



TUSCALOOSA

DESIGNATION OF AGENT

PROPERTY OWNER

I, Harry Clayton Kilgore, Jr. (Kilgore Development, Inc.), being owner of the property which is the subject of this application North River Bluff hereby authorize Bruce Higginbotham to act as my representative with the City of Tuscaloosa's Zoning Board of Adjustment, and/or Planning and Zoning Commission, and/or Historic Preservation Commission, and /or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Signature Harry Clayton Kilgore Jr Date 4/11/22

STATE OF ALABAMA | COUNTY OF TUSCALOOSA

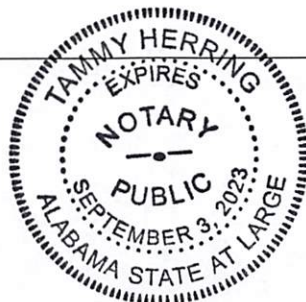
I, Tammy Herring, a Notary Public in and for said State at Large, hereby certify that Harry Clayton Kilgore Jr, who is named as owner, is signed to the foregoing document, and:

- Who is known to me, or
Whose identity I proved on the basis of
Whose identity I proved on the oath/affirmation of a creditable witness to the signer of the above document

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of April, 2022

Tammy Herring Notary Public



9-3-2023 Commission Expiration



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: North River Bluff Parcel ID: 63 07 05 21 0 001 010.001 Total Acres: 31.02

Surveyor or Engineer

Name: Bruce Higginbotham Email: bruce@porterhigginbotham.com Phone: 205-344-1265
 Address: 2009 Paul W Bryant Drive, Suite C City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner

Name: Kilgore Development, Inc. (Harry Clayton Kilgore, Jr.) Email: clay@accountingrx.com Phone: 205-614-5401
 Address: 2615 6th Street, Suite 3 City/State: Tuscaloosa / AL ZIP Code: 35401

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 type="checkbox"/> YES _____	<input checked="" 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 checked="" type="checkbox"/> NO	<input 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

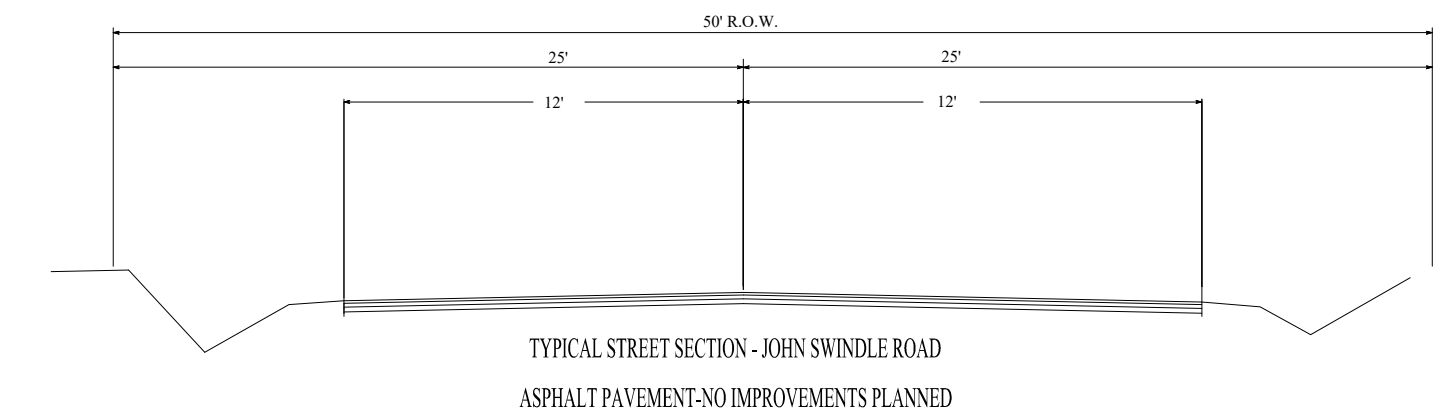
NOTE: AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

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

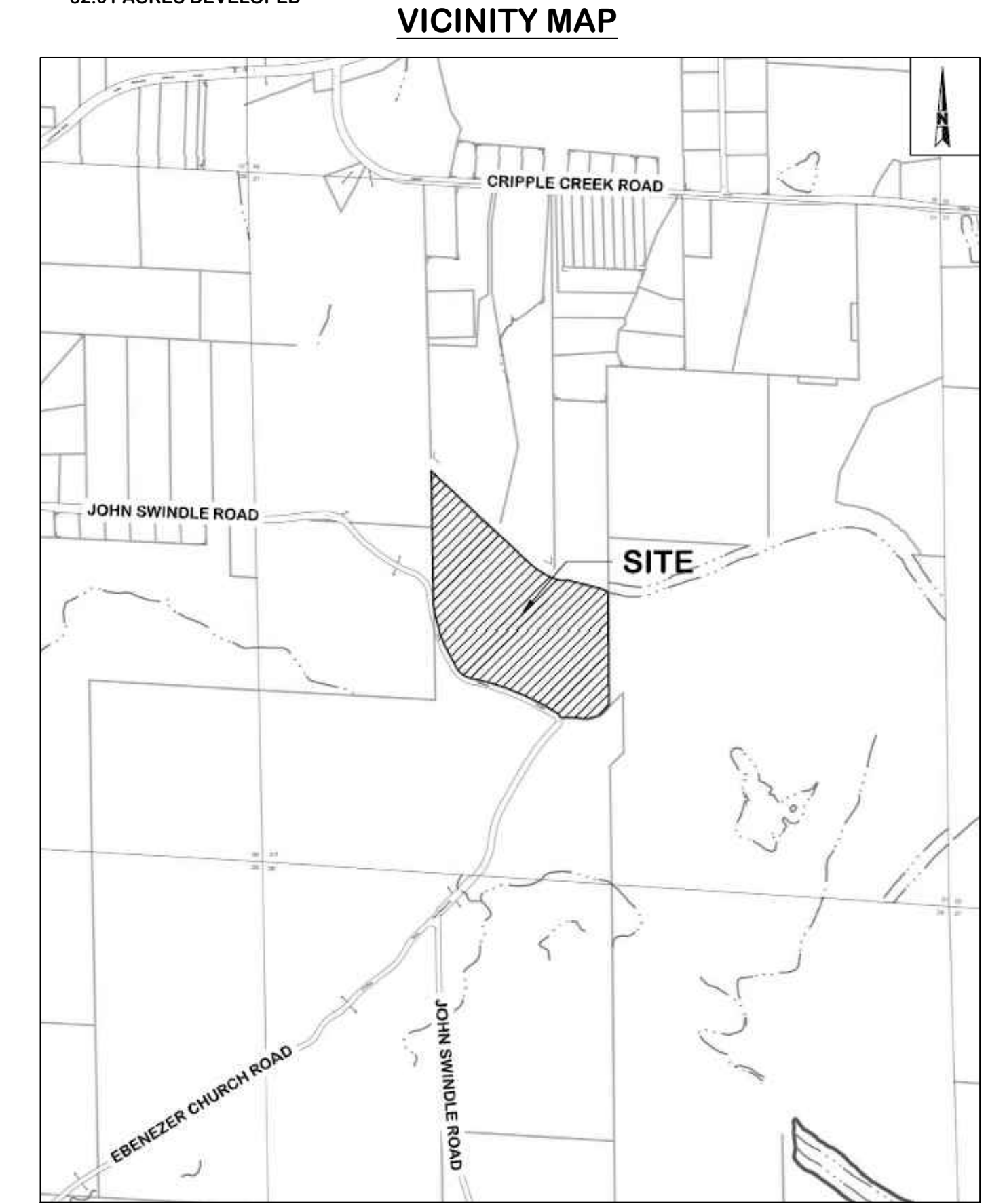
Signature: Harry Clayton Kilgore, Jr. Date: 4/11/22

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

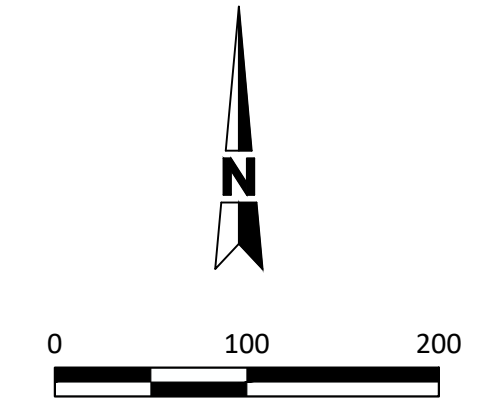
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
 Planning Division Tuscaloosa, AL 35401 [SUBMIT FORM](#)



- NOTES:**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 0011250C0200G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X (" AREA ABOVE THE 0.2% FLOOD ELEVATION") AND ZONE A.
 - 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 WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 - 5) THIS PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA. THIS PROPERTY IS NOT LOCATED IN THE CORPORATE LIMITS OF THE CITY OF TUSCALOOSA AND IS NOT ZONED.
 - 6) CONTOURS ARE TAKEN FROM CITY TOPO.
 - 7) THIS PROPERTY WILL BE SERVED BY CARROLL'S CREEK WATER AUTHORITY.
 - 8) VARIANCES REQUESTED: CAPPED SANITARY SEWERS
DRAINAGE STUDY
HALF STREET IMPROVEMENTS
 - 9) LOTS 1, 2 AND 3 WILL ACCESS JOHN SWINDLE ROAD THROUGH A SHARED 30' ACCESS EASEMENT. LOTS 4, 5 AND 6 WILL ACCESS JOHN SWINDLE ROAD THROUGH A SHARED 30' ACCESS EASEMENT.
- OWNER/DEVELOPER:
KILGORE DEVELOPMENT, INC.
2615 6TH STREET, SUITE 3,
TUSCALOOSA, AL 35401
- 32.01 ACRES OWNED
32.01 ACRES DEVELOPED



- LEGEND**
- 1/2" CAPPED REBAR SET (CA#0065)
 - CONCRETE MONUMENT FOUND
 - ⊕ NAIL AND WASHER SET
 - ▲ CALCULATED POINT-NOT MONUMENTED UTILITY POLE



PORTER-HIGGINBOTHAM
ENGINEERING
2009 PAUL BRYANT DRIVE, SUITE C
TUSCALOOSA, AL 35401
bruce@porterhigginbotham.com
P: (205) 247-3210(O)
C: (205) 344-1265



**NORTH RIVER BLUFF
NORTHPORT, ALABAMA**

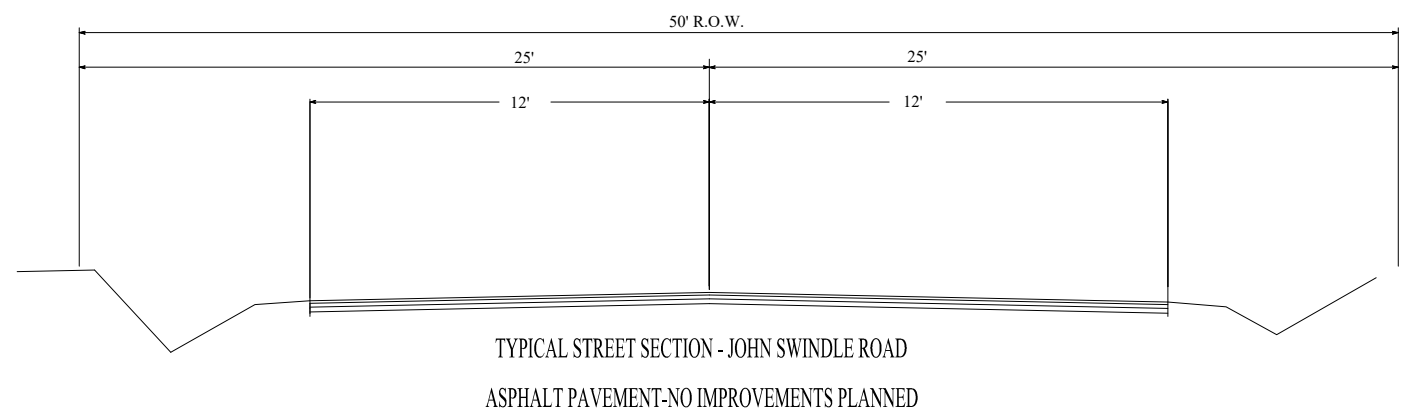
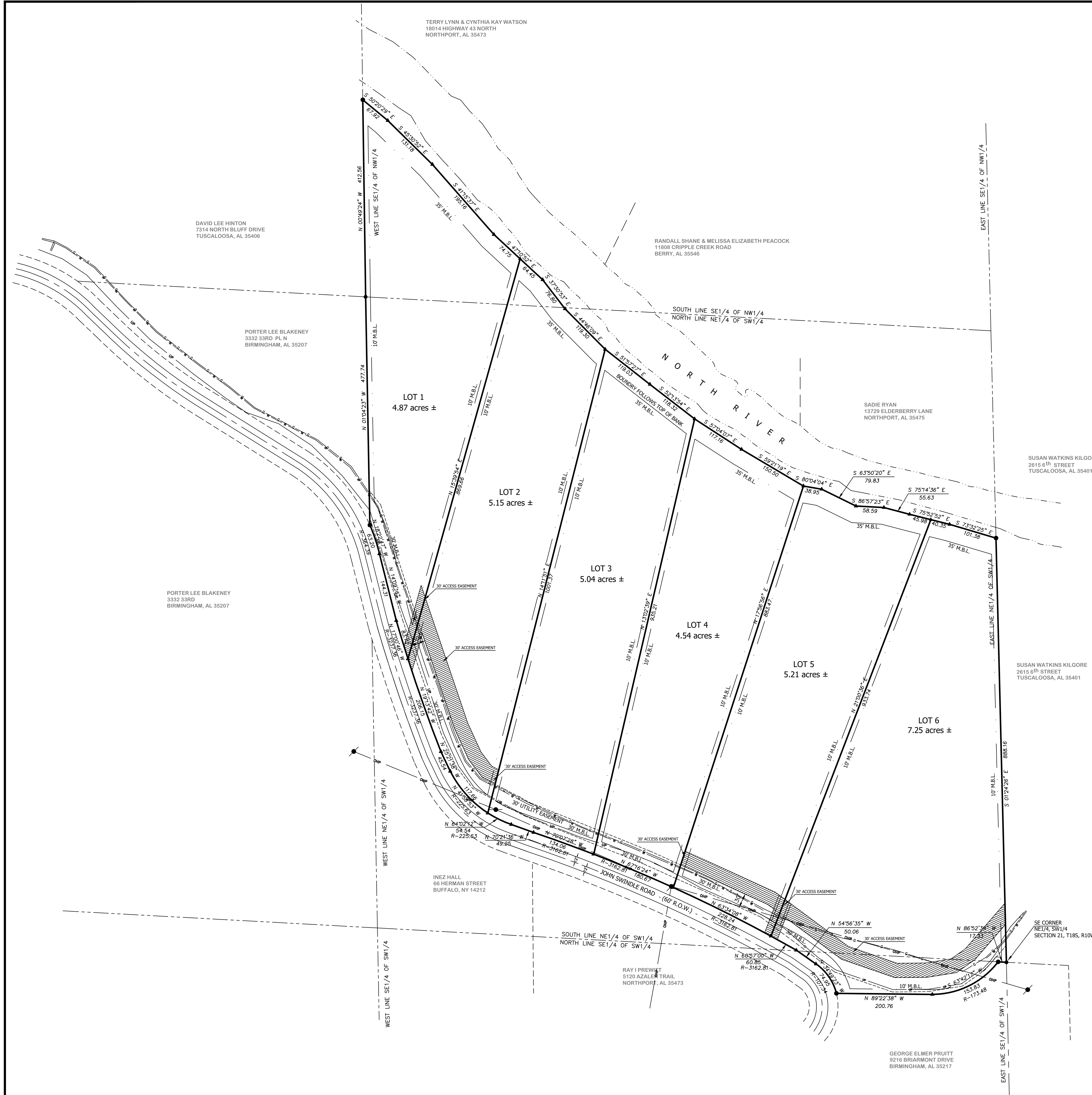
**PART OF THE SOUTHEAST 1/4 OF THE NW 1/4 AND PART OF THE EAST 1/2 OF
SECTION 21, TOWNSHIP 18 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA**

No.	Date	Description

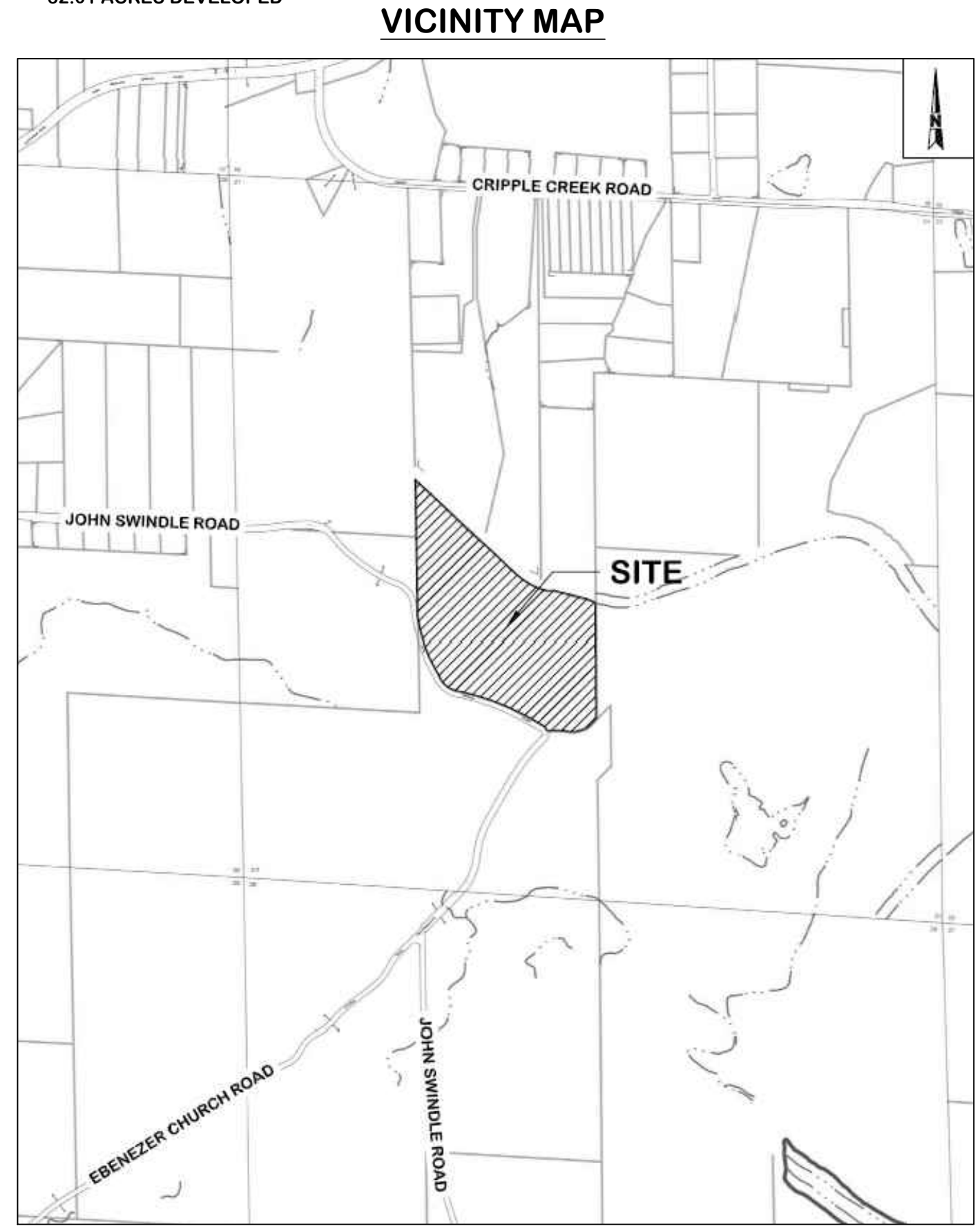
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Date: _____
Job No.: _____
File Name: 21.047 PRELIM PLAT.dwg

3/29/2022

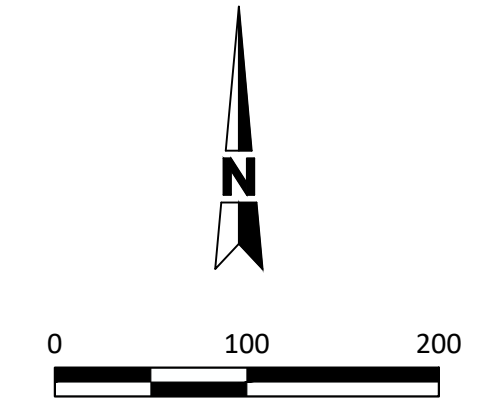
SHEET NO.



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NORTH RIVER BLUFF
NORTHPORT, ALABAMA

PART OF THE SOUTHEAST 1/4 OF THE NW 1/4 AND PART OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 10 WEST TUSCALOOSA COUNTY, ALABAMA

No.	Date	Description

Checked By: _____
Date: _____
Job No.: _____
File Name: 21.047 PRELIM PLAT.dwg

3/29/2022

SHEET NO.

April 11, 2022

City of Tuscaloosa Urban Development

2201 University Boulevard
Tuscaloosa, AL 35401

Attention: Mr. Zach Ponds

Re: North River Bluff

Dear Mr. Ponds,

North River Bluff is a 6-lot subdivision totaling 31.02 acres located on John Swindle Road. The subdivision is part of the Southeast Quarter of the Northwest Quarter and part of the East Half of the Southwest Quarter of Section 21, Township 18 South, Range 10 West in Tuscaloosa County. This property is located within the City of Tuscaloosa Planning Jurisdiction.

The property owner has requested variances for the following:

Capped Sanitary Sewer- Neighboring properties are currently served by onsite septic systems. The estimated cost to connect to existing sanitary sewer systems would be cost-prohibitive due to the extensive distance necessary to reach the existing City of Northport or the City of Tuscaloosa systems. Currently, the City of Tuscaloosa system stops near Sokol Park. The City of Northport system does not extend past the Grand Pointe subdivision. The estimated cost of connecting to either of these sewer systems is estimated to be approximately five (5) million dollars. Additionally, the development will be low-density, with only six (6) lots, ranging from 4.54 acres to 7.25 acres each. Based on location of the existing systems, the property owner requests a variance from capped sewer.

Drainage Study- The property owner requests a variance from the requirement to provide a drainage study for North River Bluff Subdivision. There is currently no proposed development on the property with the exception of anticipated house construction on each lot. Lot sizes range from 4.54 acres to 7.25 acres. The effect on pre and post development flow is negligible.

Sidewalks- The property owner requests a variance from the requirement to provide sidewalks for North River Bluff Subdivision along John Swindle Road, as there are no other sidewalks along John Swindle Road or in the general area. Tuscaloosa County does not have any plans to provide sidewalk in this area.

Half Street Improvements- The property owner requests a variance from the requirement to provide half street improvements for North River Bluff Subdivision as there is no anticipated development in the 6-lot subdivision that would require such improvements. Additionally, John Swindle Road is a two-lane roadway, utilizing shoulders and side ditches for drainage. There is no curb and gutter present on the existing county roadway.

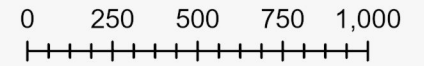
Sincerely,

Bruce L. Higginbotham, P.E.
Porter-Higginbotham Engineering, Inc.

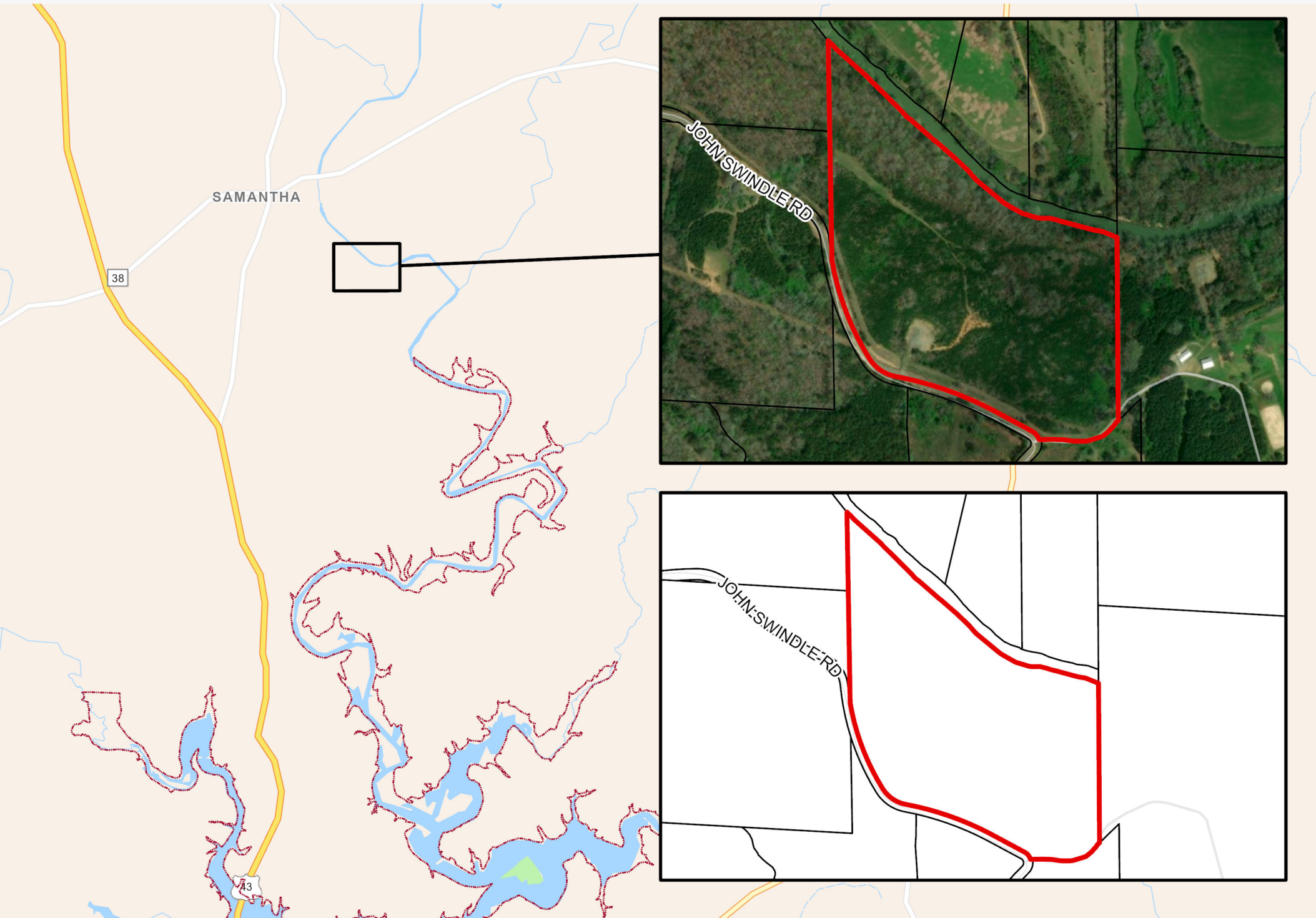


East of 19182 John Swindle Rd

1 inch = 564 feet

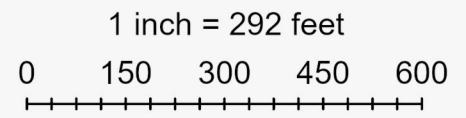


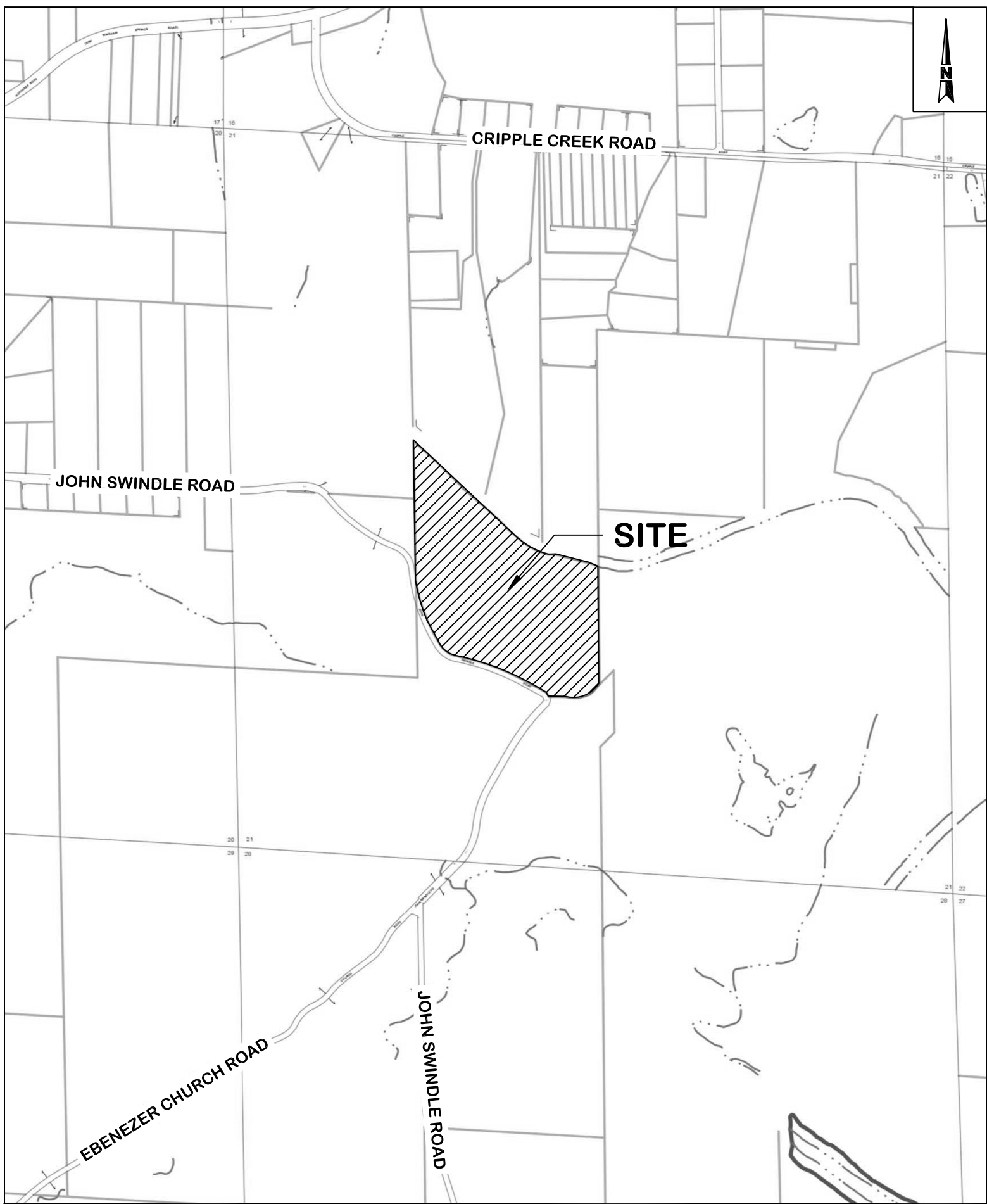
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East of 19182 John Swindle Road





CRIPPLE CREEK ROAD

JOHN SWINDLE ROAD

SITE

EBENEZER CHURCH ROAD

JOHN SWINDLE ROAD

No.	Date	Description
Drawn By:	Checked By:	
Date:	Job No.:	
File Name: Vicinity and Tax Map.dwg		

**NORTH RIVER BLUFF
VICINITY & TAX MAP**



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