



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: River Bluff Parcel ID: 63-30-02-04-2-001-002.000 Total Acres: 40.8+/-

Surveyor or Engineer

Name: Burkhalter Engineering Co., LLC

Property Owner

Name: Dominion Investment Properties, LLC

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

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>7/15/2025</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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: Paul Burkhalter Digitally signed by Paul Burkhalter
Date: 2025.07.16 16:13:12 -05'00' Date: 7/16/25

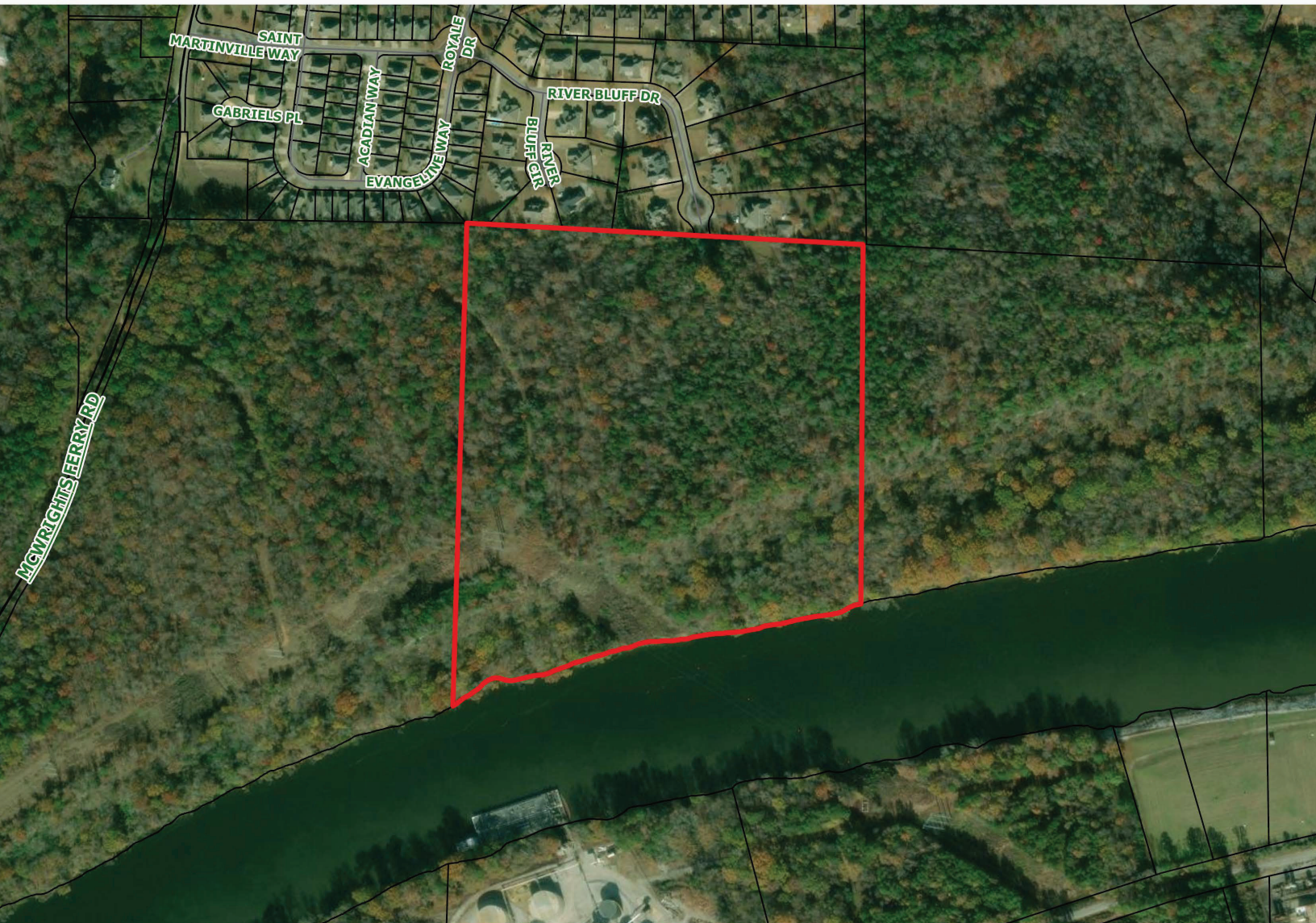
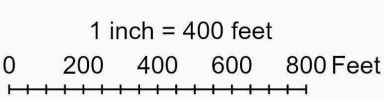
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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

SUBMIT FORM



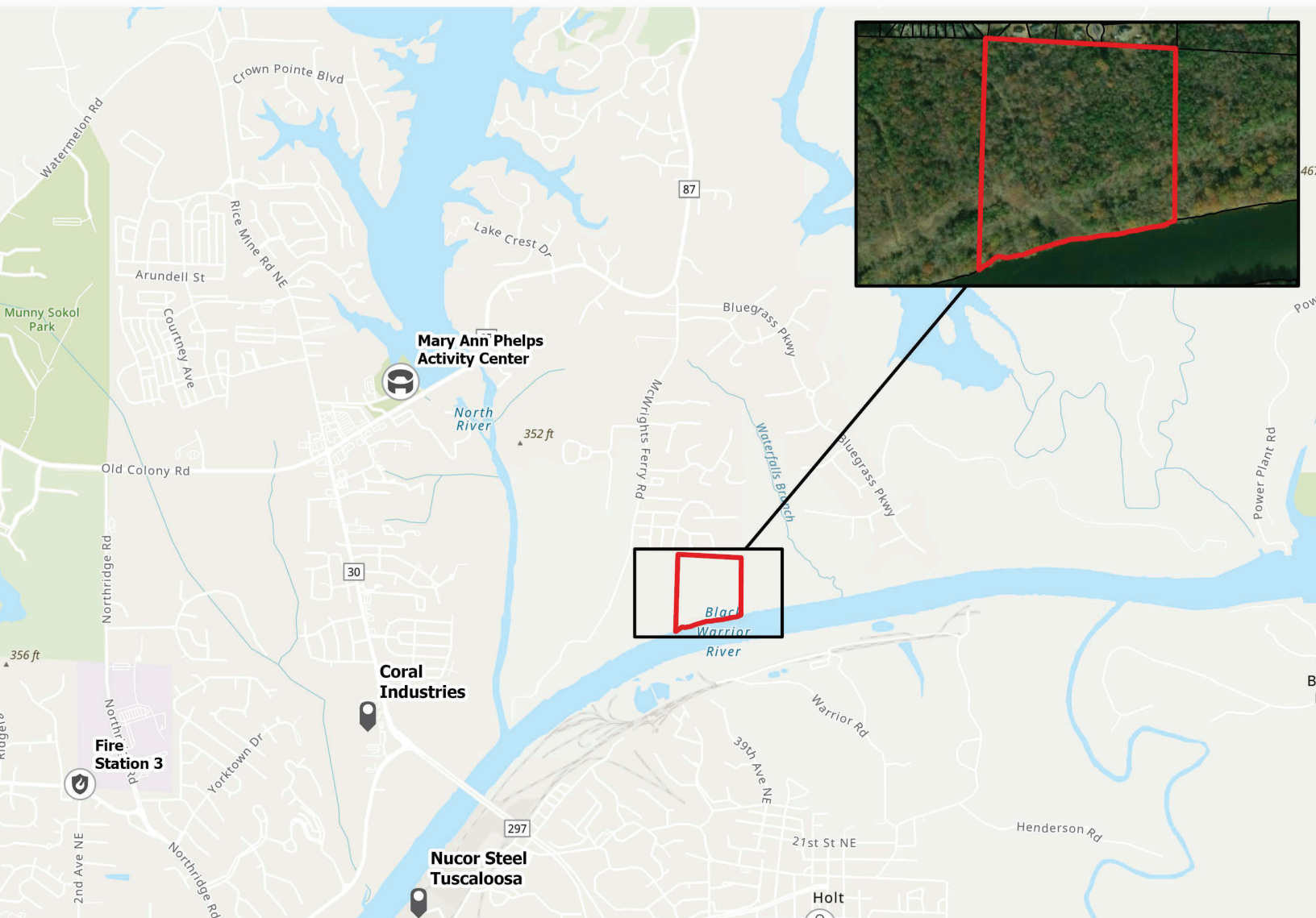
South of 3685 River Bluff Drive

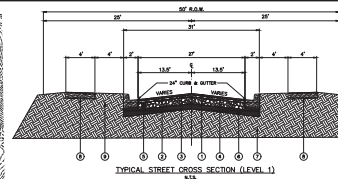




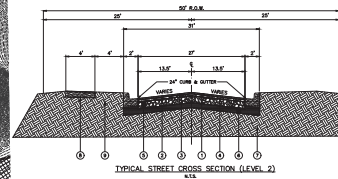
South of 3685 River Bluff Drive

1 inch = 2,500 feet
0 0.25 0.5 0.75 1 Miles





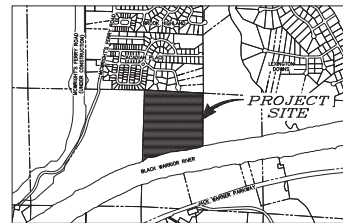
- NOTES:
1. PROPERTY TO BE SURVEYED - SEE ALSO
 2. THIS SURVEY IS NOT A PART OF THE CITY OF TUSCALOOSA AND THE CITY OF TUSCALOOSA PLANNING DEPARTMENT WILL BE ADVISED THE DATED DATE OF THE SURVEY.
 3. THE SURVEY PROPERTY IS PARTIALLY LOCATED IN A SPECIAL PLANNING AREA, AS PER FROM PLANNING MAP NO. 11 (EXISTING) REVENUE DATE 10/20/17.
 4. THIS PLAN IS BASED ON AERIAL PHOTOGRAPHY DATA AND IS NOT BASED ON A FIELD SURVEY.
 5. THE SURVEY PROPERTY IS LOCATED IN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 9 WEST.
 6. "TWO" (2) SHOWN REMAINS INDICATED.
 7. ALL EXISTING STRUCTURES SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 10.00 MSL.
 8. ALL LOTS MUST MEET THE 60 FOOT MINIMUM WIDTH AT THE MINIMUM BUILDING LINE.
 9. SEE IF AN OTHER PAGE OF THIS PLAN IS REQUIRED.



- LEGEND
- INDICATES EXISTING RIGHT-OF-WAY
 - INDICATES EXISTING PROPERTY LINE
 - INDICATES EXISTING SECTION LINE
 - INDICATES EXISTING QUARTER-QUARTER SECTION LINE
 - INDICATES EXISTING EASEMENT
 - INDICATES EXISTING CONTOUR LINE
 - INDICATES EXISTING WATER MAIN
 - INDICATES EXISTING SANITARY SEWER
 - INDICATES EXISTING FIRE HYDRANT
 - INDICATES EXISTING WATER VALVE
 - INDICATES EXISTING DEED BOOK
 - INDICATES EXISTING PLAT BOOK
 - INDICATES EXISTING ROAD SIGN
 - INDICATES EXISTING BITUMINOUS CONCRETE WEARING SURFACE
 - INDICATES EXISTING BITUMINOUS CONCRETE WEARING SURFACE
 - INDICATES PROPOSED CONCRETE SURFACE
 - INDICATES PROPOSED STORM SEWER
 - INDICATES PROPOSED SANITARY SEWER
 - INDICATES PROPOSED WATER MAIN

VARIANCE REQUESTS:

1. THE DEVELOPER REQUEST A VARIANCE FROM PROVIDING STAR STRIPS.



BUCKHALTER ENGINEERING COMPANY, LLC
CIVIL ENGINEERS AND SURVEYORS
P.O. BOX 70
DUNCANVILLE, ALABAMA 35406
(205) 362-3000

REVISION		
DATE	DESCRIPTION	BY
8/2/25	REVISED FOR CITY COMMENTS	T.M.

RIVER BLUFF
WEST HALF OF THE NORTHWEST QUARTER
SECTION 4, TOWNSHIP 23 SOUTH, RANGE 9 WEST
P.D. 2021-02-25
PRELIMINARY SUBDIVISION PLAT

FILE NAME: RIVER BLUFF	SCALE: 1"=400'	SHEET NO. 02-25	SHEET TOTAL 1 OF 1
DATE OF FIELD SURVEY: N/A	FIELD BOOK: N/A	DESIGNED BY: PEB	

<h1 style="text-align: center;">RIVER BLUFF</h1> <p style="text-align: center;">WEST HALF OF THE NORTHWEST QUARTER SECTION 4, TOWNSHIP 21 SOUTH, RANGE 9 WEST DEED BOOK 2023 AT PAGE 16817</p> <h2 style="text-align: center;">PRELIMINARY SUBDIVISION PLAT</h2>		
FILE NAME: River Bluff PP	SCALE: 1"=100'	DWG. NO.
DATE OF FIELD SURVEY: N/A	FIELD BOOK: N/A	02-25
		SHEET NO. 1 OF 1

BURKHALTER ENGINEERING
COMPANY, LLC
CIVIL ENGINEERS - LAND SURVEYORS

August 5, 2025

City of Tuscaloosa
Ms. Leota Coyne
2201 University Boulevard
Tuscaloosa, AL 35401

Re: S-70-25: River Bluff Subdivision
Variance Request

Dear Ms. Coyne,

With this letter Dominion Investment Properties, LLC requests a variance for the requirement of stub streets. The adjacent parcels have significant terrain issues and will require significant grading to create buildable lot areas and it would be very difficult to design a connection between the parcels.

If you have any questions, please contact me.

Sincerely,



Paul Burkhalter, PE/PLS
Principal