



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Emerson Court Condominiums Parcel ID: 63-31-06-23-2-033-001.000 Total Acres: 0.33 ac ±

Surveyor or Engineer

Name: Duncan Coker Associates, P.C.

Property Owner

Name: ROAR II, LLC

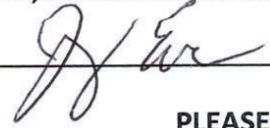
Applicants MUST include ALL of the following documentation with the submission of this checklist:

Digital copy of Plat (with & without contours)	☒ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☒ YES <u>7-2-25</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 ½" 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: 7/3/2025

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

Office of Urban Development:
Planning Division

2201 University Boulevard, Annex III, 3rd Fl
Tuscaloosa, AL 35401

planningcommission@tuscaloosa.com

SUBMIT FORM



900 Gene Stallings Avenue

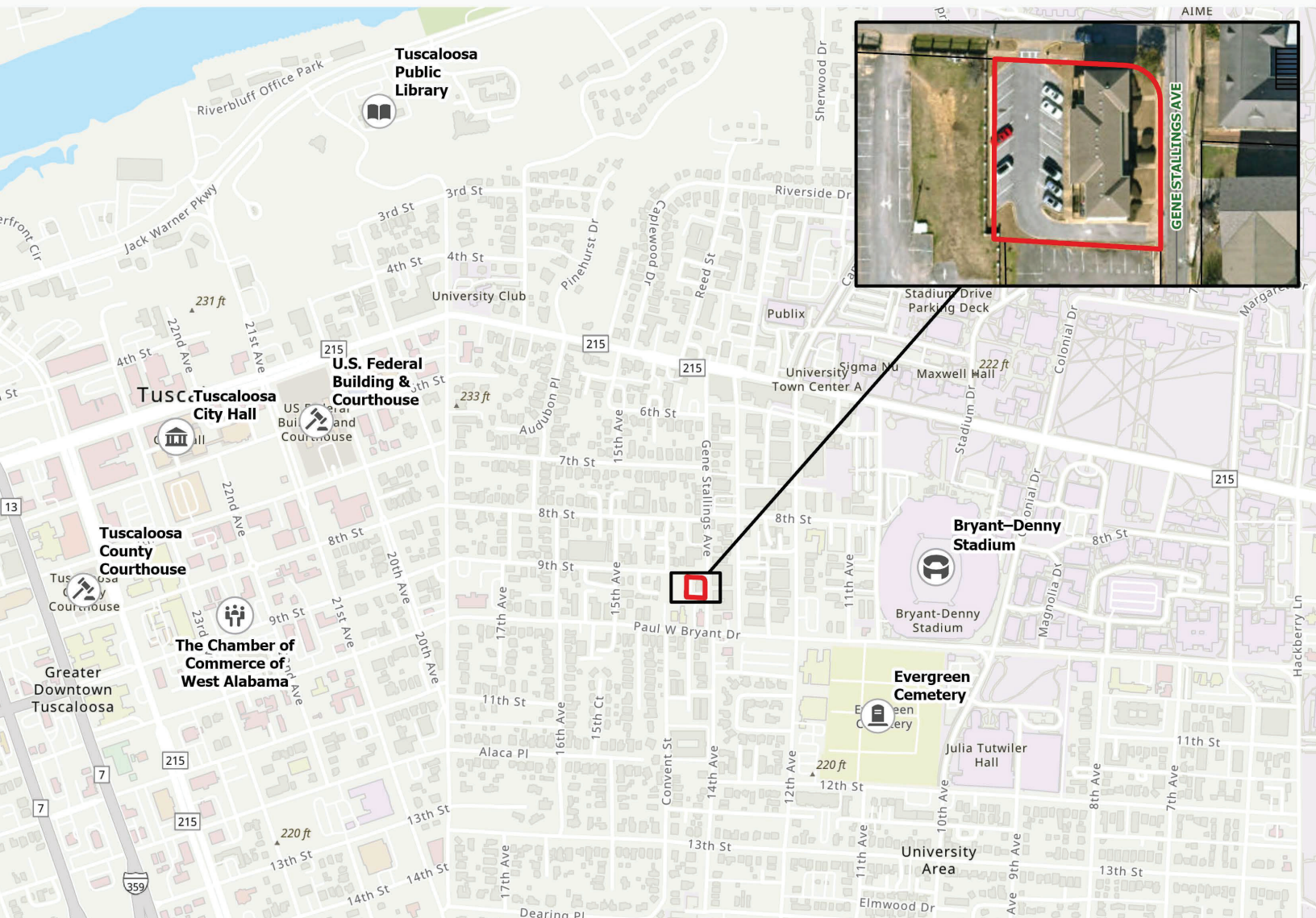
1 inch = 50 feet
0 25 50 75 100 Feet

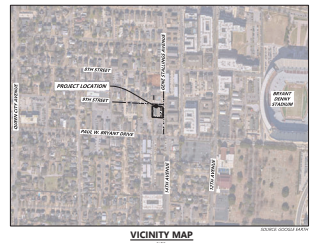
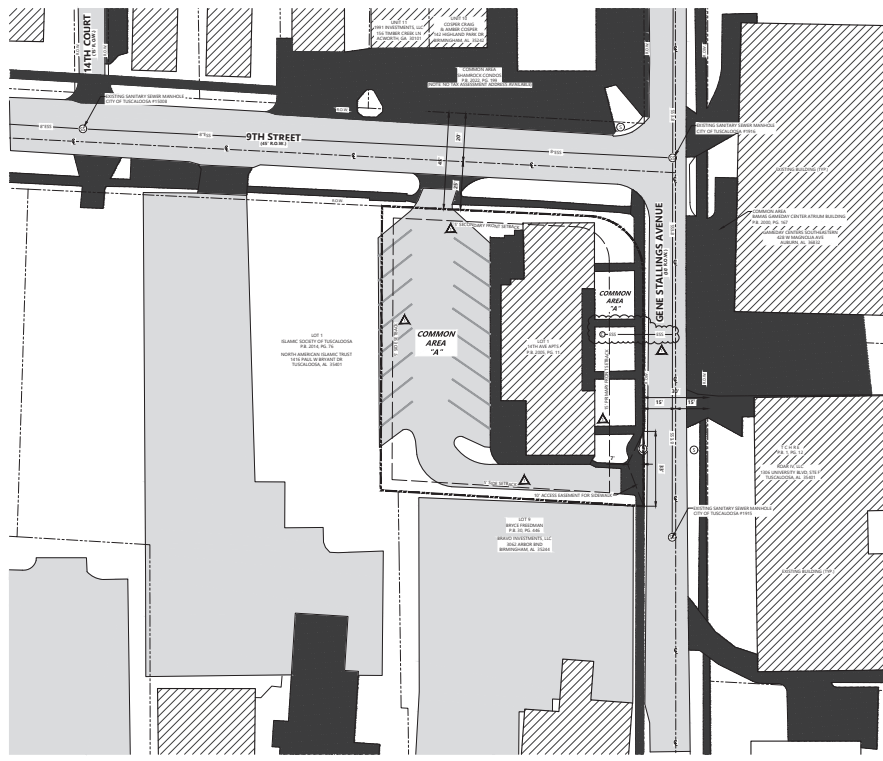




900 Gene Stallings Avenue

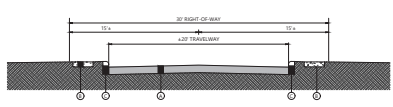
1 inch = 750 feet
0 375 750 1,125 1,500 Feet





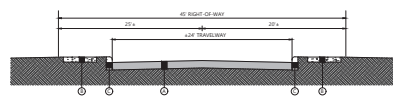
OWNER/APPLICANT:
BOAR & LUC
1500 UNIVERSITY BOULEVARD
STE. 100
TUSCALOOSA, AL 35401

- NOTES:
1. PROPERTY TO BE SUBDIVIDED - 0.3 AL-1
 2. TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 0.3 AL-1
 3. THIS PROPERTY IS CURRENTLY ZONED "MHD" (MEDIUM DENSITY RESIDENTIAL) UNITS.
 4. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
 5. NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP No. 871-C-00000, REVISION DATE 1/14/16.
 6. THIS PLAN IS BASED ON AERIAL PHOTOGRAPHY TAKEN BY THE CITY OF TUSCALOOSA AND IS NOT BASED ON A FIELD SURVEY.
 7. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA DE DATA AND MAPS.
 8. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 18 WEST.
 9. THIS SUBDIVISION IS A REQUIRY OF LOT 1, 14TH AVENUE APARTMENTS OF A. 000 P. 11.
 10. "MHD" ZONING SEWER REQUIREMENTS:
MINIMUM OF 15' DEPTH
MINIMUM OF 15' DEPTH
MINIMUM OF 15' DEPTH
MINIMUM OF 15' DEPTH
 11. SOURCE OF TITLE: DEED BOOK 2004 PAGE 1000
 12. CONDOMINIUM SUBDIVISION WILL NOT REQUIRE RIGHT-OF-WAY DEDICATION ALONG KEENE STALLINGS AVENUE.



- 1. IN PLACE EXISTING PAVING TO REMAIN
- 2. IN PLACE EXISTING CONCRETE SIDEWALK TO REMAIN
- 3. IN PLACE EXISTING CONCRETE STANDUP CURB TO REMAIN

EXISTING STREET SECTION - KEENE STALLINGS AVENUE
NO IMPROVEMENTS PROPOSED



- 1. IN PLACE EXISTING PAVING TO REMAIN
- 2. IN PLACE EXISTING CONCRETE SIDEWALK TO REMAIN
- 3. IN PLACE EXISTING CONCRETE STANDUP CURB TO REMAIN

EXISTING STREET SECTION - 9th STREET
NO IMPROVEMENTS PROPOSED

SYMBOLS LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	EXISTING CONTOUR LINE (5-FOOT INTERVAL)
	EXISTING CONTOUR LINE (1-FOOT INTERVAL)
	PLAT BOOK
	DEED BOOK
	PAGE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING CORNER POST
	EXISTING ADJACENT SURFACE
	EXISTING CONCRETE SURFACE

DUNCAN & COKER ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

201 UNIVERSITY BOULEVARD, STE. 100
TUSCALOOSA, AL 35401

WWW.DUNCAN-COKER.COM

EMERSON COURT CONDOMINIUMS

A RESURVEY OF LOT 1
14TH AVENUE APARTMENTS
TUSCALOOSA COUNTY, ALABAMA

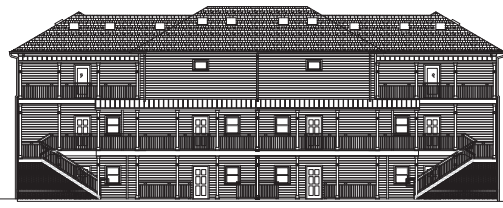
PRELIMINARY SUBDIVISION PLAT

DATE: 08/11/2023
DRAWN BY: E. DUNCAN
CHECKED BY: E. DUNCAN
SCALE: AS SHOWN
SHEET NUMBER: 11 OF 12

PP1



6 EAST EXTERIOR ELEVATION
A200 1/8" = 1'-0"



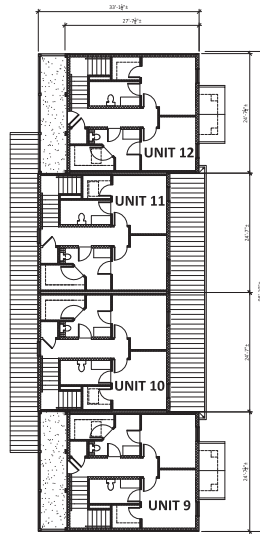
7 WEST EXTERIOR ELEVATION
A200 1/8" = 1'-0"



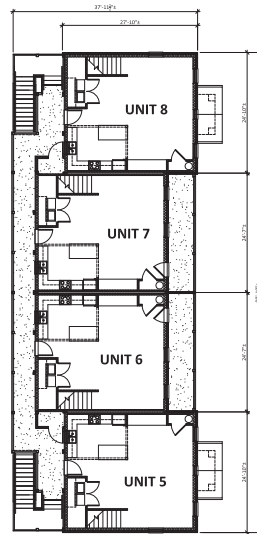
5 SOUTH EXTERIOR ELEVATION
A200 1/8" = 1'-0"



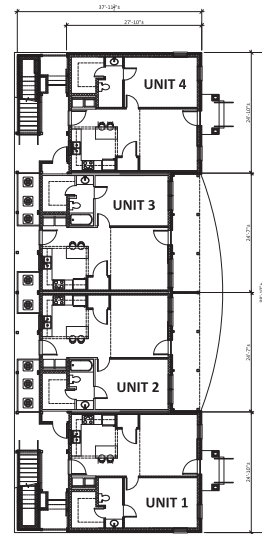
4 NORTH EXTERIOR ELEVATION
A200 1/8" = 1'-0"



3 THIRD FLOOR PLAN
A200 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A200 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A200 1/8" = 1'-0"

CALDWELL ARCHITECTS

Caldwell Architects of AL, Inc.
1490 Northbank Pkwy, Ste 212
Tuscaloosa, AL 35406
+1 205 752 4420
caldwellarchitects.com

PRELIMINARY PLATT: 07/02/2025

Project:
**EMERSON COURT
CONDOMINIUMS**
**14TH AVENUE
TUSCALOOSA, AL**

Seal:

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

Project No.:
2025-EMERSON
Sheet Title:
FLOOR PLAN & ELEVATIONS

Sheet Number:

A200