



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Hunt-Fairlawn Subdivision Parcel ID: 63-31-09-29-2-002-001.000 Total Acres: 15.6

Surveyor or Engineer

Name: McGiffert and Associates, LLC Email: hstewart@mcgiffert.com Phone: 205-759-1521

Address: 2814 Stillman Blvd City/State: Tuscaloosa / AL ZIP Code: 35402

Property Owner

Name: Hunt Refining Company Email: dcarroll@huntrefining.com Phone: 205-391-3447

Address: P.O. Box 038995 City/State: Tuscaloosa / AL ZIP Code: 35403

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>1/31/22</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input checked="" 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 SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.


Signature:  Date: 2/17/22

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

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

SUBMIT FORM



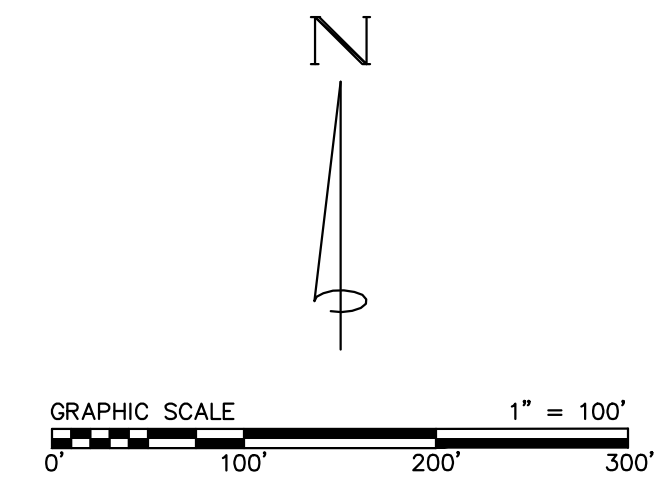
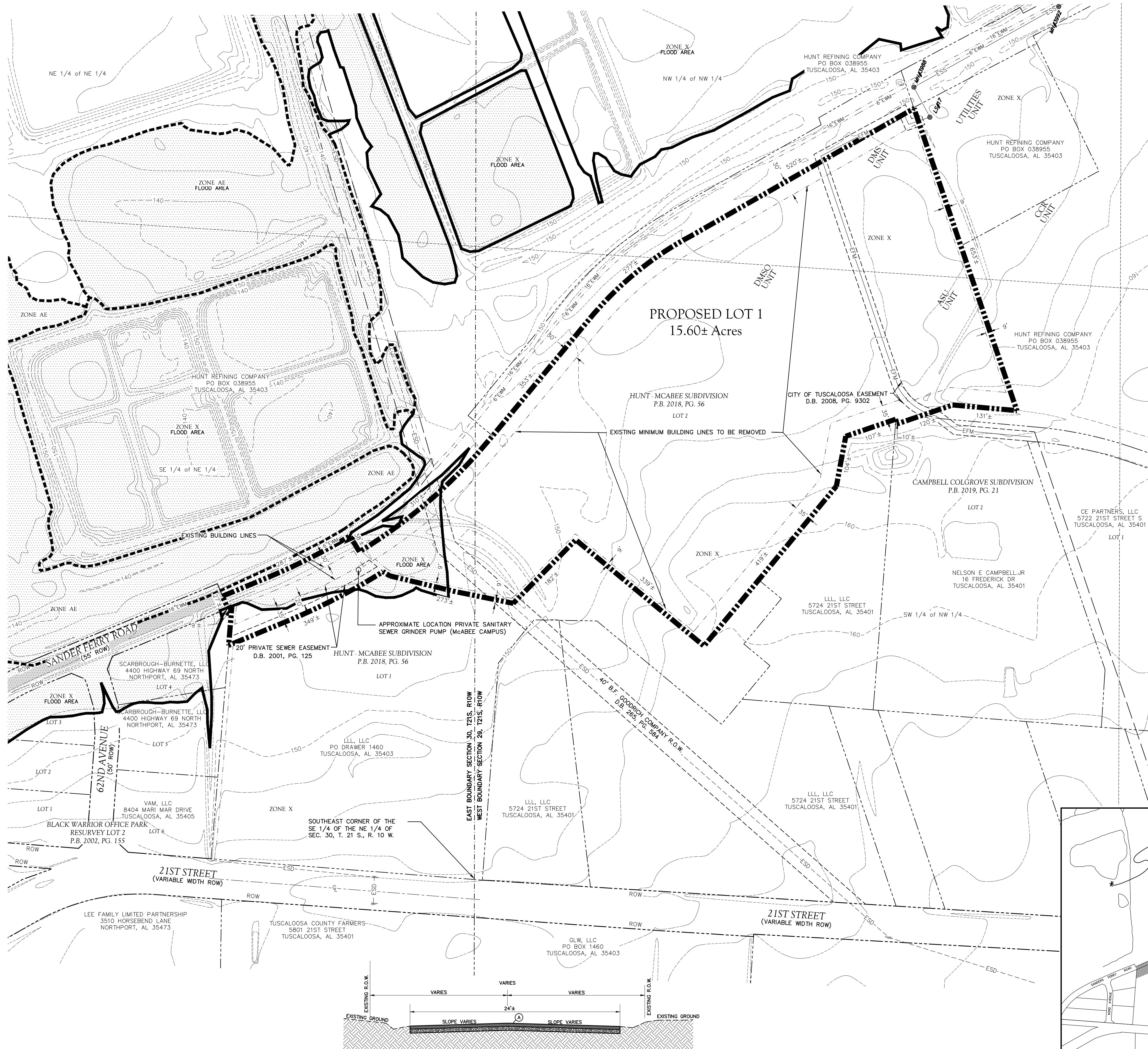
Site Design	March 10, 2022
Utility Design	Mr. Zack Ponds Associate Director of Planning Office of Urban Development City of Tuscaloosa
	Re: Hunt-Fairlawn Subdivision (S-20-22)
	Dear Zach:
Transportation	We are in receipt of the Preliminary Subdivision Plat review comments for the above referenced subdivision. Please find outlined below our responds/explanations in italics:
Environmental	<ol style="list-style-type: none">1. "Submit copies of plat without aerial imagery." <i>Please find attached the Updated Preliminary Plat without aerial imagery.</i>2. "Provide a drainage study or ask for a variance." <i>Please find attached the revised Variance Letter & Updated Preliminary Plat.</i>3. "Include total acreage under the control of the developer in note on the plat." <i>Please find attached the Updated Preliminary Plat with note added.</i>4. "Include "but is located within the Planning Jurisdiction" in Note #2." <i>Please find attached the Updated Preliminary Plat with note added.</i>5. "Remnant lot line where street vacation happened." <i>Please find attached the Updated Preliminary Plat with label added to clarify.</i>6. "30' road frontage required." <i>A variance from the county was previously requested and approved in 2017 and no changes to the lot configuration are proposed as part of this subdivision.</i>
Surveying	
Construction Contract Administration	If there is any additional information I can provide, please advise. Yours truly, McGIFFERT AND ASSOCIATES, LLC
	 Q. Hansel Stewart, PLS QHS/am
	Attachments: Revised Preliminary Subdivision Plat Revised Variance Letter
2814 Stillman Boulevard Tuscaloosa, AL 35401	
Post Office Box 20559 Tuscaloosa, AL 35402	
Telephone 205.759.1521 Fax 205.759.1524	
www.mcgiffert.com	K:\wpdata\LETTERS\3-10a-22.docx

Hunt-Fairlawn Subdivision

Variance Requests

3/10/2022

1. **Minimum Building Lines** - The property owner requests a variance from the requirement to impose Minimum Building Lines for this proposed subdivision. This proposed Lot 1 is surrounded by industrial operations on adjacent properties. Sanders Ferry Road has been vacated along the northern lot line. The setback lines are not needed in this setting and are prohibiting Hunt from fully utilizing their property for refining operations.
2. **Drainage Study** – The property owner requests a variance for the requirement to provide a drainage study for the subdivision as no improvements are proposed and the pre-development and post-development runoff will remain the same.



LEGEND

- INDICATES EXISTING RIGHT-OF-WAY
- INDICATES EXISTING SECTION LINE
- INDICATES EXISTING QUARTER-QUARTER SECTION LINE
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- ZONE AE**
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AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER/DEVELOPER/APPLICANT:

HUNT REFINING COMPANY
2200 JACK WARNER PARKWAY, SUITE 400
TUSCALOOSA, AL 35401

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HUNT - FAIRLAWN SUBDIVISION

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SECTION 29, TOWNSHIP 21 SOUTH, RANGE 10 WEST

TUSCALOOSA COUNTY ALABAMA

PRELIMINARY SUBDIVISION PLAT

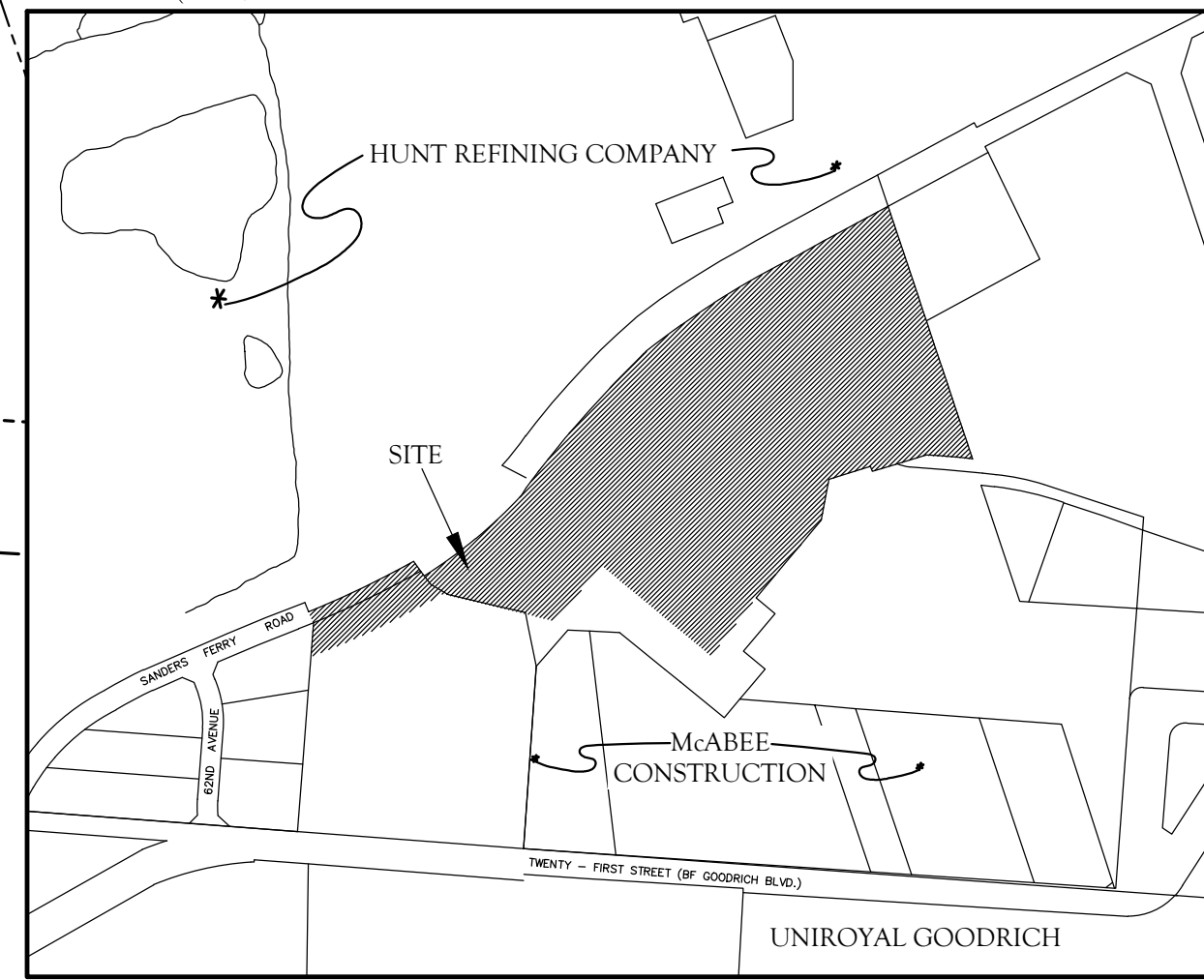


2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402-0559
WWW.MCGIFFERT.COM (205) 759-1521 FAX (205) 759-1524

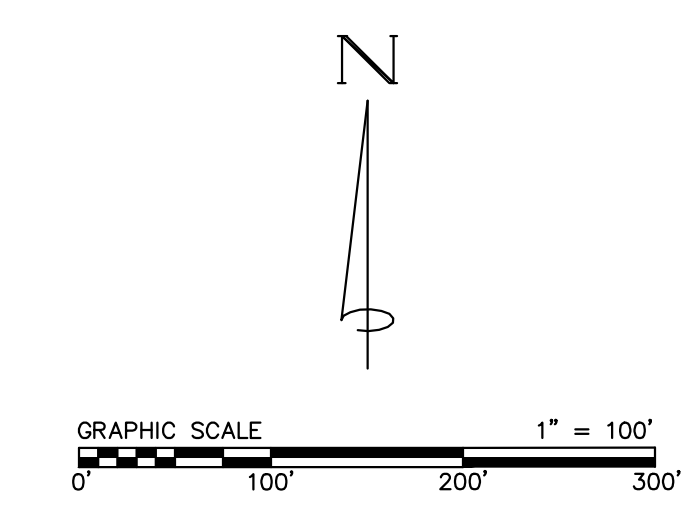
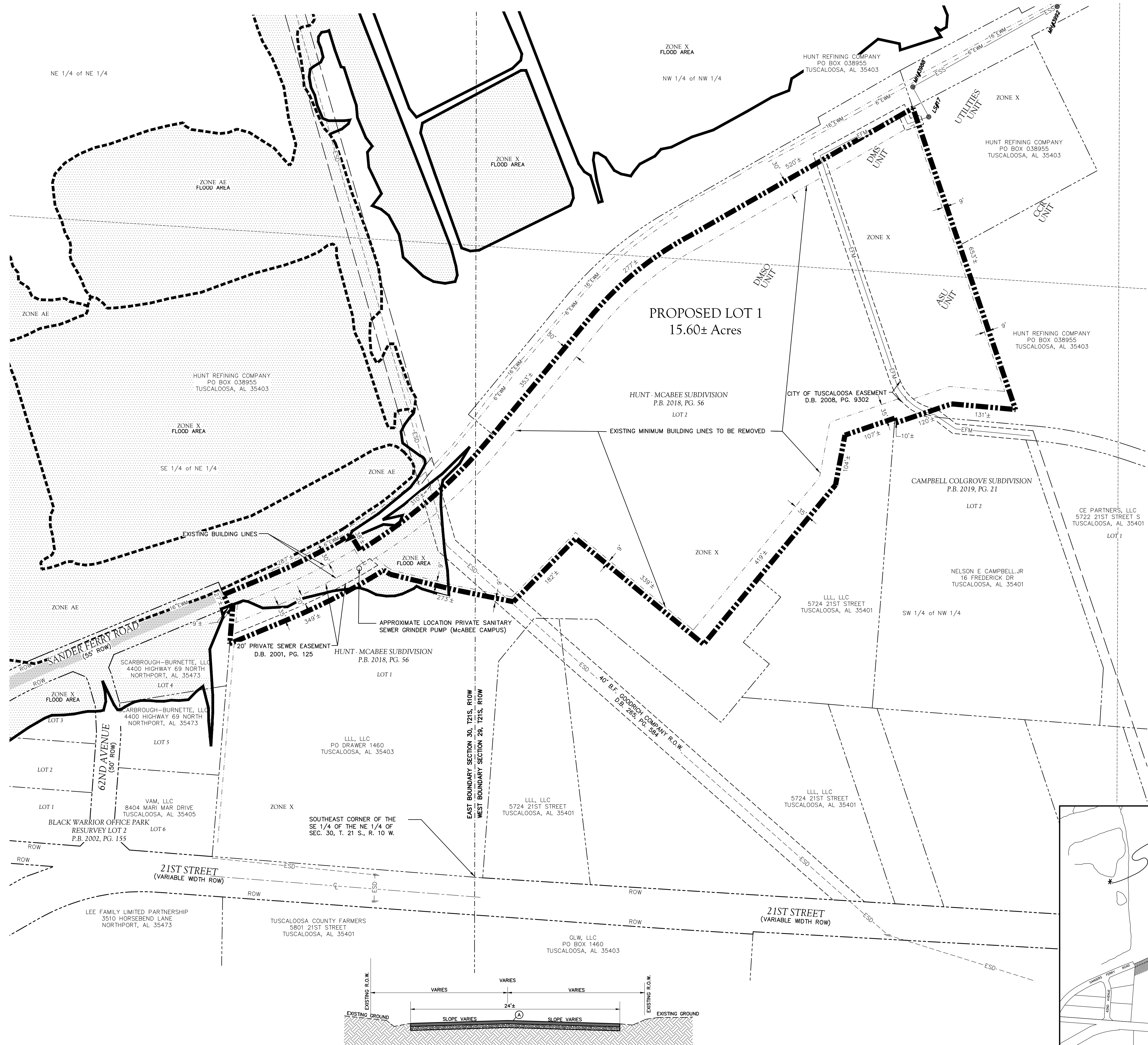
REVISION		
DATE	DESCRIPTION	BY

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FILE NAME: Hunt-Fairlawn-Sub-PP	SHEET No. 1 of 1	
DATE OF FIELD SURVEY: N/A	PAGE: N/A	CHECKED BY: QHS DWG. No. 20-22
FIELD BOOK: N/A		
DRAWN BY: T.M.		
SCALE: 1"=100'		
JOB No. 22-2023		



IN-PLACE: EXISTING BITUMINOUS CONCRETE WEARING SURFACE
SANDERS FERRY ROAD - EXISTING CROSS SECTION
N.T.S.
NO IMPROVEMENTS ARE PROPOSED



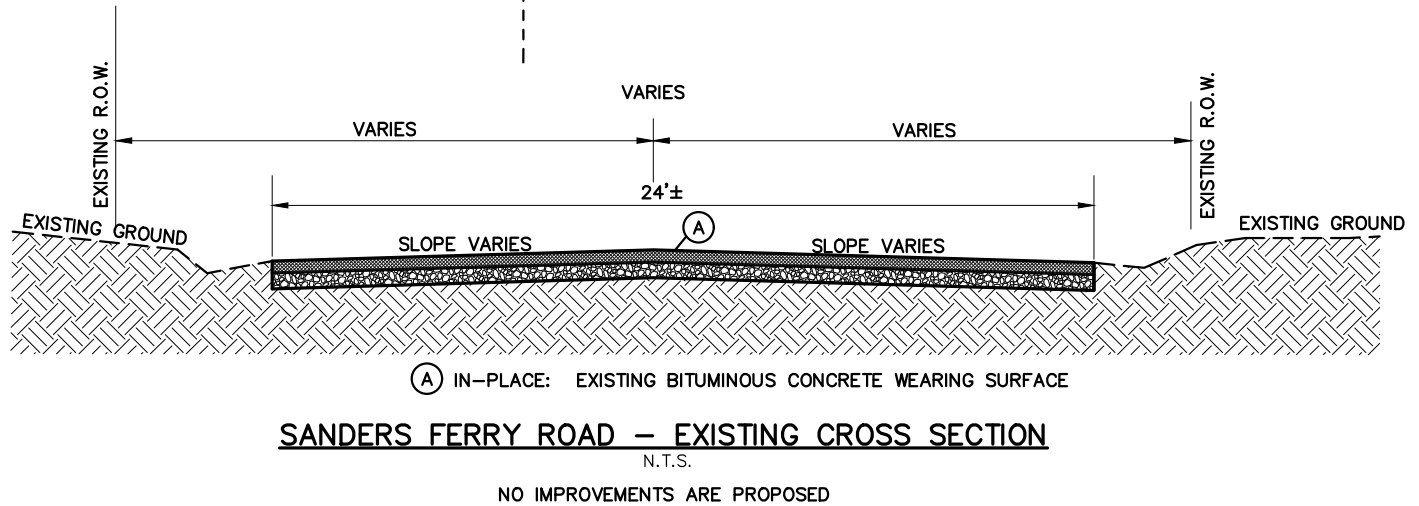
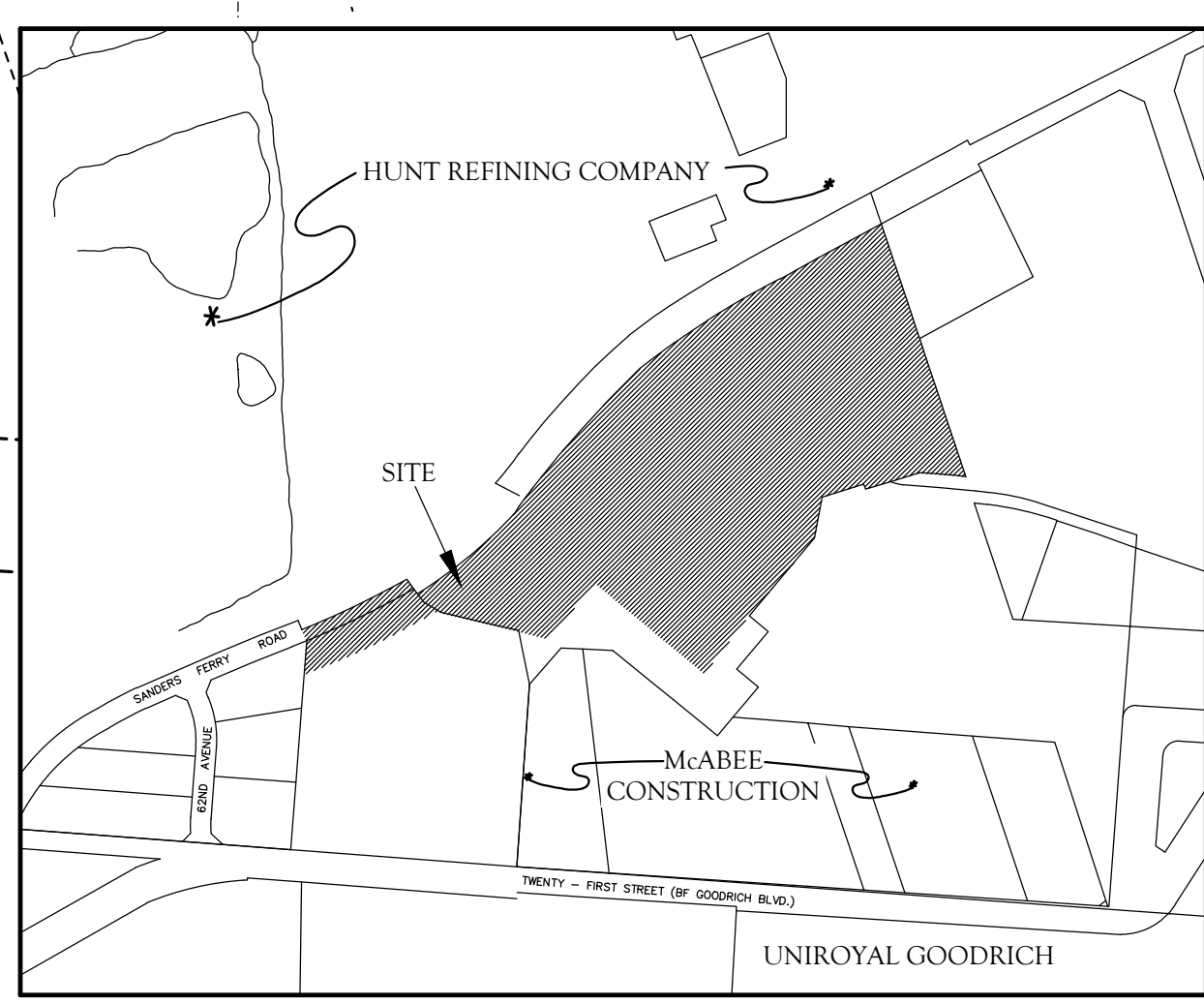
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AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- OWNER/DEVELOPER/APPLICANT:**
- HUNT REFINING COMPANY
2200 JACK WARNER PARKWAY, SUITE 400
TUSCALOOSA, AL 35401
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TUSCALOOSA COUNTY ALABAMA

PRELIMINARY SUBDIVISION PLAT

McGiffert and Associates, LLC
CIVIL ENGINEERS

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REVISION		
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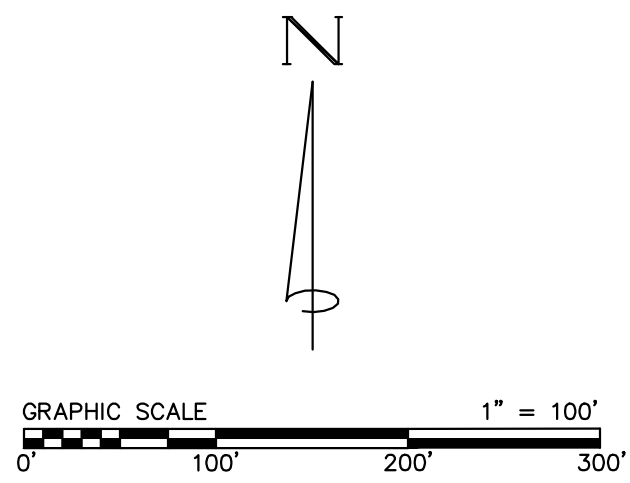
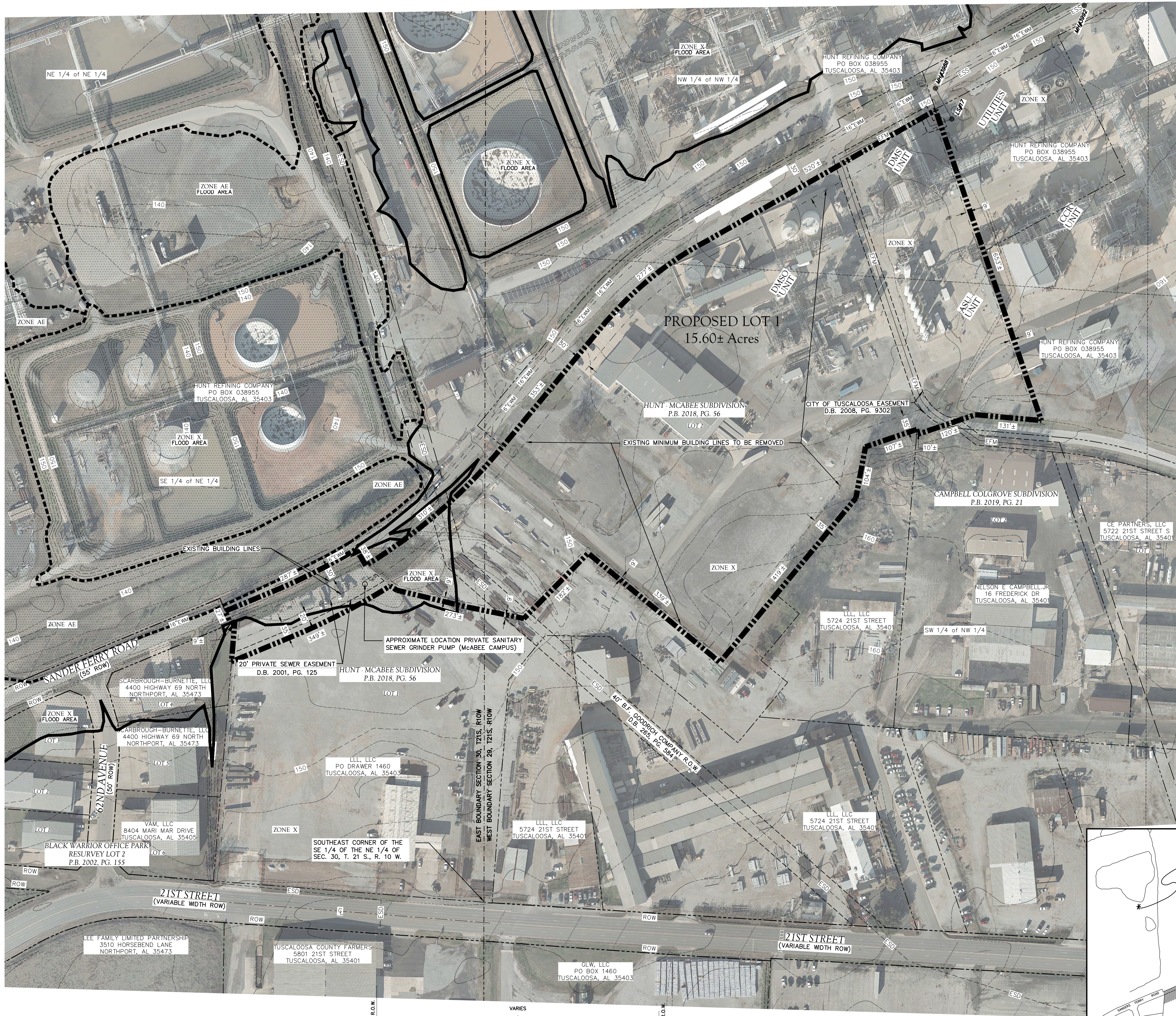
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DATE OF FIELD SURVEY: N/A
FIELD BOOK: N/A PAGE: N/A
DRAWN BY: J.M.
SCALE: 1"=100'
JOB No. 22-2023

SHEET No. 1 of 1

CHECKED BY: QHS DWG. No. 20-22

PLANNING & ZONING COMMISSION



LEGEND

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TUSCALOOSA COUNTY ALABAMA

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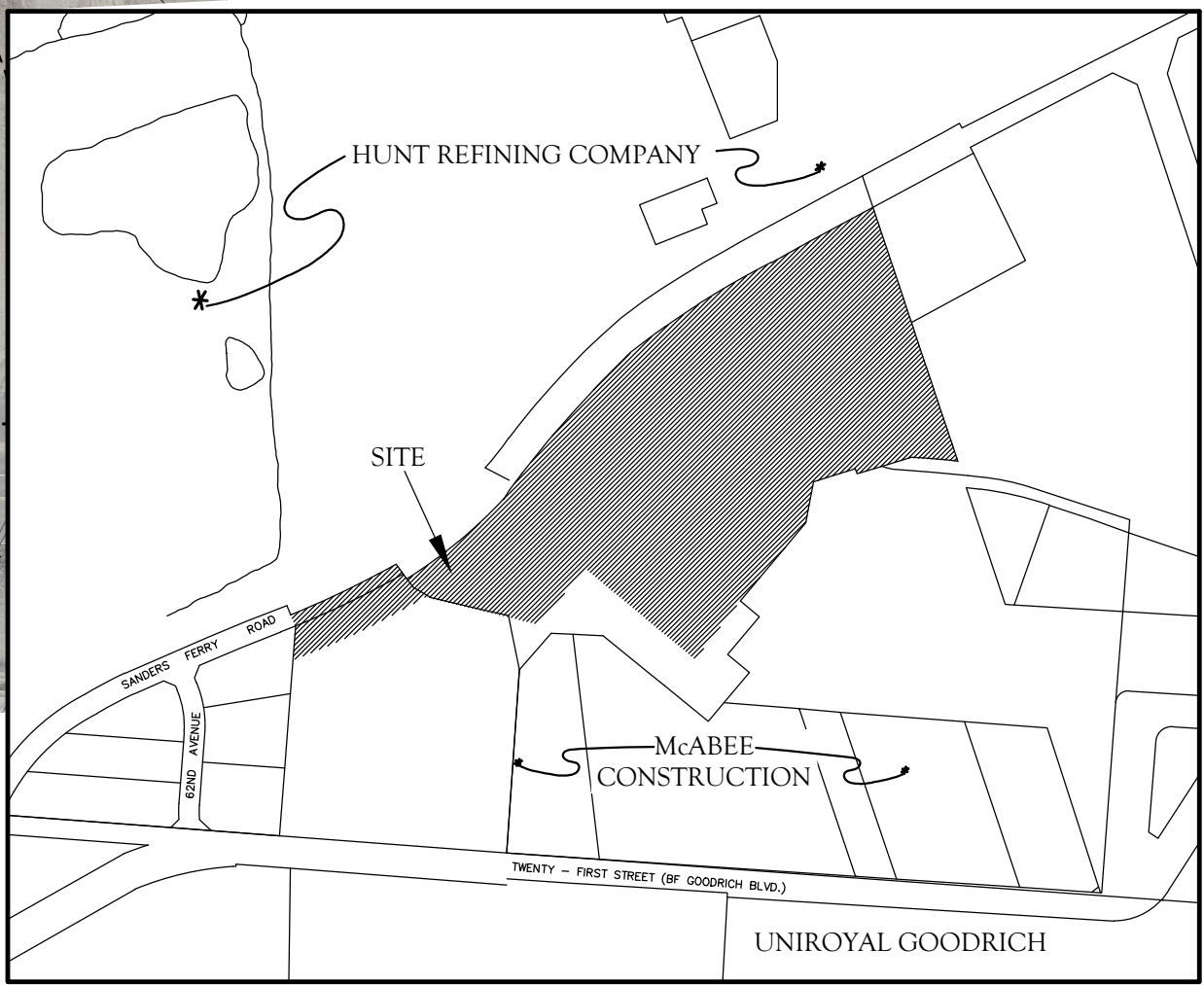
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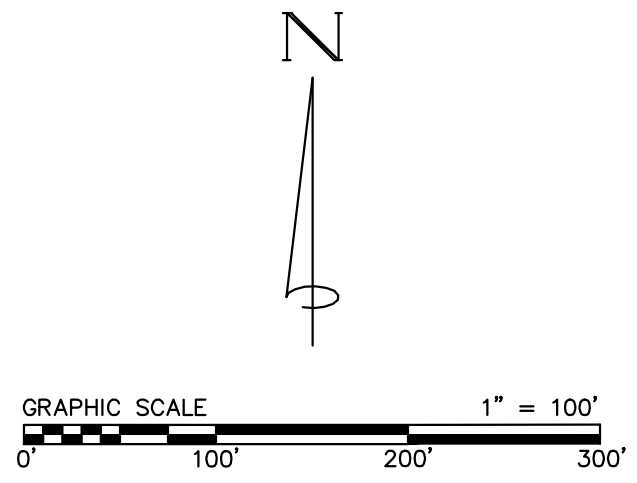
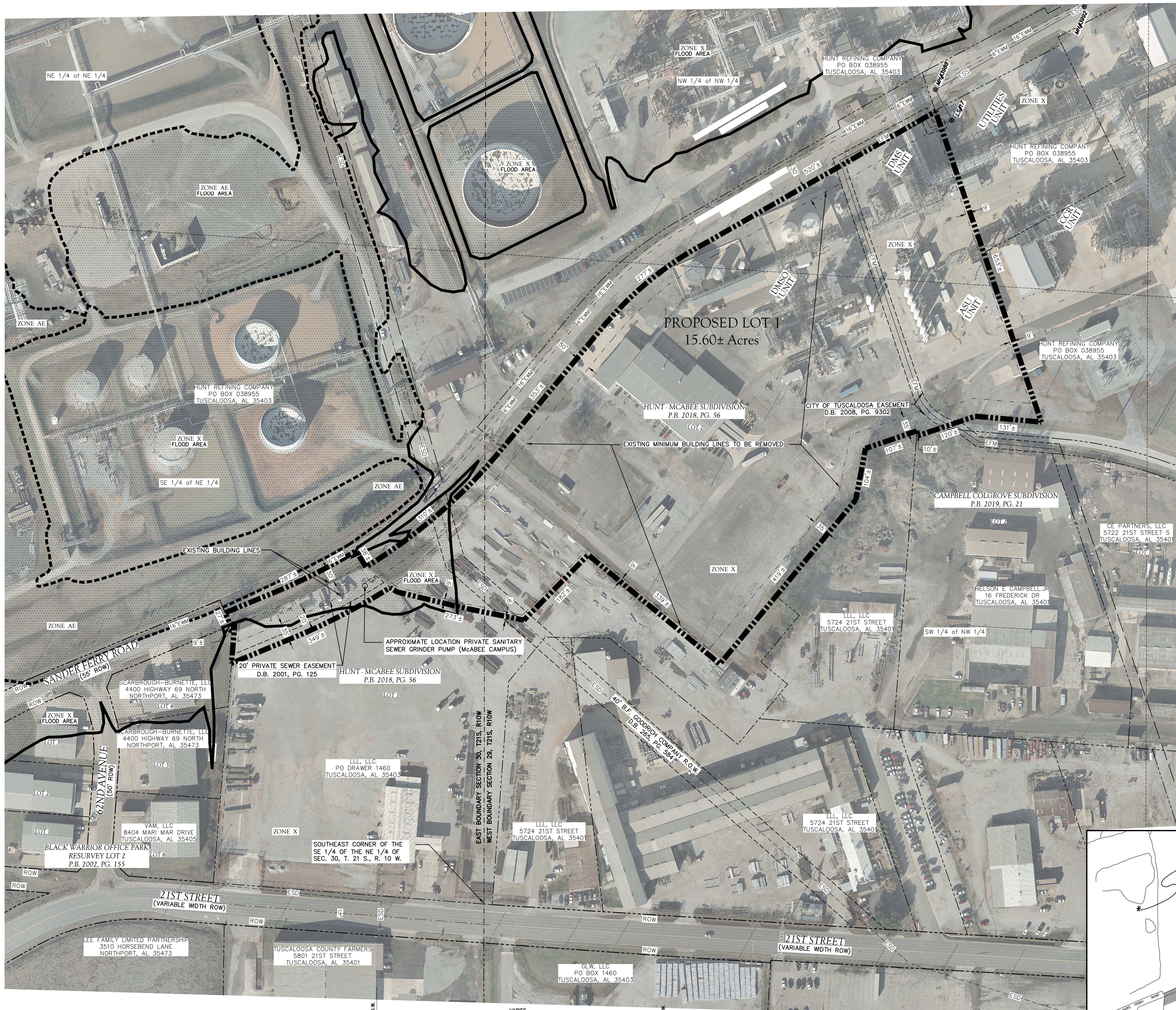
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VICINITY MAP
NOT TO SCALE



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THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, AS, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. ZONE A - NO BASE ELEVATIONS DETERMINED. ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.
- AREAS OF 0.2% ANNUAL CHANCE FLOOD:** AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.**

OWNER/DEVELOPER/APPLICANT:

HUNT REFINING COMPANY
2200 JACK WARNER PARKWAY, SUITE 400
TUSCALOOSA, AL 35401

VARIANCE REQUESTS:

- MINIMUM BUILDING LINES - THE PROPERTY OWNER REQUESTS A VARIANCE FROM THE REQUIREMENT TO IMPOSE MINIMUM BUILDING LINES FOR THIS PROPOSED SUBDIVISION. THIS PROPOSED LOT 1 IS SURROUNDED BY INDUSTRIAL OPERATIONS ON ADJACENT PROPERTIES. SANDERS FERRY ROAD HAS BEEN VACATED ALONG THE NORTHERN LOT LINE. THE SETBACK LINES ARE NOT NEEDED IN THIS SETTING AND ARE PROHIBITING HUNT FROM FULLY UTILIZING THEIR PROPERTY FOR REFINING OPERATIONS.
- DRAINAGE STUDY - THE PROPERTY OWNER REQUESTS A VARIANCE FOR THE REQUIREMENT TO PROVIDE A DRAINAGE STUDY FOR THE PROPOSED LOT 1. THE PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA. SANDERS FERRY ROAD HAS BEEN VACATED ALONG THE NORTHERN LOT LINE. THE SETBACK LINES ARE NOT NEEDED IN THIS SETTING AND ARE PROHIBITING HUNT FROM FULLY UTILIZING THEIR PROPERTY FOR REFINING OPERATIONS.

NOTES:

- PROPERTY TO BE SUBDIVIDED = 15.60 Ac.±
PROPERTY UNDER CONTROL OF THE DEVELOPER = 15.60 Ac. ±
- THIS SUBDIVISION IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF TUSCALOOSA. CORPORATE LIMITS AND IS NOT ZONED. THE PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA.
- PROPERTY IS CURRENTLY SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C05036, REVISED DATE 1/16/14.
- THIS PLAN IS BASED ON AERIAL MAPPING DATA AND IS NOT BASED ON A FIELD-RUN SURVEY.
- THE SUBJECT PROPERTY IS LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 10 WEST, THE NW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 10 WEST, AND THE SW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
- THIS SUBDIVISION IS A RESURVEY OF LOT 2 HUNT-MCABEE SUBDIVISION AS RECORDED IN PLAT BOOK 2018 AT PAGE 56.



HUNT - FAIRLAWN SUBDIVISION

A RESURVEY OF LOT 2 HUNT-MCABEE SUBDIVISION
SECTION 30, TOWNSHIP 21 SOUTH, RANGE 10 WEST
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 10 WEST

TUSCALOOSA COUNTY ALABAMA

PRELIMINARY SUBDIVISION PLAT

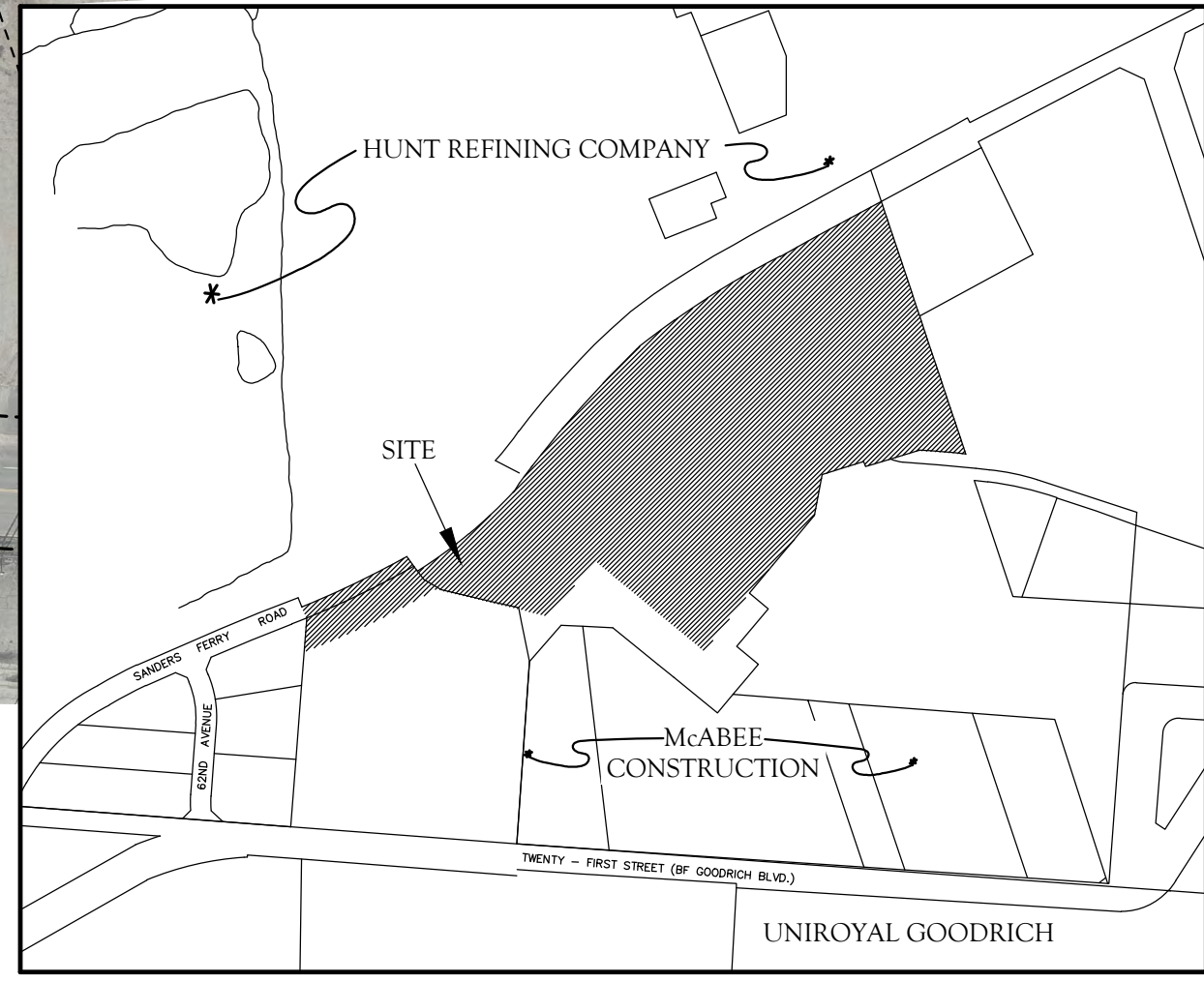


2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402-0559
WWW.MCGIFFERT.COM (205) 759-1521 FAX (205) 759-1524

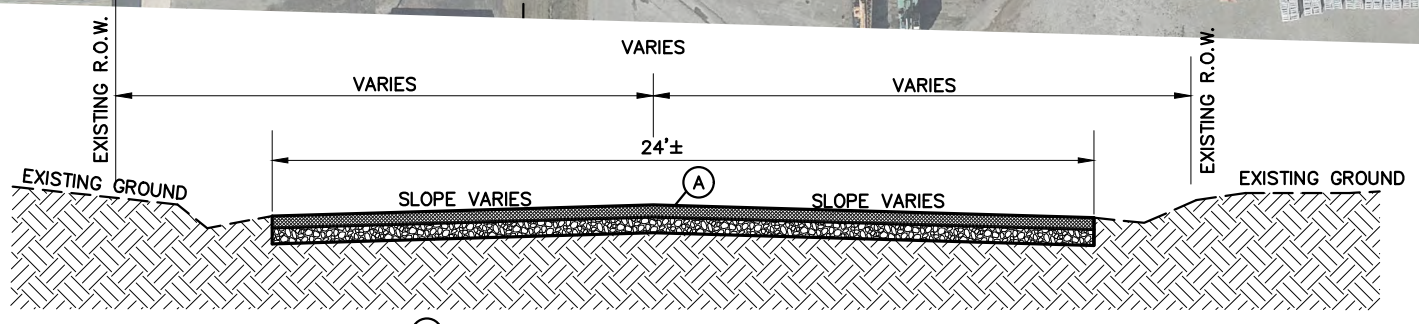
REVISION		
DATE	DESCRIPTION	BY

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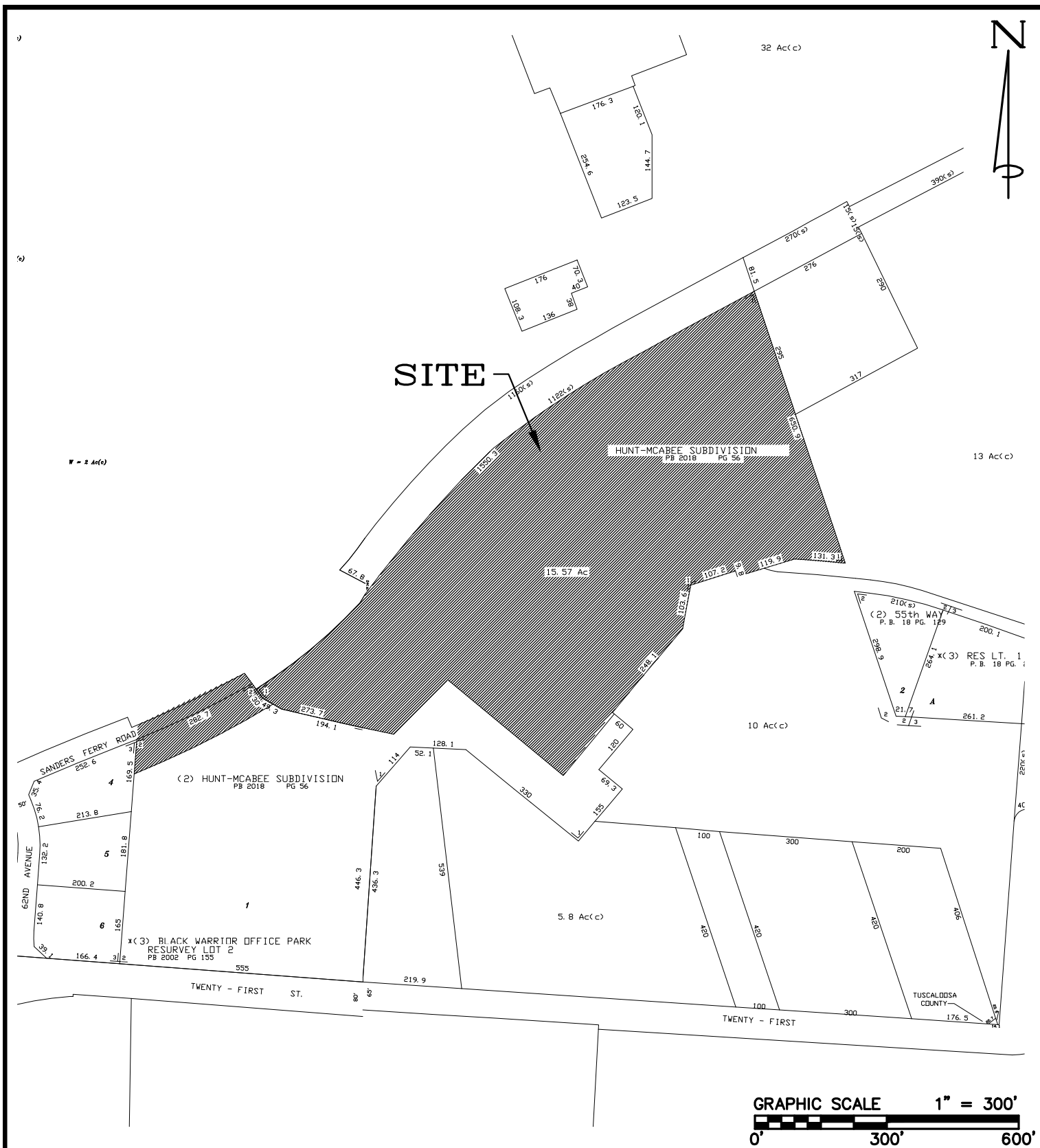
FILE NAME: Hunt-Fairlawn-Sub-PP	SHEET No. 1 of 1	
DATE OF FIELD SURVEY: N/A	PAGE: N/A	CHECKED BY: QHS
FIELD BOOK: N/A	PAGE: N/A	DWG. No. 20-22
DRAWN BY: T.M.	SCALE: 1"=100'	
JOB No. 22-2023		




VICINITY MAP



SANDERS FERRY ROAD - EXISTING CROSS SECTION
N.T.S.
NO IMPROVEMENTS ARE PROPOSED



 <p>McGiffert and Associates, LLC — SINCE 1949 — CIVIL ENGINEERS</p> <p>2814 STILLMAN BLVD. • P.O. BOX 20559 TUSCALOOSA, ALABAMA 35402-0559 WWW.MCGIFFERT.COM (205)759-1521 FAX (205)759-1524</p> <p><small>THIS DRAWING AND ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2022 MCGIFFERT AND ASSOCIATES, LLC</small></p>	<p align="center">HUNT - FAIRLAWN SUBDIVISION A RESURVEY OF LOT 2 HUNT-MCABEE SUBDIVISION</p> <p align="center">SECTION 30, TOWNSHIP 21 SOUTH, RANGE 10 WEST SECTION 29, TOWNSHIP 21 SOUTH, RANGE 10 WEST</p> <p align="center">TUSCALOOSA COUNTY ALABAMA</p>			<p>SCALE: 1"=300'</p> <p>DATE OF FIELD SURVEY: N/A</p> <p>FB. N/A PG. N/A</p> <p>DRAWN BY: TM</p> <p>JOB No. 22-2023</p> <p>FILE NAME: Hunt-McAbee-Tax</p>	
	<p align="center">TAX & VICINITY MAP</p>			<p>SHEET No. 1 of 1</p>	
	<p align="center">REVISION</p>			<p>CHECKED BY: DWG. No.</p>	
	DATE	DESCRIPTION	BY	QHS	20-22A