



City of
TUSCALOOSA
URBAN DEVELOPMENT

TUSCALOOSA
PLANNING COMMISSION
SUBDIVISION CHECKLIST

Please complete all of the following required fields:

Name: Branch Subdivision Subdivision Parcel ID: 663 37 04 17 0 001 012.004 & 013.002 Total Acres: 5.70

Name: Sentell Engineering Inc. - Chris S. Engineer Email: cgs@sentell.net Phone: (205)752-5564

Address: 639 Black Bears Way City/State: Tuscaloosa / AL ZIP Code: 35401

Name: Ethel Branch Property Owner Email: _____ Phone: _____

Address: 7700 Wuthering Heights Lane City/State: Duncanville / AL ZIP Code: 35456

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) YES NO N/A
- Pre-design conference (if so, list date) YES 12/14/20 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 1/2" 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 SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT UNDER PENALTY OF PERJURY THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

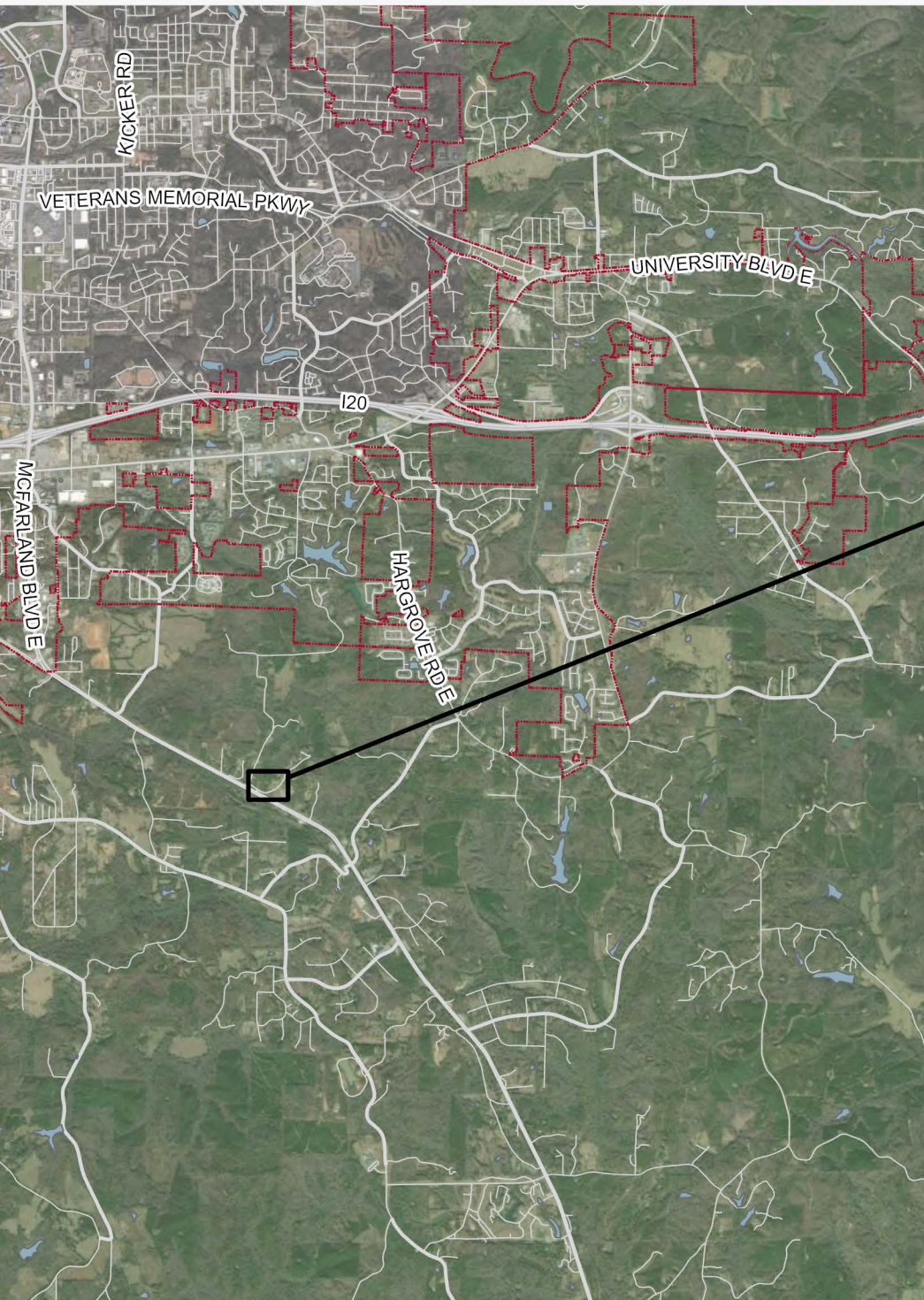
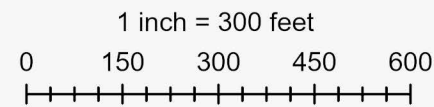
Signature:  Date: 12/16/2020

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

Will Smith 2201 University Boulevard, Annex III, 3rd Fl Lady Kassama
Email: wdsmith@tuscaloosa.com Tuscaloosa, AL 35401 Email: lkassama@tuscaloosa.com



S-05-21: Branch Subdivision



 S-05-21




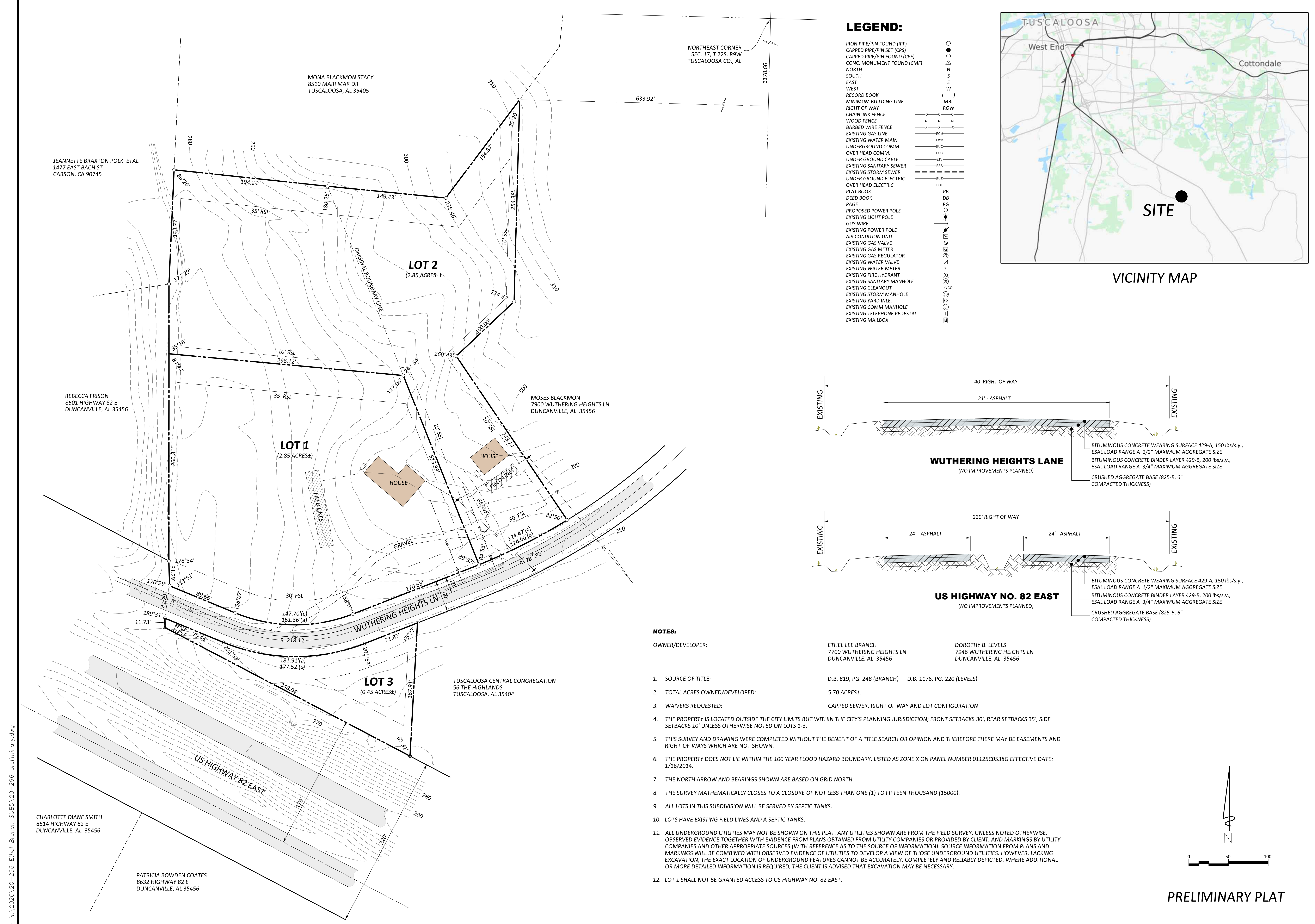


S-05-21: Branch Subdivision

1 inch = 150 feet
0 75 150 225 300

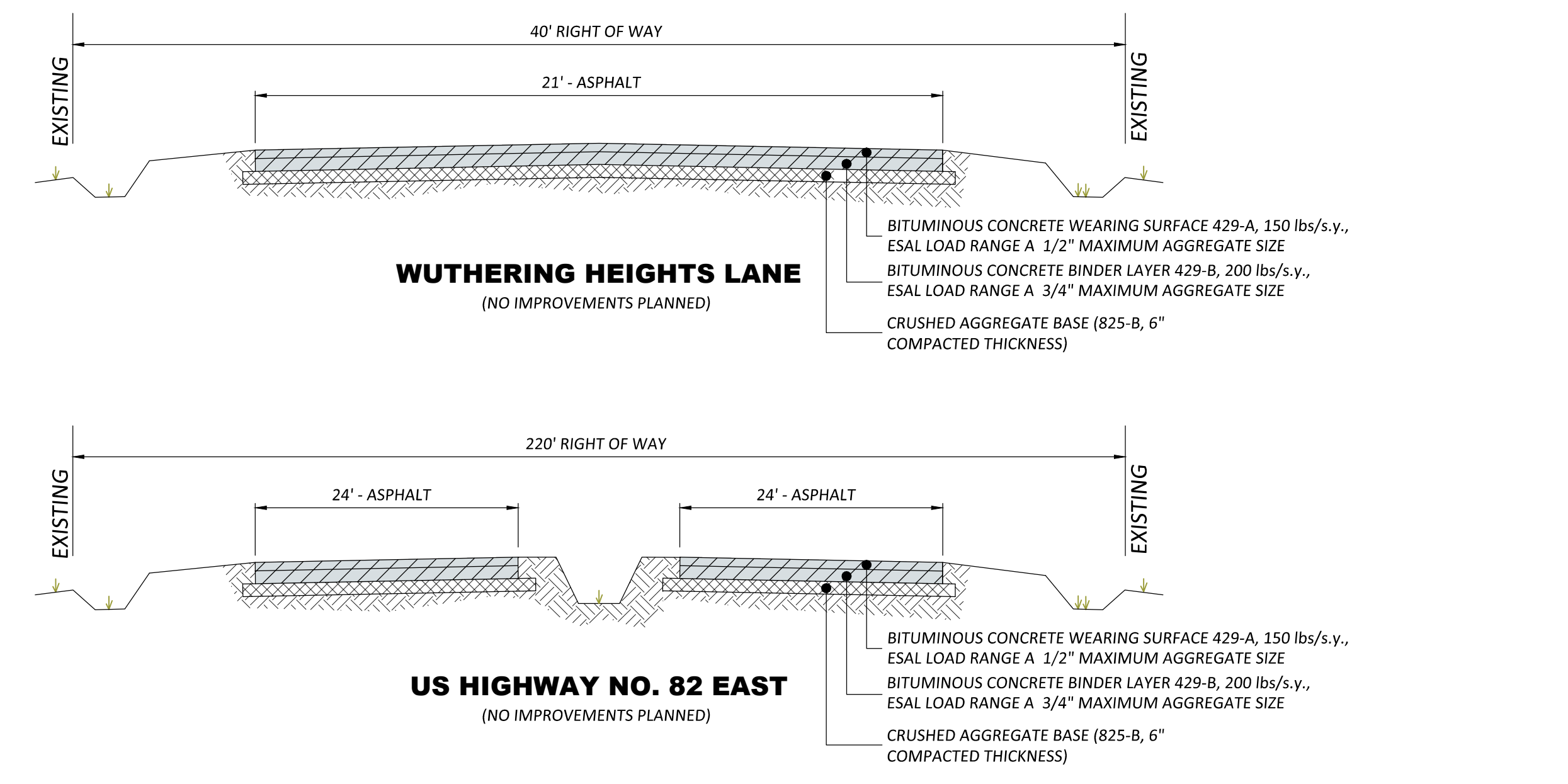
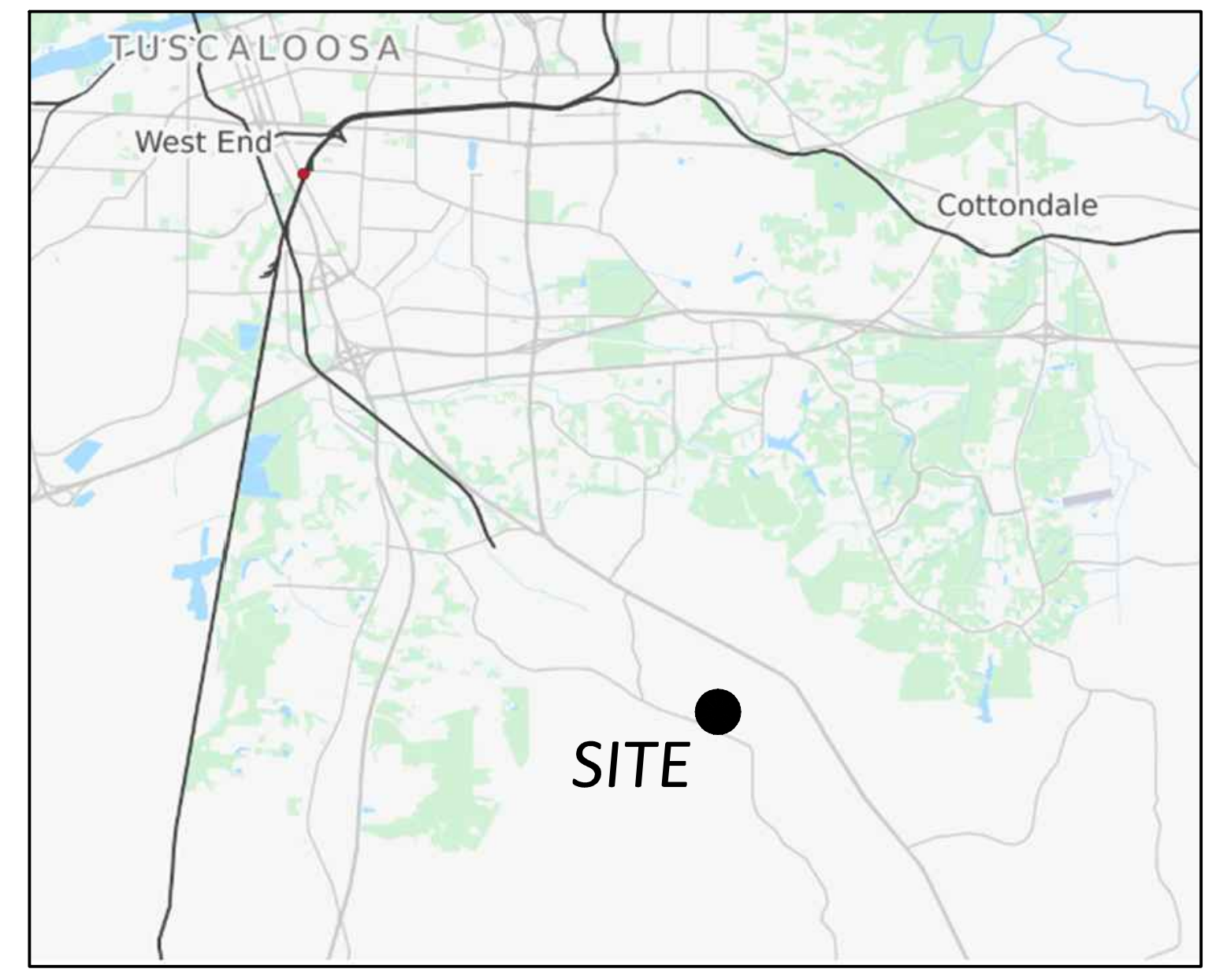


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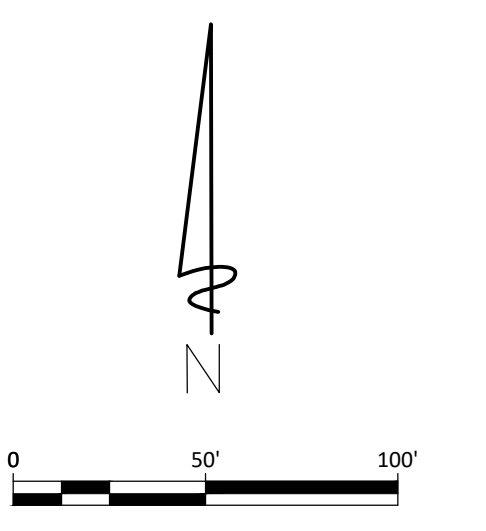
LEGEND:

- IRON PIPE/PIN FOUND (IPF) ○
- CAPPED PIPE/PIN SET (CPS) ●
- CONC. MONUMENT FOUND (CMF) △
- NORTH
- SOUTH
- EAST
- WEST
- RECORD BOOK
- MINIMUM BUILDING LINE
- RIGHT OF WAY
- CHAINLINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- UNDERGROUND COMM.
- OVER HEAD COMM.
- UNDER GROUND CABLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- UNDER GROUND ELECTRIC
- OVER HEAD ELECTRIC
- PLAT BOOK
- DEED BOOK
- PAGE
- PROPOSED POWER POLE
- EXISTING LIGHT POLE
- GUY WIRE
- EXISTING POWER POLE
- AIR CONDITION UNIT
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING GAS REGULATOR
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING YARD INLET
- EXISTING COMM MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING MAILBOX



NOTES:

- OWNER/DEVELOPER:**
- | | |
|--|---|
| ETHEL LEE BRANCH
7700 WUTHERING HEIGHTS LN
DUNCANVILLE, AL 35456 | DOROTHY B. LEVELS
7946 WUTHERING HEIGHTS LN
DUNCANVILLE, AL 35456 |
|--|---|
- SOURCE OF TITLE: D.B. 819, PG. 248 (BRANCH) D.B. 1176, PG. 220 (LEVELS)
 - TOTAL ACRES OWNED/DEVELOPED: 5.70 ACRES.
 - WAIVERS REQUESTED: CAPPED SEWER, RIGHT OF WAY AND LOT CONFIGURATION
 - THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS BUT WITHIN THE CITY'S PLANNING JURISDICTION; FRONT SETBACKS 30', REAR SETBACKS 35', SIDE SETBACKS 10' UNLESS OTHERWISE NOTED ON LOTS 1-3.
 - THIS SURVEY AND DRAWING WERE COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND THEREFORE THERE MAY BE EASEMENTS AND RIGHT-OF-WAYS WHICH ARE NOT SHOWN.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0538G EFFECTIVE DATE: 1/16/2014.
 - THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
 - THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIFTEEN THOUSAND (15000).
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY SEPTIC TANKS.
 - LOTS HAVE EXISTING FIELD LINES AND A SEPTIC TANKS.
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - LOT 1 SHALL NOT BE GRANTED ACCESS TO US HIGHWAY NO. 82 EAST.



PRELIMINARY PLAT

NO.	DATE	DESCRIPTION

DRAWN: CGS
CHECKED: GLS
DATE: 12/07/2020
JOB NO: 20-296
SHEET: 1

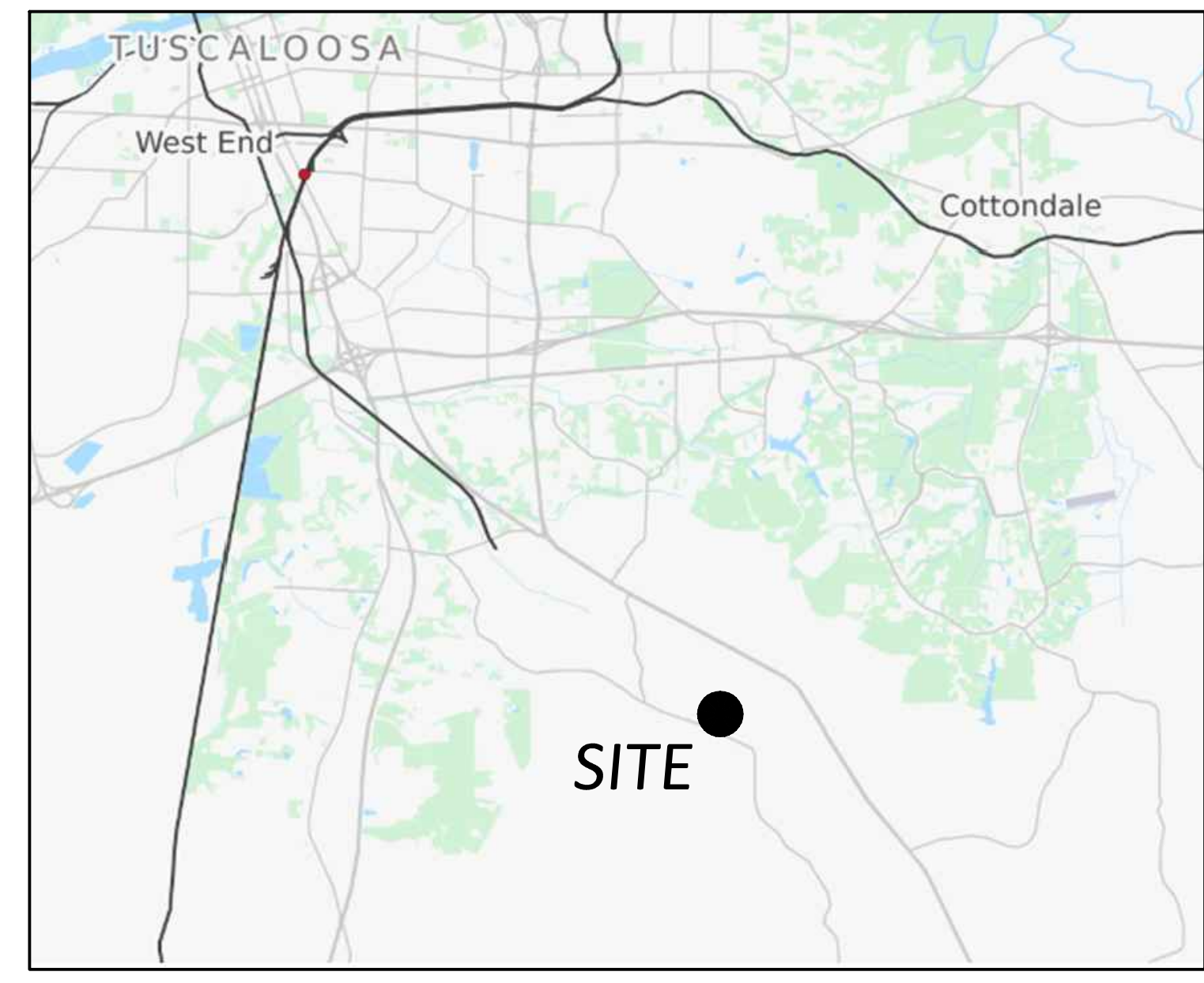
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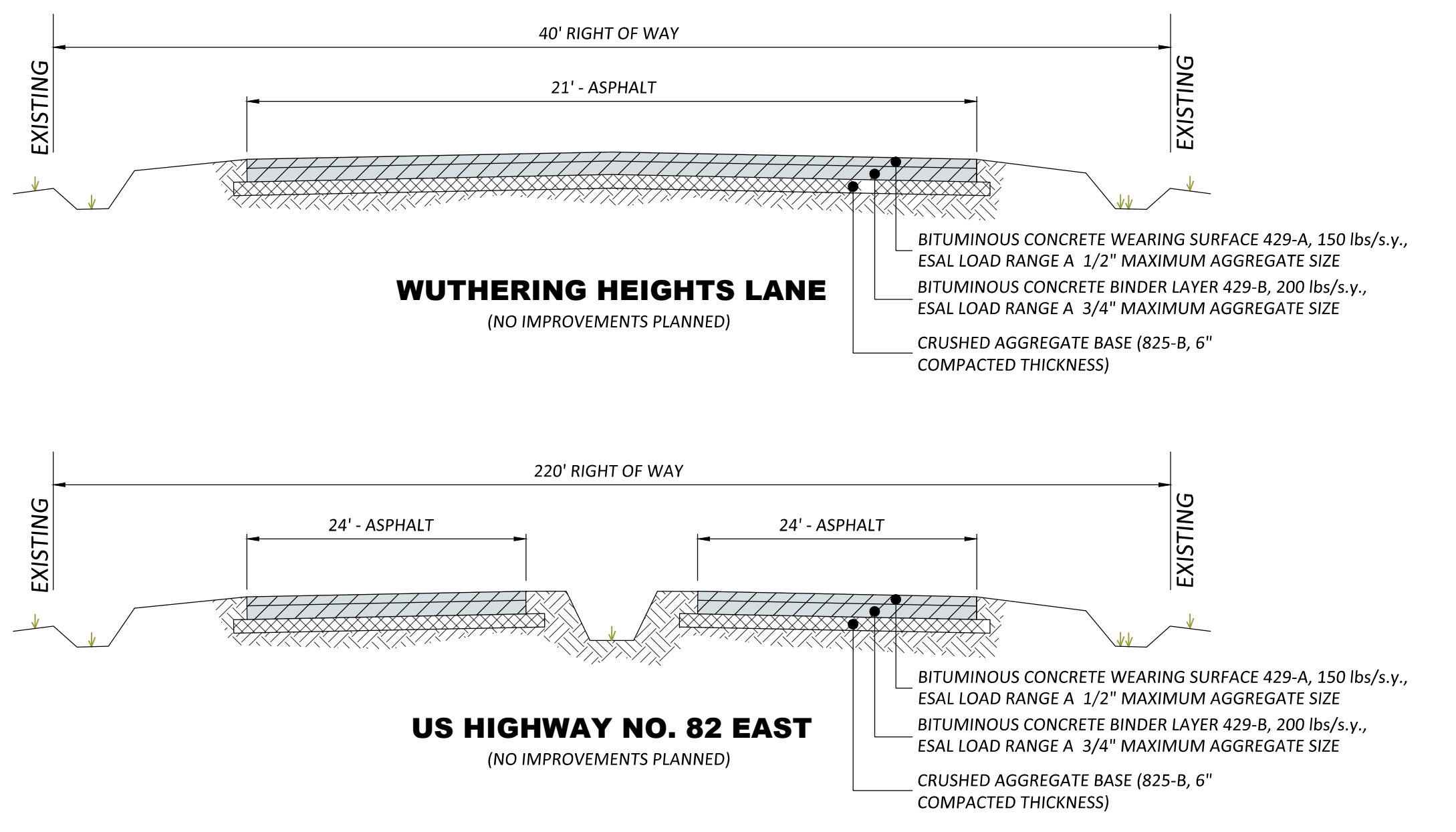


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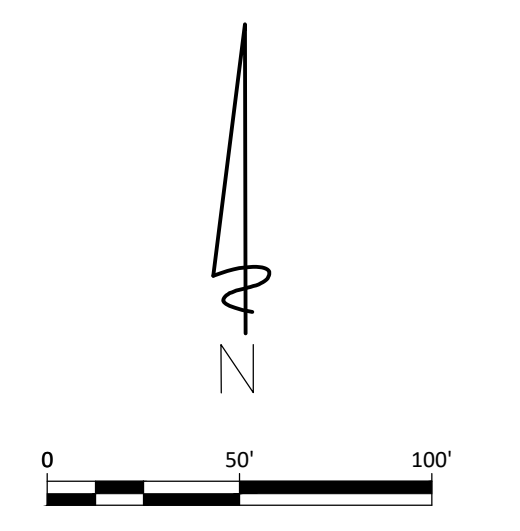


VICINITY MAP



NOTES:

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DUNCANVILLE, AL 35456 DOROTHY B. LEVELS
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PRELIMINARY PLAT

SENTTELL

ENGINEERING
CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING

639 Black Bears Way
Tuscaloosa, AL 35401
Phone (205) 752-5564
www.senttell.net

BRANCH SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION

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CHECKED: GLS
DATE: 12/07/2020
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SHEET: 1