

Tax Parcels:  
 63 30 05 22 1 003 001.000, 63 30 05 22 4 001 001.000  
 63 30 06 23 2 001 016.000, 63 30 06 23 3 001 004.000  
 and 009.000

TUSCALOOSA  
 PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: A RESURVEY OF LOTS 1 AND 2, BLOCK 3, LOTS 6, 7, 10 AND 11-B, BLOCK 6, GREEN ACRES Parcel ID: \_\_\_\_\_ Total Acres: 0.25

**Surveyor or Engineer**

Name: Sentell Egnineering Inc. Email: cgs@sentell.net Phone: 2057525564  
 Address: 639 Black Bears Way City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner**

Name: Hunter Homes LLC Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: 6332 Green Acres Dr City/State: Tuscaloosa / AL ZIP Code: 35404

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

6 Plats MAP FOLDED to 8 ½" 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>04/14/2022</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 ½" 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.

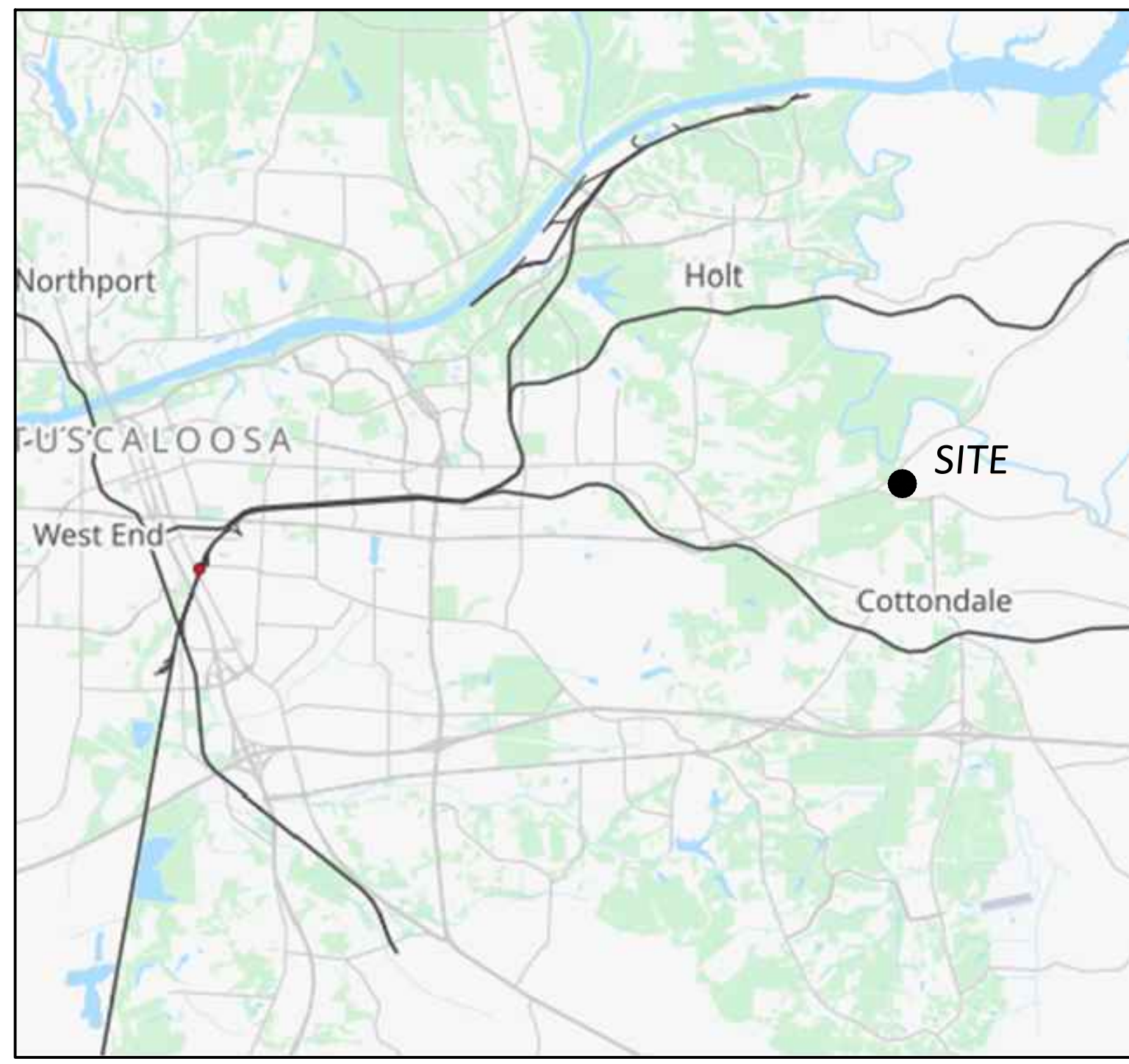
I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature:  Date: 4/15/22

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

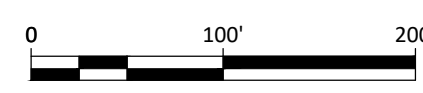
Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
 Planning Division Tuscaloosa, AL 35401

**SUBMIT FORM**



VICINITY MAP

PRELIMINARY PLAT



LEGEND

- IRON PIPE/PIN FOUND (IPF) ○
- CAPPED PIPE/PIN SET (CPS) ●
- CAPPED PIPE/PIN FOUND (CPF) ◐
- CONC. MONUMENT FOUND (CMF) ◑
- POINT NOT MONUMENTED □
- NORTH N
- SOUTH S
- EAST E
- WEST W
- RECORD BOOK - DEED AND/OR PLAT ( )
- FRONT SETBACK LINE FSL
- RIGHT OF WAY ROW
- PLAT BOOK PB
- DEED BOOK DB
- PAGE PG
- EXISTING FENCE (TYPE) ———
- SECTION LINES
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE



NOTES:

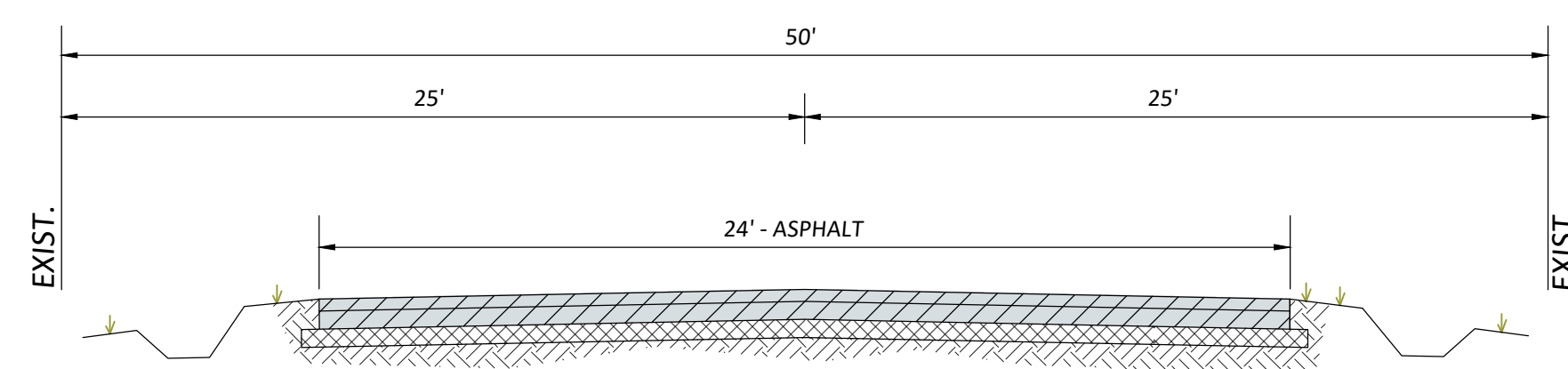
1. OWNER/ DEVELOPER: HUNTER HOMES LLC  
6332 GREEN ACRES DR  
TUSCALOOSA, AL 35404
2. SOURCE OF TITLE: D.B. 2017, PG. 21330
3. TOTAL ACRES OWNED/DEVELOPED: 33.0 ACRES±.
4. WAIVERS REQUESTED: CAPPED SEWER, LOT CONFIGURATION AND SIDEWALKS FOR LOTS 2-6, HALF STREET IMPROVEMENTS AND DRAINAGE STUDY.
5. THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS BUT WITHIN THE CITY'S PLANNING JURISDICTION; FRONT SETBACKS 30', REAR SETBACKS 35', SIDE SETBACKS 10'.
6. THE PROPERTY DOES PARTIALLY FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE AE ON PANEL NUMBER 01125C0529G EFFECTIVE DATE: 1/16/2014. FLOOD ELEV. = 205.5' MSL.
7. THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
8. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY SEPTIC TANKS AND CARROLS CREEK WATER.
9. MINIMUM FINISHED FLOOR ELEVATION FOR LOT 2 IS 207.0'.
10. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

HUNTER HOMES LLC  
6332 GREEN ACRES DR  
TUSCALOOSA, AL 35404

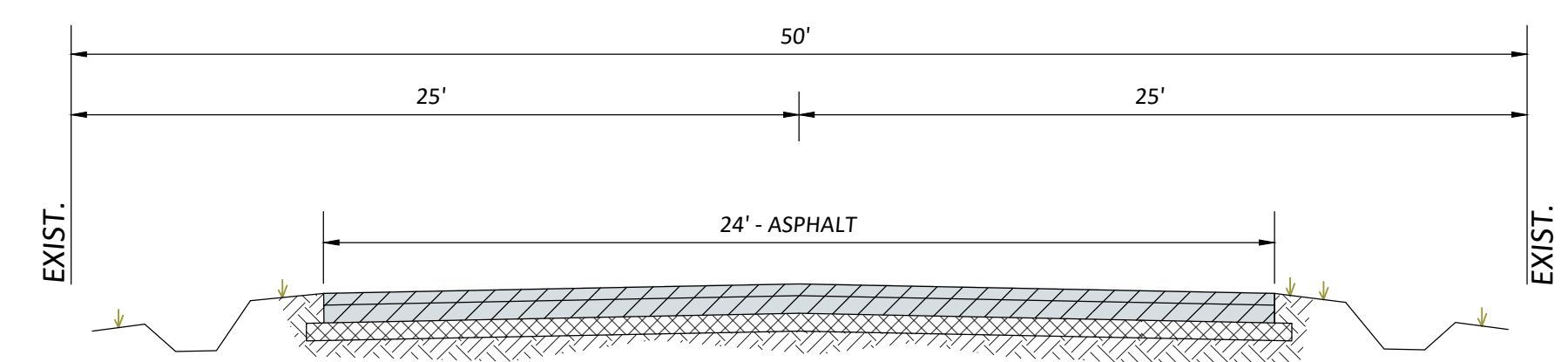
D.B. 2017, PG. 21330

33.0 ACRES±.

CAPPED SEWER, LOT CONFIGURATION AND SIDEWALKS FOR LOTS 2-6, HALF STREET IMPROVEMENTS AND DRAINAGE STUDY.



ALABAMA HIGHWAY NO. 216  
(NO IMPROVEMENTS PLANNED)

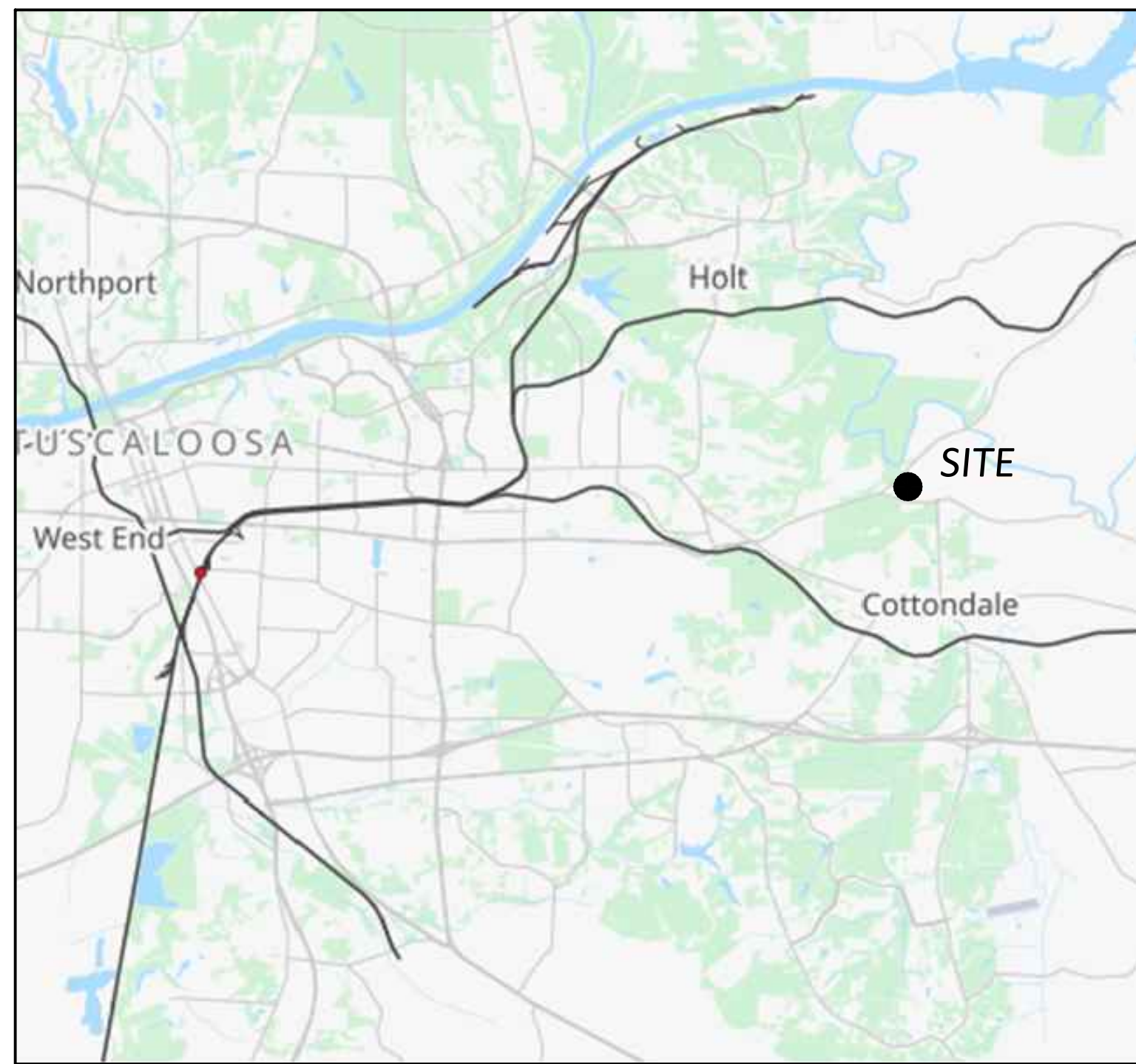


KEENES MILL ROAD  
(NO IMPROVEMENTS PLANNED)

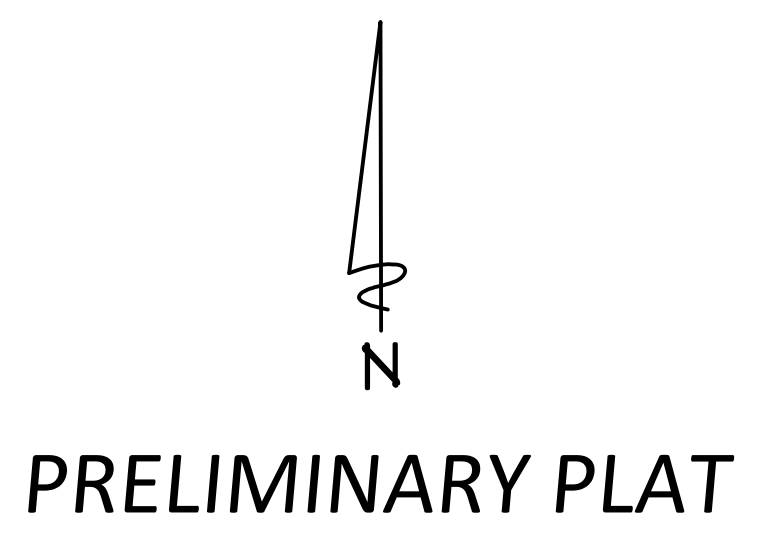
A RESURVEY OF LOTS 1 AND 2, BLOCK 3, LOTS 6, 7, 10 AND 11-B, BLOCK 6, GREEN ACRES SUBDIVISION, PLAT BOOK 6, PAGE 40 AND UNPLATTED LAND TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION

DRAWN : CGS  
CHECKED : GLS  
DATE : 04/13/2022  
JOB NO : 22-126  
SHEET :



VICINITY MAP

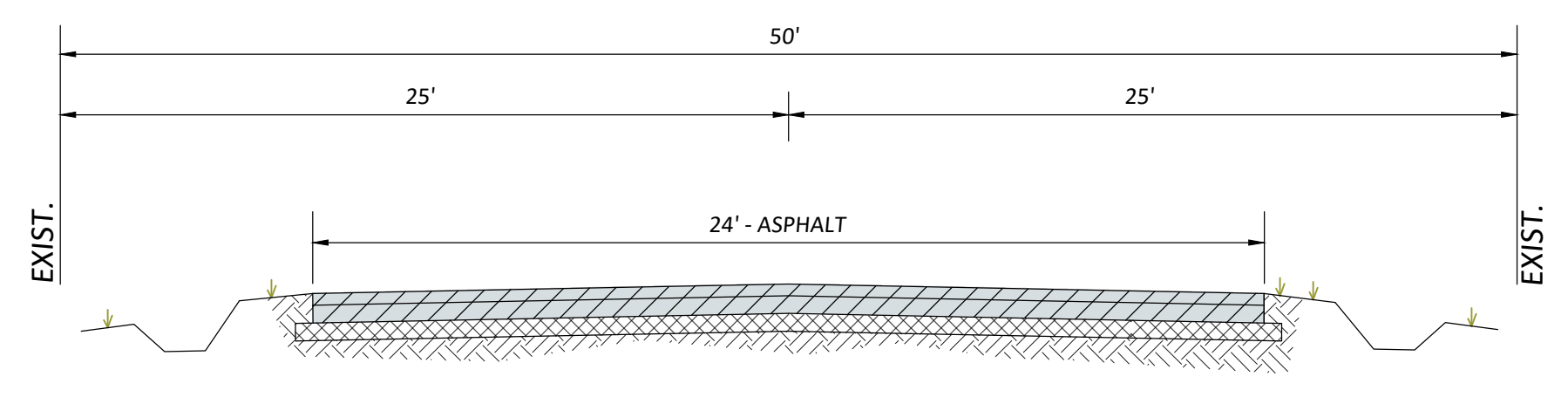


**LEGEND**

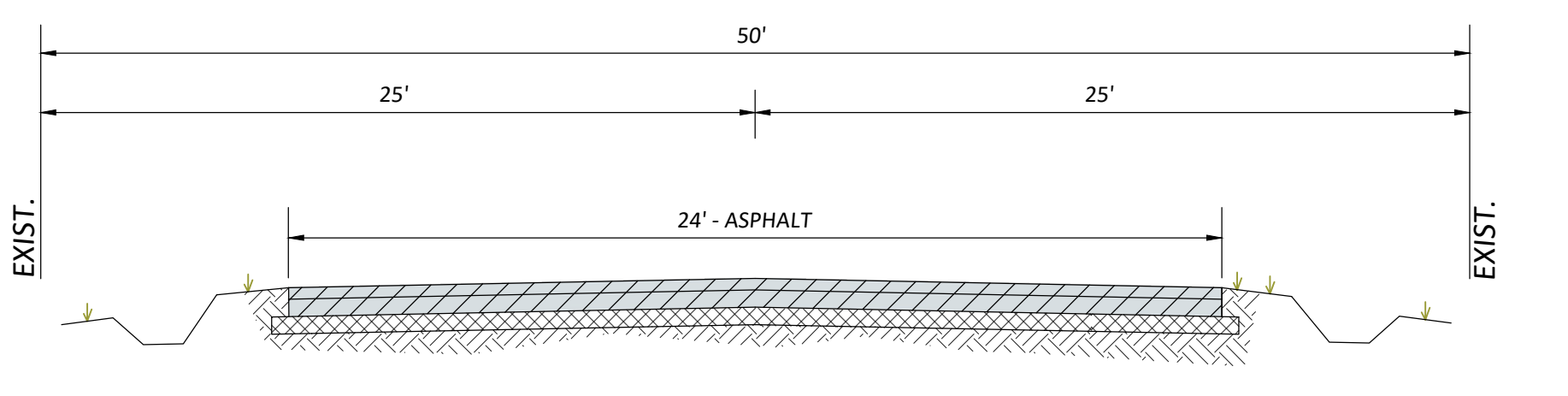
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- EXISTING FENCE (TYPE) - - -
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ALABAMA HIGHWAY NO. 216  
(NO IMPROVEMENTS PLANNED)



KEENES MILL ROAD  
(NO IMPROVEMENTS PLANNED)

**A RESURVEY OF LOTS 1 AND 2, BLOCK 3, LOTS 6, 7, 10 AND 11-B, BLOCK 6, GREEN ACRES SUBDIVISION, PLAT BOOK 6, PAGE 40 AND UNPLATTED LAND TUSCALOOSA COUNTY, ALABAMA**

**SENTTELL ENGINEERING**  
CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING  
639 Black Bears Way  
Tuscaloosa, AL 35401  
Phone (205) 752-5564  
www.senttell.net

NO.	DESCRIPTION:
DATE:	
DRAWN: CGS	
CHECKED: GLS	
DATE: 04/13/2022	
JOB NO: 22-126	
SHEET: 1	

April 15, 2022

Ms. Ashley Crites  
Director of Planning  
City of Tuscaloosa  
Planning and Development Services  
2201 University Blvd,  
Tuscaloosa, Alabama 35401

Re: Variance Request for Hunter Homes LLC

Dear Ms. Crites:

We are requesting on behalf of Hunter Homes LLC the following variances:

- **Capped Sewer:**  
The lots are served by septic tank. The sewer available for the property is within 0.50 miles however, the construction cost and terrain would be cost prohibitive. Assuming that we can purchase private easements along the North right of way margin of Keenes Mill Road at a cost of \$2.00/foot and using 2 inch PVC for Pressure Sewer, the total assumed cost of sewer would exceed \$75,000.
- **Sidewalks:**  
Keenes Mill Road is listed on the West Alabama Regional Commission's Tuscaloosa area MPO Pedestrian Plan 2020 as an unfunded project for sidewalks/walking path and we are requesting waivers for sidewalks. We plan on constructing sidewalks for Lot 1 soon however, construction plans are waiting on approval for the preliminary plat before finalizing. Lots 2, 5 and 6 are not currently being developed and only partially abut Keenes Mill Road making the construction of sidewalks spotted and isolated for these lots. Highway 216 is not listed on any future funded or unfunded plans for pedestrian walk ways and is maintained by ALDOT. An ALDOT letter will be provided.
- **Lot Configuration:**  
Lot 1 intersects the right of way margins of Highway 216 and Keenes Mill Road perpendicularly and therefore should meet corner lot specifications. However, Lot 2 does not and based on the existing shape of the lot prior to subdivision, cannot meet the Lot Configuration standards.
- **Drainage Study:**  
We are only developing Lot 1 (2.4 Acres) and any increase in drainage will be contained within that lot at the time of construction. Construction plans will be submitted by others.
- **Half Street Improvements:**  
We are only developing Lot 1 and therefore we are requesting that any construction related requirements be dealt with at the time of submittal. The purchaser has spoken with ALDOT and a single entrance to be determined will be allowed along 216.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,  
**SENTELL ENGINEERING INC.**

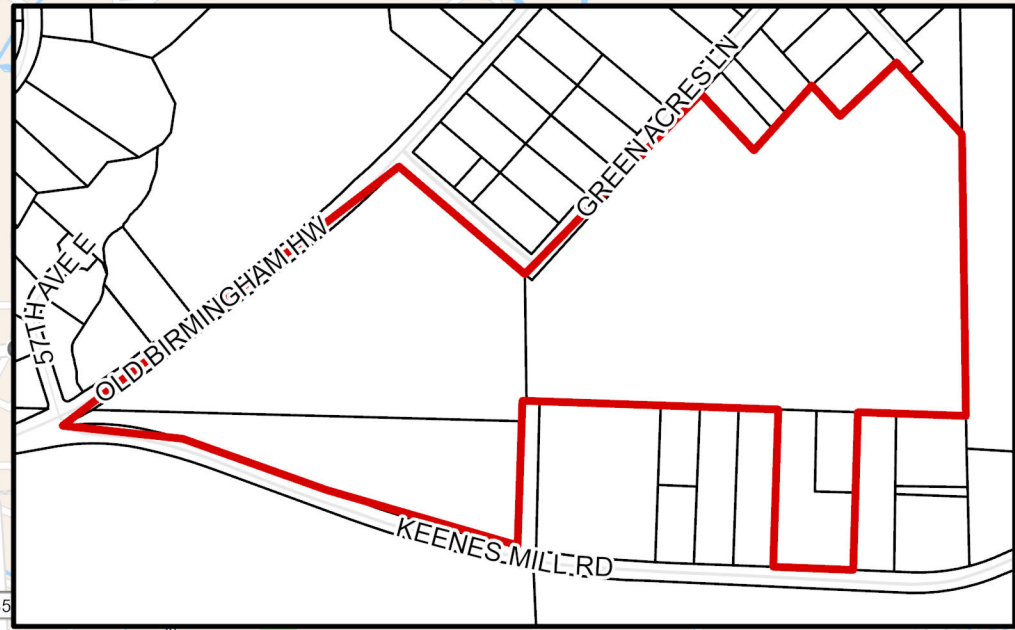
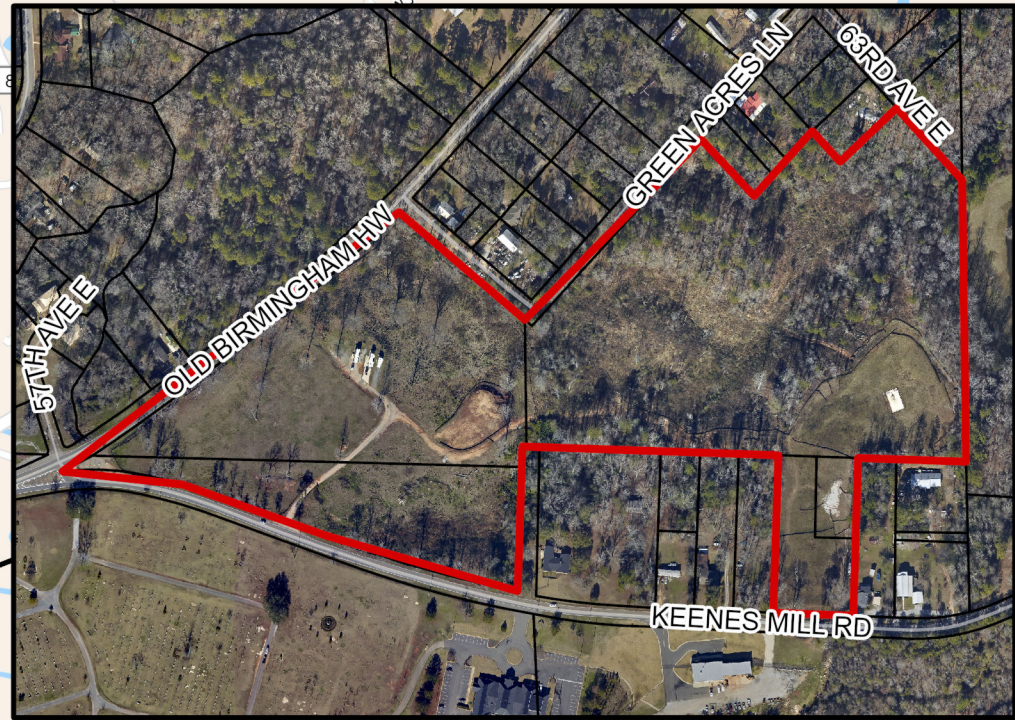
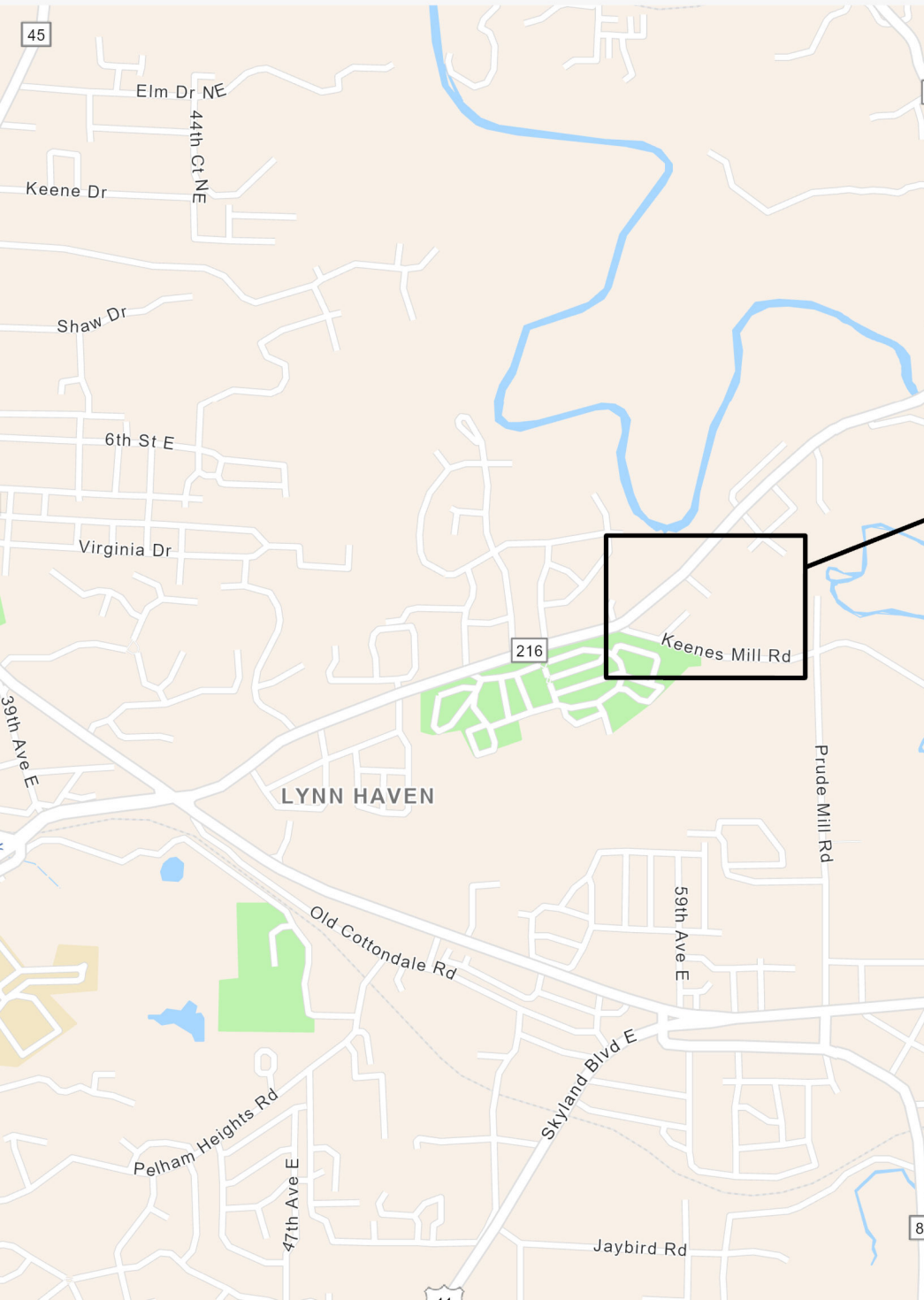
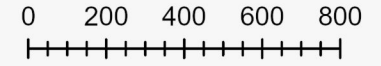


Christopher G. Sentell, PLS  
Vice-President



# 5826 Keenes Mill Road

1 inch = 492 feet



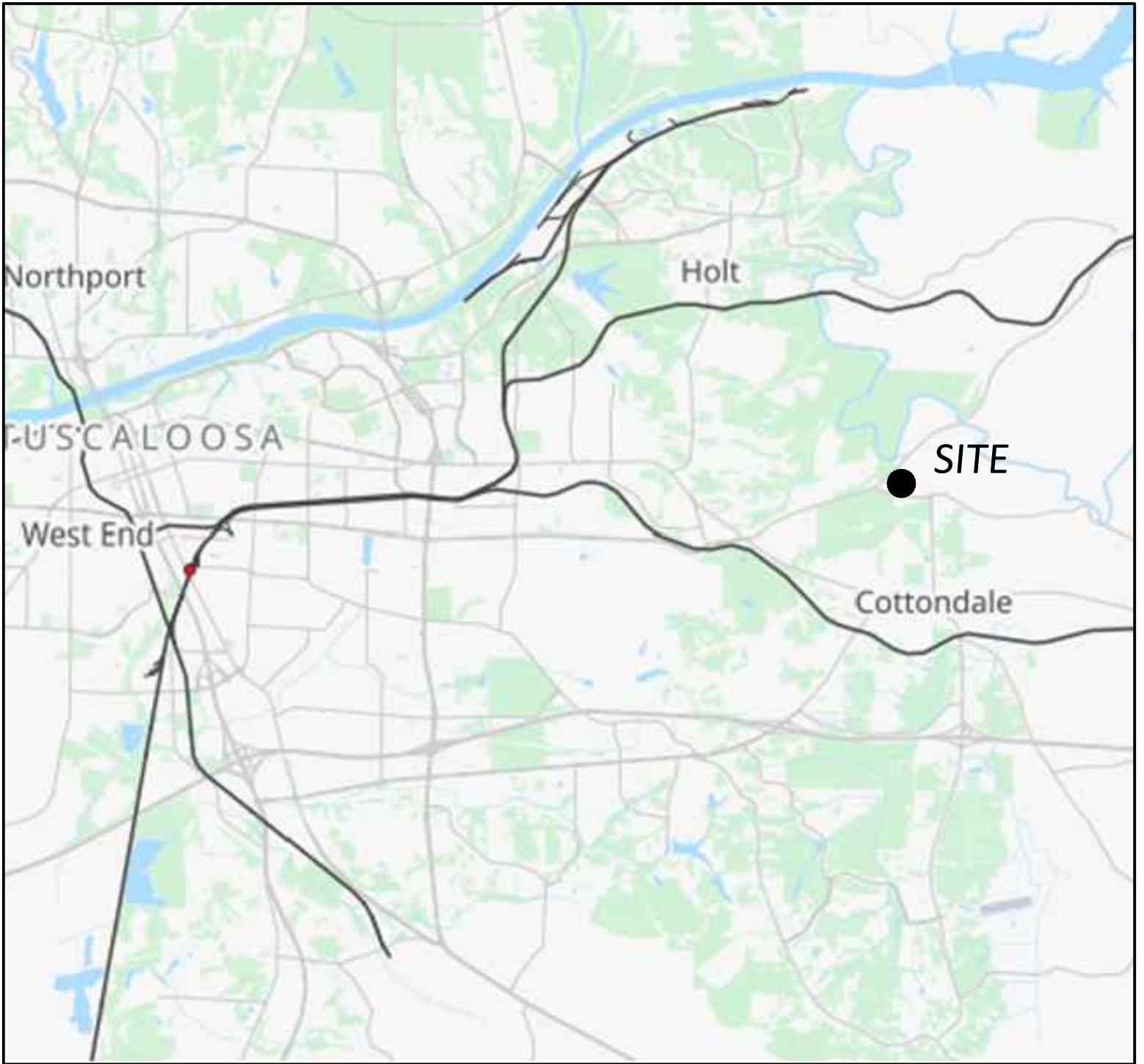


# 5826 Keenes Mill Road

1 inch = 233 feet  
0 100 200 300 400

N





**VICINITY MAP**

