



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

Please complete all of the following required fields:

Subdivision: \_\_\_\_\_ Parcel ID: \_\_\_\_\_ Total Acres: \_\_\_\_\_

**Surveyor or Engineer**

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ / \_\_\_\_\_ ZIP Code: \_\_\_\_\_

**Property Owner**

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ / \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

- |   |                                    |                             |                              |
|---|------------------------------------|-----------------------------|------------------------------|
| 6 Plats MAP FOLDED to 8 ½" x 11"  | <input type="checkbox"/> YES       | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Digital copy of Plat (with & without contours)  | <input type="checkbox"/> YES       | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Pre-design conference (if so, list date)  | <input type="checkbox"/> YES _____ | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Master Plan provided  | <input type="checkbox"/> YES       | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Drainage study  | <input type="checkbox"/> YES       | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Variance request letter   | <input type="checkbox"/> YES       | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Designation of Agent form   | <input type="checkbox"/> YES       | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Vicinity & Tax maps at 8 ½" X 11" scale   | <input 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 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: \_\_\_\_\_

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

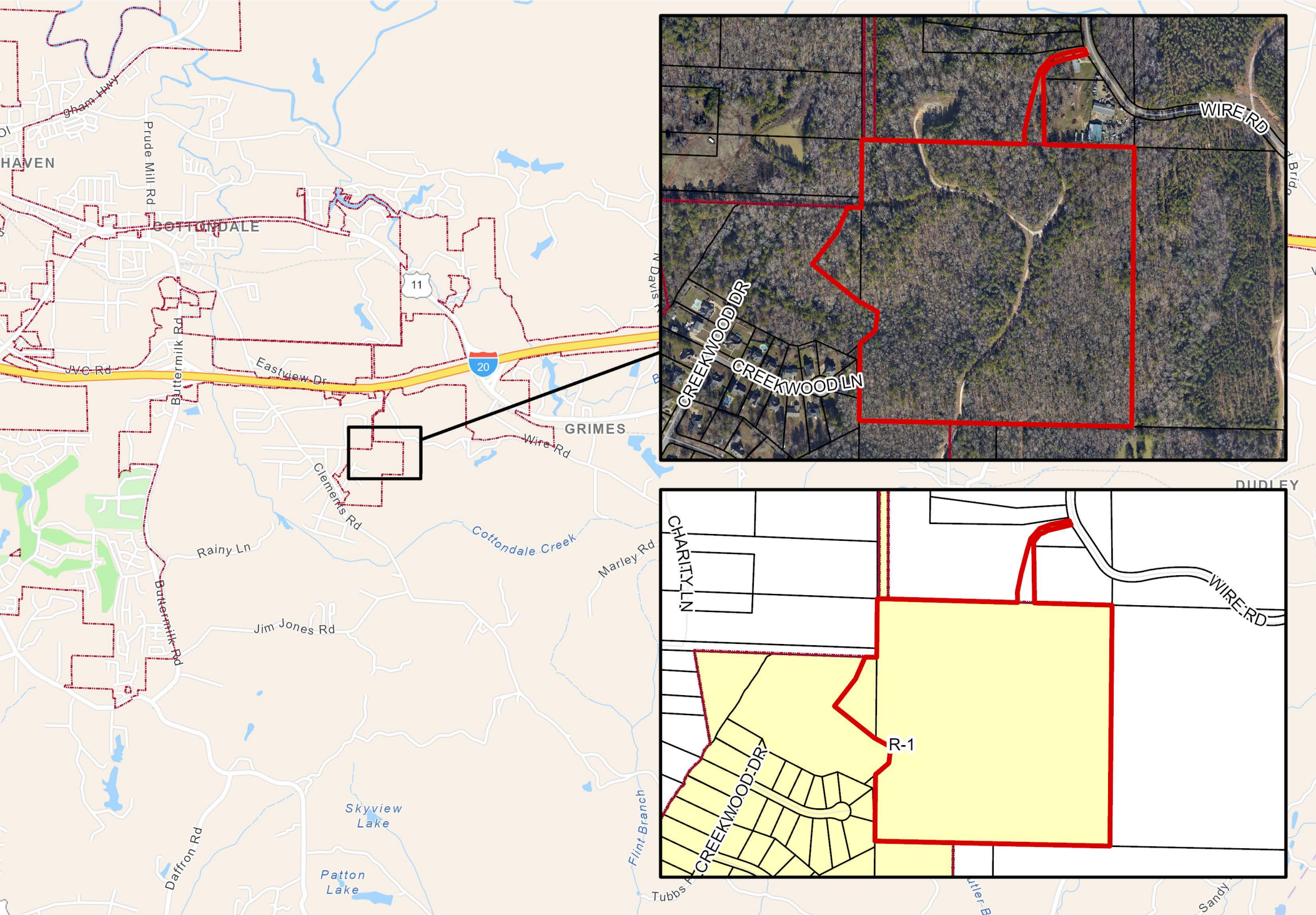
Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401



# Bowman Young

1 inch = 575 feet  
0 250 500 750 1,000

N





# Bowman Young

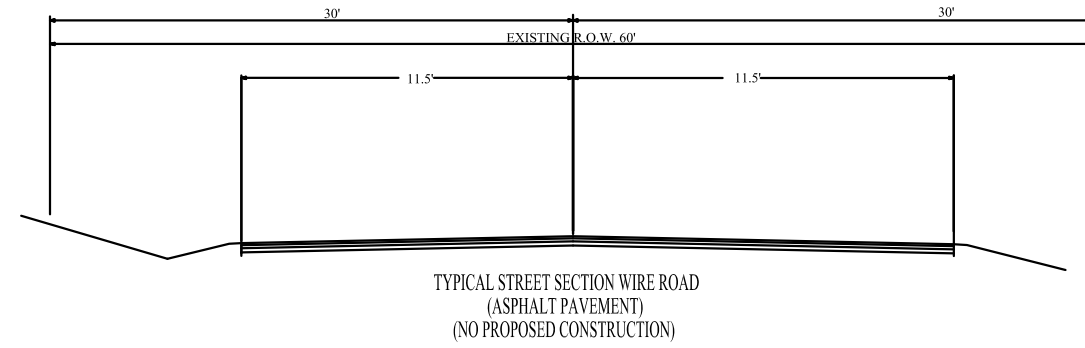
1 inch = 300 feet  
0 150 300 450 600

N

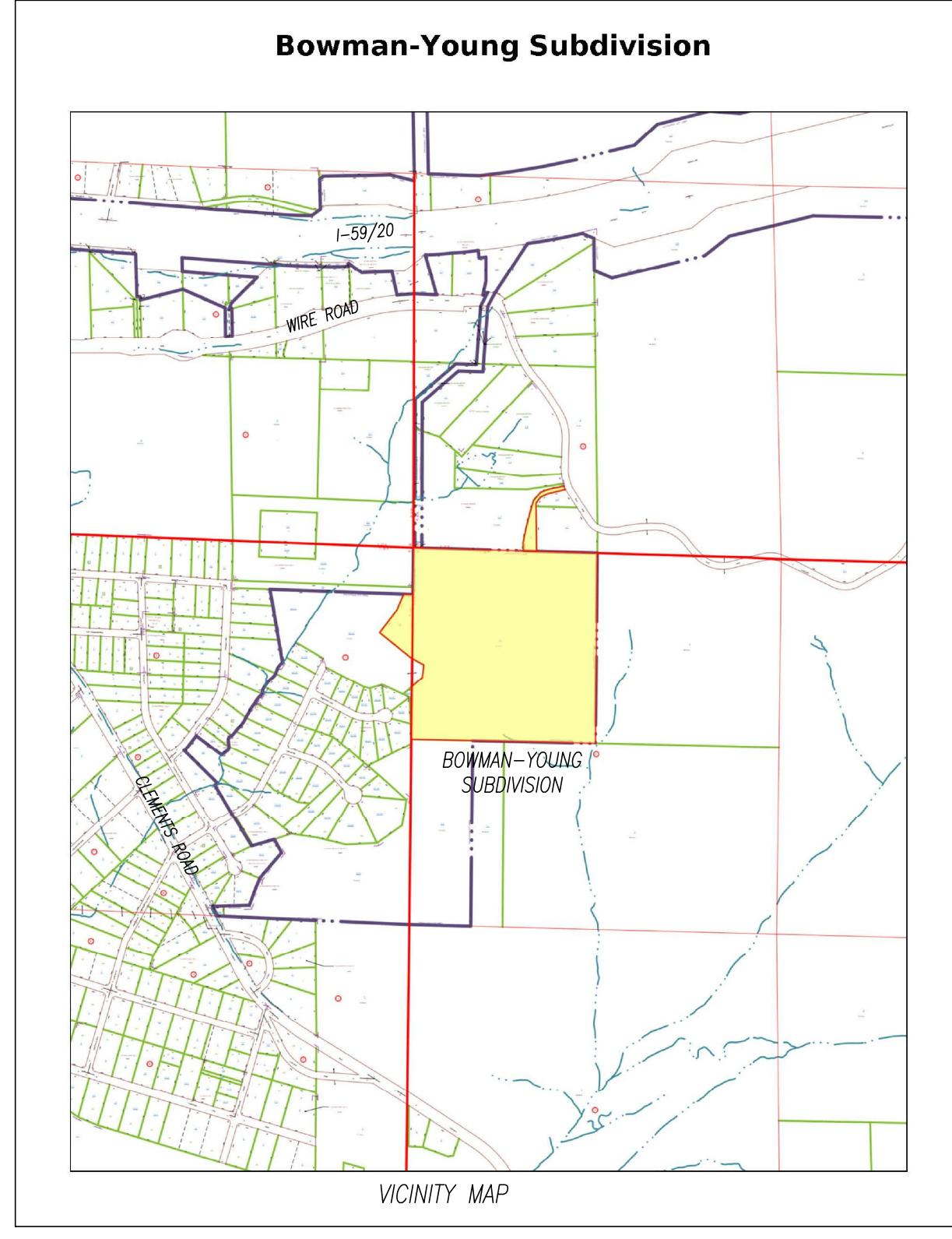


**NOTES**

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER 00120294G EFFECTIVE DATE JANUARY 18, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X (AREA ABOVE THE 2% FLOOD ELEVATION)
- 2) ALL ANGLES AND OR BEARINGS TO CURVES 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 WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT COMMENCEMENT OF CITY OR COUNTY.
- 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME. NO EXISTING BUILDINGS ON THIS PROPERTY
- 6) THIS PROPERTY IS LOCATED BOTH AND OUTSIDE THE CITY OF TUSCALOOSA AND IS ZONED R-1 INSIDE THE CITY. THE 60 FOOT EASEMENT LIES IN THE PLANNING JURISDICTION AND WILL BE ANNEXED INTO THE CITY OF TUSCALOOSA AS R-1.
- 7) LOT 1 HAS CITY OF TUSCALOOSA FORCE MAIN SEWER ON SITE AND LOT 2 TO BE SERVED BY ON SITE SEWER DISPOSABLE SYSTEM OR MAY OBTAIN SEWER AT A LATER DATE IF DEVELOPED.
- 8) THE INGRESS/EGRESS AND UTILITY EASEMENT "A" SHALL BE FOR THE USE AND ENJOYMENT OF LOTS 1 AND 2 AND THEIR ASSIGNS. THE 60' INGRESS/EGRESS AND UTILITY EASEMENT "B" IS FOR THE OWNER OF LOT 1 AND ITS ASSIGNS. THESE EASEMENTS ARE ALONG THE METHANE GAS WELLS ROADS ASSOCIATED WITH THE OIL, GAS AND MINERAL LEASE AS FOUND RECORDED IN DEED BOOK 963 AT PAGE 705.
- 9) A VARIANCE FOR CAPPED SEWER, DRAINAGE STUDY, LOT CONFIGURATION AND MASTER PLAN HAVE BEEN SUBMITTED



OWNER/DEVELOPER: ROGER YOUNG  
 P.O. BOX 12545  
 PENSACOLA, FL 32591  
 42.01 ACRES DEVELOPED  
 12% OTHER PROPERTY OWNED



**LEGEND**

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-1S)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- DEED AND/OR PLAT CALL
- ( ) RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- POWER METER
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- X- LINE NOT TO SCALE

SCALE: 1"=100 FEET

0 50 100 200

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

**BOWMAN-YOUNG SUBDIVISION**  
 A PART OF THE SW1/4 SW1/4 SECTION 31, T21S, R8W  
 A PART OF THE NW1/4 NW1/4 SECTION 6, T22S, R8W  
 A PART OF THE NE1/4 NE 1/4 SECTION 1, T22S, R9W  
 A PART OF THE SE1/4 NE 1/4 SECTION 1, T22S, R9W  
 TUSCALOOSA COUNTY, ALABAMA  
 CITY OF TUSCALOOSA PRELIMINARY PLAT

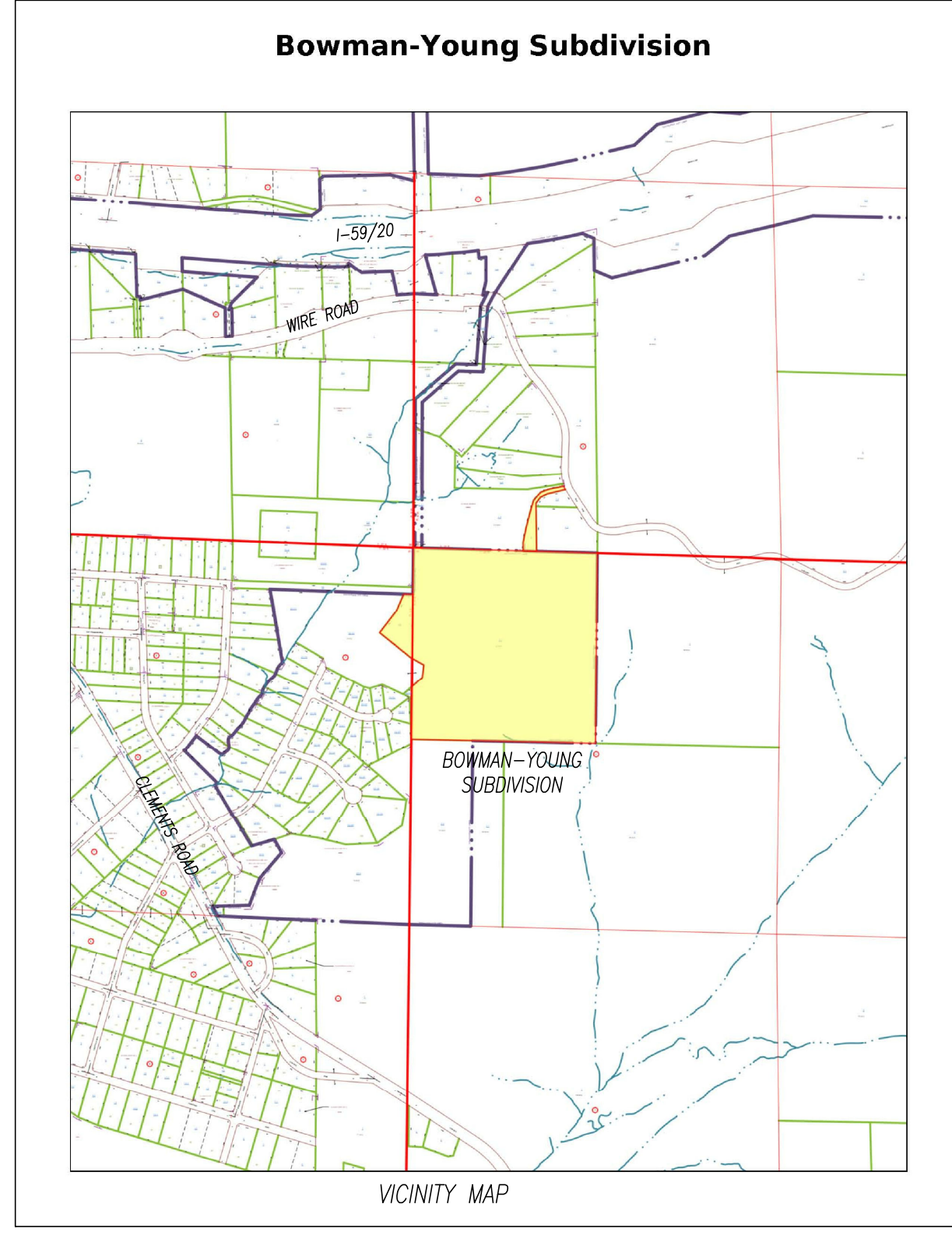
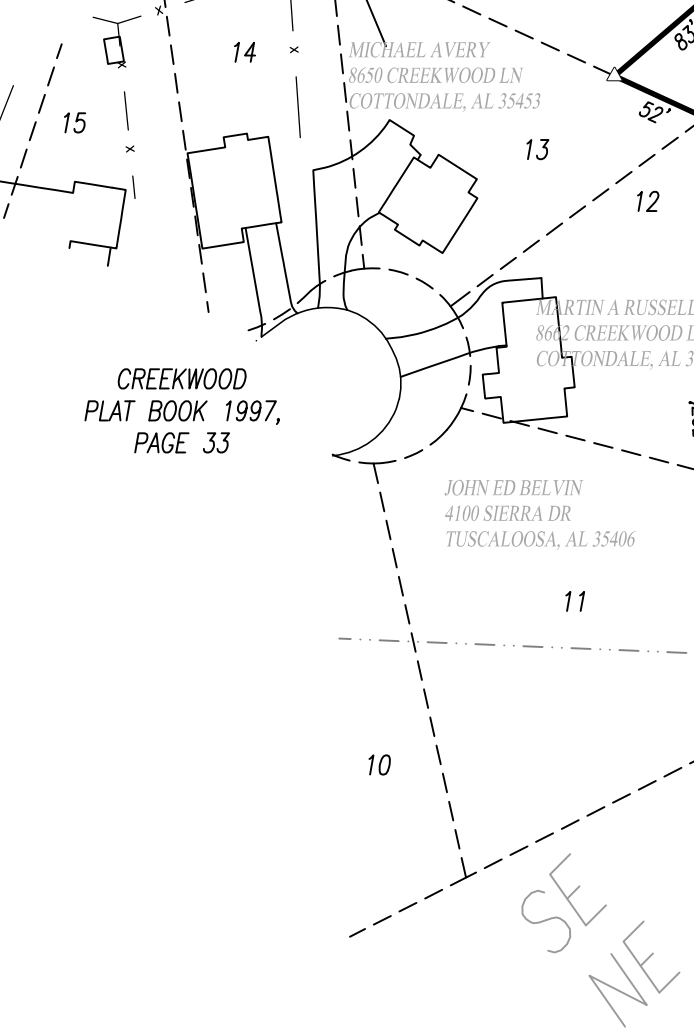
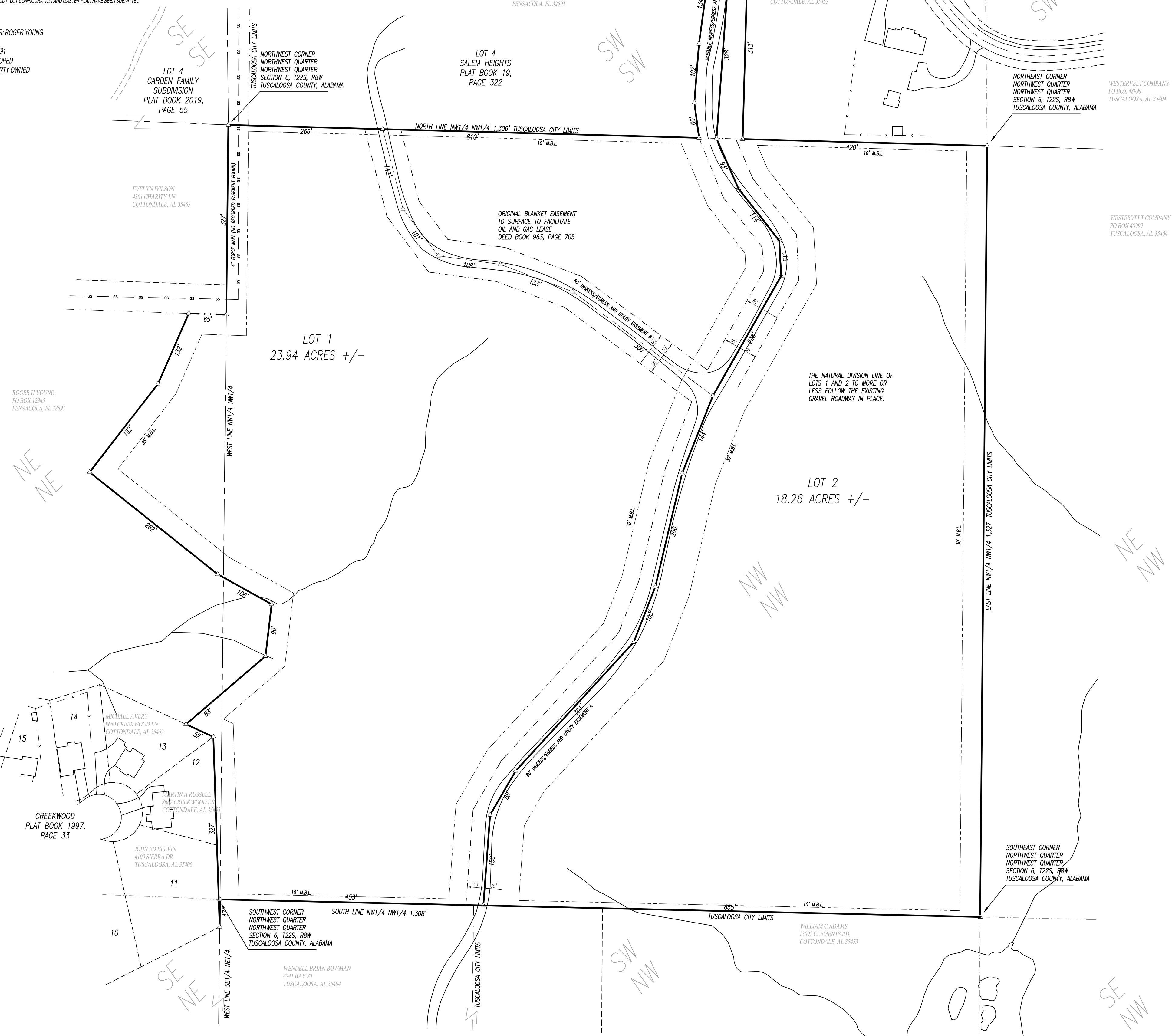
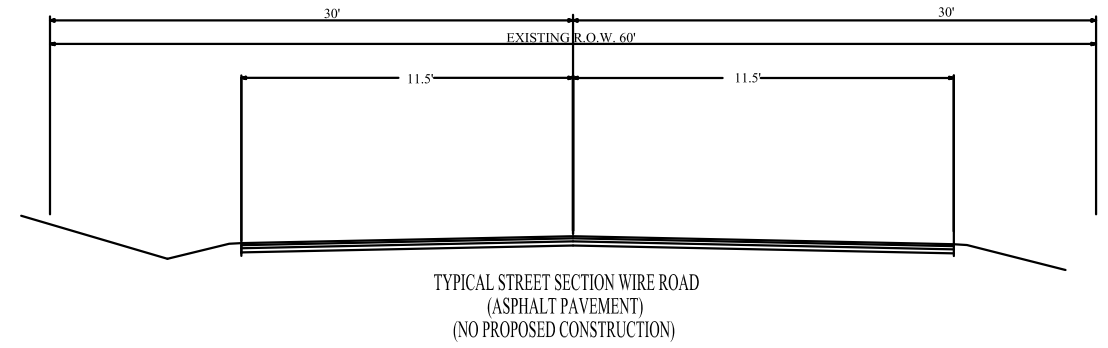
Montgomery and Hinkle, inc.  
 Professional Land Surveyors  
 203 Hargrove Road East  
 Tuscaloosa, Alabama 35401  
 205-248-7396  
 kevin@mhsurvey.com

REVISION		PAGE 1 OF 1 PAGES	
Drawn By	Appd. By	Surveyed By	Field Work
S.M.B.	K.D.H.	N/A	N/A
Scale	Source of Information	Survey Type	Drawing No.
1" = 100'	SHOWN	PLEM PLAT	201-046 P1 PL.dwg
			Date
			08/14/2021
			Job No.
			2107-046

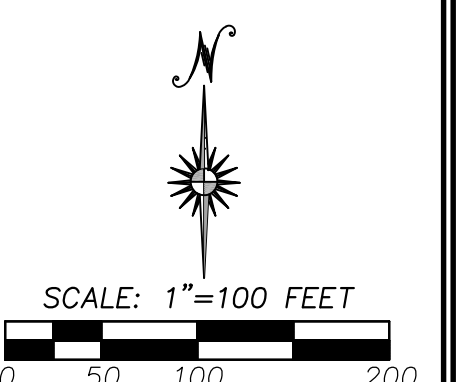
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- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER 80120Z09H EFFECTIVE DATE JANUARY 18, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE A ("AREA ABOVE THE 2% FLOOD ELEVATION")
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- 9) A VARIANCE FOR CAPPED SEWER, DRAINAGE STUDY, LOT CONFIGURATION AND MASTER PLAN HAVE BEEN SUBMITTED

OWNER/DEVELOPER: ROGER YOUNG  
 P.O. BOX 12345  
 PENSACOLA, FL 32591  
 42.01 ACRES DEVELOPED  
 12% OTHER PROPERTY OWNED



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  - ( ) DEED 0165/01 PLAT CALL
  - ( ) RIGHT-OF-WAY
  - X- FENCE LINE
  - M.B.L.- MINIMUM BUILDING LINE
  - UTILITY POLE
  - P- POWER LINE
  - WATER METER
  - POWER METER
  - ▨ CONCRETE SURFACE
  - ▨ BUILDING
  - ▨ WOOD SURFACE
  - X- LINE NOT TO SCALE

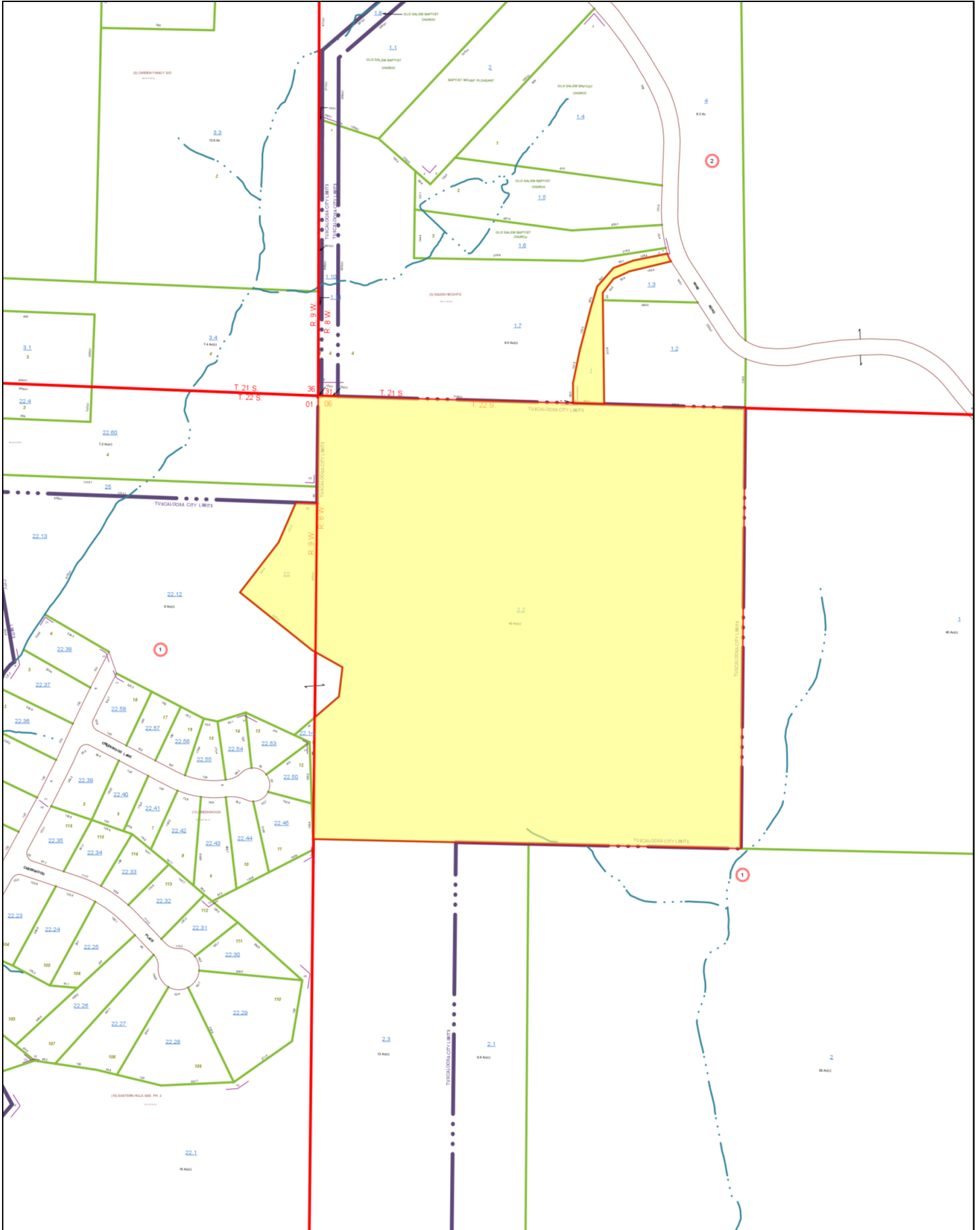


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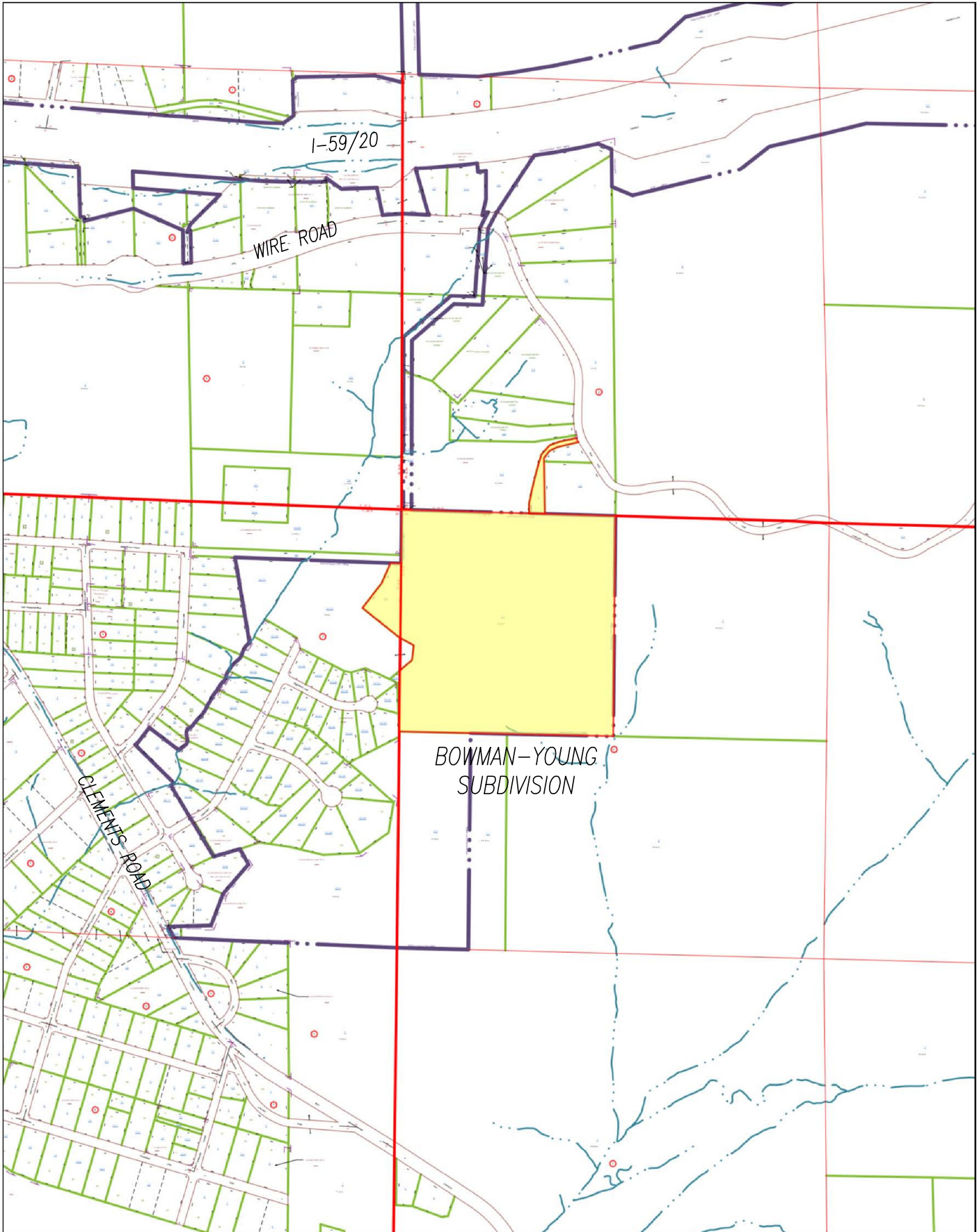
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S. M. B.	K. D. H.	N/A	N/A
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1" = 100'	SHOWN	PLEM PLAT	201-046 P1 PL.dwg
		Date	09/14/2021
		Job No.	2107-046

# Bowman-Young Subdivision



# Bowman-Young Subdivision



VICINITY MAP



MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

VARIANCE REQUEST FOR DRAINAGE STUDY

BOWMAN YOUNG

09/16/2021

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

BOWMAN YOUNG is requesting a variance of DRAINAGE STUDY due to this being a 42.2 acre parcel being divided into only 2 lots. No additional land disturbance will take place as the roads currently exist. There should be zero change in current Drainage and Runoff.

Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-454-6270  
[kevin@mhisurvey.com](mailto:kevin@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

VARIANCE REQUEST FOR LOT CONFIGURATION

BOWMAN YOUNG

09/16/2021

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

BOWMAN YOUNG is requesting a variance of LOT CONFIGURATION . Due to the road frontage access on Wire Road being the boundary split to gain road access to Wire Road for both lots and meeting frontage requirements Bowman Young is making this request. This variance is a specific hardship as this does not allow for perpendicular lot boundaries. The centerline of the existing road will be the division line and no further development is planned at this time.

Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-454-6270  
[kevin@mhisurvey.com](mailto:kevin@mhisurvey.com)

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Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

VARIANCE REQUEST FOR MASTER PLAN

BOWMAN YOUNG

09/16/2021

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

BOWMAN YOUNG is requesting a variance of MASTER PLAN due to this being a 42.2 acre parcel being divided into only 2 lots. Brian Bowman purchasing lot 2 to gain road access to Wire Road and there are No additional development is planed at this time.

Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-454-6270  
[kevin@mhisurvey.com](mailto:kevin@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

VARIANCE REQUEST FOR SANITARY SEWER

BOWMAN YOUNG

09/16/2021

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

BOWMAN YOUNG is requesting a variance of SANITARY SEWER for Lot 2 due to this being a 42.2 acre parcel being divided into only 2 lots. This is a large tract of land with no access to sanitary sewer on lot 2. Brian Bowman is purchasing Lot 2 for road access his adjoining land to the South. An existing City of Tuscaloosa 4 inch force main runs through the northwest side of Lot 1 without a found recorded easement.(if City of Tuscaloosa has documentation of this easement please provide) For Lot 2 to access this force main would require a force main and gravity sewer combination at a cost ESTIMATE of in excess of 132,000 dollars. This subdivision is not for additional development but for granting road access only at this time.

Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-454-6270  
[kevin@mhisurvey.com](mailto:kevin@mhisurvey.com)

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Tuscaloosa, AL 35401

205-248-7396



**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

1 Each lift station at site at mile 1.8 (City of Tuscaloosa approved)	\$100,000
0.4 miles force main	\$4,000
0.3 miles gravity sewer	\$16,000
Engineering, Permits	\$12,000
Total	\$132,000

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR HALF STREET IMPROVEMENTS

BOWMAN YOUNG SUBDIVISION

10/04/2021

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

BOWMAN YOUNG SUBDIVISION is requesting a variance of HALF STREET IMPROVEMENTS along Wire Road. There is no curb and gutter in this area. The existing Lot frontage along Wire Road would not be conducive for the proper construction of curb and gutter to meet TDOT standards and this road has been in existence for over 25 years. Alterations of the existing site conditions could drastically affect the existing roadway, utilities and drainage of adjoining land.

Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[kevin@mhisurvey.com](mailto:kevin@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396