City of TUSCALOOSA
URBAN DEVELOPMENT

July 6, 2020

TO: ADJACENT PROPERTY OWNERS

The Planning Commission has received the preliminary plat of a subdivision to be known as:

S-48-20: Resurvey Lot 3, Town Center at Townes of North River, consisting of three lots on approximately 2.2 acres at 5518 Rice Mine Road NE. (Council District 3)

Due to COVID-19, the Planning Commission will hold a public hearing with virtual participation capabilities to discuss this proposal. The meeting will be held on **Monday, July 20, 2020, in the City Council Chambers at 2201 University Boulevard, City Hall at 5:00 p.m.**

In-person attendance will be by appointment only; there are several options available to provide input for consideration which are listed on the following page.

The public hearing will also be livestreamed through the City's cable TV channel and Facebook page – www.facebook.com/TuscaloosaCity/ - at the scheduled date and time above.

All case files including drawings and/or site plans are also available for your inspection in the Office of Urban Development's Planning Division office at 2201 University Boulevard (third floor, City Hall Annex III) **by appointment** between the hours of 8:00 a.m. and 4:00 p.m. Please contact staff at 205-248-5100 or visit http://www.tuscaloosa.com/planningcommission to schedule an appointment if you cannot view them online.

If special accommodations or auxiliary aids are needed for participation at the hearing by persons with disabilities, please contact our office at 248-5100 at least forty-eight hours in advance.

(Turn over to page 2)

PLANNING
2201 University Blvd. • Tuscaloosa, AL 35401 • Phone 205-248-5110 • Fax 205-349-0136 • City Hall 205-248-5311
TUSCALOOSA.COM @TuscaloosaCity

All case files including drawings and/or site plans can be found at www.tuscaloosa.com/planningcommission approximately one (1) week before the meeting. They may be available online upon receipt of this letter.

You can provide comments on the application through one of four options:

1. **In advance by written comment.** There's no need to attend in-person. Submit written comments by email or the City's website - www.tuscaloosa.com/planningcommission - no later than 3:00 p.m. on the meeting date. Written comments will be provided to the commission for consideration and read into the record during the meeting.
2. **During the meeting, by phone**. Comments can also be provided through phone by making an appointment with Staff no later than 10:00 a.m. on the meeting date. Following your request, you will receive instructions on joining the meeting via phone to provide your comments.
3. **During the meeting, by video conference.** To speak for or against this application by video conference, you must schedule an appointment with Staff no later than 10:00 a.m. on the meeting date or put in your request through the website. Visit www.tuscaloosa.com/planningcommission to submit a request. You will receive instructions on joining the meeting by email.
4. **During the meeting, in person.** You can attend the meeting in-person to speak, but you must make a request with Staff no later than 10:00 a.m. on the meeting date. For health and safety reasons, participants will be required to wear appropriate face coverings. During the meeting, you will wait in designated areas and enter Council Chambers when called to comment on the specific application.

City of TUSCALOOSA URBAN DEVELOPMENT

TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Resurvey Lot 3, Towns Center at Townes of North River Parcel ID: 21-09-31-2-001-003-000 Total Acres: 2.21

Surveyor or Engineer

Name: McGuire Associates a Division of GSA Email: mmcguire@gonzalez-strength.com Phone: 205-361-2052

Address: 2315 14th Street City/State: Tuscaloosa / Al ZIP Code: 35401

Property Owner

Name: Dr. Brian Wilhite Email: drbrian@northriverinternalmedicine.com Phone: 205-764-2362

Address: 100 Rice Mine Road NE Ste 150 City/State: Tuscaloosa / Al ZIP Code: 35401

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

6 Plats MAP FOLDED to 8 ½" x 11"	☑ YES	☐ NO	☐ N/A
Digital copy of Plat (with & without contours)	☑ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☑ YES May	☐ 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 SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.**

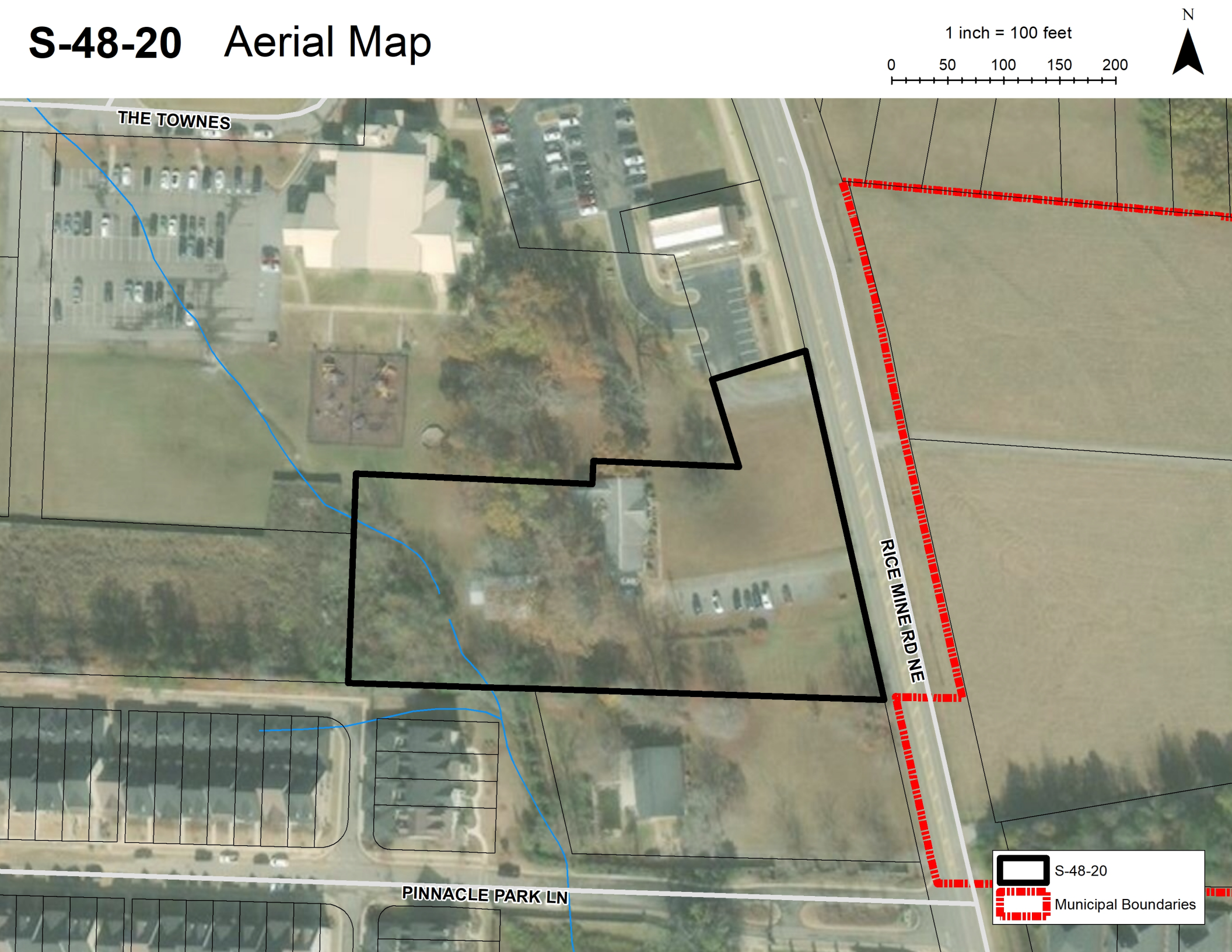
Signature: (AGENT) Date: 6/17/20

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

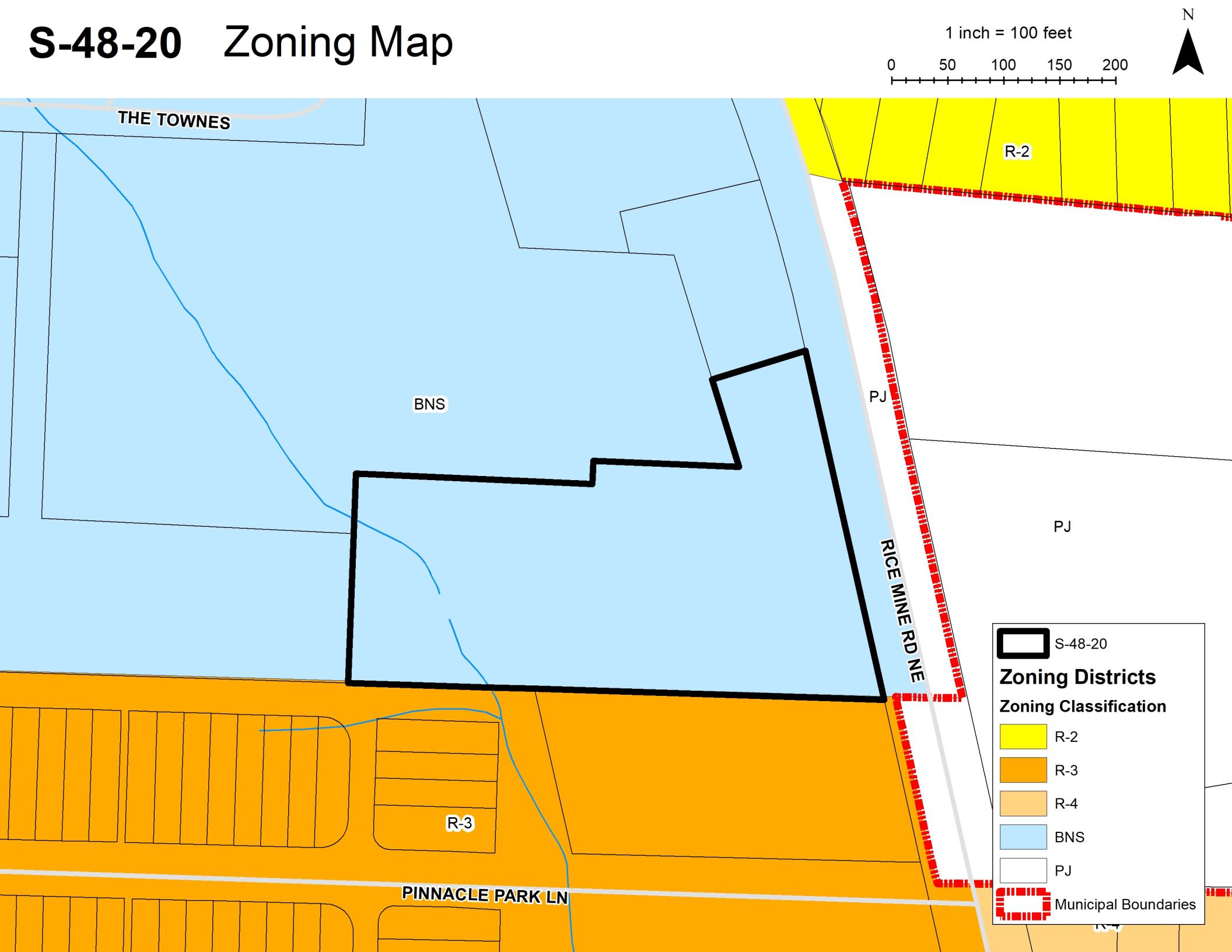
Office of Urban Development: Planning Division 2201 University Boulevard, Annex III, 3rd Fl Tuscaloosa, AL 35401 planningcommission@tuscaloosa.com

SUBMIT FORM

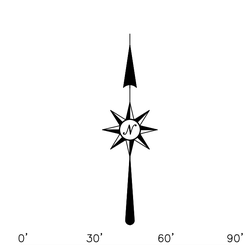
S-48-20 Aerial Map



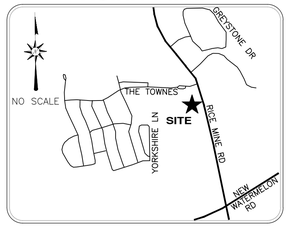
S-48-20 Zoning Map



S-48-20 Vicinity Map



VICINITY MAP



LEGEND

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- IPS — IRON PIN SET (5/8" REBAR w/CAP)
- CALCULATED POINT
- UTILITY POLE w/GUY
- OHP — OVERHEAD POWER LINE
- 562.35 — SPOT ELEVATION
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- FENCE
- ASPHALT SURFACE
- CONCRETE SURFACE
- RIPRAP SURFACE
- PLAYGROUND
- GRAVEL SURFACE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE

ASEMENT PER
008, PAGE 91

AREA INLET
TOP EL.:311.04'
36"X22"ARCH INV IN EL.:305.72'
8"PVC INV IN EL.:306.26'
36"X22"ARCH INV OUT EL.:305.49'

AREA INLET
TOP EL.:310.65'
36"X22"ARCH INV IN EL.:305.79'
36"X22"ARCH INV OUT EL.:305.72'

36"X22"ARCH

36"X22"ARCH

36"X22"ARCH

36"X22"ARCH

STORM MANHOLE
TOP EL.:313.48'
36"X22"ARCH INV IN EL.:306.68'
36"X22"ARCH INV OUT EL.:306.68'

N 12°11'35" W
37.80'(R)

40.30'(R)

SANITARY SEWER LIFT STATION LOCKED, UNABLE TO ACCESS.

TRINITY PRESBYTERIAN CHURCH
LOT 461
THE TOWNES OF NORTH RIVER
RESURVEY OF LOTS 210 - 212
MAP BOOK 2008, PAGE 91

PARCEL ID#63-21-09-31-2-001-010.002
TRINITY PRESBYTERIAN CHURCH PCA
5518 RICE MINE RD N E
TUSCALOOSA, AL 35406

LOT 2
TOWN CENTER AT THE TOWNES OF NORTH RIVER
MAP BOOK 2014, PAGE 108

PARCEL ID#63-21-09-31-2-001-003.006
CHRIS HAYSLIP
5710 RICE MINE RD N E
TUSCALOOSA, AL 35406

35' R.O.W.

35' R.O.W.

APPROXIMATE LOCATION OF GAS LINE PER GAS MAPS

APPROXIMATE LOCATION OF WATER LINE PER WATER MAPS

PARCEL ID#63-21-09-31-1-001-005.000
WILLIAM R WOODARD
5525 RICE MINE RD N E
TUSCALOOSA, AL 35406
ACREAGE PARCEL
DEED BOOK 682, PAGE 307

86°32'08"

51.55'

30' INGRESS/EGRESS EASEMENT (PROPOSED)

IPS

90°00'00"

1240.00'

PROPOSED 8" SANITARY SEWER LINE

10' UTILITY EASEMENT PER MAP BOOK 2014, PAGE 108

51.65'

SANITARY SEWER MANHOLE
TOP EL=312.18'
FL EL=307.97'
8" PVC

LOT 1
12,953 Sq. Feet
0.30 Acres

INGRESS/EGRESS EASEMENT (PROPOSED)

269°12'30"

IPF CAPPED REBAR (BLACK WARRIOR)

65.39'

7.6'

64.70'

IPF CAPPED REBAR (BLACK WARRIOR)

20.48'

9.74'

5.08'

IPF CAPPED REBAR

269°11'19"

211.43'

89°39'43"

IPS

WOODEN FENCE

CONCRETE HEADWALL
FL=36"X22"ARCH=303.14'
FL=36"X22"ARCH=303.10'

6' ROW

FL=6"PVC=304.55'

GAZEEBO

21°07'22"

105°52'38"

50.62'

FFE=312.52'

ONE STORY MASONRY RESIDENCE

SANITARY SEWER MANHOLE (PROPOSED)

209°20'05"

90°00'00"

10' PRIVATE SANITARY SEWER EASEMENT (PROPOSED)

149.69'

137.69'

163.2 ±

90°00'00"

115.00'

90°00'00"

LOT 2
13,123 Sq. Feet
0.30 Acres

35' INGRESS/EGRESS EASEMENT (PROPOSED)

68.00'

FL EL=311.19'

FL EL=311.19'

OHP

PARCEL ID#63-21-09-31-1-001-006.000
WILLIAM R WOODARD
5525 RICE MINE RD N E
TUSCALOOSA, AL 35406
ACREAGE PARCEL
DEED BOOK 935, PAGE 129

LID

ALUMINUM SHED

ONE STORY WOOD FRAME BUILDING

FFE=309.07'

FL EL=303.08'

15.5'

FL EL=303.19'

LOT 3
70,236 Sq. Feet
1.61 Acres

PARCEL ID#63-21-09-31-2-001-010.001
TRINITY PRESBYTERIAN CHURCH PCA
5518 RICE MINE RD N E
TUSCALOOSA, AL 35406
TRINITY PRESBYTERIAN CHURCH
LOT 460
THE TOWNES OF NORTH RIVER
RESURVEY OF LOTS 210 - 212
MAP BOOK 2008, PAGE 91

181.62'

57.69'

90°00'00"

IPS

OHP

FL EL=310.98'

FL EL=310.98'

SIGN

90°00'00"

47.00'

90°00'00"

80.00'

90°00'00"

SIGN

62.61'

20' UTILITY EASEMENT PER MAP BOOK 2008, PAGE 91

20'

24"RCP

89°34'05"

24"RCP

HEADWALL
FL EL=303.33'

65.3'±

OHP

COMMON AREA
PINNACLE PARK 1
MAP BOOK 2016, PAGE 120

PARCEL ID#63-21-09-31-2-001-009.000
PPNR LLC
912 29TH AVE
TUSCALOOSA, AL 35401

STORM SEWER MANHOLE
TOP EL=311.37'
FL EL=303.97'
FL EL=303.87'
24" RCP

IPF CAPPED REBAR (#0047)

487.93'

IPF 1/2" REBAR

20' UTILITY EASEMENT PER MAP BOOK 2014, PAGE 108

74°33'51"

IPF CAPPED REBAR (BLACK WARRIOR)

CURB INLET
TOP EL=308.59'

PARCEL ID#63-21-09-31-2-001-009.001
TERESA H MILLS
5424 RICE MINE RD N E
TUSCALOOSA, AL 35406
ACREAGE PARCEL
DEED BOOK 915, PAGE 481

R.O.W.

35'

35'

R.O.W.

RICE MINE ROAD NORTHEAST (TYP R.O.W.)

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	T20S	TOWNSHIP 20 SOUTH
P.O.B.	POINT OF BEGINNING	R9W	RANGE 9 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	INV	INVERT
(R)	MAP BOOK 2014 PAGE 108	EL.	ELEVATION
		BLDG.	BUILDING

NOTES

1. According to the Flood Insurance Rate Map (FIRM) for Tuscaloosa County, Alabama (community–panel number 01125C 0344 G, dated January 16, 2014), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

2. No attempt has been made and no guarantees are hereby given as to the location of sub–surface foundations.

3. Townes Village LLC is the owner.

4. Total acreage to be subdivided – 2.21 acres.

5. Property is zoned BNS – Special Neighborhood Commercial District.

6. Sewer and water services provided by the City of Tuscaloosa.

7. North arrow, contours and spot elevations shown hereon are based on Transverse Mercator Projection – Alabama West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).

8. Direct access to Rice Mine Road NE from Lots 2 & 3 is denied.

REQUESTED SUBDIVISION VARIANCES

1. Lot configuration.

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

SITE DATA TABLE

PROPERTY AREA = 2.21 AC.

SITE ZONED: BNS
SPECIAL NEIGHBORHOOD COMMERCIAL DISTRICT

BUILDING SETBACKS:
FRONT 20'
REAR NONE
SIDE NONE

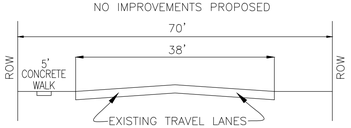
MAXIMUM HEIGHT:
35 FEET

OWNER:
TOWNES VILLAGE LLC
2908 BOUY CIRCLE NE
TUSCALOOSA, AL 35406

811 Know what's below Call before you dig. Dial 811 Or Call 800-282-7411

RICE MINE ROAD NORTHEAST

NO IMPROVEMENTS PROPOSED



NOTE: ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY, INCLUDING PRIVATE SANITARY SEWER LINES, THAT RUN ALONG THE PUBLIC UTILITY EASEMENT SHALL BE INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT, BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OR COUNTY.

OWNER & DEVELOPER:
TOWNES VILLAGE LLC
2908 BOUY CIRCLE NE
TUSCALOOSA, AL 35406

SURVEYOR:
MICHAEL J. McGUIRE
McGUIRE & ASSOCIATES, A DIVISION OF GONZALEZ–STRENGTH & ASSOCIATES
2315 14TH STREET
TUSCALOOSA, AL 35401

SOURCE OF TITLE DEED BOOK 2016, PAGE 26122.

RESURVEY OF LOT 3, TOWN CENTER AT THE TOWNES OF NORTH RIVER

BEING A RESURVEY OF LOT 3, TOWN CENTER AT THE TOWNES OF NORTH RIVER RECORDED IN PB. 2014 PG. 108, BEING LOCATED IN THE NW QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST.

JUNE 2020

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY PLAT

LOT 3 TOWNCENTER
5518 RICE MINE RD NE
TUSCALOOSA, ALABAMA 35406
FOR
BRIAN WILHITE

TITLE	DWN. BY	CKD. BY	SCALE	DATE
	JBR	DSM	1"=30'	12/05/2019

McGUIRE & ASSOCIATES, A DIVISION

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2315 14TH STREET, TUSCALOOSA, ALABAMA 35401
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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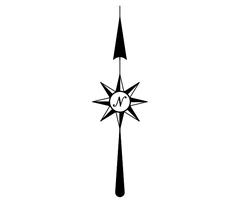
ALABAMA REGISTERED NO. 21782 PROFESSIONAL LAND SURVEYOR MICHAEL J. McGUIRE

NOT VALID UNLESS SIGNATURE IS SHOWN

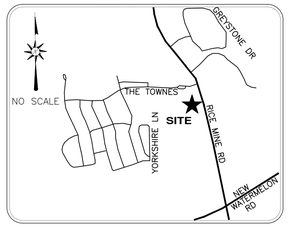
DWG.NO.
SHEET 1 OF 1
PROJECT
19-0728

THIS DRAWING IS THE PROPERTY OF GONZALEZ - STRENGTH AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR ALTERED IN WHOLE OR PART OR USED FOR ANY PURPOSE WITHOUT THE APPROVAL OF GONZALEZ - STRENGTH AND ASSOCIATES, INC. AND IS TO BE RETURNED UPON REQUEST.

N:\2019 Projects\Brian Wilhite\19-0728_Lot 3 Town Center_Townes of N River_Tuscaloosa AL\Survey\19-0728 PRELIM PLAT.dwg Jul 01,2020 - 3:53 pm



VICINITY MAP



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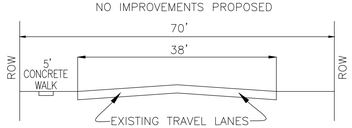

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TOWNES VILLAGE LLC
2908 BOUY CIRCLE NE
TUSCALOOSA, AL 35406

SURVEYOR:
MICHAEL J. McGUIRE
McGUIRE & ASSOCIATES, A DIVISION OF GONZALEZ–STRENGTH & ASSOCIATES
2315 14TH STREET
TUSCALOOSA, AL 35401

SOURCE OF TITLE DEED BOOK 2016, PAGE 26122.

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JUNE 2020

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McGuire Associates a Division of GSA

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CIVIL ENGINEERING · TRAFFIC & TRANSPORTATION ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE ARCHITECTURE

Planning, Office of Urban Development
C/o Mr. Justin Lesko
2201 University Boulevard
Annex III, 3rd Floor
Tuscaloosa, Al 35401

6/17/2020

Re: Resurvey Lot 3, Town Center at the Townes of North River

Dear Mr. Lesko,

By this letter our client, Dr. Brian Wilhite would like to request the following variances.

1.) Lot configuration

If you should have any questions or need any additional information please give me a call. Thank you for your time.

Sincerely,

Michael J. McGuire
Senior Project Manager

2315 14th Street, Tuscaloosa, AL 35401
205-752-5382 Fax: 205-942-3033