

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

11/21/2024

Property Information:

Preliminary Plat Title (this can be abbreviated):

Brixton Village Preliminary Plat

Site Address:

Ol' Colony Road and Forest Oaks Lane, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-09-31-3-001-001.000 & 63-21-09-31-2-001-005.000

Total Acres to be Subdivided:

58.8

Total Acreage Controlled by Owner:

58.8

Number of Existing Lots:

0

Number of Proposed Lots:

168

Number of Existing Structures:

0

Number of Proposed Structures:

0

Water Authority:

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

General Planned Development (GPD)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Subdivision for Brixton Village General Planned Development Preliminary Plat

Surveyor or Engineer Information:

Survey or Engineer Company:

Longleaf Engineering

Surveyor or Engineer Name:

Tom Sims

Is the surveyor/engineer also the applicant?

No

Applicant Information:

Applicant Name:

Chloe Kelly

Property Owner Information:

Owner 1

Property Owner Name:

Stipe Properties LLC

Owner 2

Property Owner Name:

Killingsworth Properties, LLC

with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:

12/17/2025

City of Tuscaloosa Planning Department
Tuscaloosa Planning Commission
Tuscaloosa City Council
2230 7th Street
Tuscaloosa, AL 35401

Re: Resubmittal of Previously Approved Application – Brixton

To Whom It May Concern:

On behalf of the Developer, we respectfully submit the enclosed application package for the proposed Brixton Subdivision, consisting of approximately 57 acres located at 580 Old Colony Road, which is identical to the application originally submitted on January 27, 2025, for the proposed subdivision referenced in the attached cover letter.

As a matter of record:

- The application was **unanimously recommended for approval** by the Planning Commission on **February 17, 2025**.
- The application was subsequently **unanimously approved by the Tuscaloosa City Council on April 8, 2025**.
- The following variances pursuant to City of Tuscaloosa Subdivision Regulations were granted as a part of the GPD approval:
Lot Configuration and Maximum Cul-de-sac Length
- Following these approvals, the Developer proceeded in good faith and received an Army Corp of Engineers Nationwide Permit Number SAM-2025-00731 for the proposed project and submitted construction plans to the City on November 18, 2025, for review and processing, which as of 12/16 the City staff has reviewed and provided comments on.

It has since come to our attention that, due to an administrative error, the annexation of the subject property was not completed properly. In order to comply with Alabama Statute §11-52-85, the Developer is required to resubmit the previously approved development application.

Please note the following important clarification:

There are no **changes, revisions, or iterations whatsoever** from the application and Development Agreement that was previously reviewed, recommended for approval, and approved. The submittal remains exactly as originally endorsed by both the Planning Commission and the City Council.

We respectfully request that the Planning Department, Planning Commission, and City Council accept this resubmittal as a procedural requirement necessary to correct the annexation error and allow the project to proceed in accordance with all applicable statutory requirements.

Thank you for your time and assistance. Please do not hesitate to contact us should any additional documentation or clarification be needed.

Sincerely,



Chloe Kelly
Director of Operations, Single Family Residential

Will Lowery
Managing Director, Single Family Residential



North of Old Colony Road

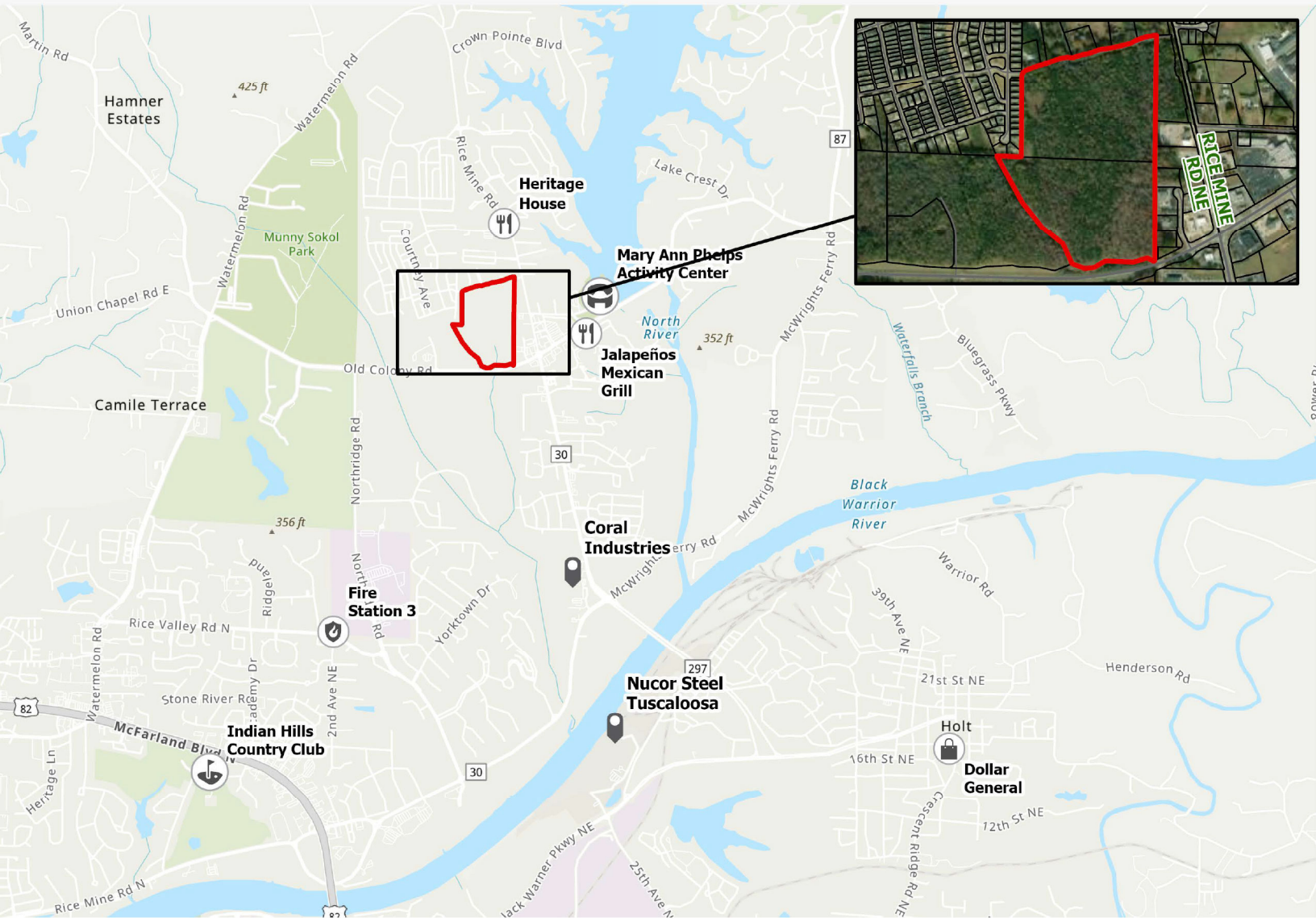
1 inch = 500 feet
0 300 600 900 1,200 Feet

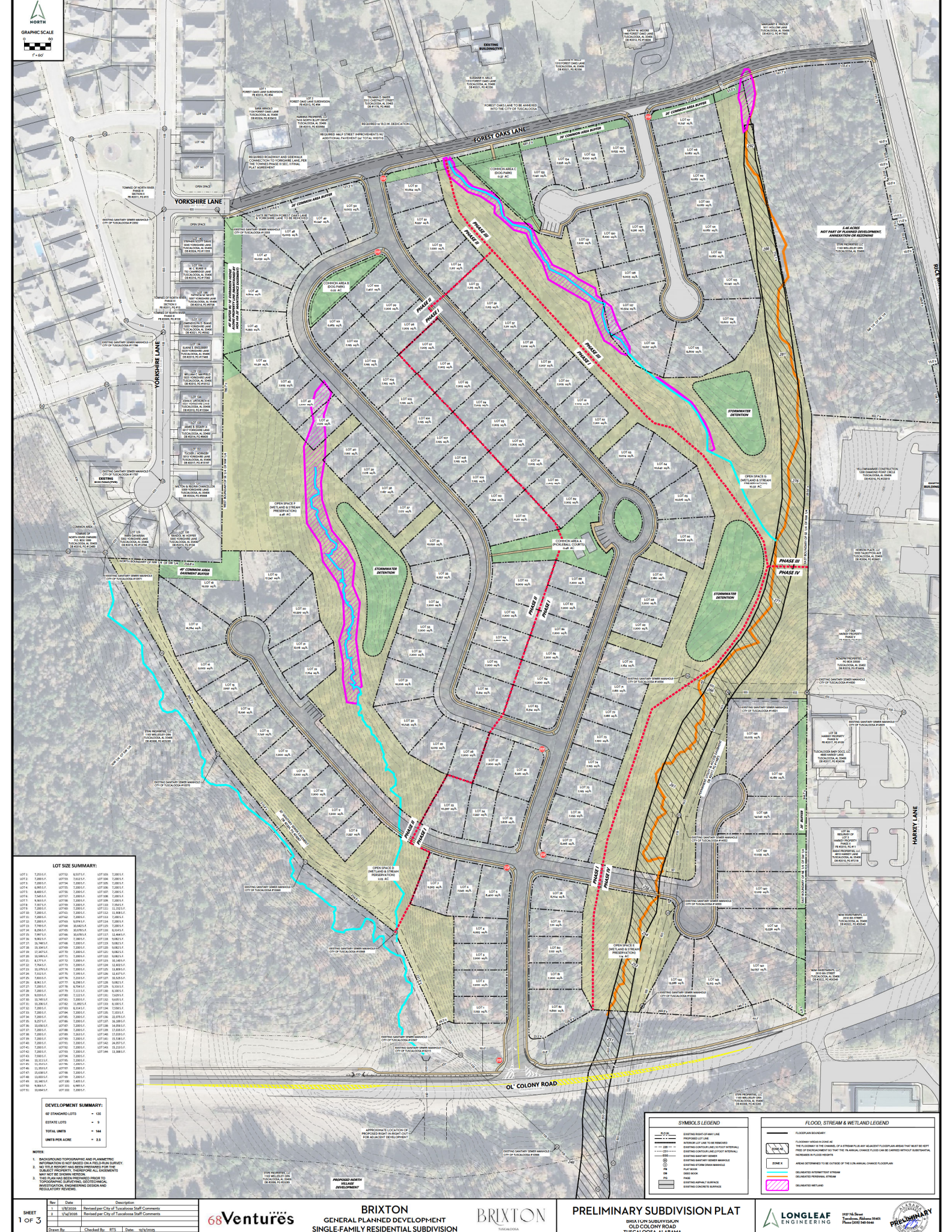
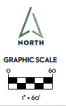


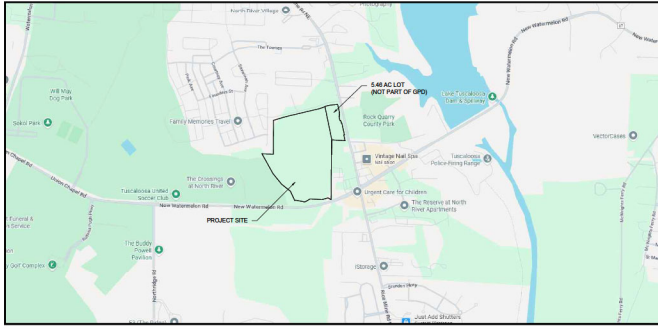


North of Old Colony Road

1 inch = 3,000 feet
0 0.25 0.5 0.75 1 Miles

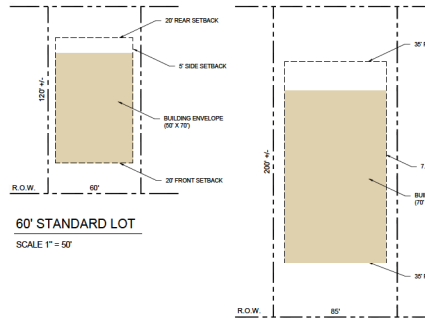


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VICINITY MAP
NOT TO SCALE

TYPICAL LOT CONFIGURATION:



60' STANDARD LOT
SCALE 1" = 50'

ESTATE STANDARD LOT
SCALE 1" = 50'

OWNERS:
STP PROPERTIES, LLC
1183 WILLOW GREEN
TUSCALOOSA, AL 35601

APPLICANT & DEVELOPER:
88 VENTURES, LLC
2801 FREEDAZER LANE, SUITE A
DAPHNE, AL 36526

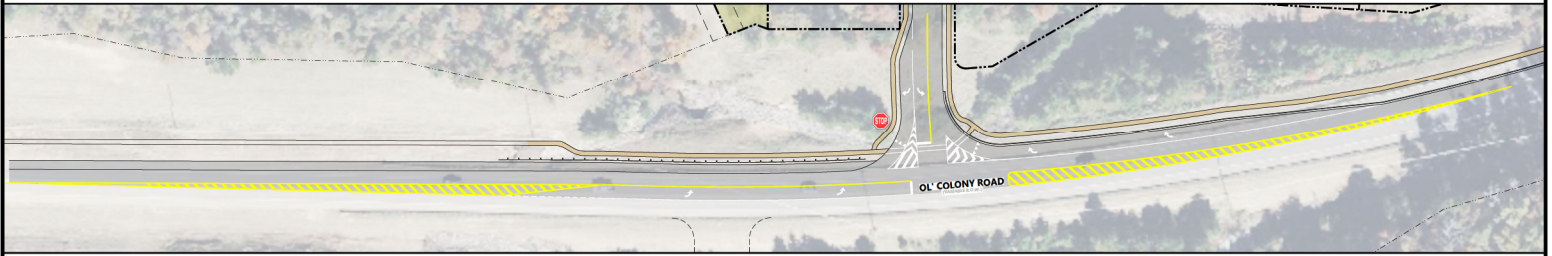
NOTES:

1. PROPERTY TO BE SUBDIVIDED = 57.88 AC +/-
2. TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 57.88 AC +/-
3. THIS PROPERTY IS CURRENTLY UNINCORPORATED AND WILL BE ANNEXED INTO THE CITY OF TUSCALOOSA, RECOVERED FROM SPFA TO QP, AND DEVELOPED AS A GENERAL PLANNED DEVELOPMENT, EXCLUDING THE 5.48 ACRES ALONG RICE MINE ROAD NE.
4. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
5. PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA AS PER FEMA MAP NO. 15120C0445, EFFECTIVE DATE 1/15/2014.
6. THIS PLAN IS BASED ON AERIAL MAP PHOTOGRAPHY TAX ASSESSOR GIS DATA AND IS NOT BASED ON FIELD SURVEY DATA.
7. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
8. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST.
9. NO LOTS SHALL HAVE DIRECT ACCESS TO OLD COLONY ROAD OR FOREST OAKS LANE.
10. ALL PROPOSED STREETS WILL BE CITY OF TUSCALOOSA PUBLIC STREETS.
11. ALL LOTS SHALL HAVE MINIMUM TWO OFF-STREET PARKING SPACES.
12. DENSITY = 2.5 UNITS PER ACRE - EXCLUDES 5.48 ACRES ALONG RICE MINE ROAD NE.
13. OPEN SPACE = 19.2 ACRES = 33.3% OF QP - EXCLUDES 5.48 ACRES ALONG RICE MINE ROAD NE.
14. THE PROPOSED ANNEXATION WILL INCLUDE ALL OF THE FOREST OAKS LANE RIGHT-OF-WAY.

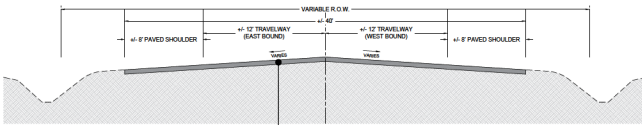
VARIANCE REQUESTS:

LOT CONFIGURATION: THE APPLICANT REQUESTS A VARIANCE FROM THE LOT CONFIGURATION REQUIREMENTS FOR ALL OPEN SPACE AND COMMON AREA LOTS IN ORDER TO MAINTAIN THE OPEN SPACE AREAS AND PRESERVE THE NATURAL TOPOGRAPHY, DRAINAGE PATTERNS AND PREVENTED MINOR LOT CONFIGURATIONS ARE REQUIRED FOR THESE AREAS.

MINIMUM CUL-DE-SAC LENGTH: THE APPLICANT REQUESTS A VARIANCE TO RED. A 2 OF THE SUBDIVISION REGULATIONS TO CONSTRUCT A CUL-DE-SAC IN EXCESS OF 400'. THE PROPOSED CUL-DE-SAC AT THE SOUTHWEST CORNER OF THE PROJECT WILL BE 41.880 DUE TO THE SUBDIVISION TOPOGRAPHY AND LOCATION OF EXISTING CUL-DE-SAC AND WILL BE ABLE TO PRESERVE THESE AREAS. THE CUL-DE-SAC CANNOT BE CONNECTED TO OTHER ROADWAYS WITHIN THE DEVELOPMENT.

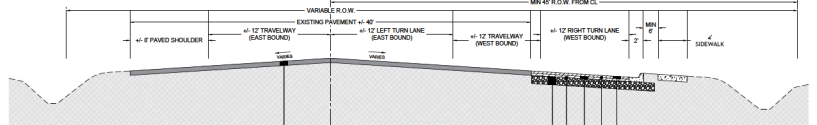


EXISTING ROADWAY CROSS-SECTIONS:

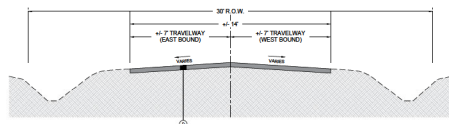


EXISTING STREET SECTION - OLD COLONY ROAD
N.T.S.

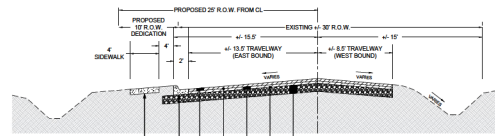
PROPOSED ROADWAY CROSS-SECTIONS:



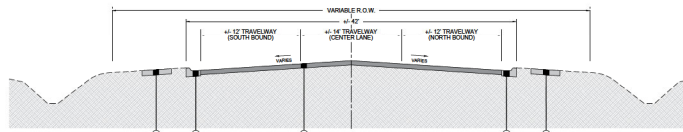
PROPOSED SECTION - OLD COLONY ROAD
N.T.S.



EXISTING STREET SECTION - FOREST OAKS LANE
N.T.S.

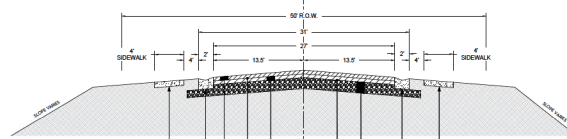


HALF STREET IMPROVEMENTS - FOREST OAKS LANE
N.T.S.



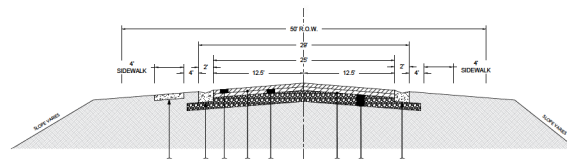
EXISTING STREET SECTION - RICE MINE ROAD NE
N.T.S.

NO IMPROVEMENTS PROPOSED



PROPOSED ENTRANCE ROAD CROSS-SECTION (LEVEL 1 ROADWAY)
N.T.S.

NOTE: INCLUDES ENTRANCE ROAD TO OLD COLONY ROAD AND FOREST OAKS LANE.



PROPOSED TYPICAL STREET CROSS-SECTION (LEVEL 2 ROADWAY)
N.T.S.

1. IN PLACE EXISTING ASPHALT ROADWAY
2. IN PLACE CURB AND GUTTER
3. IN PLACE EXISTING SIDEWALK
4. IN PLACE EXISTING UNIMPROVED SURFACE (UNPAVED/SHOULDER AGGREGATE)
5. SUPERPAVE HETEROGENEOUS CONCRETE WEARING SURFACE (1 1/2" MAX. AGGREGATE SIZE MAX (8" COMPACTED THICKNESS))
6. FACK COAT (ALCOAT 400)
7. SUPERPAVE HETEROGENEOUS UNPAVED LAYER
8. 1/2" MAX. AGGREGATE SIZE MAX (8" COMPACTED THICKNESS)
9. SUPERPAVE HETEROGENEOUS CONCRETE UNDER LAYER
10. 1 1/2" MAX. AGGREGATE SIZE MAX (8" COMPACTED THICKNESS)
11. PRIME COAT (ALCOAT 400)
12. CROWNED AGGREGATE BASE, ALCOAT 400 (8" COMPACTED THICKNESS)
13. 3" CURB AND GUTTER
14. 3" VALLEY GUTTER
15. 4" CONCRETE SIDEWALK

Rev	Date	Description
1	1/10/2018	Revised per City of Tuscaloosa Staff Comments
2	1/10/2018	Revised per City of Tuscaloosa Staff Comments
3	1/10/2018	Revised per City of Tuscaloosa Staff Comments
4	1/10/2018	Revised per City of Tuscaloosa Staff Comments
5	1/10/2018	Revised per City of Tuscaloosa Staff Comments
6	1/10/2018	Revised per City of Tuscaloosa Staff Comments
7	1/10/2018	Revised per City of Tuscaloosa Staff Comments
8	1/10/2018	Revised per City of Tuscaloosa Staff Comments
9	1/10/2018	Revised per City of Tuscaloosa Staff Comments
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14	1/10/2018	Revised per City of Tuscaloosa Staff Comments
15	1/10/2018	Revised per City of Tuscaloosa Staff Comments
16	1/10/2018	Revised per City of Tuscaloosa Staff Comments
17	1/10/2018	Revised per City of Tuscaloosa Staff Comments
18	1/10/2018	Revised per City of Tuscaloosa Staff Comments
19	1/10/2018	Revised per City of Tuscaloosa Staff Comments
20	1/10/2018	Revised per City of Tuscaloosa Staff Comments

68Ventures

BRIXTON
GENERAL PLANNED DEVELOPMENT
SINGLE-FAMILY RESIDENTIAL SUBDIVISION

BRIXTON
TUSCALOOSA

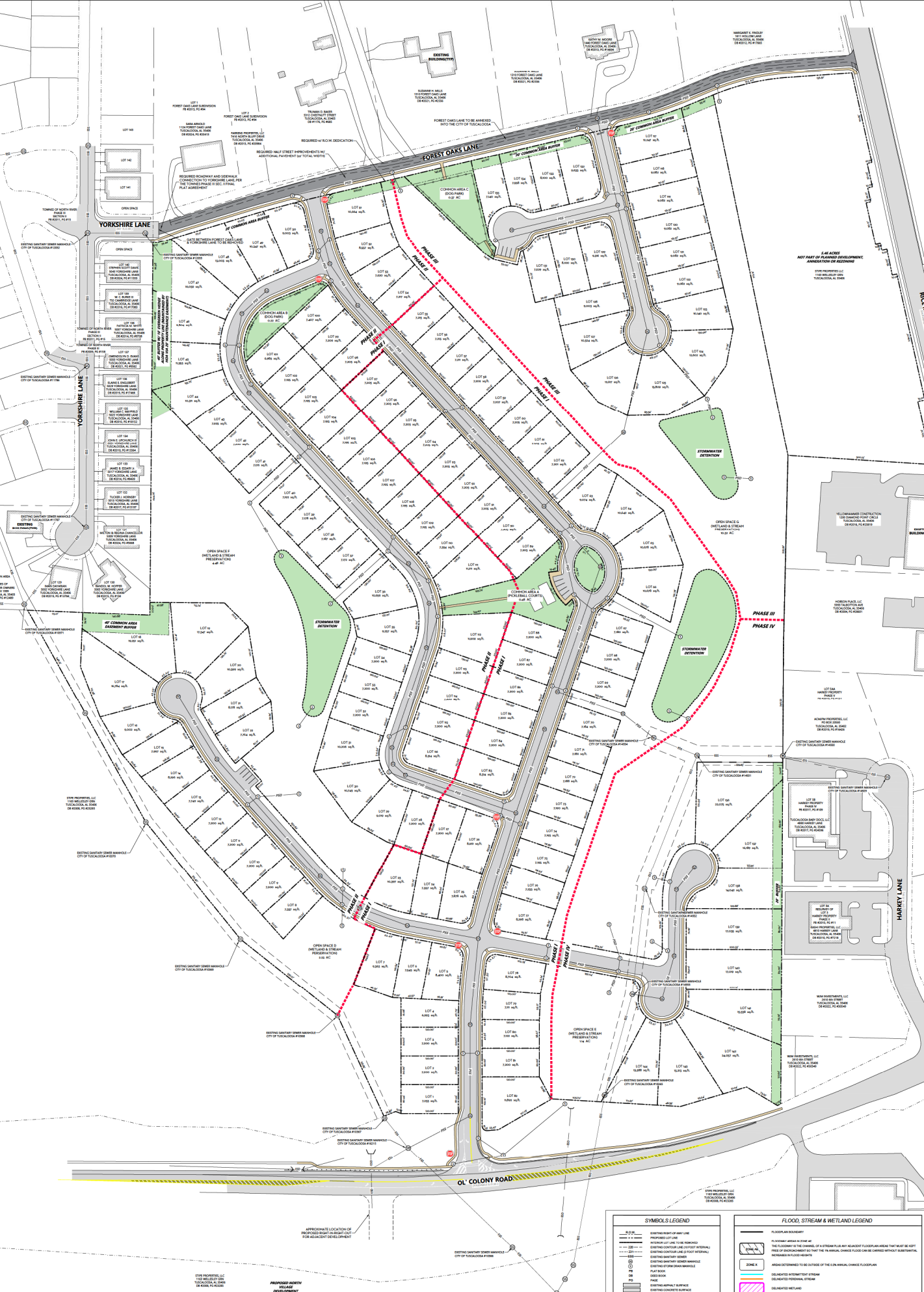
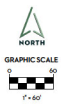
PRELIMINARY SUBDIVISION PLAT

AREA 1 (UNSUBDIVIDED)
OLD COLONY ROAD
TUSCALOOSA, ALABAMA

LONGLEAF
ENGINEERING








1017 N. 1st Street
Tuscaloosa, Alabama 35601
Phone (205) 544-4444





SYMBOLS LEGEND	
	EXISTING RIGHT OF WAY LINE
	PROPOSED LOT LINE
	INTERIOR LINE TO BE SHOWN
	EXISTING CONTOUR LINE (FOOT)
	EXISTING CONTOUR LINE (2 FOOT)
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM DRAIN
	FLAT BOOK
	DEED BOOK
	PAGE
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE

FLOOD, STREAM & WETLAND LEGEND

	FLOODPLAIN BOUNDARY
	FLOODPLAIN AREA IN ZONE A
	PLACEMENT IN THE CHANNELS OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS
	AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
	DELMATED INTERMITTENT STREAM
	DELMATED PERENNIAL STREAM
	DELMATED WETLAND

VARIANCE REQUESTS

Project: Brixton

Date: January 7, 2025 (Resubmitted 12.19.25)

The following variance requests are requested pursuant to the City of Tuscaloosa Subdivision Regulations:

1. **Lot Configuration**: The applicant requests a variance from the lot configuration requirements for all open space and common area lots. In order to maximize the open space areas and preserve the natural topography, drainage features and vegetation, abnormal lot configurations are required for these areas.
2. **Maximum Cul-de-sac Length**: The applicant requests a variance to Sec. 4.3 of the subdivision regulations to construct a cul-de-sac in excess of 600'. The proposed cul-de-sac at the Southwest corner of the project will be +/- 830' due to the steep topography and location of jurisdictional streams and wetlands. To preserve these areas, the cul-de-sac cannot be connected to other roadways within the development.