



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)	☒ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☒ YES <u>7/15/2025</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: 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

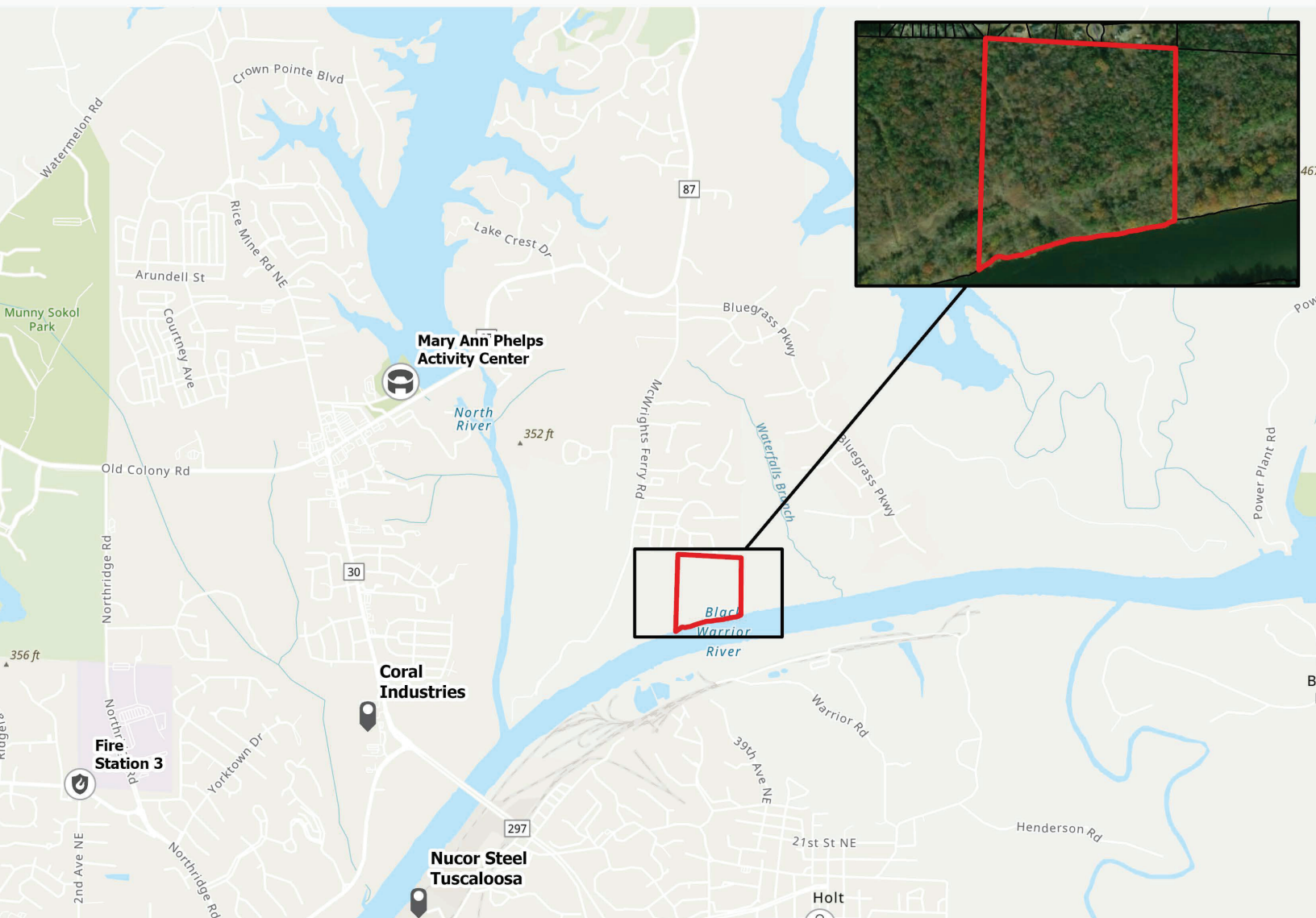
1 inch = 400 feet
0 200 400 600 800 Feet

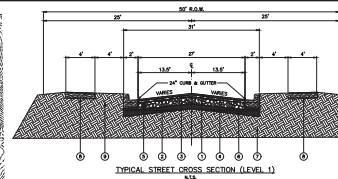




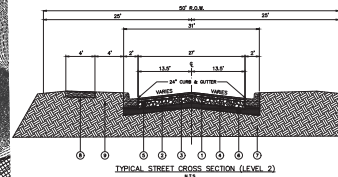
South of 3685 River Bluff Drive

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





- ① REEDS: SURFPAVE BITUMINOUS CONCRETE WEARING SURFACE (UPPER LAYER ALDOT 426A, 1 1/2" MAXIMUM AGGREGATE SIZE MAX, EQUAL RANGE "B" (2" COMPACTED THICKNESS))
- ② REEDS: TACK COAT (ALDOT 405A)
- ③ REEDS: SURFPAVE BITUMINOUS CONCRETE BINDER LAYER, ALDOT 426B, 1 1/2" MAXIMUM AGGREGATE SIZE MAX, EQUAL RANGE "B" (2" COMPACTED THICKNESS)
- ④ REEDS: PRIME COAT (ALDOT 405)
- ⑤ REEDS: CRUSHED AGGREGATE BASE COURSE, ALDOT SECTION 805, TYPE "B" (6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D-698)
- ⑥ REEDS: ROADBED PREPARATION, 200A-200 (MIN. 4" THICKNESS)
- ⑦ REEDS: UNCLASSIFIED AND/OR BORROW EXCAVATION (COMPACTED TO 95% ASTM D-698)
- ⑧ REEDS: 4" CONCRETE SIDEWALK
- ⑨ REEDS: MINIMUM 4" TOPSOIL, GRASS & MULCH



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VARIANCE REQUESTS:

1. THE DEVELOPER REQUEST A VARIANCE FROM PROVIDING STORM SEWER.
2. THE DEVELOPER REQUEST A VARIANCE FROM PUBLIC STREET FRONTAGE PER 601.

NOTES:

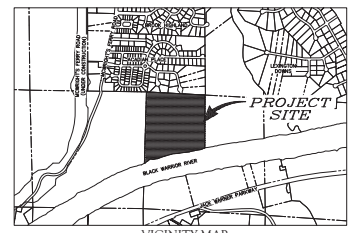
1. PROPERTY TO BE DEDICATED - N/A
2. TOTAL PROPERTY FRONT LOTLINE OF THE DEVELOPER - 400.00
3. THIS SUBDIVISION IS NOT LOCATED IN THE CITY LIMITS, BUT IS LOCATED WITHIN THE CITY OF TUSCALOOSA PLANNED DEVELOPMENT DISTRICT, TUSCALOOSA, AL. JURISDICTION OF THE CITY OF TUSCALOOSA.
4. THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A FLOOD PLAZED HAZARD AREA, AS PER FEMA FLOOD MAP NO. 1708001A0001, HAZARD DATA, 1981.
5. THIS PLAN IS BASED ON AERIAL SUPPORT DATA AND IS NOT BASED ON A FIELD-SURVEY.
6. THIS SUBDIVISION WILL BE SERVED BY A LOW PRESSURE SANITARY SEWER SYSTEM.
7. THE SUBJECT PROPERTY IS LOCATED IN SECTION 4, TOWNSHIP 21 SOUTH, RANGE 9 WEST.
8. "N/A" INDICATES NO REQUIREMENTS.
9. REEDS: 2" ROAD 30'
10. ALL RESIDENTIAL STRUCTURES SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 10.00 MSL.
11. ALL LOTS MUST MEET THE 80 FOOT MINIMUM WIDTH AT THE MINIMUM BUILDING LINE.
12. 100 IS 80 IN OPEN SPACE OF THE CANNERY BE DEVELOPED.
13. THE MINIMUM BUILDING LINE WAS REQUIRED TO BE 10 FEET AT THE REQUEST OF THE ACADIAN PLACE HOMEOWNERS ASSOCIATION ON LOTS 1, 12 AND 13.

LEGEND

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

DEVELOPER: DOMINION INVESTMENT PROPERTIES, LLC
P.O. BOX 70
DUNNCANVILLE, AL 35456

OWNERS: DOMINION INVESTMENT PROPERTIES, LLC
P.O. BOX 70
DUNNCANVILLE, AL 35456



BURKHALTER ENGINEERING
COMPANY, LLC
C.E. ENGINEERS AND SURVEYORS
P.O. BOX 70
DUNNCANVILLE, ALABAMA 35456
(205) 940-2000

REVISION		
DATE	DESCRIPTION	BY
8/4/25	REVISED PER COT COMMENTS	T.M.
8/10/25	REVISED PER ACADIAN PLACE HOA COMMENTS	T.M.
8/16/25	REVISED PER ACADIAN PLACE HOA COMMENTS	T.M.
10/7/25	REVISED PER COT COMMENTS	T.M.

RIVER BLUFF
WEST HALF OF THE NORTHWEST QUARTER
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 9 WEST
(DEED BOOK 2023 AT PAGE 1687)

PRELIMINARY SUBDIVISION PLAT

FILE NAME: RIVER BLUFF PRELIM
DATE OF FIELD SURVEY: N/A
JOB NO.: 25-001

FILE BOOK: N/A
PAGE: N/A

SCALE: 1"=40'
DRAWN BY: TW
CHECKED BY: JES

SHEET NO. 02-25
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

BURKHALTER ENGINEERING
COMPANY, LLC
CIVIL ENGINEERS - LAND SURVEYORS

October 7, 2025

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

Re: S-70-25: River Bluff Subdivision

Dear Ms. Coyne,

With this letter we request a variance from public street frontage for lot OS1.

Sincerely,



Paul Burkhalter, PE/PLS
Principal