CITY OF TUSCALOOSA
PLANNING COMMISSION SUBDIVISION CHECKLIST

NOTE: ALL THE NECESSARY INFORMATION FOR SUBDIVISION APPROVAL AS REQUIRED BY THE SUBDIVISION REGULATIONS MUST BE SUBMITTED WITH THIS APPLICATION AS WELL AS ALL ITEMS BELOW. OTHERWISE, THIS APPLICATION WILL NOT BE ACCEPTED.

NAME OF SUBDIVISION: Resubdivision of Lots 23 and 24 Hagler Mill Estates

PARCEL NUMBER: 63-15-04-20-0-001-033.000 (034.000) TOTAL ACRES 1.2

ENGINEER'S NAME Montgomery and Hinkle

ADDRESS: 4709 Alabama Highway 69 North Northport, Alabama ZIP: 35473

TELEPHONE NUMBER: 205.248.7396 FAX NUMBER: 205-248.7398

OWNER'S NAME: Thomas Parrott

ADDRESS: 16231 Hagler Mill Drive Northport, Alabama ZIP 35475

ALL 12 PLATS MUST BE FOLDED (8 ½" X 11" not smaller or larger) MAP FOLD.

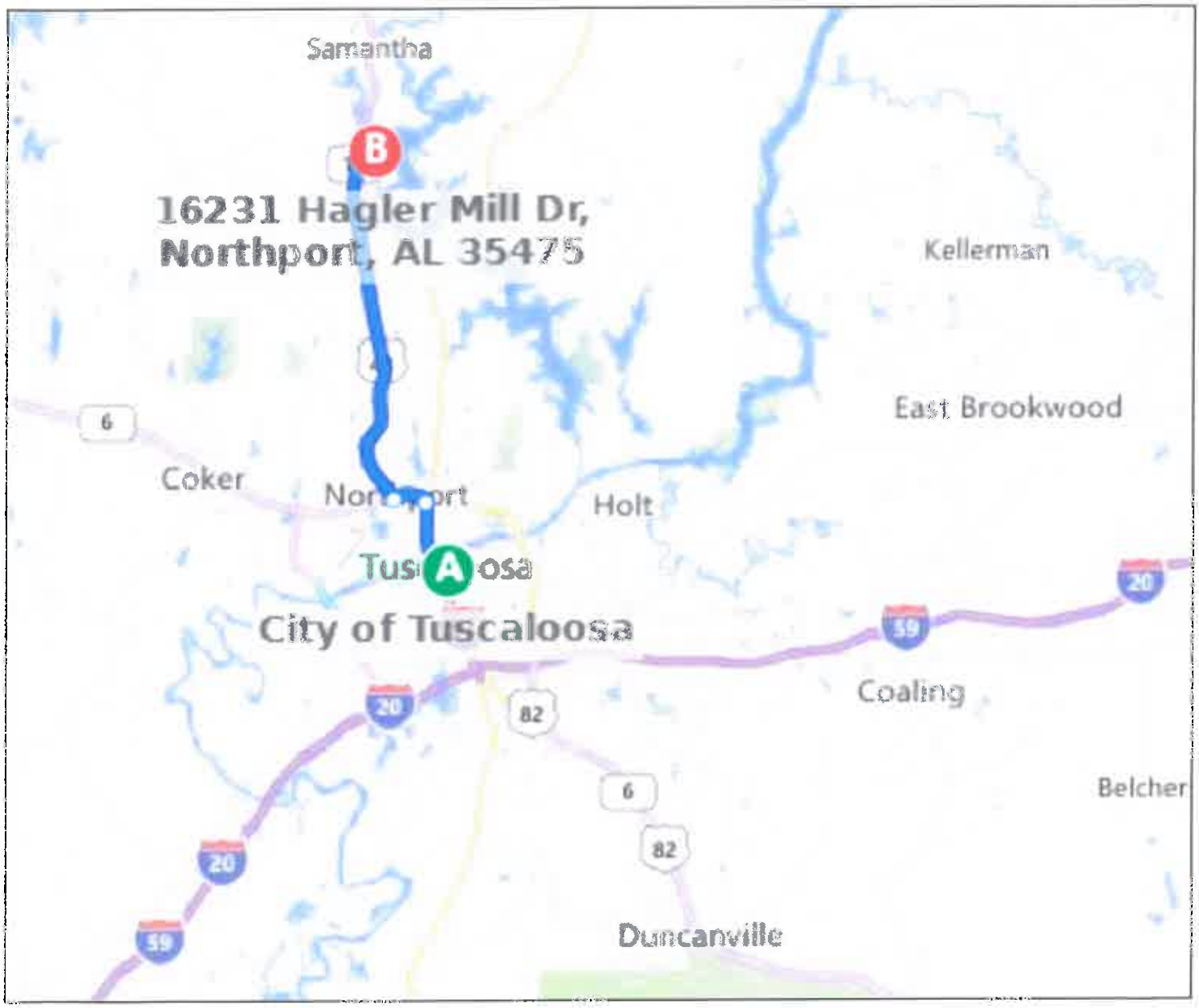
PRE-DESIGN CONFERENCE	X YES	☐ NO	☐ N/A
MASTER PLAN PROVIDED (Required if developer owns or has options on 20 or more additional acres – Not required if developer has written waiver from Planning Director)	☐ YES	☐ NO	XN/A
DRAINAGE STUDY (Required if developer owns or controls more than ten acres in one watershed – Copy provided to Planning & TDOT)	☐ YES	☐ NO	X N/A
WAIVER REQUEST PROPERLY SUBMITTED (Cost analysis provided to Planning & TDOT for waiver request of sanitary sewer)	X YES	☐ NO	☐ N/A
REDUCED COPIES OF DEVELOPMENT (8 ½" X 11") (TAX MAP – VICINITY MAP - SUBDIVISION PLAT **WITHOUT CONTOUR LINES**)	X YES	☐ NO	☐ N/A
DESIGNATION OF AGENT FORM	X YES	☐ NO	☐N/A

Three labels (1" x 2 5/8" white self-adhesive) must be submitted for each name and address of adjacent property owners, including three labels with the applicant's and owner's name and address.

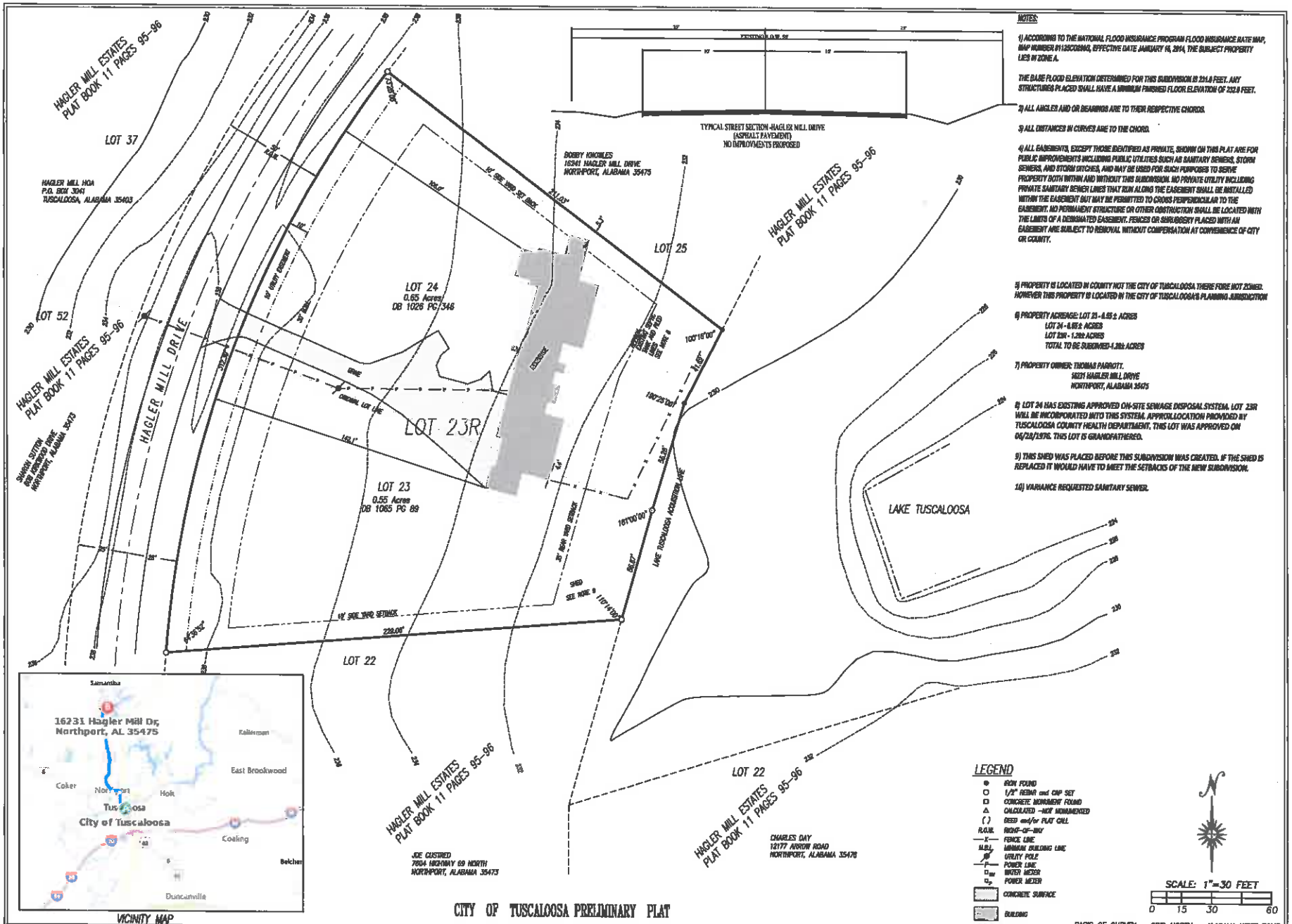
NOTE: After the mailing of any notification to surrounding property owners, a petitioner or developer may only request to have the scheduled hearing on the petition postponed by *appearing at the hearing in person* to request a continuance.

It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

APPLICANT'S SIGNATURE: _____ DATE: 11-21-2016



VICINITY MAP



VICINITY MAP

CITY OF TUSCALOOSA PRELIMINARY PLAT

NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C0280G, EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN ZONE A.

THE BASE FLOOD ELEVATION DETERMINED FOR THIS SUBDIVISION IS 231.0 FEET. ANY STRUCTURES PLACED SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 232.0 FEET.

2) ALL ANGLES AND OR BEARINGS ARE TO THEIR RESPECTIVE CHORDS.

3) ALL DISTANCES IN CURVES ARE TO THE CHORD.

4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS 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 EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.

5) PROPERTY IS LOCATED IN COUNTY NOT THE CITY OF TUSCALOOSA THERE FORE NOT ZONED. HOWEVER THIS PROPERTY IS LOCATED IN THE CITY OF TUSCALOOSA'S PLANNING JURISDICTION

6) PROPERTY ACREAGE: LOT 23 - 0.55 ± ACRES
LOT 24 - 0.65 ± ACRES
LOT 23R - 1.20 ± ACRES
TOTAL TO BE SUBDIVIDED-1.20 ± ACRES

7) PROPERTY OWNER: THOMAS PARROTT.
16231 HAGLER MILL DRIVE
NORTHPORT, ALABAMA 35475

8) LOT 24 HAS EXISTING APPROVED ON-SITE SEWAGE DISPOSAL SYSTEM. LOT 23R WILL BE INCORPORATED INTO THIS SYSTEM. APPROX.LOCATION PROVIDED BY TUSCALOOSA COUNTY HEALTH DEPARTMENT. THIS LOT WAS APPROVED ON 04/28/1976. THIS LOT IS GRANDFATHERED.

9) THIS SHED WAS PLACED BEFORE THIS SUBDIVISION WAS CREATED. IF THE SHED IS REPLACED IT WOULD HAVE TO MEET THE SETBACKS OF THE NEW SUBDIVISION.

10) VARIANCE REQUESTED SANITARY SEWER.

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
- CALCULATED -NOT MONUMENTED
- ( ) DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING

SCALE: 1"=30 FEET

0 15 30 60

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

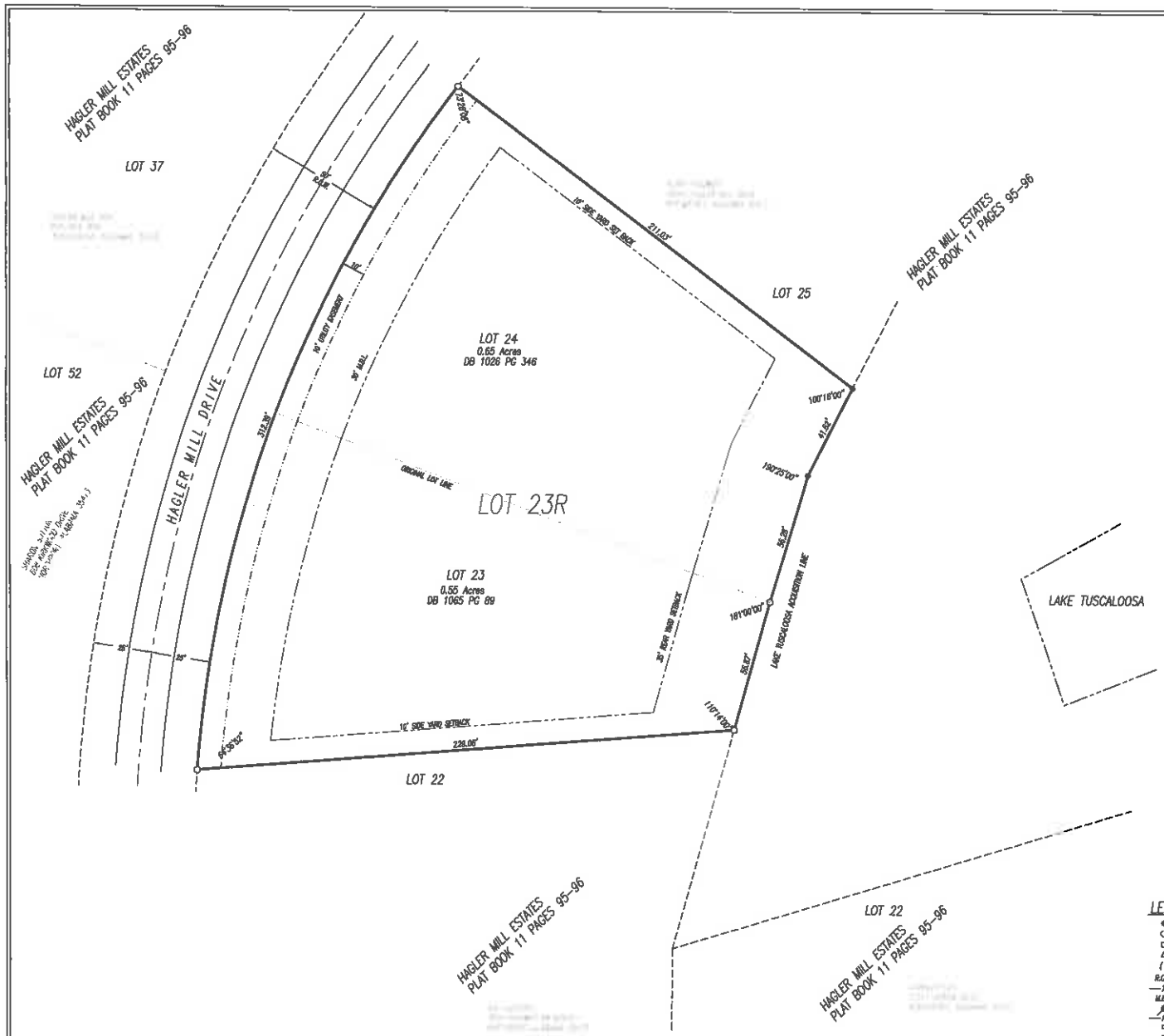
Montgomery and Hinkle, inc.
Professional Land Surveyors
4709 Highway 69 North
Northport, Alabama 35473
205-248-7996
marty@mhlsurvey.com

RESURVEY OF LOTS 23 AND 24

HAGLER MILL ESTATES

PLAT BOOK 11, PAGES 95 AND 96
SECTION 20,T19S,R10W
TUSCALOOSA COUNTY, ALABAMA

REVISION				
REVISION			PAGE OF PAGES	
Drawn By S.M.B.	Appd. By M.M.M.	Surveyed By M.M.M.	Field Work 11/16	Date 11/30/16
Scale 1" = 30'	Source of Information SHOWN	Survey Type SUBDIVISION	Drawing No. 1611-011 FP.Dwg	Job No. 1611-011



NOTES:

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THE BASE FLOOD ELEVATION DETERMINED FOR THIS SUBDIVISION IS 221.0 FEET. ANY STRUCTURES PLACED SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 222.0 FEET.

2) ALL ANGLES AND OR BEARINGS ARE TO THEIR RESPECTIVE CHORDS.

3) ALL DISTANCES IN CURVES ARE TO THE CHORD.

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0 15 30 60

BASIS OF SURVEY – GRID NORTH – ALABAMA WEST ZONE.

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RESURVEY OF LOTS 23 AND 24

HAGLER MILL ESTATES

PLAT BOOK 11, PAGES 95 AND 96
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MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR CAPPED SEWER

COST ANALYSIS
SANITARY SEWER
RESURVEY OF LOTS 23 AND 24 HAGLER MILL ESTATES

11/21/16

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

RESURVEY OF LOTS 23 AND 24 HAGLER MILL ESTATES is requesting a variance of capped sewer due to the high cost of installation for a 1 lot subdivision. Lot 24 has existing approved on-site sewage disposal system. The sole purpose of this subdivision is the consolidation of 2 lots into 1 lot. The City of Northport is the closest sewer line is in excess of 6 miles away from this subdivision. There are multiple elevation changes requiring pumps that would greatly increase any expense to place capped sewer.

This cost estimate would exceed 1,000,000 dollars for this 1 lot subdivision.

Martin McDuff Montgomery, PLS
Montgomery and Hinkle, Inc.
205-248-7396
Kevin@mhisurvey.com

4709 Highway 69 North

Northport, AL 35473

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MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR CAPPED SEWER

COST ANALYSIS
SANITARY SEWER
RESURVEY OF LOTS 23 AND 24 HAGLER MILL ESTATES

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This cost estimate would exceed 820,000 dollars for this 1 lot subdivision.

See enclosed cost estimate

RECEIVED
DEC 2016

4709 Highway 69 North

Northport, AL 35473

205-248-7396

MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

1 Each lift station at site City of Tuscaloosa approved	$100,000
1 Each lift station at Lary Lake Road and US Highway 43 City of Tuscaloosa approved	$100,000
1 Each lift station at Mitt Lary Road and US Highway 43 City of Tuscaloosa approved	$100,000
2.0 miles gravity sewer along Mitt Lary Road W/27 manholes	$80,000
0.8 miles gravity sewer along Alabama Highway 69 W/11 manholes	$35,000
1 Each lift station at Alabama Highway 69 and Martin Road City of Tuscaloosa approved	$100,000
1.0 miles gravity sewer along Alabama Highway 69 W/14 manholes	$40,000
9.2 miles force main	$90,000
4 Each Lake crossings	$100,000
Engineering, Permits	$75,000
Total	$820,000

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