



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Resurvey of a Portion of Lot 10 Thomson Place Parcel ID: 15-09-32-0-017-001.000 Total Acres: 4.67

Surveyor or Engineer

Name: Jamie Autery

Property Owner

Name: RDT Investments, LLC

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

6 Plats MAP FOLDED to 8 ½" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
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 _____	<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 type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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 ½" 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 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

SUBMIT FORM



15329-15343 Bluff Drive

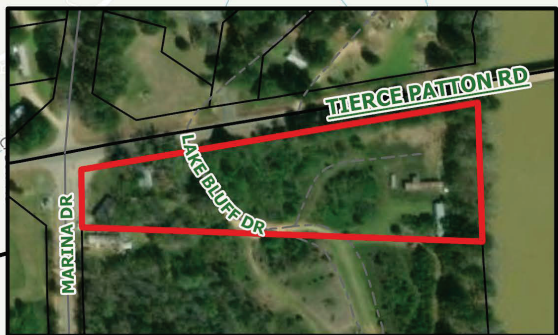
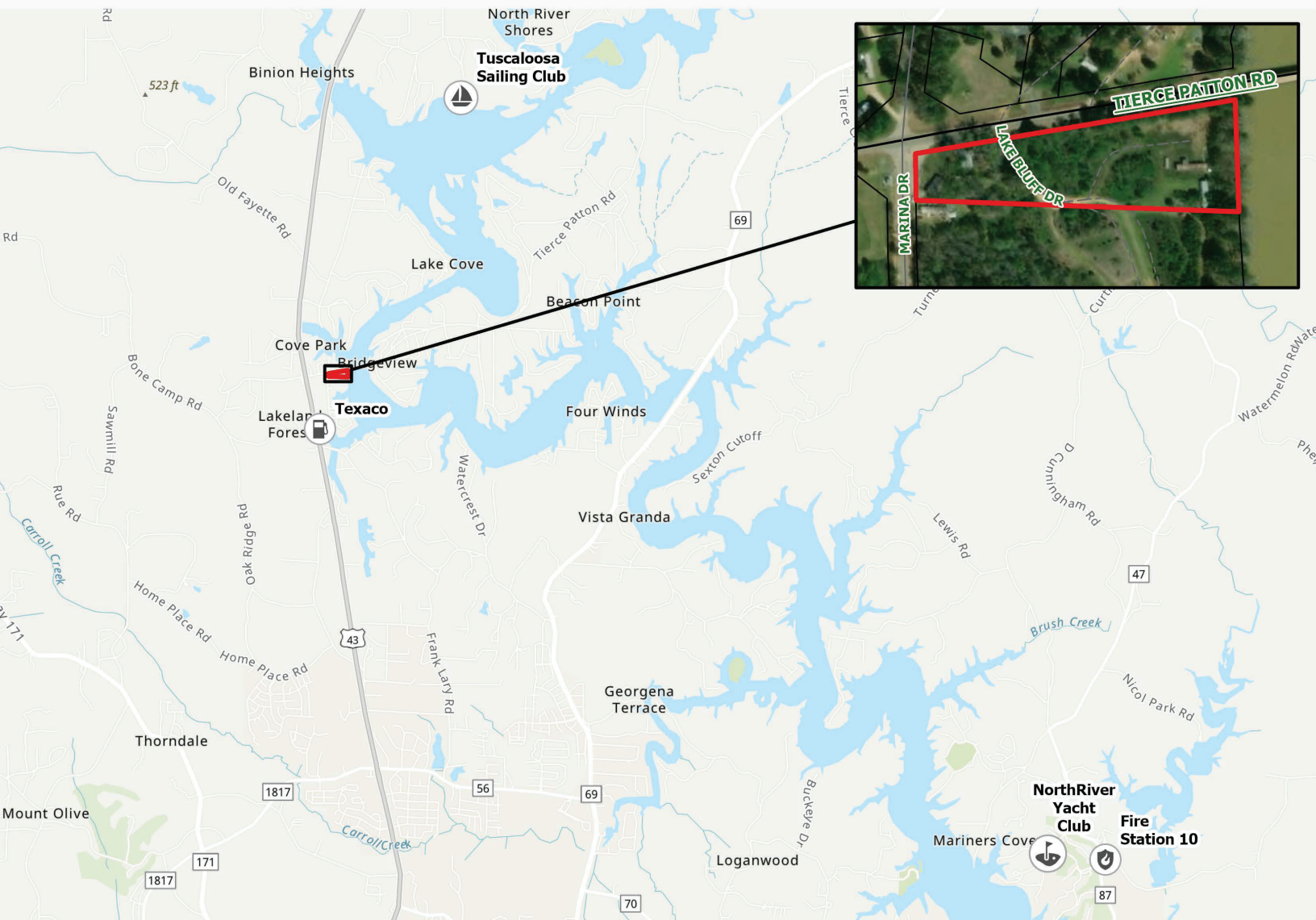
1 inch = 200 feet
0 100 200 300 400 Feet

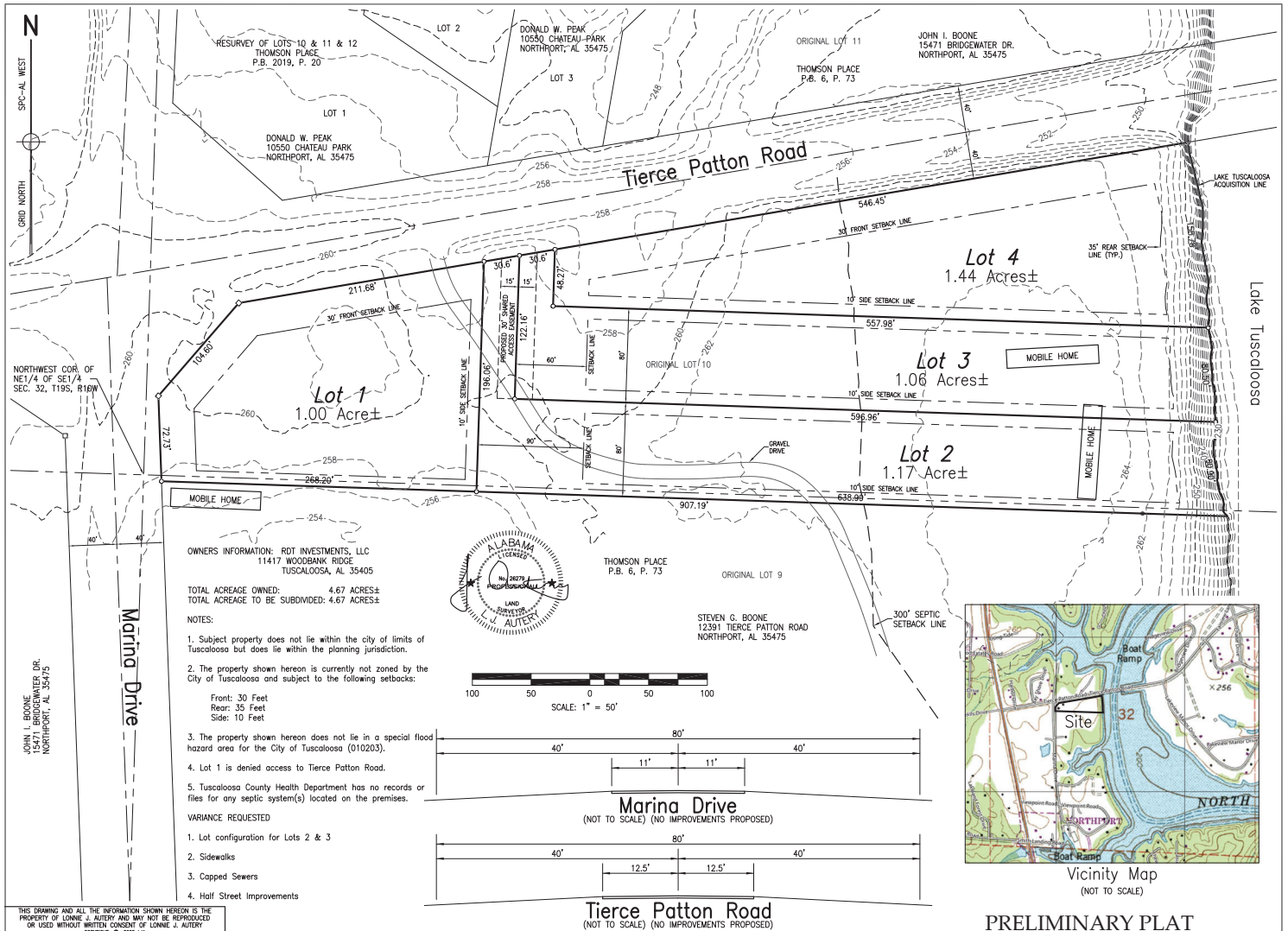




15329-15343 Bluff Drive

1 inch = 5,500 feet
0 0.5 1 1.5 2 Miles





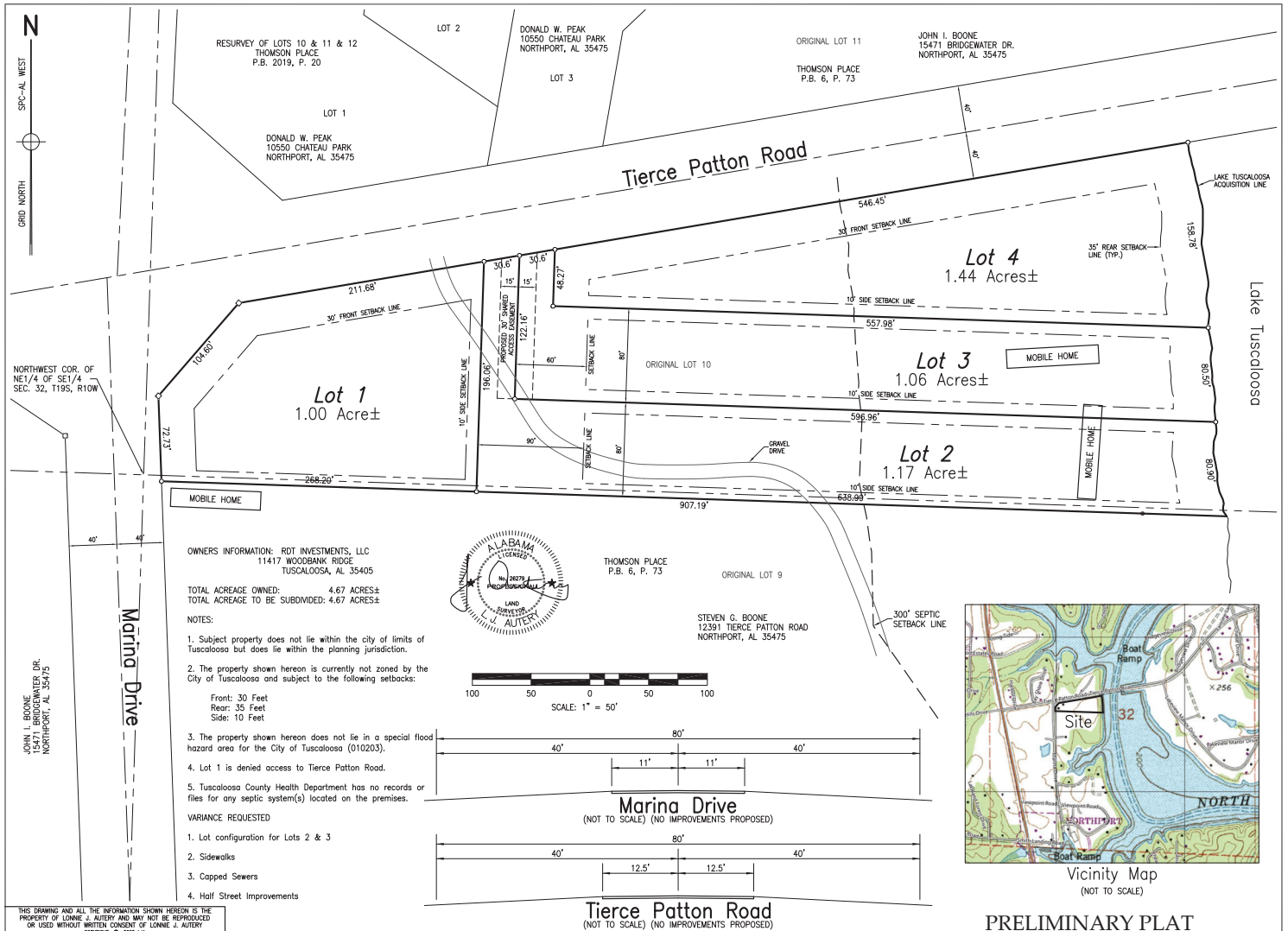
ALS AUTERY
LAND SURVEYING
& ENGINEERING, LLC

PHONE: (334) 874-8445
PHONE: (205) 333-2477
3531 18th AVENUE NE
TUSCALOOSA, AL 35406

DATE SURVEYED: 04/22/2025
DATE COMPLETED: 07/03/2025
JOB NUMBER: RESURVEY OF LOT 10
EMAIL: jautery@alsurvey.com

SOURCE OF TITLE: D.B. 2024, P. 12510
SHEET 1 OF 1
DRAWN BY: J. AUTERY
WEBSITE: www.alsurvey.com

PRELIMINARY PLAT
RESURVEY OF A PORTION OF
LOT 10 THOMSON PLACE



ALS AUTERY
LAND SURVEYING
& ENGINEERING, LLC

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SHEET 1 OF 1
DRAWN BY: J. AUTERY
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PRELIMINARY PLAT
RESURVEY OF A PORTION OF
LOT 10 THOMSON PLACE

Lonnie J. Autery

Alabama Licensed Professional Engineer & Land Surveyor
Office (205) 333-2477
3531 18th Avenue NE
Tuscaloosa, Alabama 35406

August 4, 2025

To: City of Tuscaloosa
Planning and Zoning
2201 University Blvd.
Tuscaloosa, AL 35401

Reference: Resurvey of a Portion of
Lot 10 Thomson Place

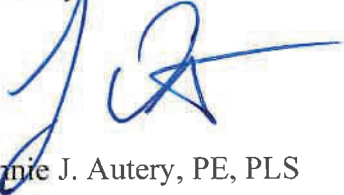
Commission,

On behalf of RDT Investments, LLC, I would like to request a variance for Lot Configuration for Lots 2 and 3, sidewalks, capped sewers and half street improvements.

Lots 2 and 3 are “flag” lots that will share access from Tierce Patton Road. Each lot is 80 feet in width and has adequate space for residential construction. Tuscaloosa County currently has no plans to build or maintain sidewalks along Tierce Patton Road. There are also no plans from the county or City of Northport to install sanitary sewer near the site. The cost of installing capped sewers would make the project unfeasible. There are also no plans to place curb and gutter along Marina Drive or Tierce Patton Road, alleviating the need for half street improvements.

Thank you for your time and consideration in this matter.

Sincerely,



Lonnie J. Autery, PE, PLS

Lonnie J. Autery

Alabama Licensed Professional Engineer & Land Surveyor
Office (205) 333-2477
3531 18th Avenue NE
Tuscaloosa, Alabama 35406

August 4, 2025

To: Tuscaloosa County Commission
714 Greensboro Avenue
Tuscaloosa, AL 35401

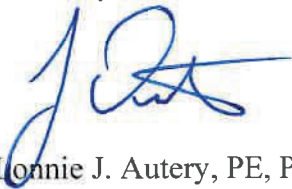
Reference: Resurvey of a Portion of Lot 10, Thomson Place

Commission,

On behalf of RDT Investments, LLC, I would like to request a waiver for lot sizes to be served by a private easement. The purpose of the easement is to minimize the number of driveways to be constructed along Tierce Patton Road. The fewer the entrance points, the less chance of a traffic accident.

Thank you for your time and consideration in this matter.

Sincerely,



Lonnie J. Autery, PE, PLS