



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.

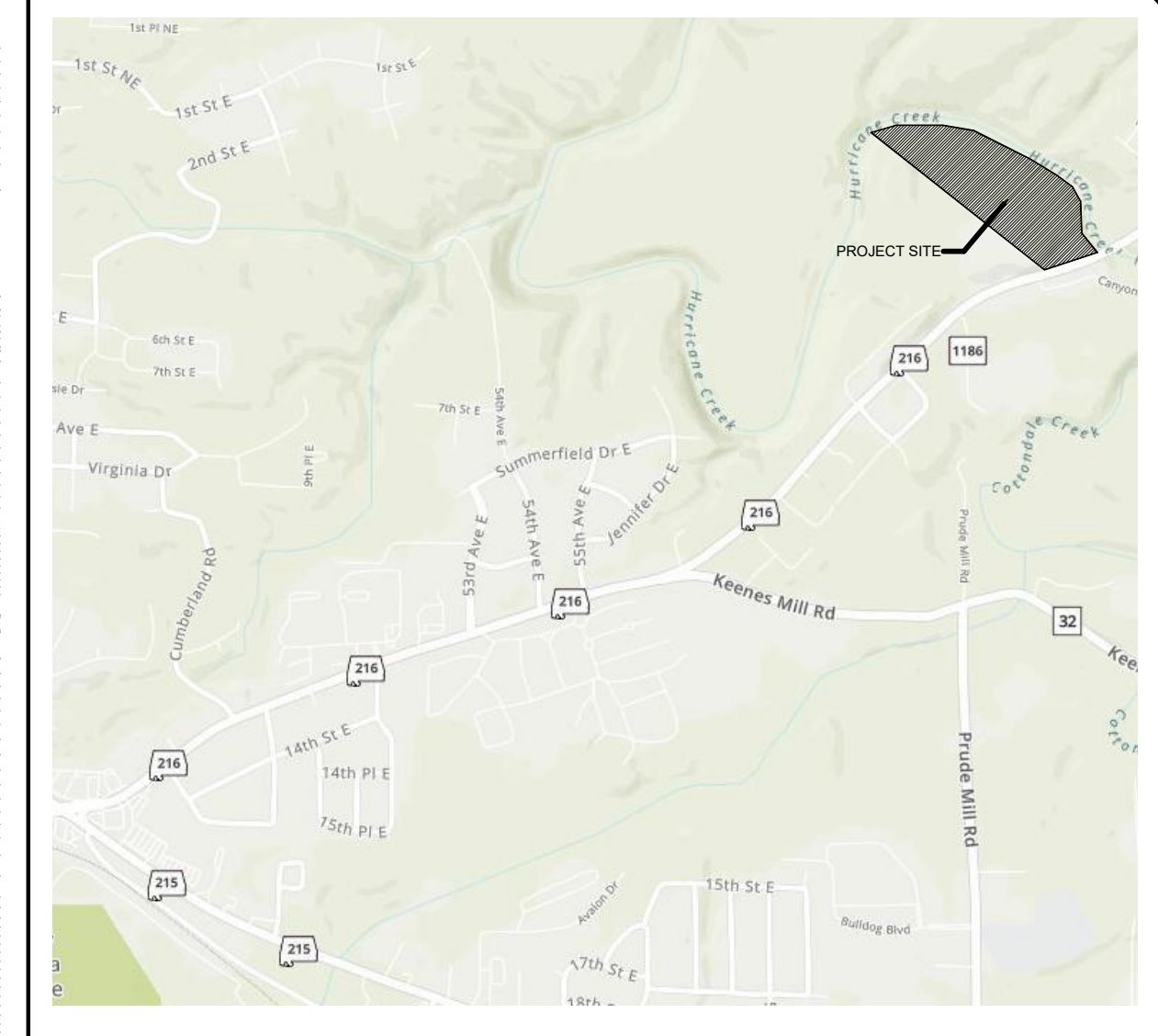
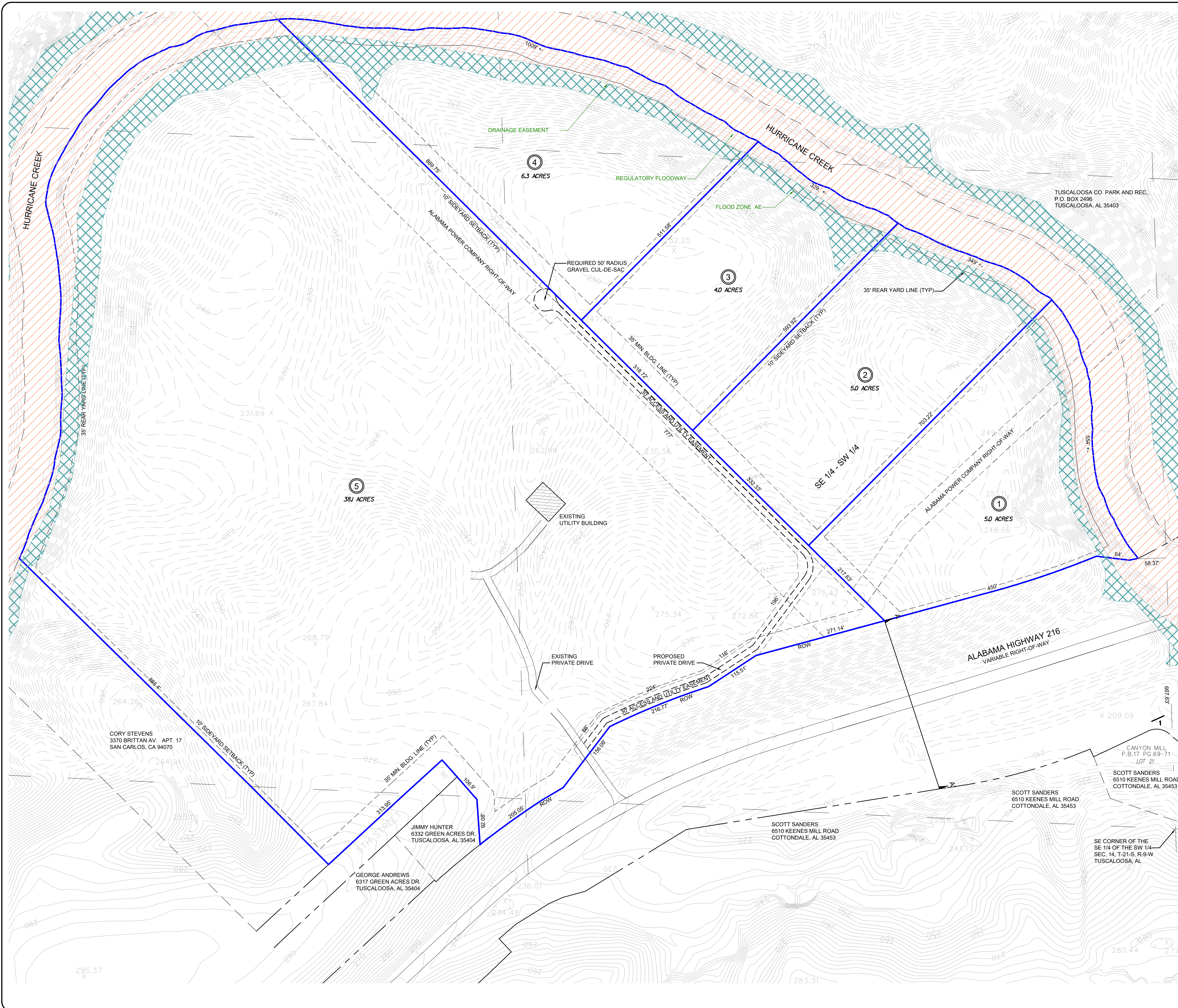
**I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

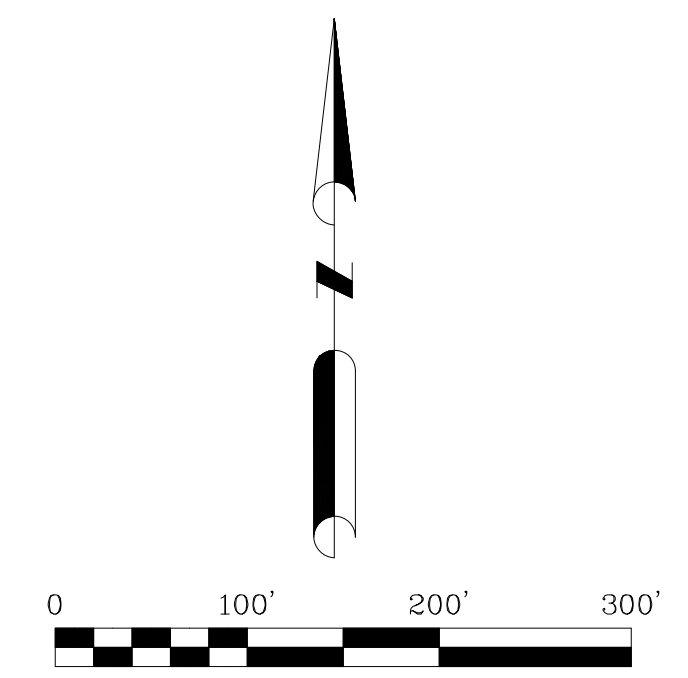
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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

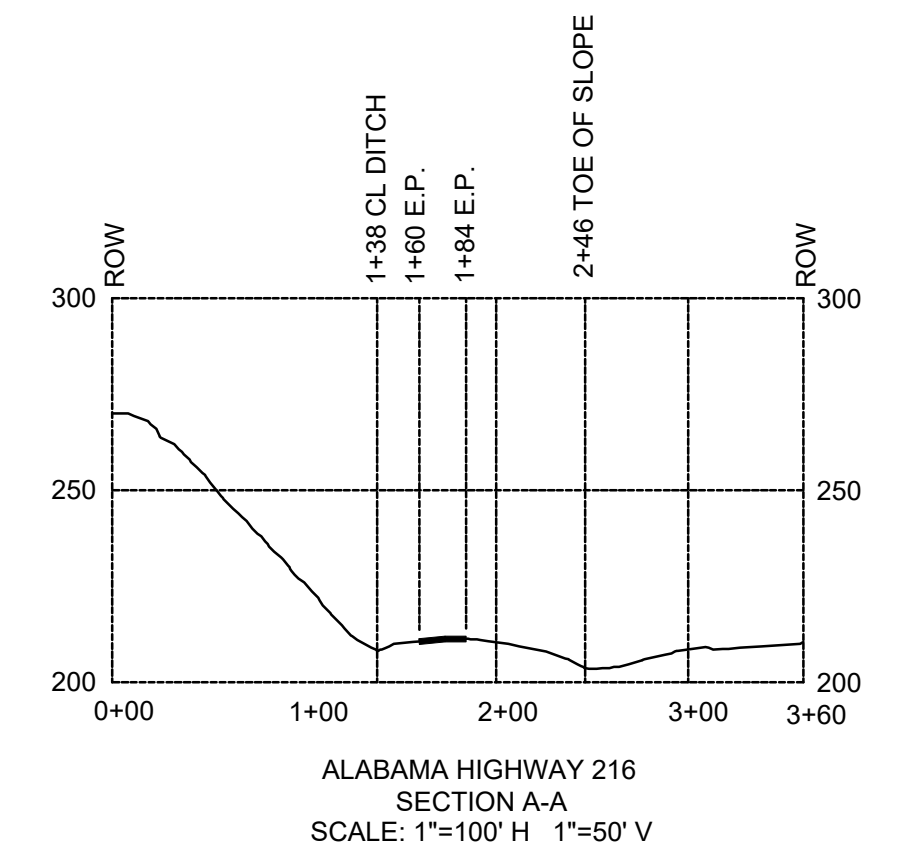




VICINITY MAP  
N.T.S.



- GENERAL NOTES:**
- 1) TOTAL ACREAGE TO BE SUBDIVIDED: 58.4
  - 2) TOTAL ACREAGE UNDER THE CONTROL OF THE OWNER: 58.4+
  - 3) DEVELOPER: JIMMY HUNTER  
6332 GREEN ACRES DRIVE  
TUSCALOOSA, AL 35404
  - 4) OWNER: JIMMY HUNTER
  - 5) PROPERTY IS ZONED R-1
  - 6) PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND ON-SITE SEWER
  - 7) SETBACKS: FRONT 35 FEET  
REAR 10 FEET  
SIDE 35 FEET
  - 8) REQUESTED VARIANCE:  
A: FROM 3 TO 5 LOTS ON A PRIVATE EASEMENT  
B: FROM THE REQUIRED STREET FRONTAGE  
C: CAPPED SEWER  
D: DRAINAGE STUDY  
E: MASTER PLAN
  - 9) SOURCE OF TITLE: DEED 2021 PAGE 17515
  - 10) PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE.  
MAP 01125C0529G EFFECTIVE DATE: 01-16-2014.
  - 11) MINIMUM FINISH FLOOR ELEVATION: 192.00 FEET



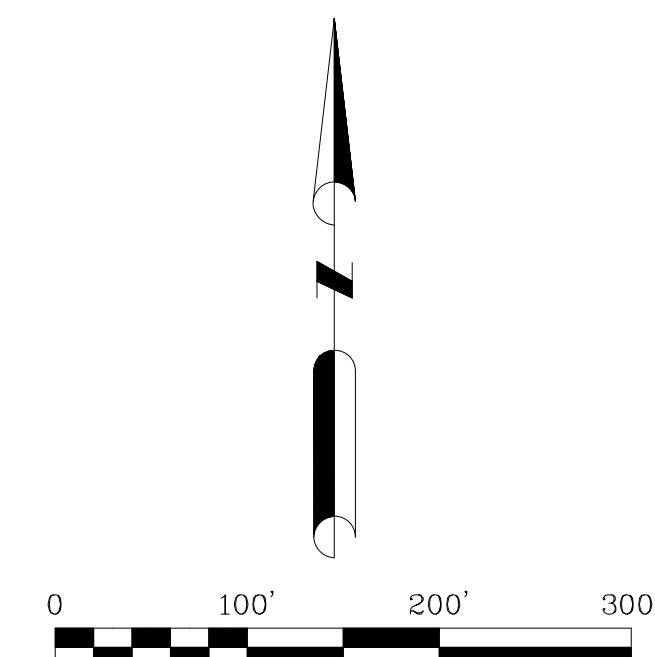
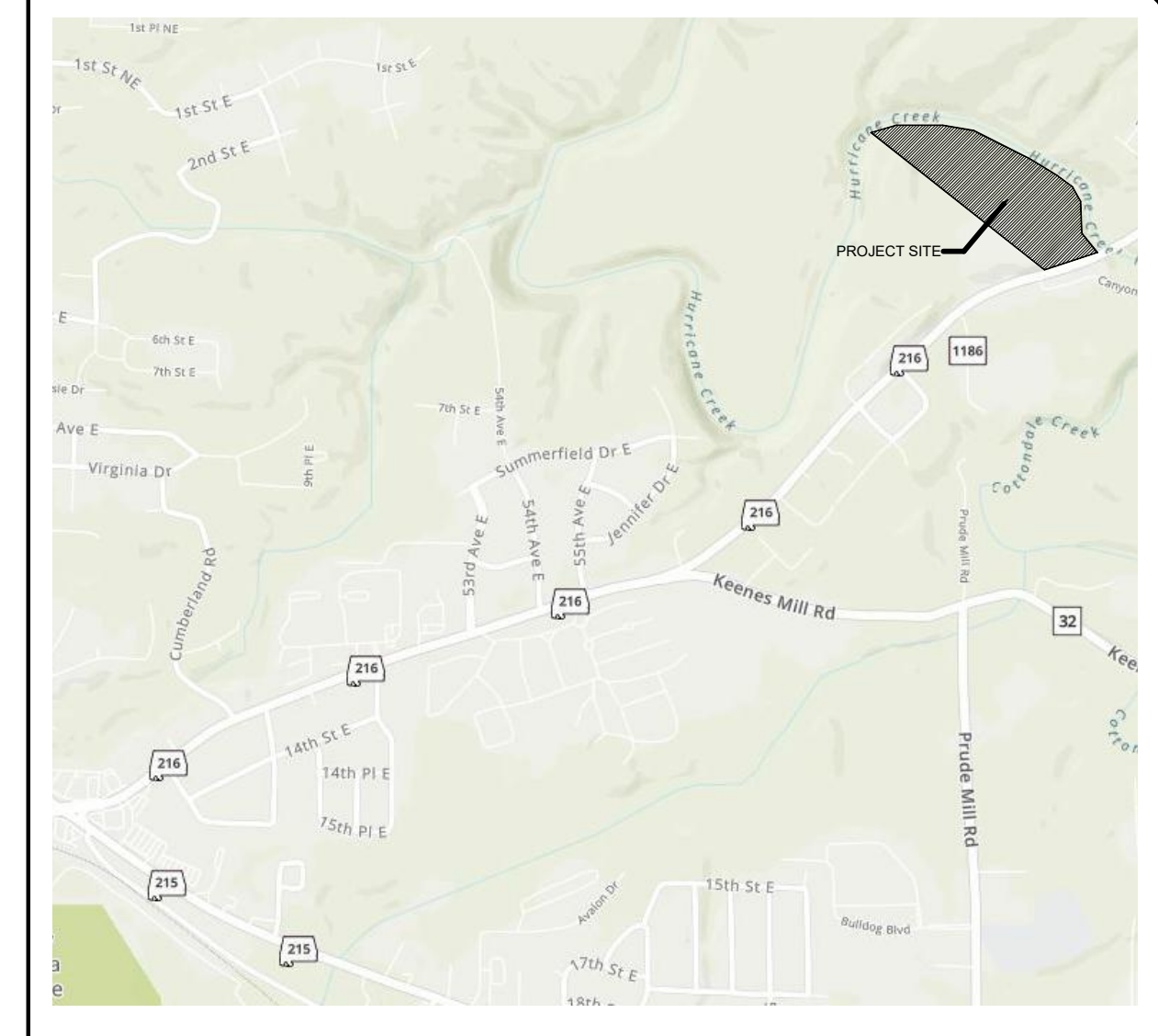
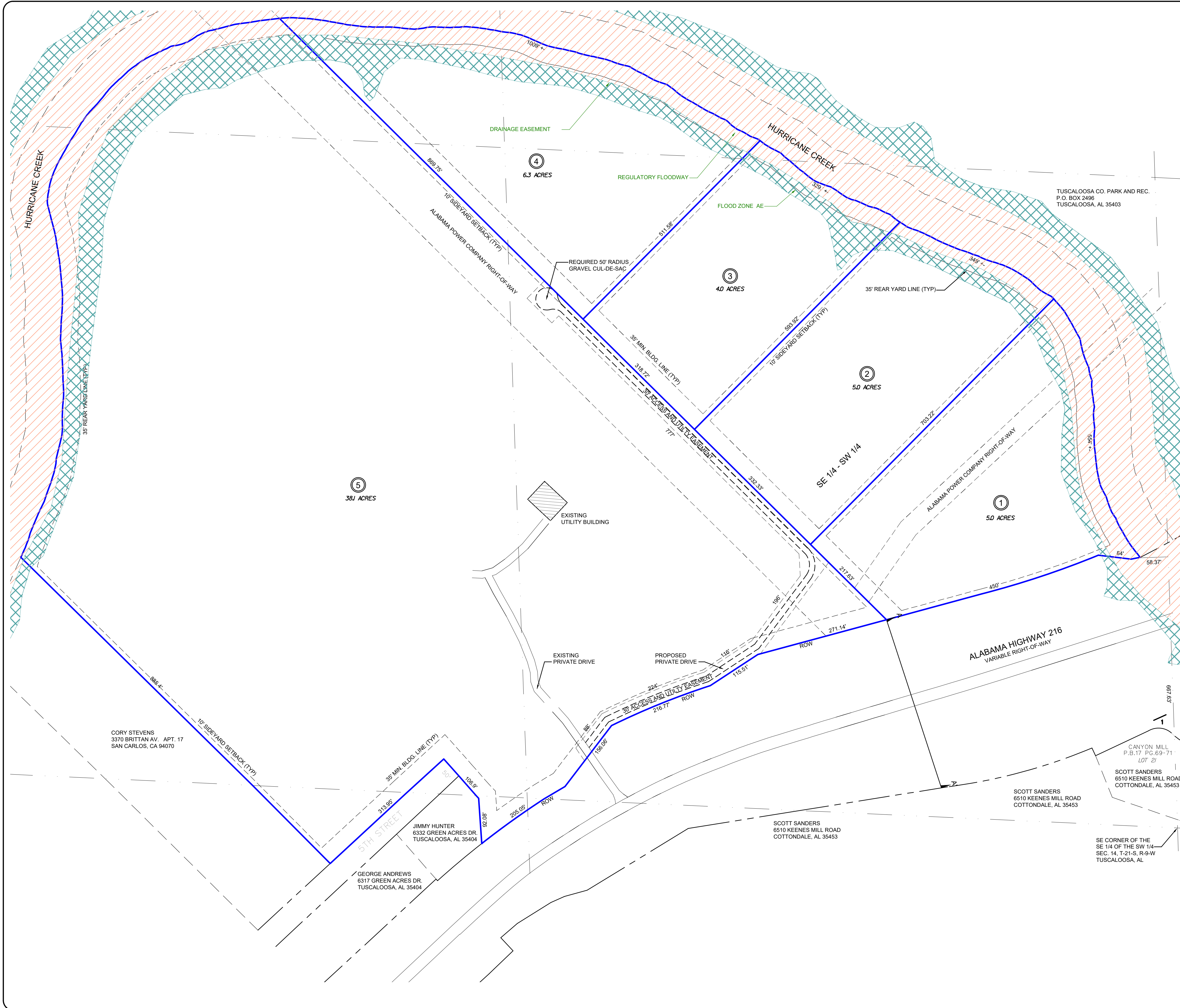
REVISION	
DATE	
FIELD BOOK	
DATE BY	PRELIMINARY DATE: 11-08-2021
CHECKED BY	BRANDI JOSEPH
	BRANDI JOSEPH

**PRELIMINARY PLAT  
HUNTER'S BLUFF**

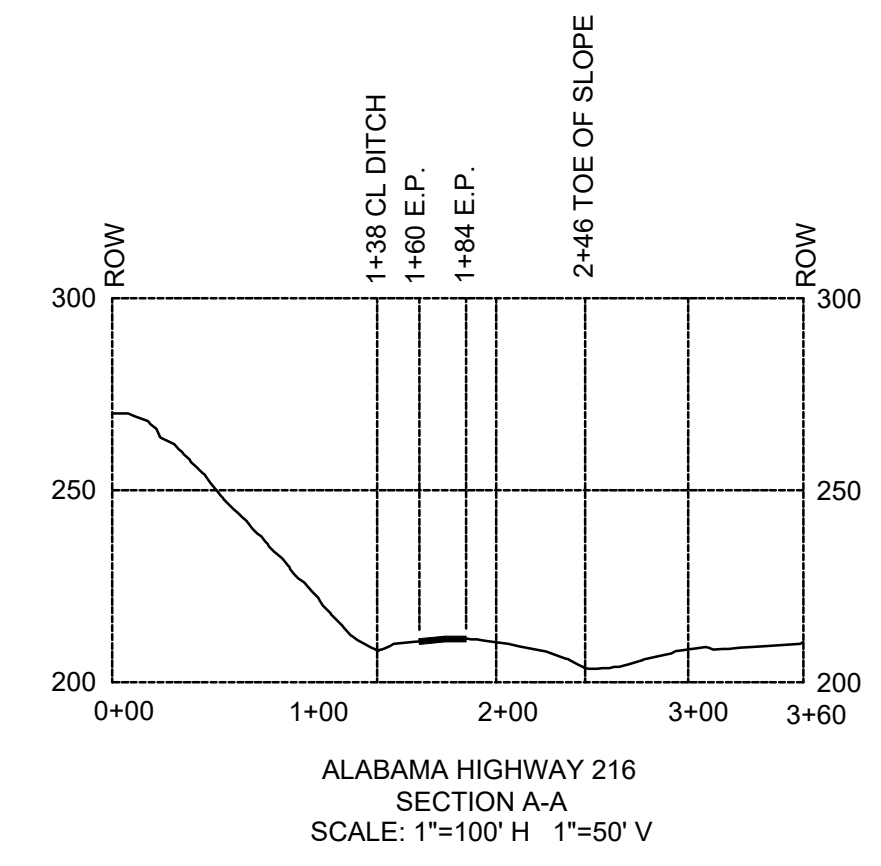
**FOSTER & HERRING, LLC**  
Surveying - Engineering - Mapping  
4720 University Blvd. E., Suite D  
Tuscaloosa, AL 35404  
205-345-5057

**P-1**  
DRAWING NO.





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REVISION	
DATE	
FIELD BOOK	
DRAWN BY	PRELIMINARY DRAWING
CHECKED BY	11-08-2021
	BRANDI JOSEPH
	2021.0.10

**PRELIMINARY PLAT  
HUNTER'S BLUFF**

**FOSTER & HERRING, LLC**  
 Surveying - Engineering - Mapping  
 4720 University Blvd. E., Suite D  
 Tuscaloosa, AL 35404  
 205-345-5057

**P-1**  
DRAWING NO.



FOSTER & HERRING, LLC  
Surveying, Engineering, Mapping

April 14, 2022

City of Tuscaloosa Planning and  
Development Services  
2201 University Blvd.  
Tuscaloosa, Alabama 35401

Planning Commission,

On behalf of Jimmy Hunter, we respectfully request the following variances for the Hunter's Bluff Subdivision:

- Variance from a public street due to terrain and distance limitations. We request the ability to develop this subdivision utilizing a Private Access and Utility easement from Alabama Highway 216 to the proposed property. The total length of the easement will be less than 2000 feet. A 50-foot cul-de-sac will be constructed at the termination of the easement to accommodate fire trucks.
- Variance from 3 to 5 lots on a private easement. Lots are all over 4 acres in size.
- Variance from capped sewer requirement. Due to the location and terrain of the proposed development, tying to existing City Sewer Infrastructure would make this cost prohibitive.
- Variance from drainage study. (No construction other than homebuilding)
- Variance from Master Plan. (No further development)

Sincerely,  
Foster & Herring, LLC

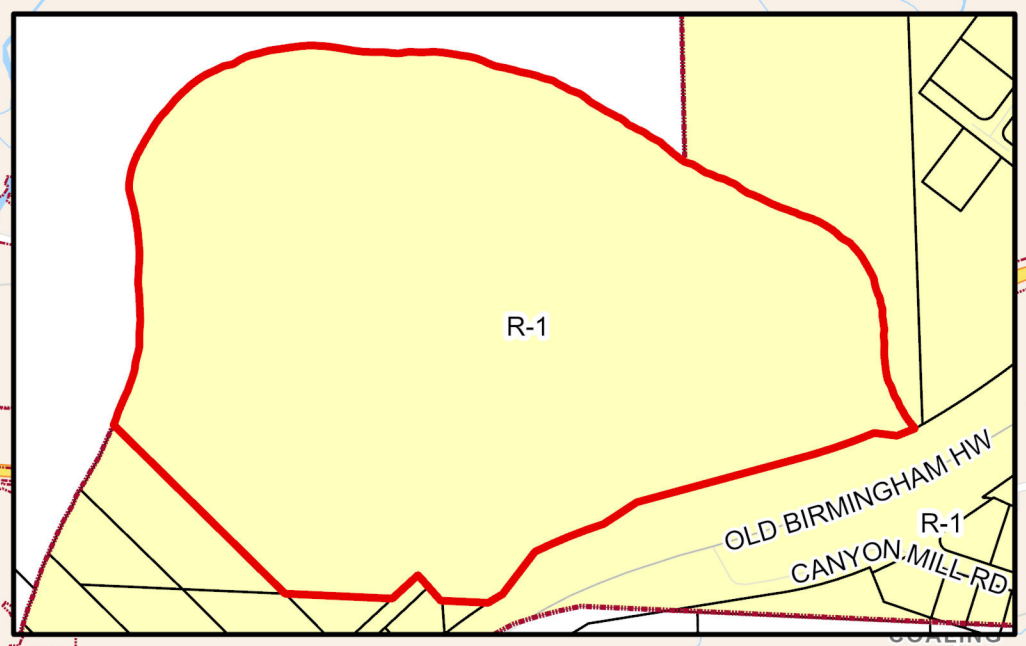
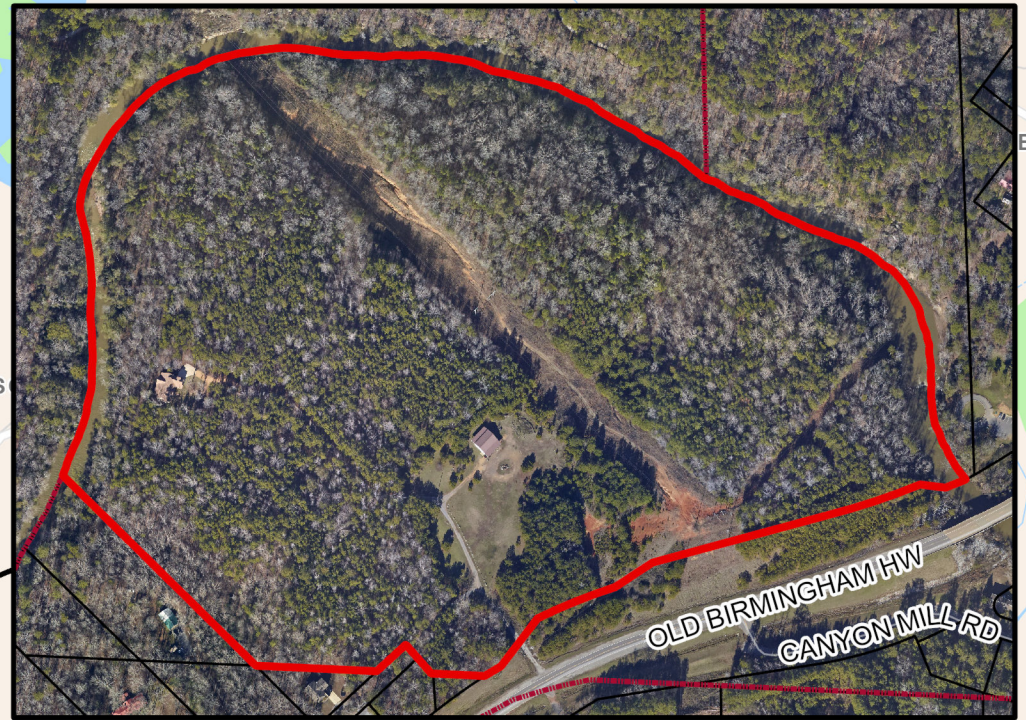
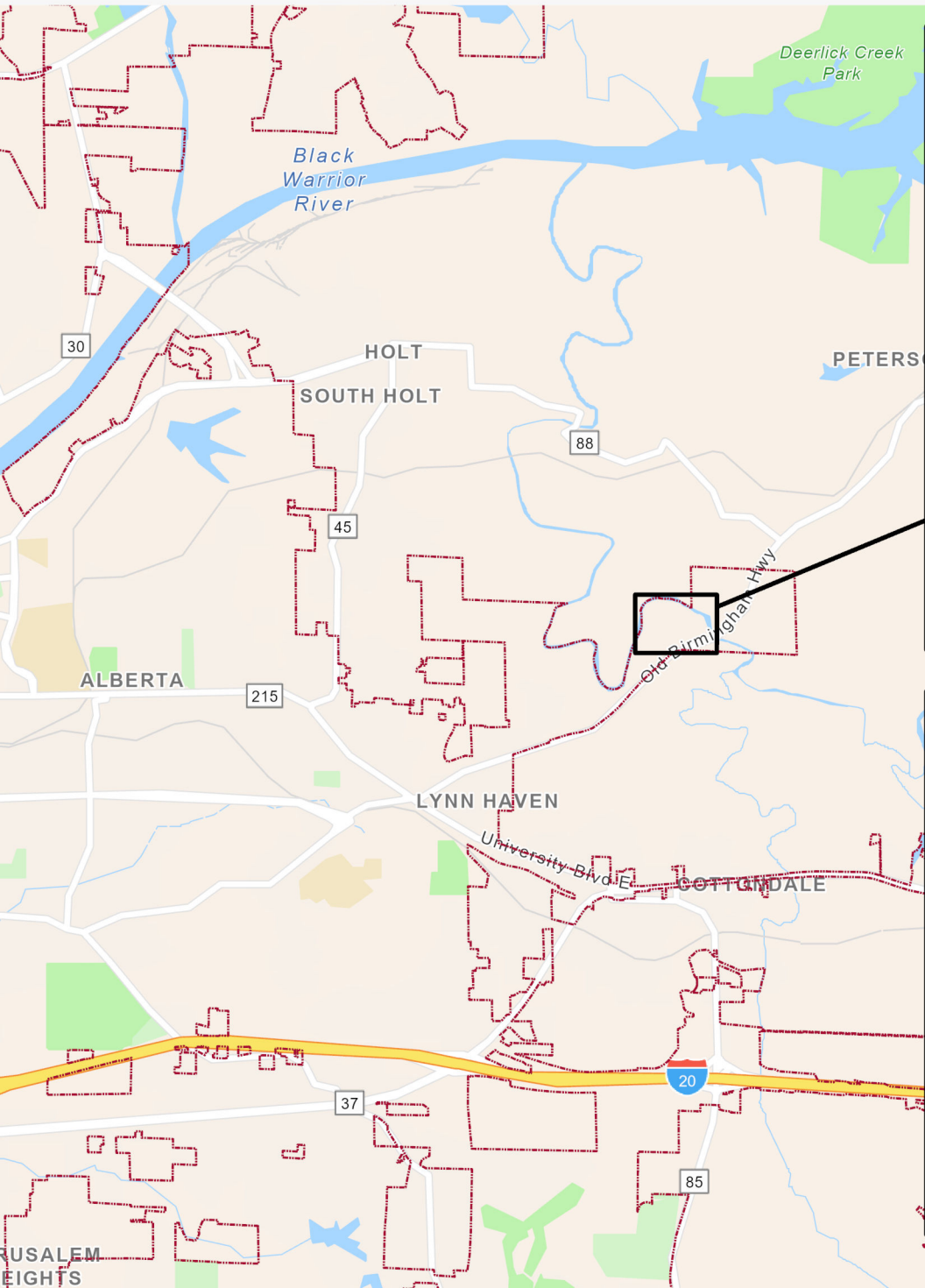
  
Kenneth Herring





# 6320 Green Acres Drive

1 inch = 497 feet  
0 200 400 600 800







# 6320 Green Acres Drive

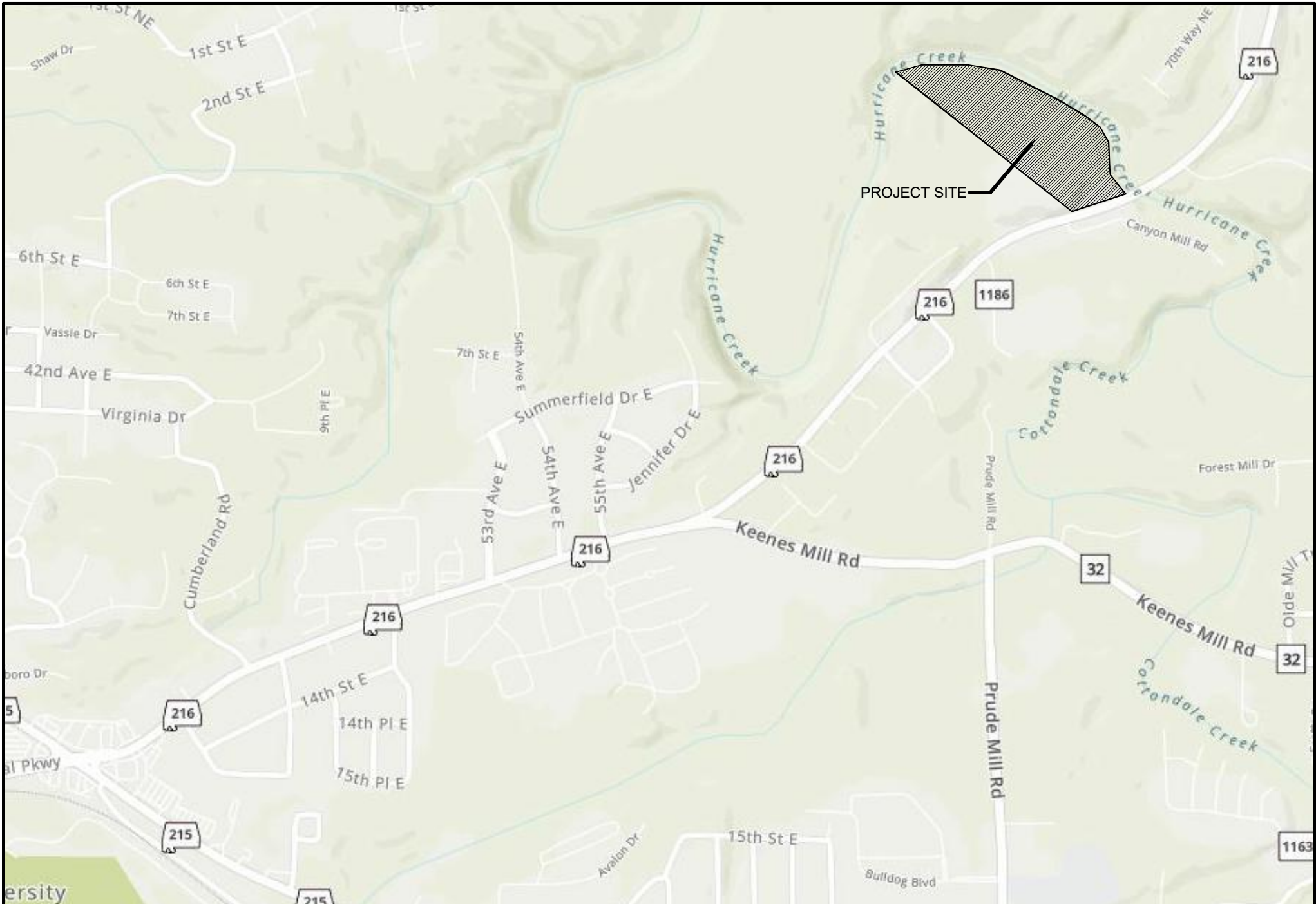
1 inch = 292 feet  
0 150 300 450 600

N





HUNTER'S BLUFF



VICINITY MAP  
NOT TO SCALE



