



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: RESURVEY OF LOT 6 MONTGOMERY EST. Parcel ID: 63 07 09 32 0 001 005.010 Total Acres: 3.00

**Surveyor or Engineer**

Name: ROBERT S. McPHERSON, P.L.S. Email: mcph.surveying@att.net Phone: (205)553-8843  
Address: 4121 VASSIE DRIVE City/State: TUSCALOOSA / AL ZIP Code: 35404

**Property Owner**

Name: SCOTT F. HAVERKAMPF Email: mcph.surveying@att.net Phone: (205)553-8843  
Address: 1091 GRANDVIEW BLVD. - APT. 1013 City/State: HUNTSVILLE / AL ZIP Code: 35824

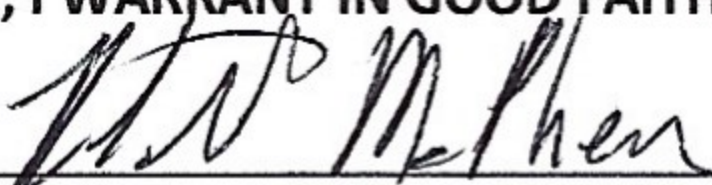
*Applicants MUST include ALL of the following documentation with the submission of this checklist:*

6 Plats MAP FOLDED to 8 1/2" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES <u>6-14-2021</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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: 6/17/21

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

Office of Urban Development:  
Planning Division

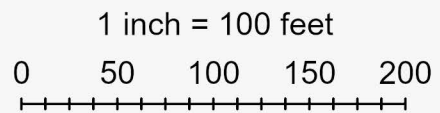
2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl  
Tuscaloosa, AL 35401

Lady Kassama  
Email: lkassama@tuscaloosa.com





# S-54-21: Resurvey of Lot 6 Montgomery Estates

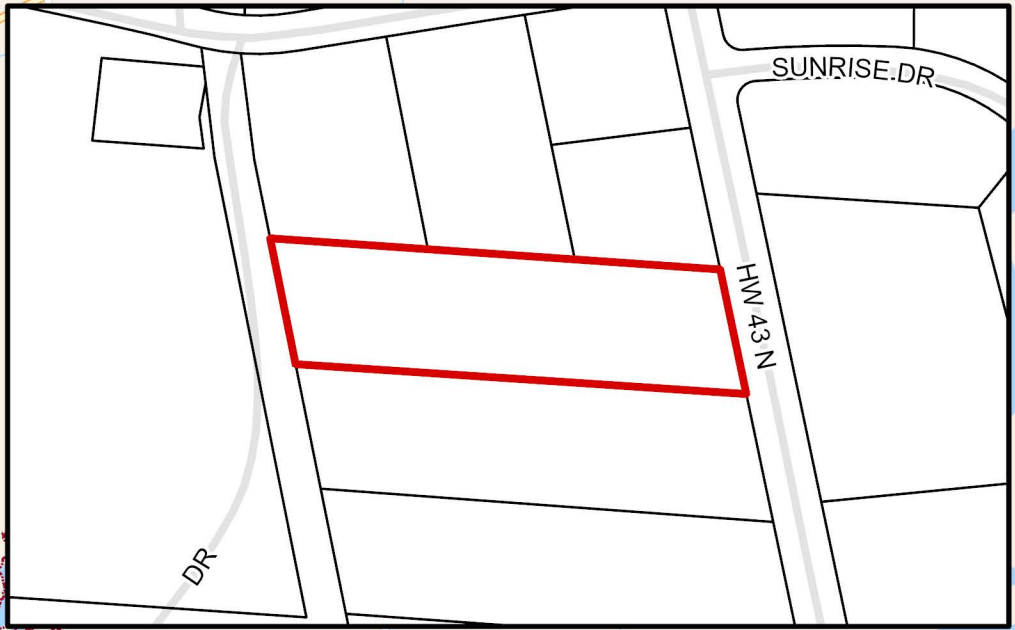
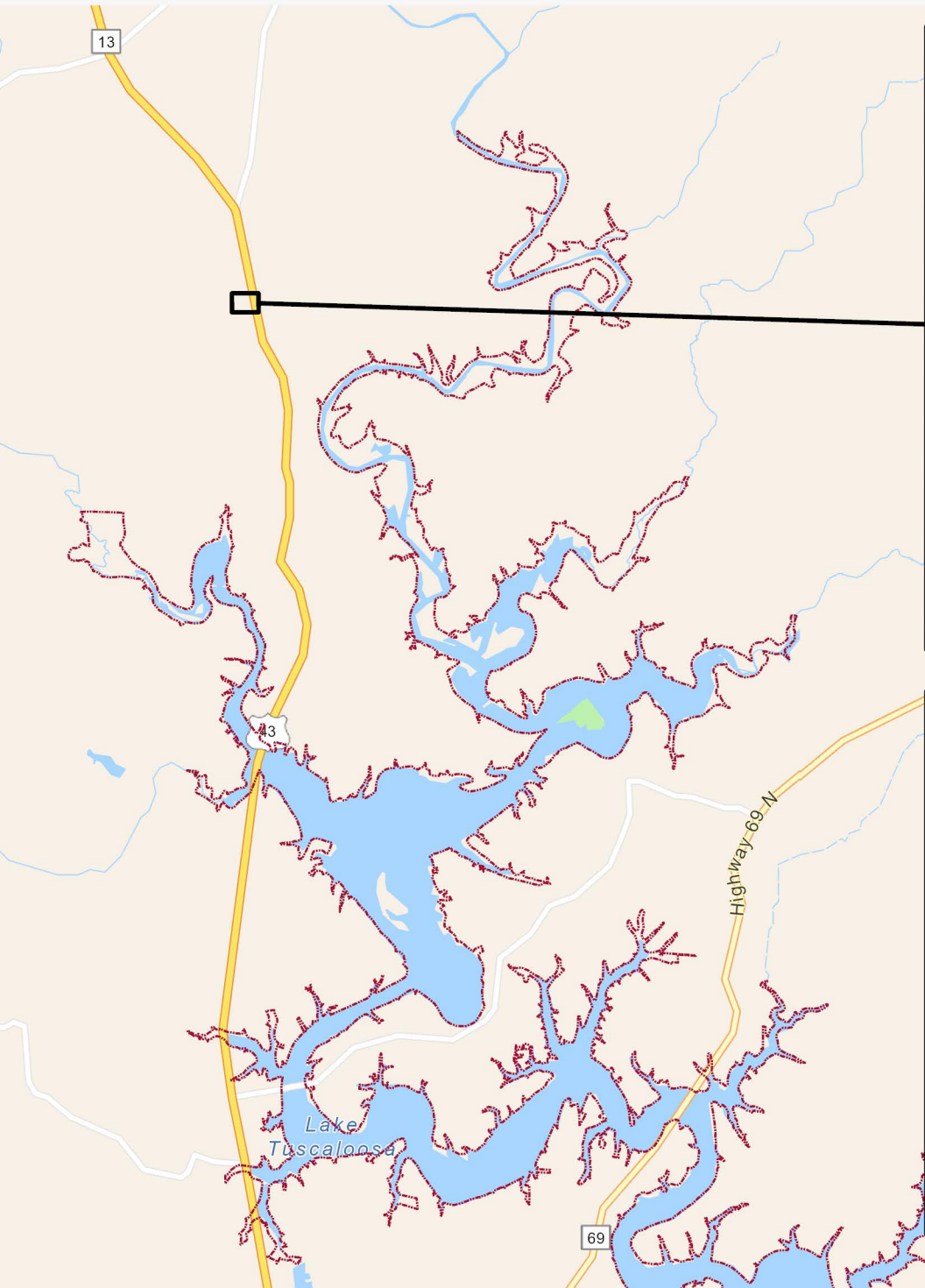
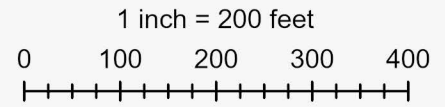


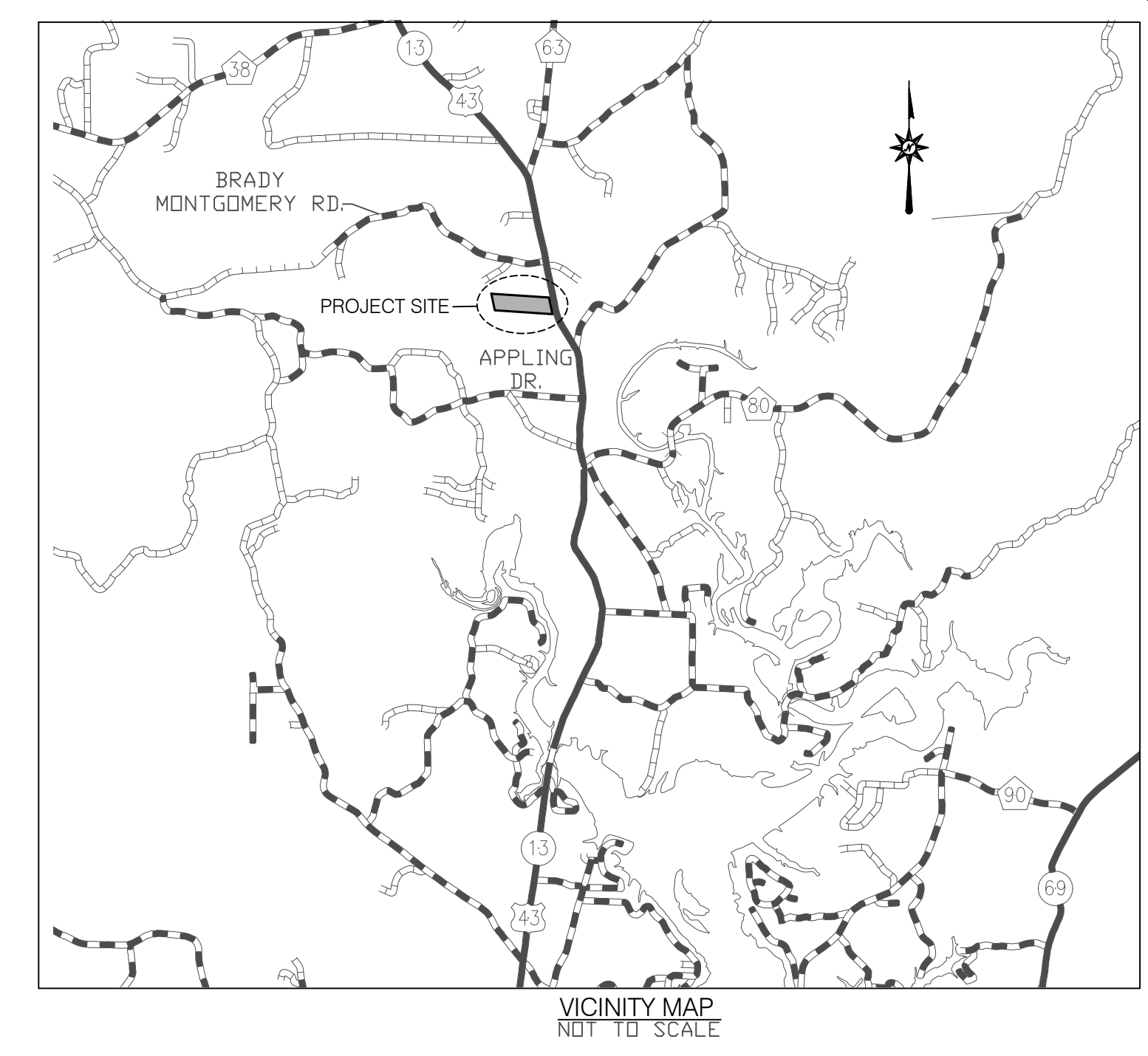
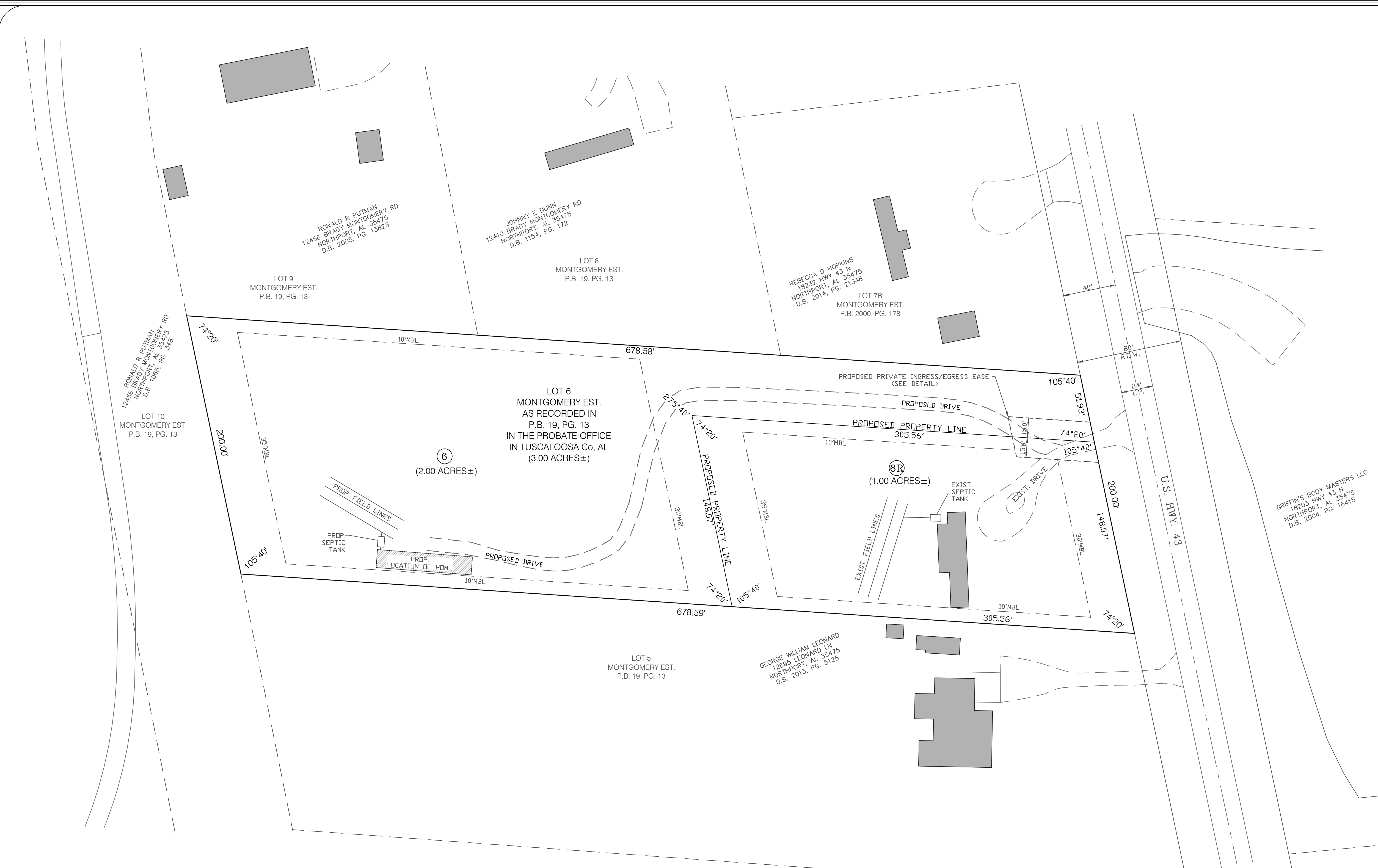
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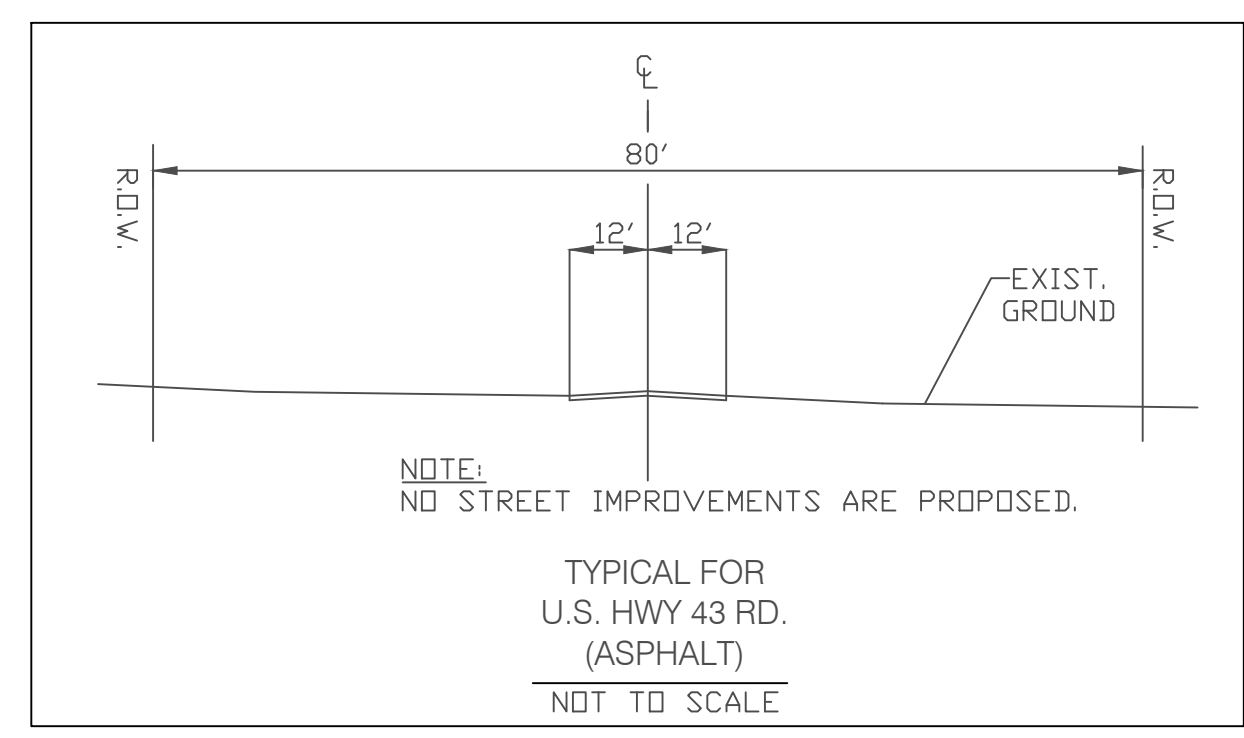
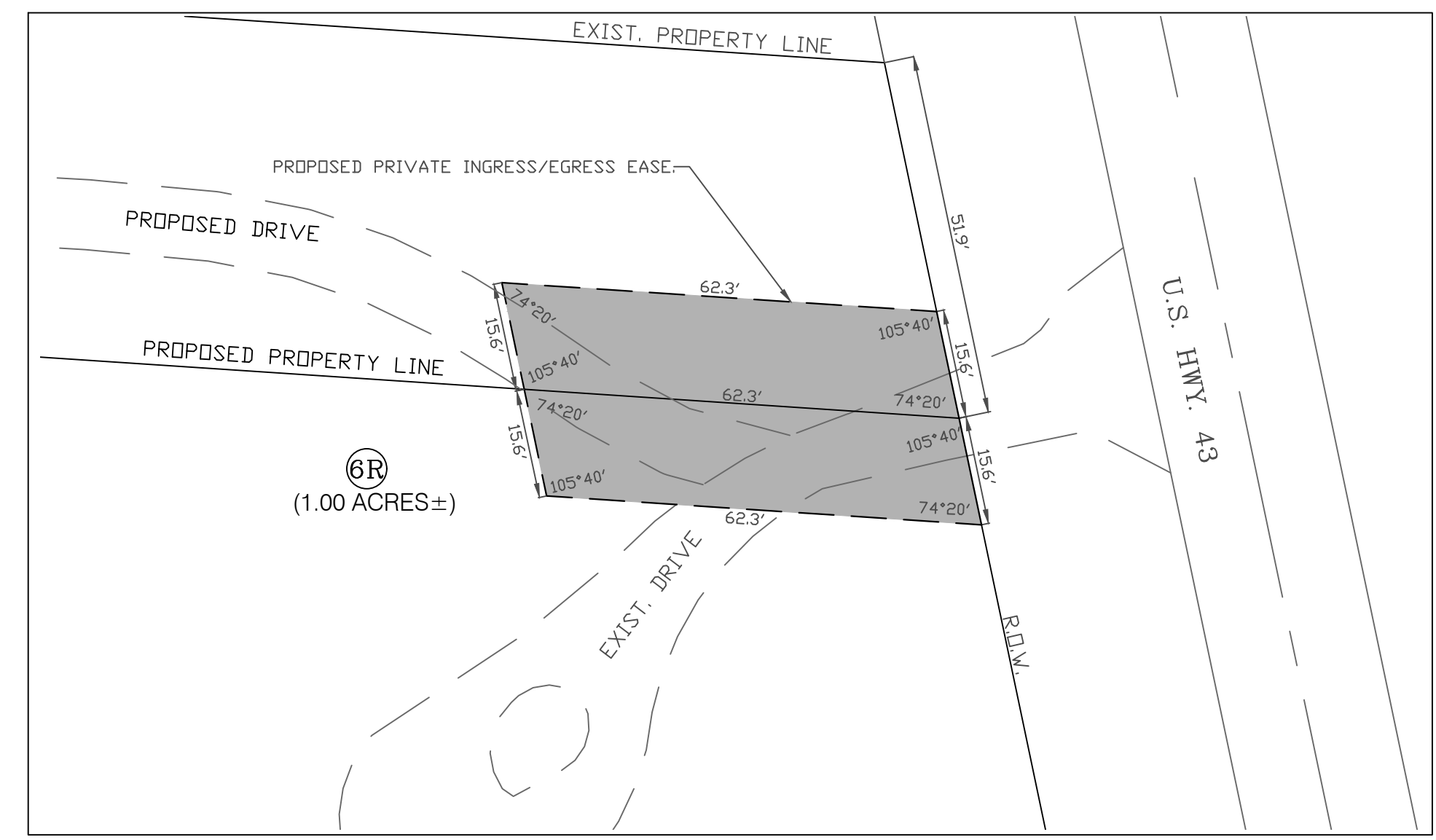


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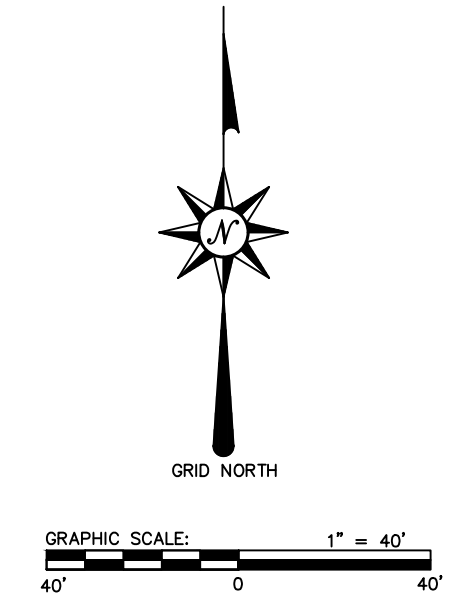




- NOTES:**
- OWNER: SCOTT F. HAVERKAMP  
1091 GRANDVIEW BLVD.  
APT. 1013  
HUNTSVILLE, AL 35824
  - ADDRESS OF PROJECT: U.S. HWY. 43 N
  - SOURCE OF TITLE: D.B. 1997, PG. 247
  - TOTAL AREA OWNED & UNDER CONTROL OF DEVELOPER: 3.00 ACRES±
  - TOTAL AREA TO BE DEVELOPED: 3.00 ACRES±  
LOT 1: 1.00 ACRES±  
LOT 2: 2.00 ACRES±
  - NO PART OF THE PROPERTY SHOWN IS IN ANY SPECIAL FLOOD HAZARD ACCORDING TO FLOODED INSURANCE RATE MAPS 01125C0200G, PANEL 200G, REVISED JANUARY 16, 2014.
  - THE PROPOSED SUBDIVISION IS SERVICE BY AN ON-SITE DISPOSAL SYSTEM
  - THE PROPERTY SHOWN IS NOT IN THE CITY LIMITS OF TUSCALOOSA BUT IS WITHIN ITS PLANNING JURISDICTION.
  - WATER FOR THE PROPERTY IS SERVICED BY CCWA.
- VARIANCES:**
- ASKING FOR A VARIANCE OF CAPPED SEWER DUE TO EXCESSIVE COST OF CONNECTING TO THE NEAREST EXISTING SEWER. (SEE SEWER COST ESTIMATE.)
  - ASKING FOR A VARIANCE FOR LOT CONFIGURATION AS TO ALLOW ROAD FRONTAGE FOR PROPOSED BACK LOT.
  - ASKING FOR A VARIANCE FOR RIGHT OF WAY DEDICATION DUE TO U.S. HWY. 43 BEING A FEDERAL ROAD, MAINTAINED BY ALDOT.



- SETBACKS:**  
FRONT: 30'  
REAR: 35'  
SIDE: 10'
- LEGEND**
- ◆ CAPPED IRON FOUND
  - ▲ IRON PIPE FOUND
  - CAPPED IRON PIPE SET
  - POINT NOT MONUMENTED
  - ⊥ POWER POLE

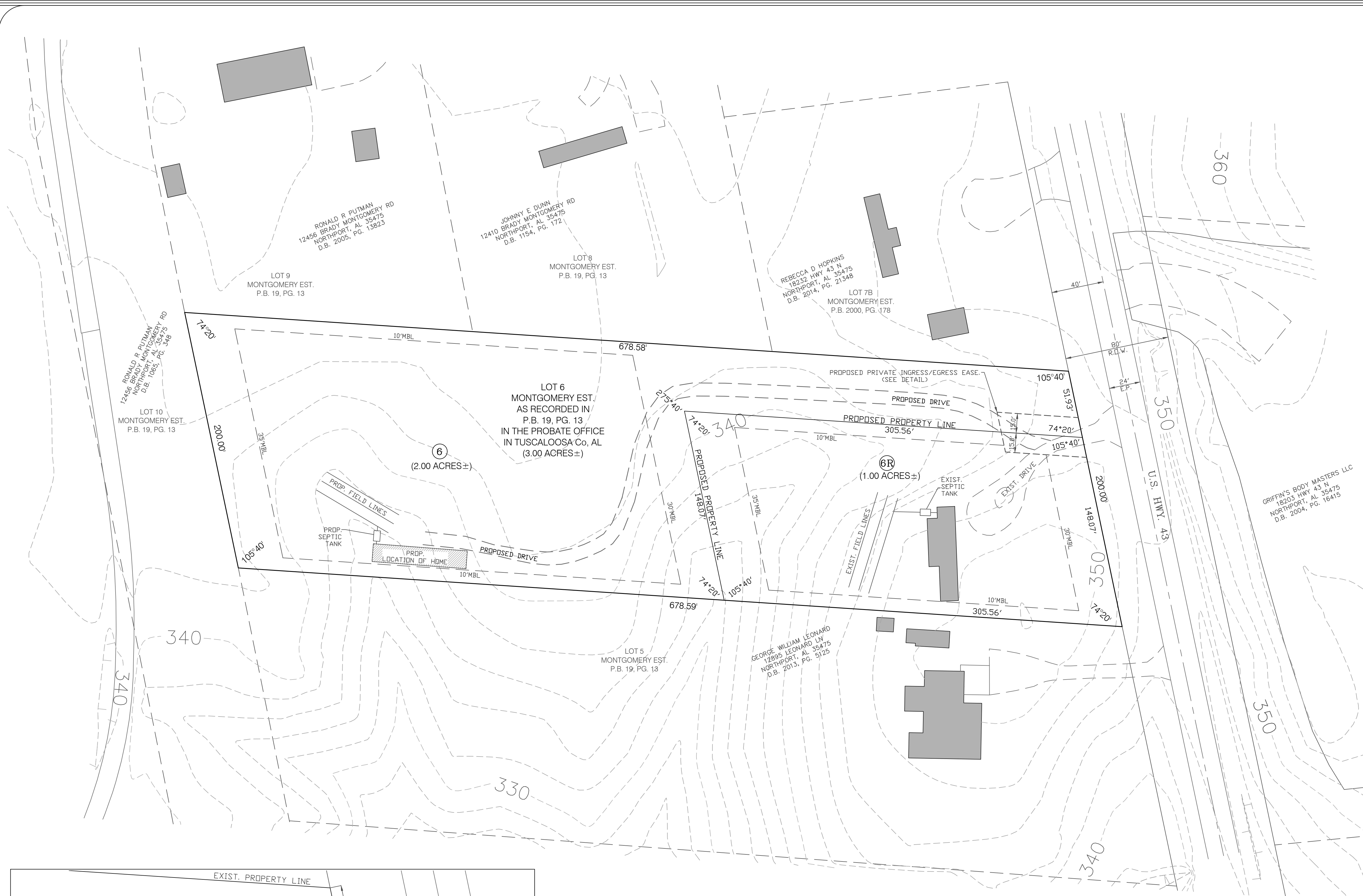


**PRELIMINARY PLAT  
SEC. 32, T18S, R10W**

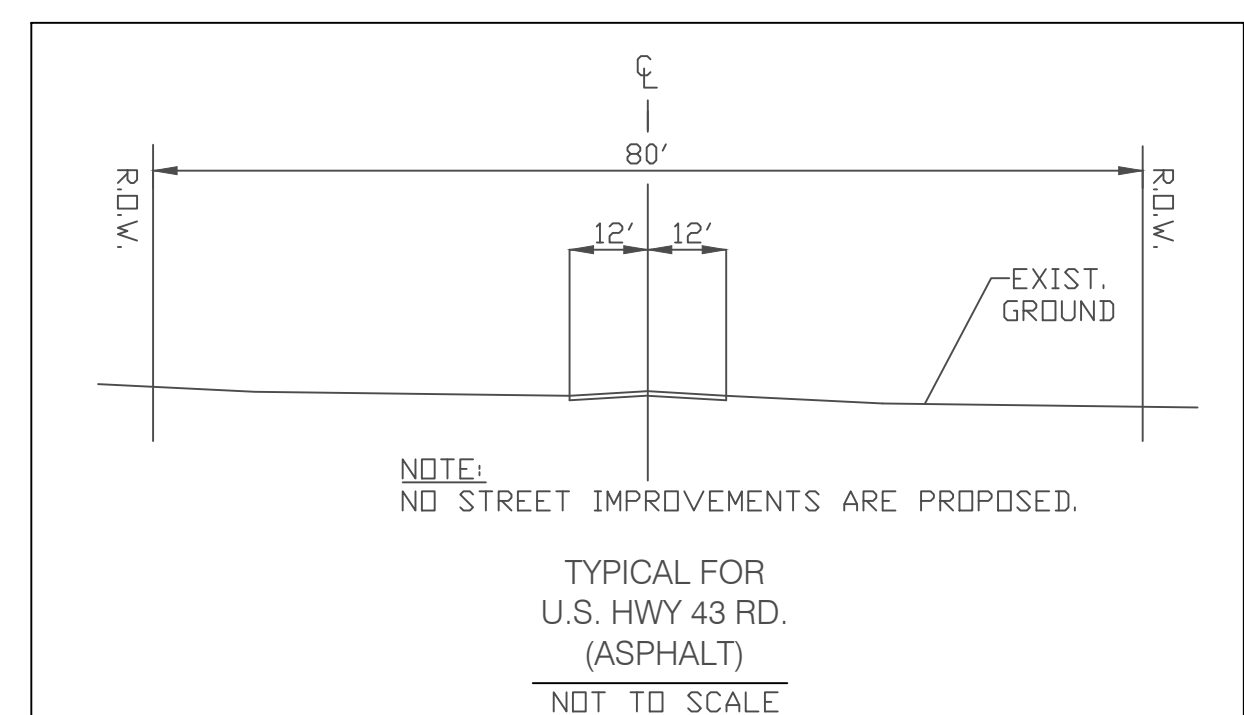
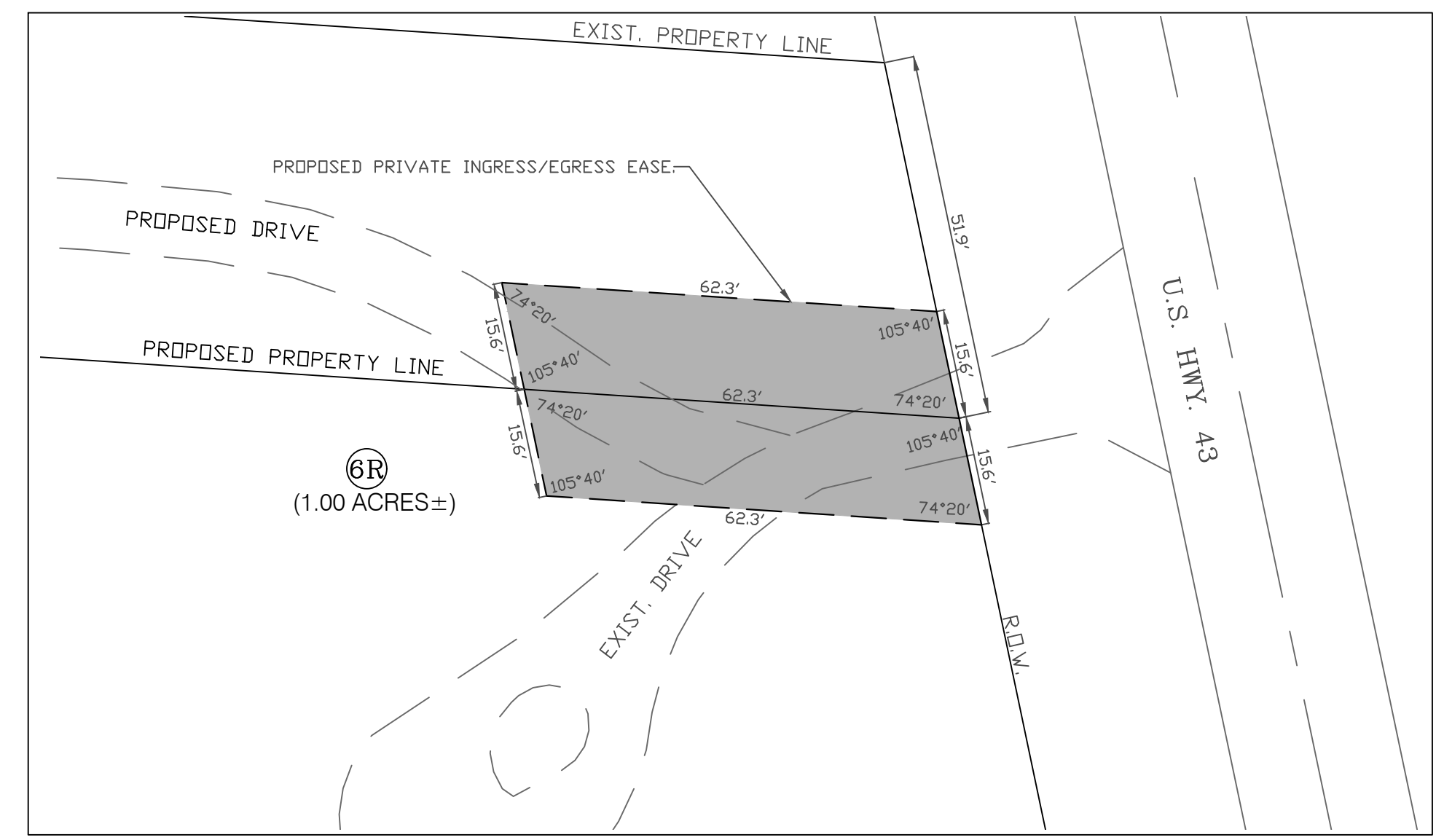
ROBERT S. McPHERSON  
PROFESSIONAL LAND SURVEYOR  
ALABAMA LICENSE NO. 19259

RESURVEY OF LOT 6 MONTGOMERY ESTATES TUSCALOOSA Co, AL		SCALE: 1"=40'
ROBERT S. McPHERSON P.L.S. 4121 VASSIE DRIVE TUSCALOOSA, ALABAMA 35404		DATE: 6/17/2021
REV.	DATE:	SURVEYED: 6/2021
		DRAWN BY: C.T.M
		TYPE: PRELIMINARY PLAT
PHONE: (205) 553-8843 FAX: (205) 553-5896		

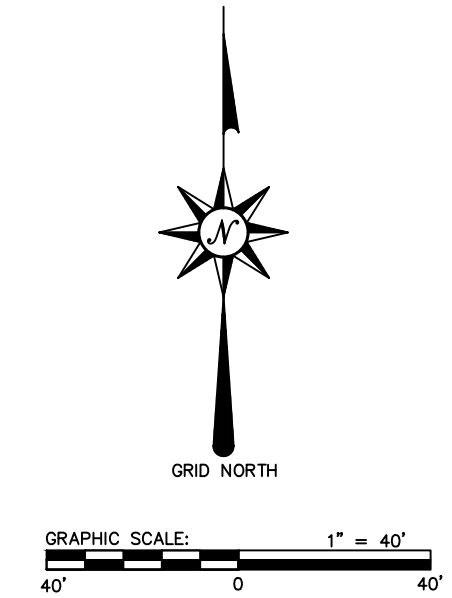




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SEC. 32, T18S, R10W**

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REV.	DATE

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		DRAWN BY: C.T.M.
		TYPE: PRELIMINARY PLAT

**ROBERT S. McPHERSON P.L.S.**  
PROFESSIONAL LAND SURVEYOR

4121 VASSIE DRIVE  
TUSCALOOSA, AL 35404

PH 205-553-8843

June 17, 2021

City of Tuscaloosa  
Office of Urban Development

Re: Sewer Estimate for Resurvey of Lot 6 Montgomery Estate

SEWER ESTIMATE:

FOR HOOKING UP TO EXISTING SEWER MAIN  
OVER A DISTANCE OF 84,220 FEET AT A PRICE OF \$40 PER L.F. =\$3,368,800

TO BORE UNDER OLD U.S. HWY 43 & AL. HWY. 69=\$20,000

ESTIMATED COST - \$3,388,800

IF YOU HAVE QUESTION PLEASE CONTACT  
ROBERT S. McPHERSON AT 454-6204

Sincerely,



ROBERT S. McPHERSON  
PROFESSIONAL LAND SURVEYOR



June 17, 2021

RE: RESURVEY OF LOT 6 MONTGOMERY ESTATES

VARIANCES

1. ASKING FOR A VARIANCE OF CAPPED SEWER DUE TO EXCESSIVE COST OF CONNECTING TO THE NEAREST EXISTING SEWER. (SEE SEWER COST ESTIMATE.)
2. ASKING FOR A VARIANCE FOR SIDEWALKS AS THAT THERE IS NO OTHER SIDEWALKS IN THE AREA AND IS DOUBTFUL THAT ANY OTHER SIDEWALKS IN THE VICINITY OF THE PROJECT AREA WILL BE CONSTRUCTED IN THE NEAR FUTURE. FURTHERMORE, THERE ARE NO PUBLIC FACILITIES NEARBY AND THERE IS NO FOOT TRAFFIC ALONG THIS PORTION OF U.S. HWY. 43 THAT WOULD BENEFIT BY HAVING A SMALL STRETCH OF SIDEWALK ALONG THE PROPERTY. A LETTER FROM ALDOT FOR WRITTEN CONCURRENCE HAS BEEN REQUESTED BY US.
3. ASKING FOR A VARIANCE FOR LOT CONFIGURATION AS TO ALLOW ROAD FRONTAGE FOR PROPOSED BACK LOT.
4. ASKING FOR A VARIANCE FOR RIGHT OF WAY DEDICATION DUE TO U.S. HWY. 43 BEING A FEDERAL ROAD. MAINTAINED BY ALDOT.
5. ASKING FOR A VARIANCE OF CAPPED SEWER DUE TO EXCESSIVE COST OF CONNECTING TO THE NEAREST EXISTING SEWER. (SEE SEWER COST ESTIMATE.)

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