



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION CHECKLIST

Please complete all of the following required fields:

Subdivision	
Name: Stipe-Killingsworth Subdivision (Master Plan)	Parcel ID: 63-21-09-31-3-001-001.000; 63-21-09-31-2-001-005.000; 63-21-09-31-1-001-019.000
Total Acres: 195 +/-	
Engineer	
Name: McGiffert and Associates, LLC	Email: jduncan@mcgiffert.com
Address: 2814 Stillman Boulevard	Phone: 205-759-1521
City/State: Tuscaloosa / AL	ZIP Code: 35401
Property Owner	
Name: Stipe Properties, LLC; Killingsworth Properties, LLC	Email: tstipe@gmail.com
Address: 1163 Wellesley Green	Phone: 205-454-5456
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 1/2" x 11" (no smaller / larger)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="radio"/> YES 9-8-17	<input type="radio"/> NO	<input type="radio"/> N/A
Master Plan provided	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Drainage study	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Variance request properly submitted	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Designation of Agent form	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
ALL MAPS at 8 1/2" X 11" scale without contour lines	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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: Will Smith Date: 8-20-20

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

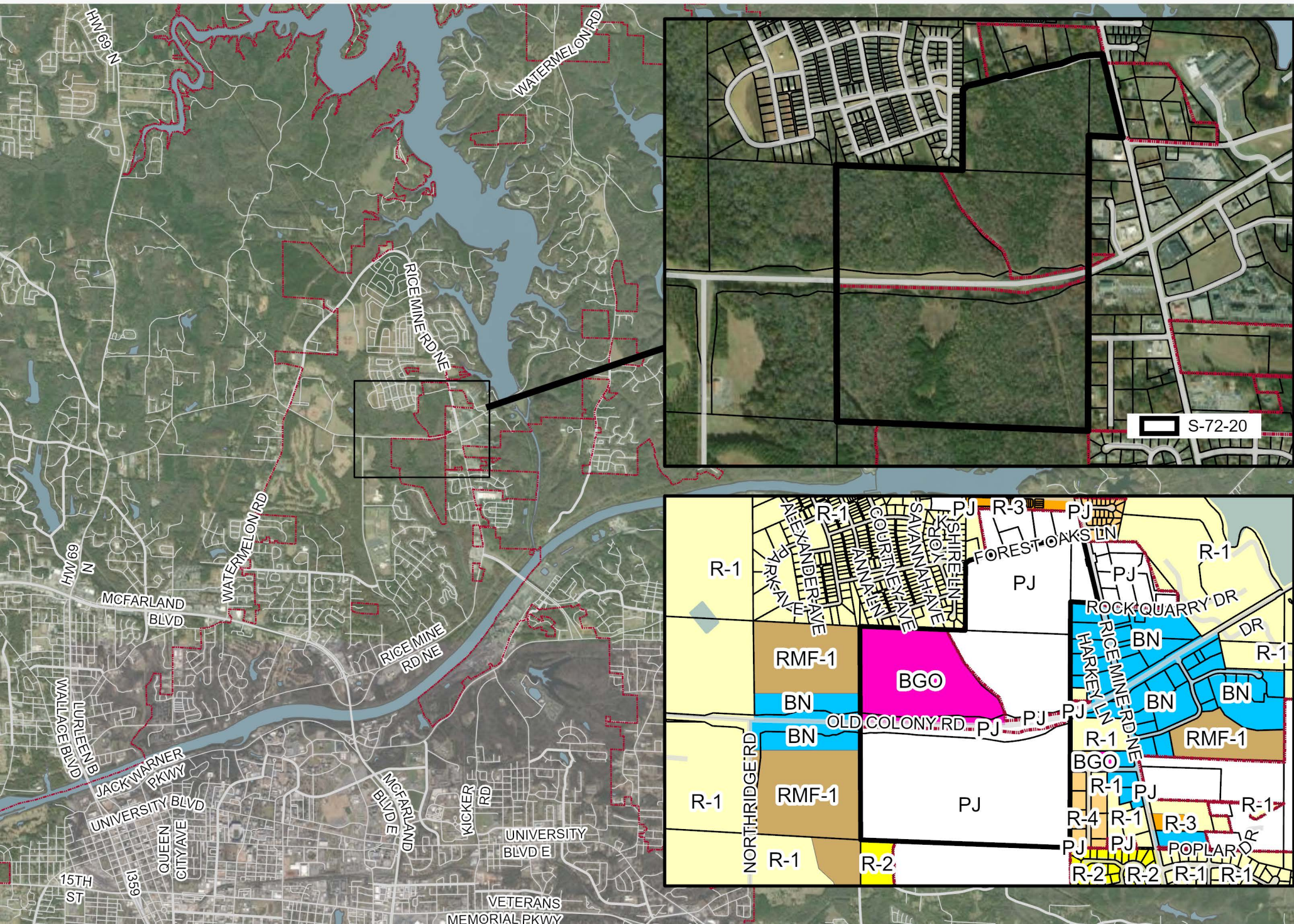
Lady Kassama
Email: lkassama@tuscaloosa.com



S-72-20: Stipe-Killingsworth Subdivision

1 inch = 1,250 feet
0 625 1,250 1,875 2,500

N

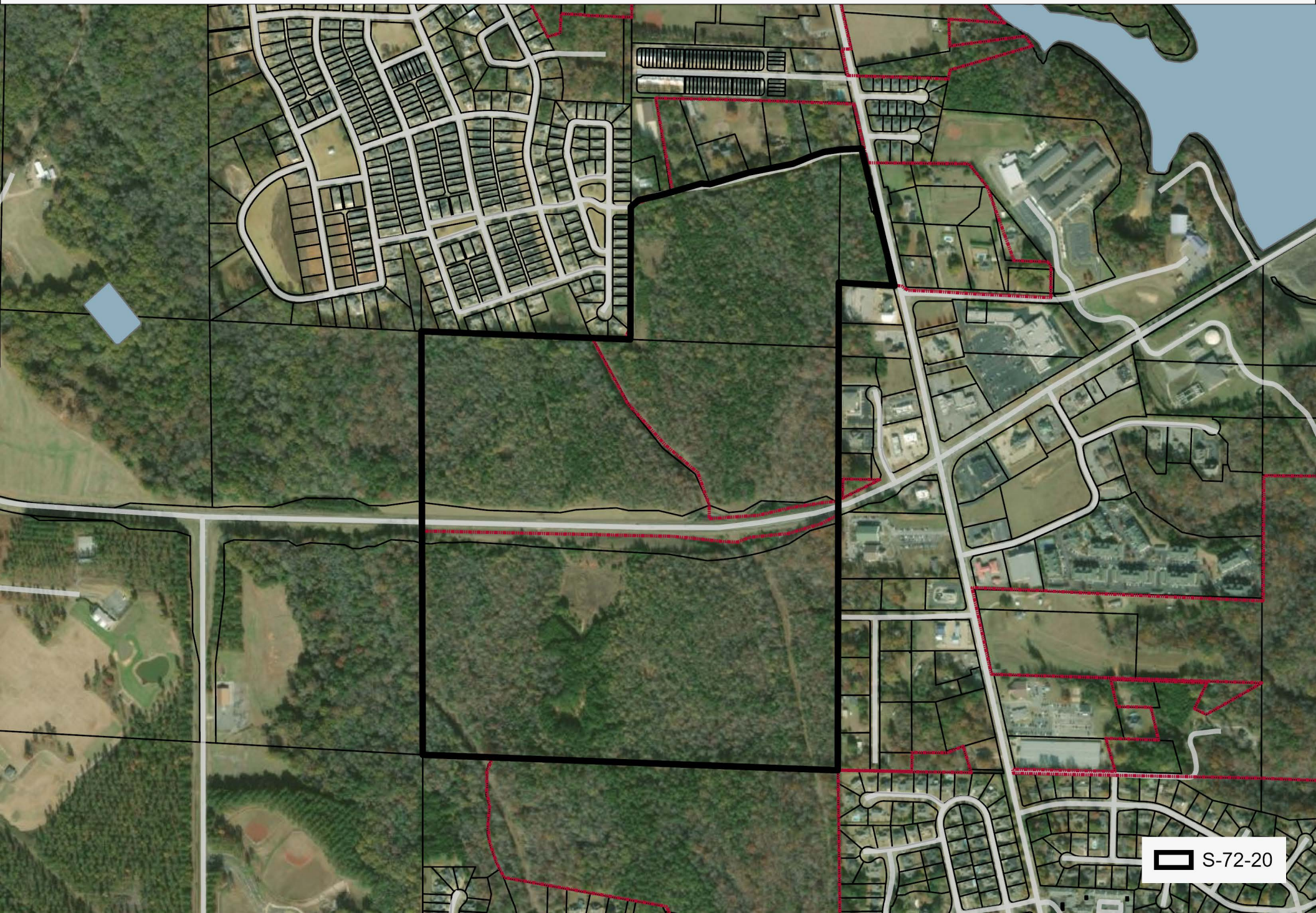




S-72-20:Stipe-Killingsworth Subdivision

1 inch = 750 feet
0 350 700 1,050 1,400

N



S-72-20



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AN INDEPENDENT AND ASSITED LIVING RETIREMENT COMMUNITY
SITE PLAN

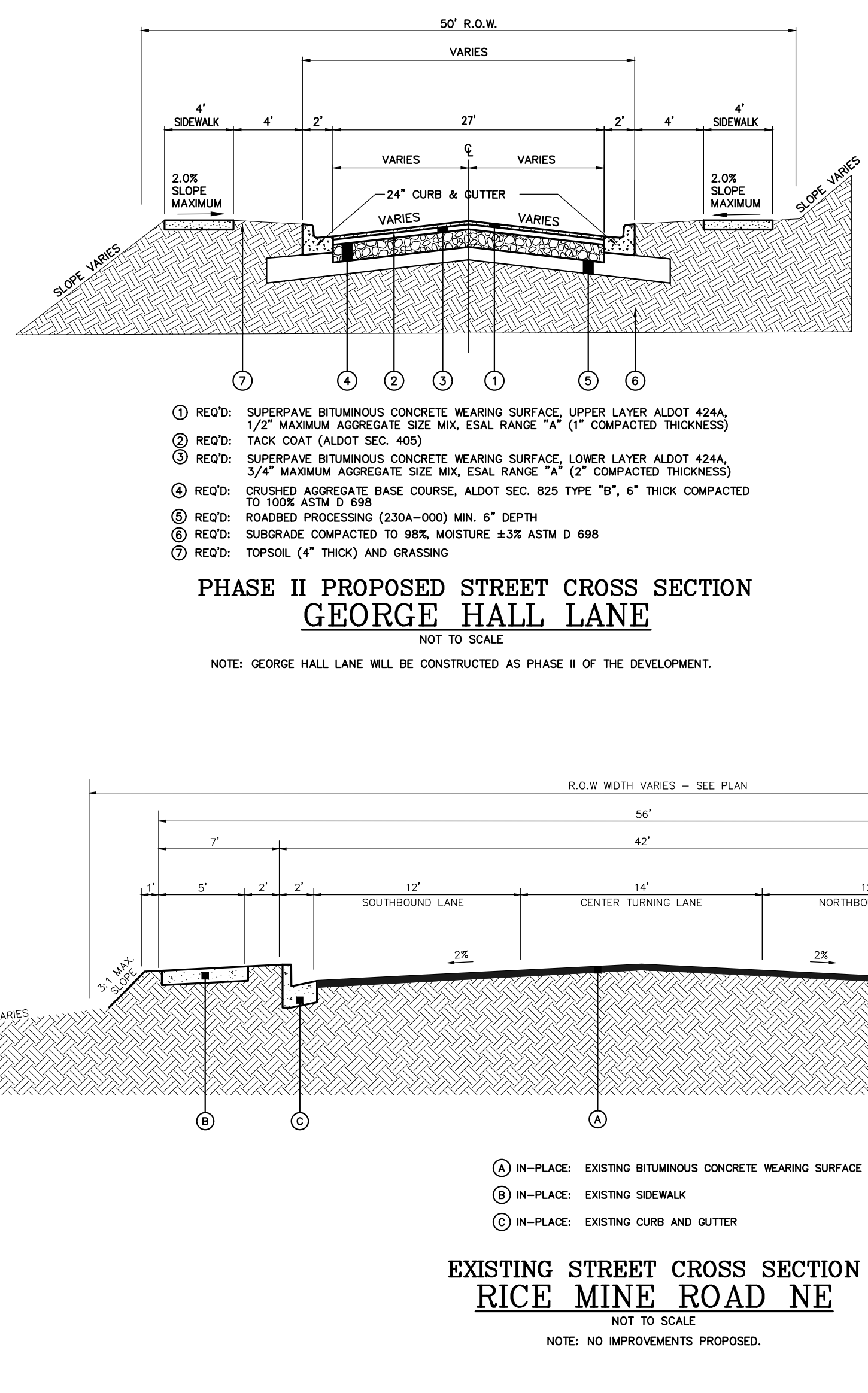
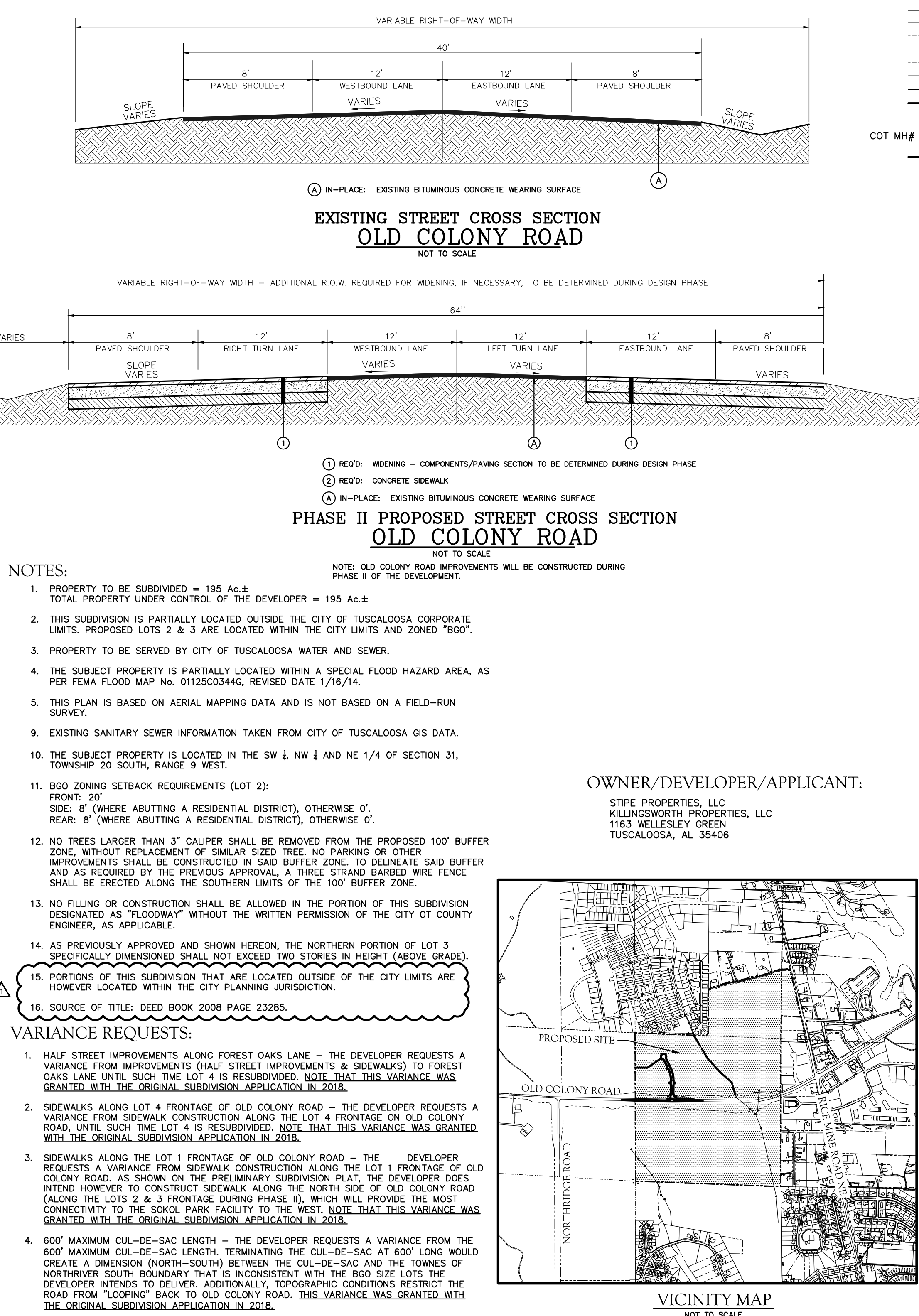


SMITH/PACKETT







[illegible][illegible][illegible]

Stipe-Killingsworth Subdivision

Variance Requests

8/20/20

1. **Half-Street & Sidewalk Improvements Along Forest Oaks Lane** - The developer requests a variance from improvements (half-street improvements and sidewalks) to Forest Oaks Lane until such time Lot 4 is resubdivided. Note that this variance request was approved with the original subdivision application in 2018.
2. **Sidewalks Along the Lot 4 frontage of Old Colony Road** - The developer requests a variance from sidewalk construction along the Lot 4 frontage on Old Colony Road, until such time Lot 4 is resubdivided. Note that this variance request was approved with the original subdivision application in 2018.
3. **Sidewalks Along the Lot 1 frontage of Old Colony Road** - The developer requests a variance from sidewalk construction along the Lot 1 frontage on Old Colony Road. As shown on the preliminary subdivision plat, the developer does intend however to construct sidewalk along the North side of Old Colony Road (along the Lots 2 & 3 frontage during Phase II), which will provide to most connectivity to the Sokol Park facility to the West. Note that this variance request was approved with the original subdivision application in 2018.
4. **600' Maximum Cul-de-sac Length** - The developer requests a variance from the 600' maximum cul-de-sac length. Terminating the cul-de-sac at 600' long would create a dimension (North-South) between the cul-de-sac and The Townes of Northriver South boundary that is inconsistent with the BGO size lots the developer intends to deliver. Additionally, topographic conditions restrict the road from "looping" back to Old Colony Road. Note that this variance request was approved with the original subdivision application in 2018.