
1. PROPERTY TO BE SUBDIVIDED - 1.3 AC.
 2. TOTAL PROPERTY VARIOUS CORNERS OF THE OWNER - 1.3 AC.
 3. THE SUBJECT PROPERTY IS CURRENTLY ZONED "R" (RESIDENTIAL DISTRICT), AND IS PROPOSED FOR "SUV" (SPECIAL USE VARIATION) PLANNED DEVELOPMENT REZONING.
 4. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
 5. THIS SUBJECT PROPERTY DOES NOT LIE WITHIN A MAPPED SPECIAL FLOOD HAZARD, AS PER FEMA FLOOD MAP NO. 170500020E, REVISED DATE 10/10/07.
 6. THIS PLAN IS BASED ON A COMBINATION OF FIELD SURVEY DATA AND AERIAL MAPPING.
 7. THE SUBJECT PROPERTY IS LOCATED IN SECTION 16, TOWNSHIP 21 SOUTH, RANGE 10 WEST IN TUSCALOOSA COUNTY, ALABAMA.
 8. EXISTING UTILITY LOCATIONS TOWN OF CITY OF TUSCALOOSA ARE DETERMINED BY VISUAL OBSERVATION AND NOT BY SURVEY METHOD.
 9. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. TOWNERS/OWNERS MAY NOT BE AFFECTED THEREBY.
 10. SETBACK REQUIREMENTS (ESTABLISHED BY 600 PLANS):
PRIMARY FRONT Y - 10' (MINIMUM)
SECONDARY FRONT Y - 5' (MINIMUM)
SIDE Y - 5' (MINIMUM)
REAR Y - 5' (MINIMUM)
 11. SOURCE OF TITLE USED BOOK 1101 PAGE 665, DEED BOOK 1122 PAGE 686, DEED BOOK 1181 PAGE 205, DEED BOOK 1187 PAGE 66, DEED BOOK 1187 PAGE 676, DEED BOOK 1187 PAGE 681, DEED BOOK 1203 PAGE 1001.

OWNER:
GORDON MILLER, JR.
10 HIGHLAND
TUSCALOOSA, AL 35401

DEVELOPER/APPLICANT:
IVORY BLUFF, LLC
1000 5th STREET
TUSCALOOSA, AL 35401

ENGINEER/SURVEYOR:
JAMES DUNCAN, JR., P.E.
DUNCAN & ASSOCIATES, P.C.
1000 5th STREET
TUSCALOOSA, AL 35401

SYMBOLS LEGEND	
	EXISTING CONTOUR LINE (1 FOOT INTERVAL)
	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
	EXISTING RIGHT OF WAY LINE
	PROPOSED SIDEWALK BUILDING LINE
	EXISTING PROPERTY LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	EXISTING DRAINAGE UTILITY LINE
	EXISTING SANITARY SEWER MANHOLE (CITY MANHOLE #)
	EXISTING STORM DRAINAGE STRUCTURE
	EXISTING ADJACENT SURFACE
	EXISTING CONCRETE SURFACE



DUNCAN & COKER ASSOCIATES
CIVIL ENGINEERING • SURVEYING • PLANNING
201 UNIVERSITY BLVD.
TUSCALOOSA, AL 35401
WWW.DUNCAN-COKER.COM

IVORY BLUFF
A RESURVEY OF PART OF LOT 7 AND LOTS 8-19
WARRIOR HEIGHTS, BLOCK 2
PLAT BOOK 3, PAGE 10
TUSCALOOSA, AL

PRELIMINARY SUBDIVISION PLAT
DATE: 10/10/2024
BY: JAMES DUNCAN, JR.
CHECKED: JAMES DUNCAN, JR.
DATE: 10/10/2024
BY: JAMES DUNCAN, JR.

PP1



- [illegible]

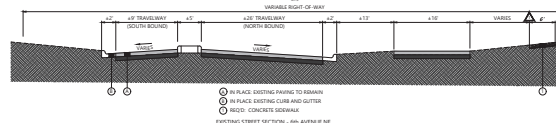
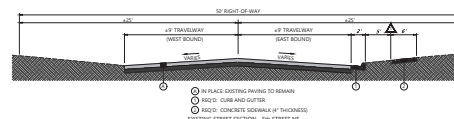
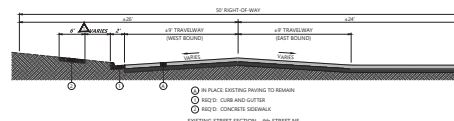
OWNER:
GORDON MILLER, Jr.
10 RIDGELAND
TUSCALOOSA, AL 35401

DEVELOPER/APPLICANT:
IVORY BLUFF, LLC
1700 16th STREET
TUSCALOOSA, AL 35401

ENGINEER/SURVEYOR
JAMES DUNCAN, JR., PE/PLS
DUNCAN COKER ASSOCIATES, P.C.
201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406

SYMBOLS LEGEND

---	230	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
---	22.5	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
---	22	EXISTING RIGHT-OF-WAY LINE
---	21.5	PROPOSED MINIMUM BUILDING LINE
---	21	EXISTING PROPERTY LINE
---	20.5	EXISTING WATER LINE
---	20	EXISTING SANITARY SEWER LINE
---	19.5	EXISTING STORM DRAINAGE LINE
---	19	EXISTING OVERHEAD UTILITY LINE
---	18.5	EXISTING SANITARY SEWER MANHOLE (CITY MANHOLE)
---	18	EXISTING STORM DRAINAGE STRUCTURE
---	17.5	EXISTING ASPHALT SURFACE
---	17	EXISTING CONCRETE SURFACE



DUNCAN & COKER
ASSOCIATES
CIVIL ENGINEERING ■ SURVEYING ■ PLANNING

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WARRIOR HEIGHTS, BLOCK 2
PLAT BOOK 3, PAGE 10
TUSCALOOSA, AL

**PRELIMINARY
SUBDIVISION PLAT**

SUBDIVISION PLAT

SHEET NO.
RD1



SYMBOLS LEGEND

- EXISTING CONTOUR LINE (5 FOOT INTERVAL)
- EXISTING CONTOUR LINE (10 FOOT INTERVAL)
- EXISTING RIGHT OF WAY LINE
- PROPOSED SUBDIVISION BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- EXISTING UNDERGROUND UTILITY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT STRUCTURE
- EXISTING ADJACENT EASEMENT
- EXISTING EASEMENT STRUCTURE

PRELIMINARY SUBDIVISION PLAT

A RESURVEY OF PART OF LOT 7 AND LOTS 8-19, WARRIOR HEIGHTS, BLOCK 2, PLAT BOOK 3, PAGE 10, TUSCALOOSA, AL

PP1A

DUNCAN & COKER ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

201 W. UNIVERSITY BLVD., SUITE 200
TUSCALOOSA, AL 35406

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IVORY BLUFF

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