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-51-20: Resurvey of Lots 69 Wellington Phase Three & Lot 101 Wellington Phases VI & VII, consisting of one lot on approximately 2.01 acres at 1314 Downing Ridge. (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 CHECKLIST

Please complete all of the following required fields:

Subdivision

Name: Lot 1 Resurvey of Lot 69 Wellington Phase Three & Lot 101 Wellington Phases VI &VII | Parcel ID: See attached | Total Acres: 2.01

Engineer

Name: Al Cabaniss, PE, PLS | Email: acabaniss@cabanisseng.com | Phone: 205.758.9032

Address: PO Box 020440 | City/State: Tuscaloosa / AL | ZIP Code: 35402

Property Owner

Name: George Philamon Hemstreet, IV | Email: | Phone: 205.657.7469

Address: 1314 Downing Ridge | City/State: Tuscaloosa / AL | ZIP Code: 35406

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

6 Plats MAP FOLDED 8 ½" x 11" (no smaller / larger)	◉ YES	○ NO	○ N/A
Pre-design conference (if so, list date)	◉ YES E-Mail	○ NO	○ N/A
Master Plan provided	○ YES	○ NO	◉ N/A
Drainage study	○ YES	○ NO	◉ N/A
Variance request properly submitted	○ YES	○ NO	◉ N/A
Designation of Agent form	◉ YES	○ NO	○ N/A
ALL MAPS at 8 ½" X 11" scale without contour lines	◉ YES	○ NO	○ N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner	◉ 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: _____ Date: _____

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

Will Smith
Email: wdsmith@tuscaloosa.com

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

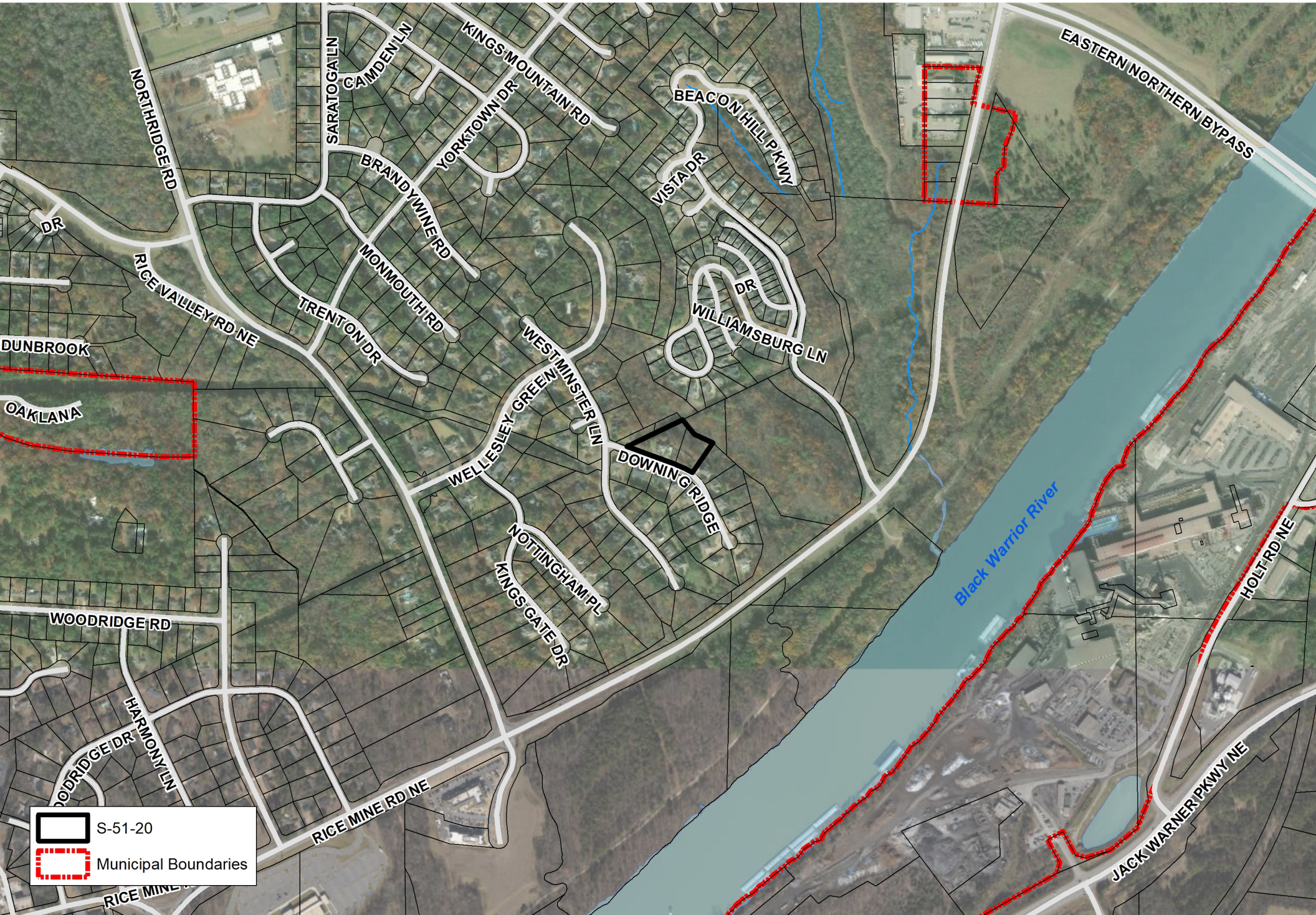
Lady Kassama
Email: lkassama@tuscaloosa.com

S-51-20 Vicinity Map

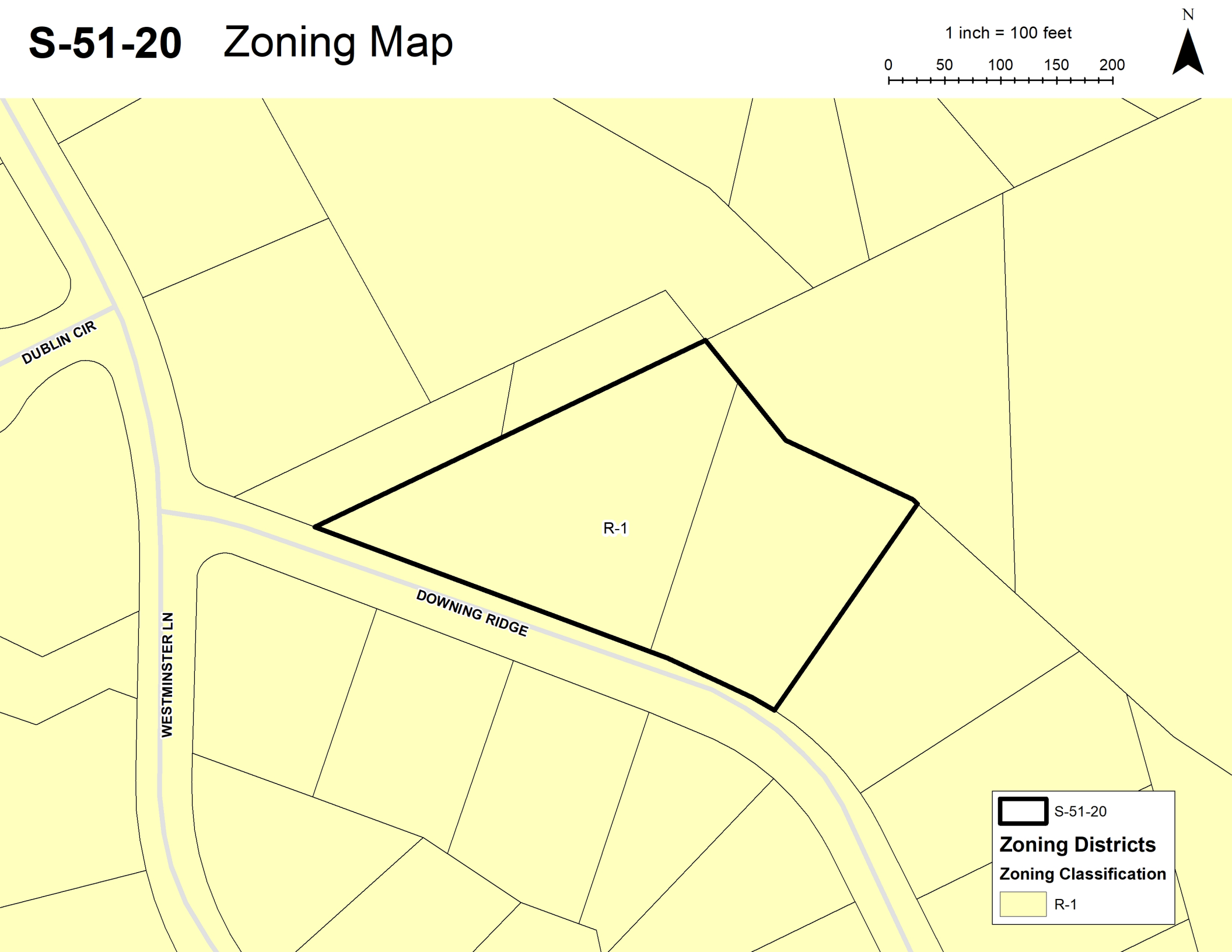
1 inch = 750 feet

0 375 750 1,125 1,500

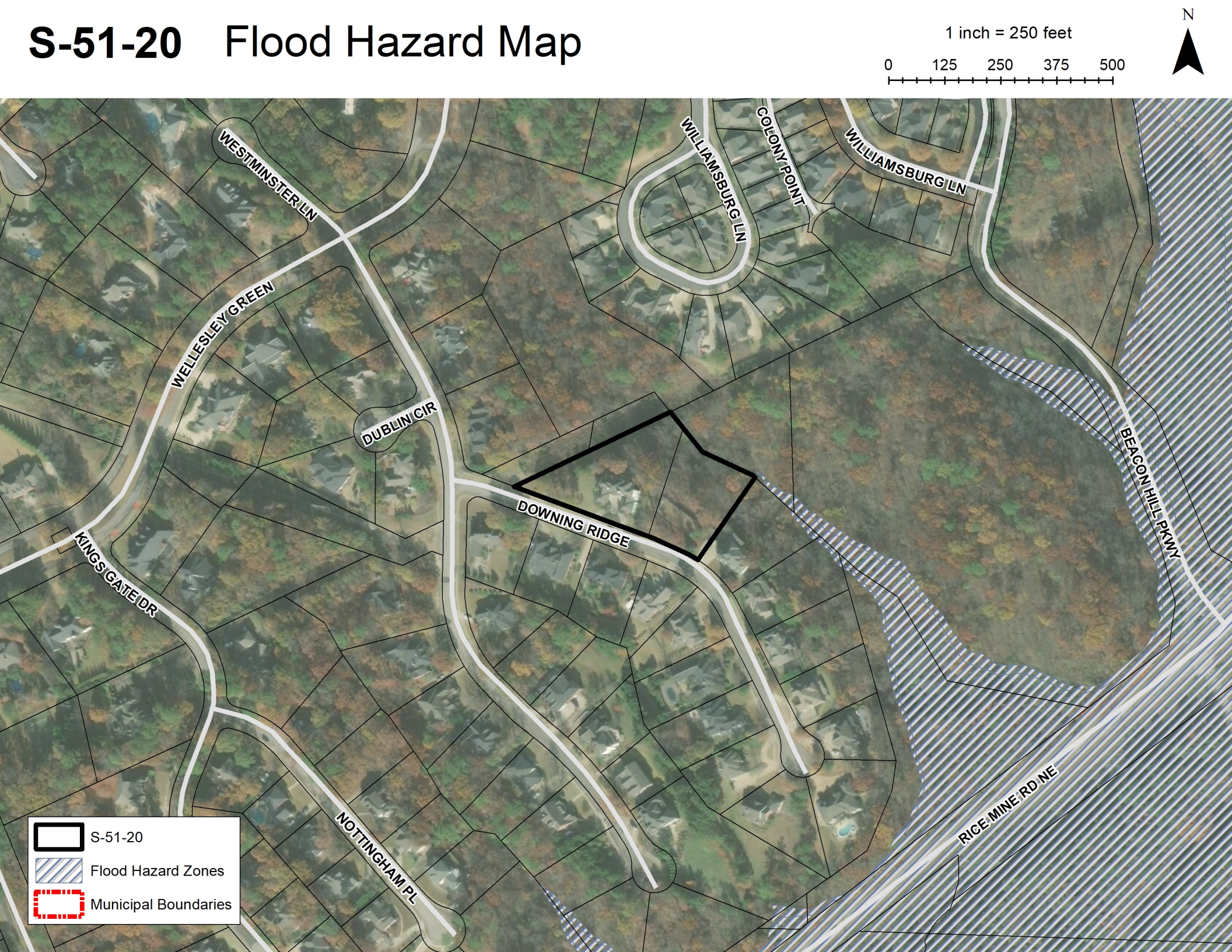
N



S-51-20 Zoning Map



S-51-20 Flood Hazard Map

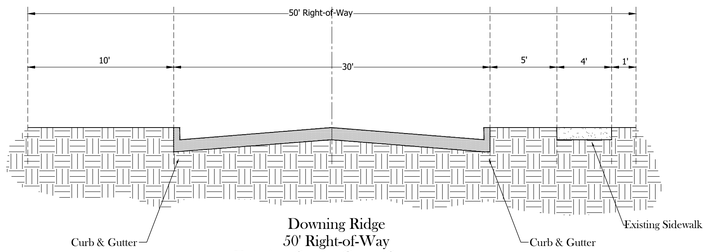


S-51-20 Aerial Map

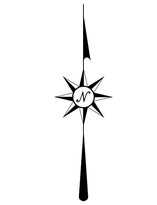
1 inch = 100 feet

0 50 100 150 200

N

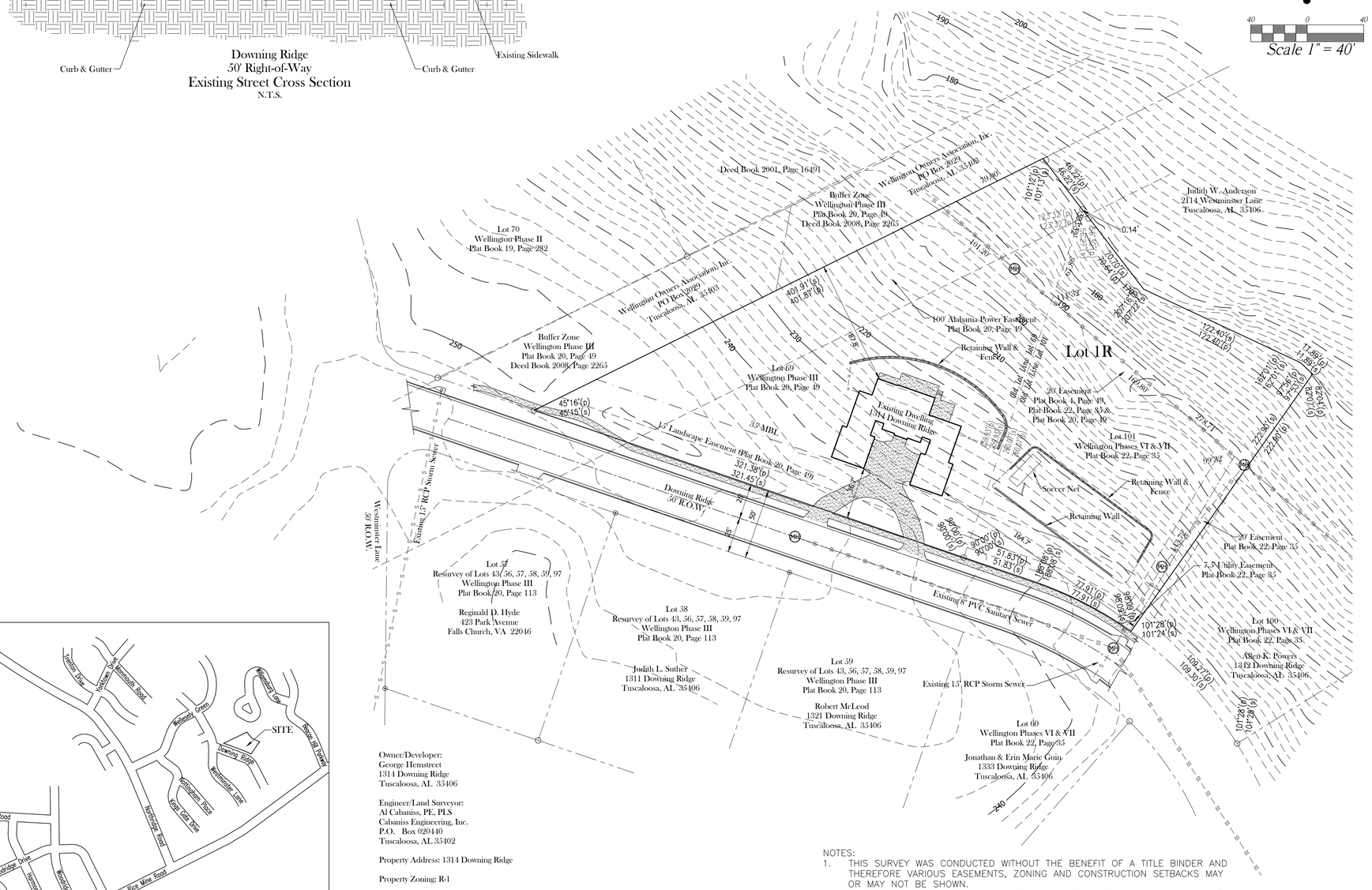


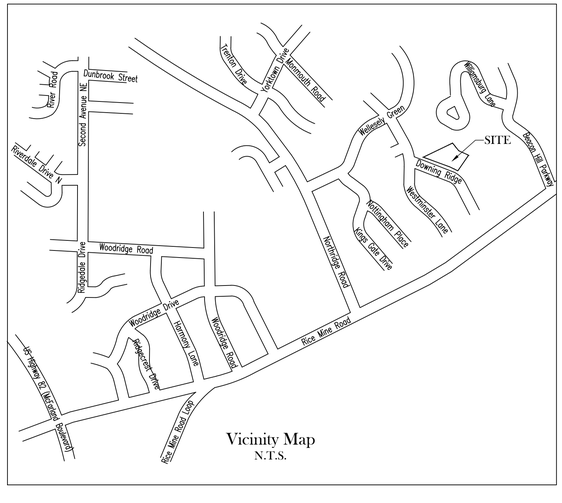
Downing Ridge
50' Right-of-Way
Existing Street Cross Section
N.T.S.



LEGEND

○	IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION
●	1/2" IRON PIN SET	(p)	PLAT DIMENSION
	CONCRETE	(d)	DEED DIMENSION
	UTILITY POLE	DB	DEED BOOK
	UTILITY POLE W/ GUY	PB	PLAT BOOK
	NOT TO SCALE	Pp	PAGE
	CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY
	WOODEN FENCE	MBL	MINIMUM BLDG LINE
	OTHER FENCE		CHAIN LINK FENCE
	SANITARY SEWER	△	POINT NOT MONUMENTED
	OVERHEAD POWER		LIGHT POLE
	UNDERGROUND POWER	SMH	SANITARY SEWER MANHOLE
	GAS LINE	T	TELEPHONE PEDESTAL
	TELEPHONE/CABLE LINE	P	POWER TRANSFORMER/TRANSCLOSER
	WATER VALVE		FIRE HYDRANT
	WATER METER	DS	DRAINAGE STRUCTURE





Vicinity Map
N.T.S.

Owner/Developer:
George Hemstreet
1314 Downing Ridge
Tuscaloosa, AL 35406

Engineer/Land Surveyor:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
P.O. Box 020440
Tuscaloosa, AL 35402

Property Address: 1314 Downing Ridge

Property Zoning: R-1

Notes:
1) Buildings: 1 Existing Single Family Dwelling
2) Setbacks are as shown.
3) The total acreage under control of the Developer & to be Subdivided: 2.01 Acres +/-
Lot 1: 2.01
4) Property is located in the SW¼ - NE¼ of the SE¼ - SW¼ of Section 7, Township 21 South, Range 9 West, Tuscaloosa County, Alabama.
5) The subject property does not lie in a Special Flood Hazard Area, FEMA FIRM Map Number 01125C0507G, dated January 16, 2014.

NOTES:
1. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE BINDER AND THEREFORE VARIOUS EASEMENTS, ZONING AND CONSTRUCTION SETBACKS MAY OR MAY NOT BE SHOWN.
2. UNDIMENSIONED OR UNPLATTED EASEMENTS, RIGHTS-OF-WAYS, DRIVES AND/OR GRAVEL ROADS MAY BE SHOWN IN AN APPROXIMATE LOCATION, AND WITH APPROXIMATE DIMENSIONS.
3. THIS SURVEY IS RESTRICTED FROM BEING USED BY ANY INDIVIDUAL OR CORPORATION OTHER THAN THE PARTIES IT WAS PREPARED FOR.

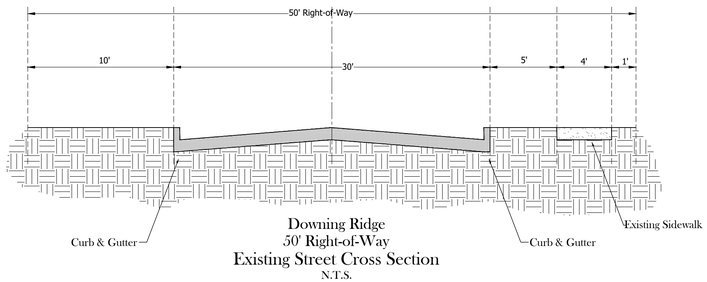
THIS DRAWING AND ALL INFORMATION HEREON REPRESENTS DESIGNS AND/OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC., AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

Preliminary Subdivision Plat
Lot 1, A Resurvey of
Lot 69 Wellington Phase Three & Lot 101 Wellington Phases VI & VII
Tuscaloosa County, Alabama

Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140
P. O. Box 020440 Tuscaloosa Alabama

JOB NO:	16-05-008
DATE OF SURVEY:	06/06/2018
FB/PG:	325/39
FILE NAME:	1311008.dwg
DATE:	05/22/2020
SOURCE OF TITLE:	D.B. 2016, PG. 15008
SCALE:	1" = 40'
DWN/CHK BY:	THS/AJC
REVISION:	

SHEET: 1 of 1



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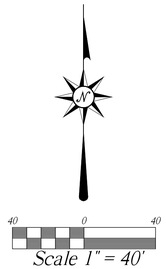

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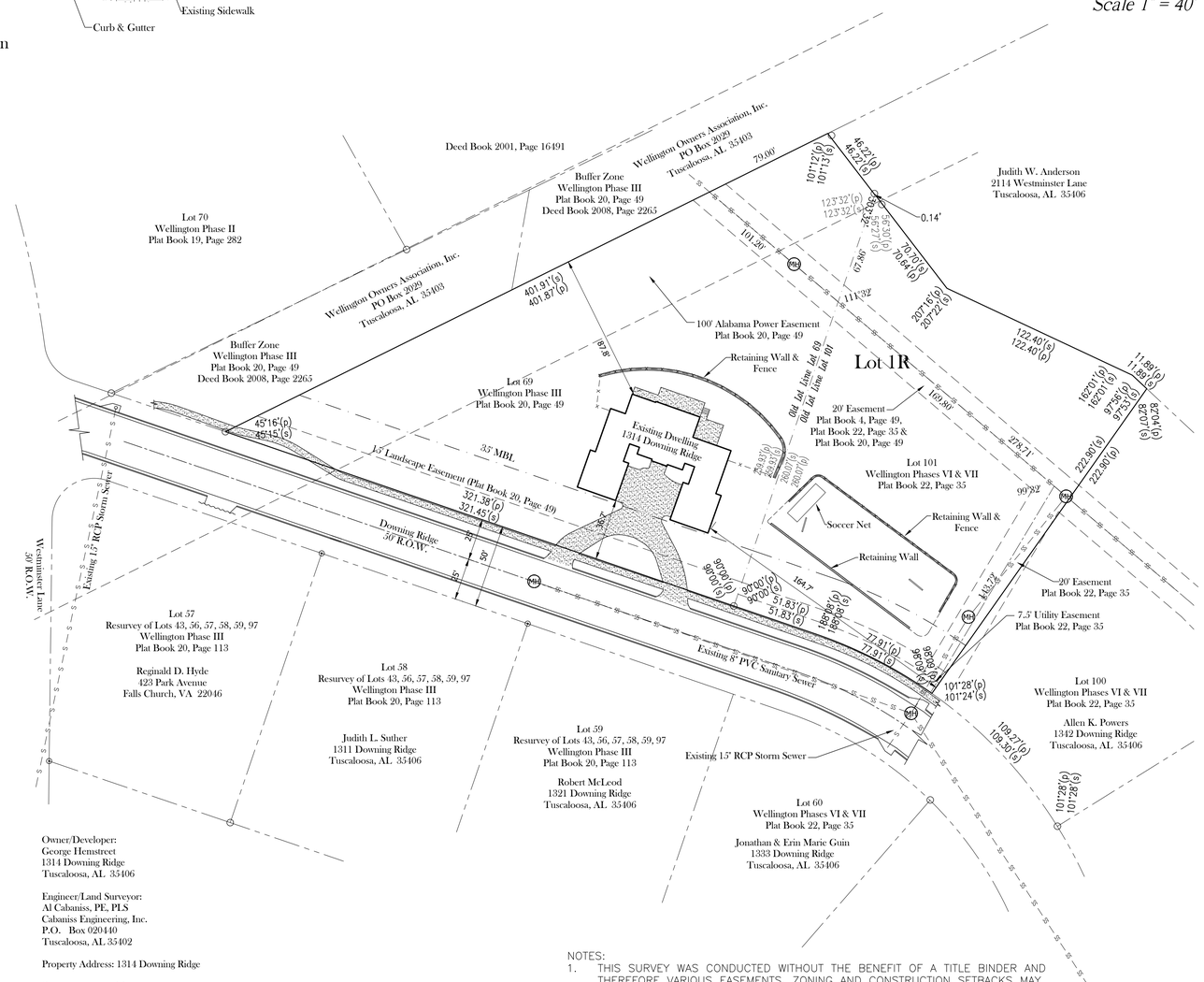

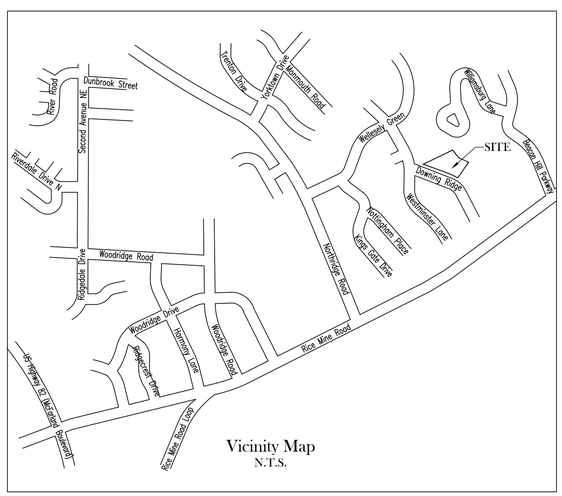

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