

LDP Technical Standards Update

- **Goals**

- Update outdated and old standards that are no longer relevant.
- Add requirements that have been developed since the last edition.
- Improve the ease of use to minimize referencing multiple documents.
 - Incorporating water and sewer requirements.
- Set clear standards for plan sets to reduce review period.
- Streamline LDP application and minimize paperwork burden.

- **Schedule**

- Anticipate draft complete in late Summer.
- Stakeholder and Local Engineer review in Fall.
- Final edits and adoption in Winter.



LDP Plan Sets

- Each plan set sheet will have minimum standards list
 - Examples
 - Title Sheet – Project name, address, vicinity map, developer
 - Note Sheet - Standard list of statements and information that are required
 - Storm Drainage – Drainage calculation chart / plan profiles
 - Utility Sheet – Plan/profile of sewer lines 6” or larger/storm lines
- This is to clarify what is required
 - Goals:
 - Reduce questions
 - Improve review efficiency
 - Reduce resubmittals



LDP Drainage Requirements

- Updated drainage Requirements
 - Acceptable Drainage Calculations
 - Modified Rational Method
 - SCS Method
 - Acceptable Materials
 - No metal pipe allowed for public infrastructure
 - Reinforced concrete pipe required under public streets
 - Maximum Outfall Velocity Requirements
 - Reduce velocities when transitioning from a pipe to a drainage channel to minimize erosion and maintenance.
 - Easements
 - Drainage easements terminate shortly beyond the end of a pipe/structure.
 - Detention Facilities
 - Reduction of allowable detention depth in parking lots.



LDP Drainage Requirements

- Drainage Basin Maps
- Drainage Reports
 - Executive summary to include
 - Runoff Coefficients
 - Time of Concentration
 - Pre Development Q
 - Post Development Q
 - Post Q after detention
- Drainage Chart
 - Pipe size
 - Slope
 - Velocity
 - Capacity
 - 25 Year Q
- Gutter Spread
 - Not to extend more than half the adjacent driving lane for 25 year event.

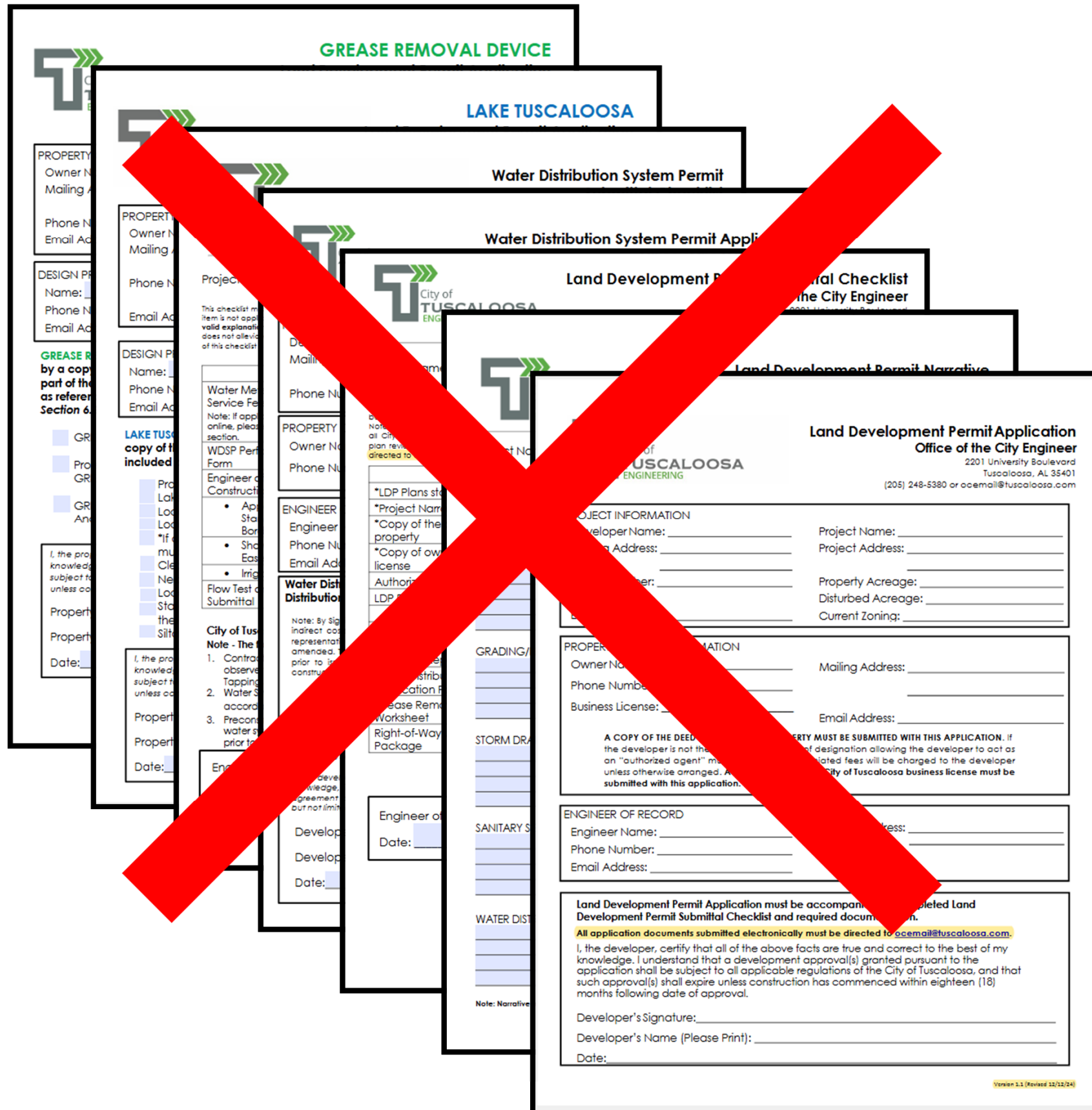


Sanitary Sewer

- Connecting to Public System
 - 6" or larger requires manhole
 - Doghouse Manhole only allowed with written authorization.
 - Inside drop permitted in manholes larger than 48" with written authorization



New OCE Permit Application Process



- Streamlined Permit Submittal
- One unified application for all OCE development permits
 - LDP
 - WDSP
 - WDSP
 - Grease Trap (GRD)
 - Driveway
- Dynamic, smart form that eliminates redundant entries and extra documents
- Improved website interface to accompany the new permit system



New OCE Permit Application Process

Land Development Permit Application

This application can be saved and resumed for up to 7 days.

① Contact Information ② Project Survey ③ Acknowledgement

This permit is required if you are doing any of the following:

- Clearing, grading, excavating, or otherwise disturbing soil on a commercial property or properties directly adjacent to Lake Tuscaloosa
- Expanding a residential driveway
- Installing a Grease Removal Device
- Sanitary Sewer or Storm Sewer expansions
- Water distribution system expansions

General Information

Project Information

Project Name

Project Address

Address Line 1

Address Line 2

City State Zip Code

Property Acreage Disturbed Acreage

0.00 0.00

Contact Information

Property Owner

Name Mailing Address

- Dynamic form replaces checklists.
- Only essential project info required—no duplicate entry.
- Auto-calculates quantities, fees, and bond amounts.
- Initial submittal completed directly through the form.
- Email used only for follow-up documents or revisions.
- All permit types now LDP only.



Services Fee's

- New Automated Application
 - <https://www.tuscaloosa.com/watermeterpermit>
- Fees are calculated based on provided project information
- Your application will be reviewed and approved by City staff. If any information is missing, you will be contacted.
- After the review is complete, you will be contacted to confirm the amount you owe for service fees.
- Pay your service fees when you purchase your water meters or building permit. You may pay online or in person at 2230 Gary Fitts Street, Tuscaloosa, AL 35401.
- For updates or to check the status of an application contact the Permit Administrators:
 - urbandevelopment@tuscaloosa.com
 - 205-248-5311

