



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: _____

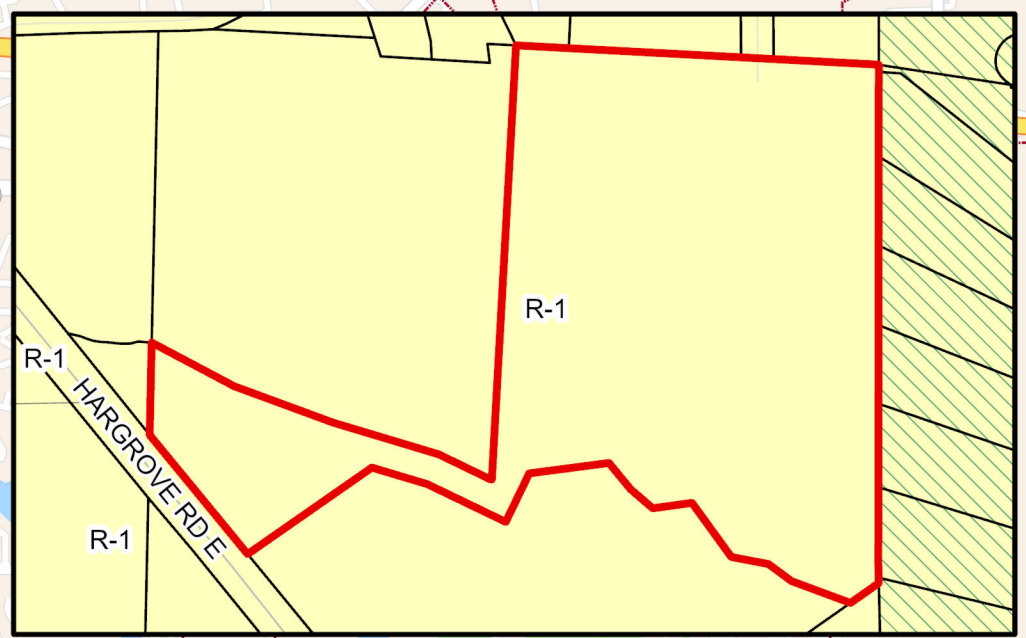
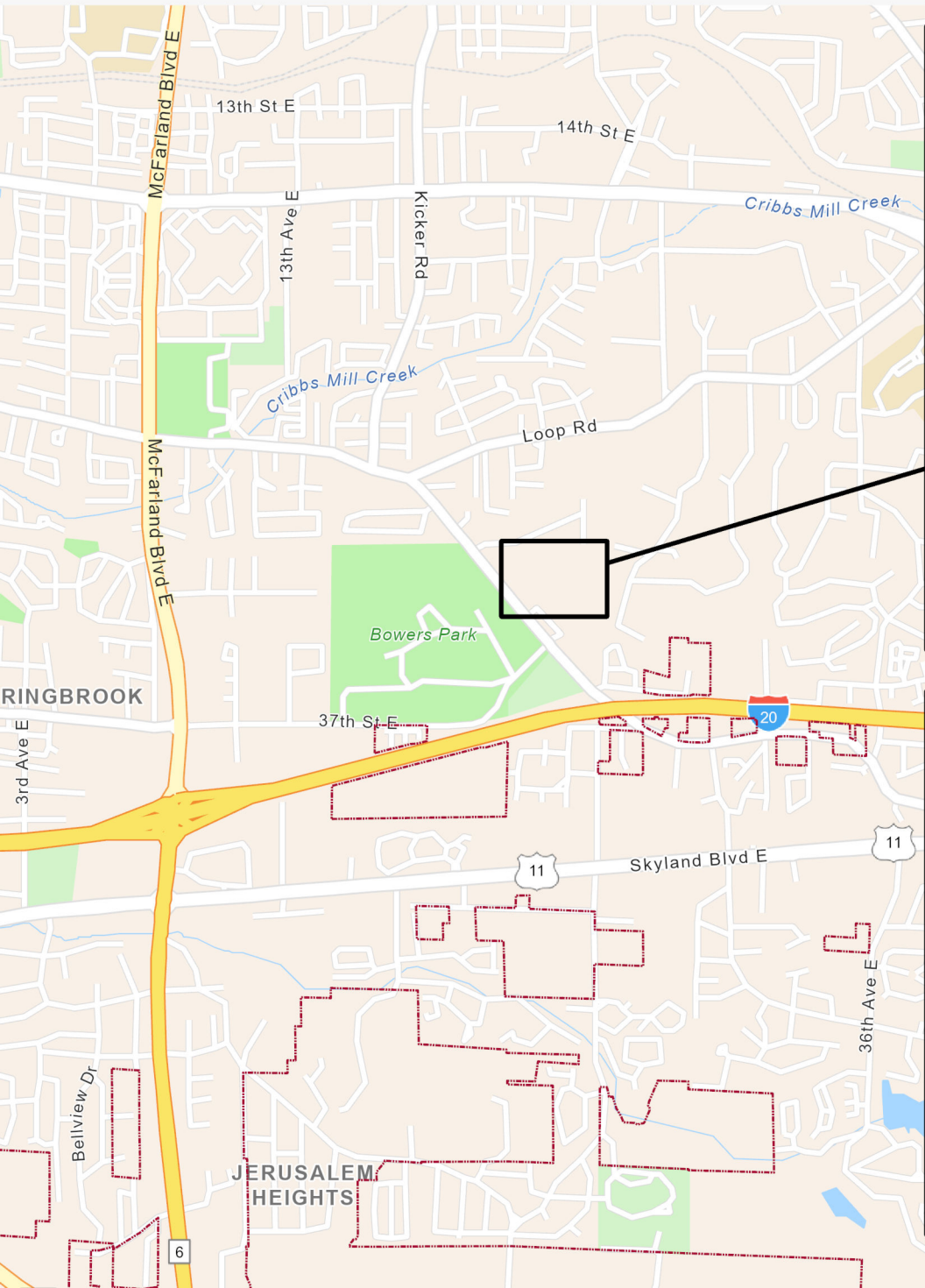
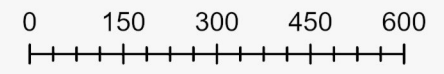
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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



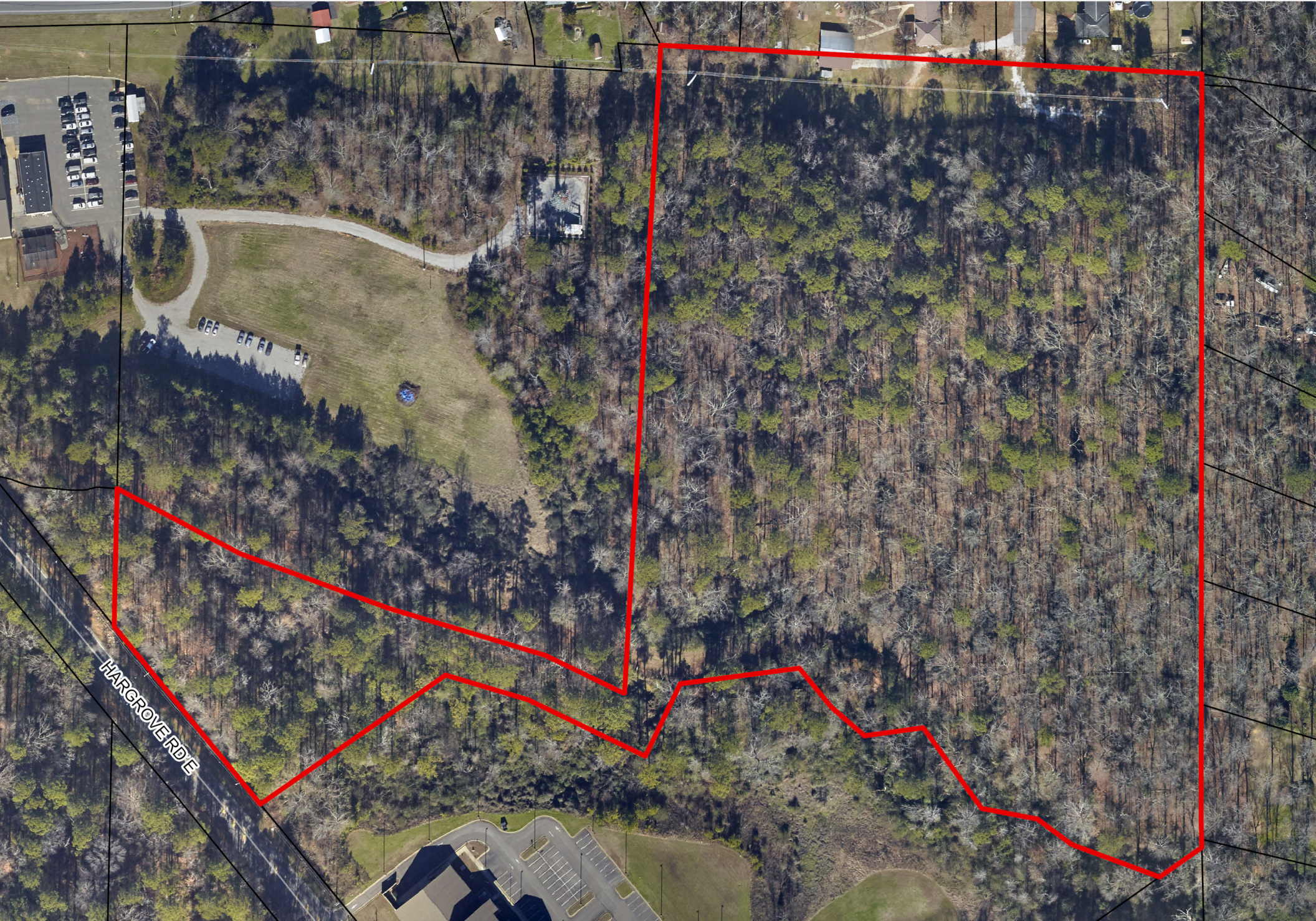
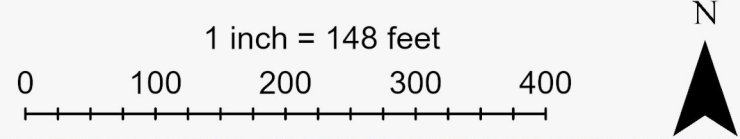
2352 Hargrove Road East

1 inch = 308 feet

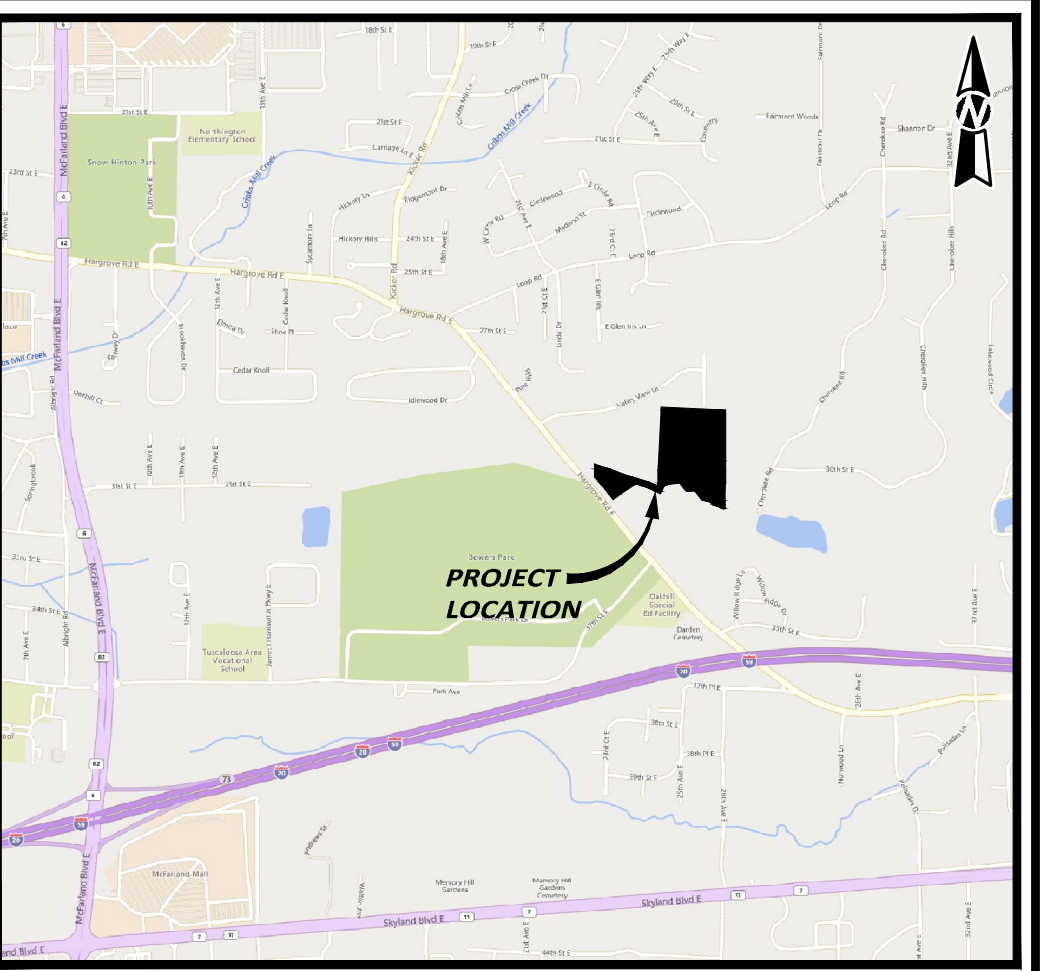
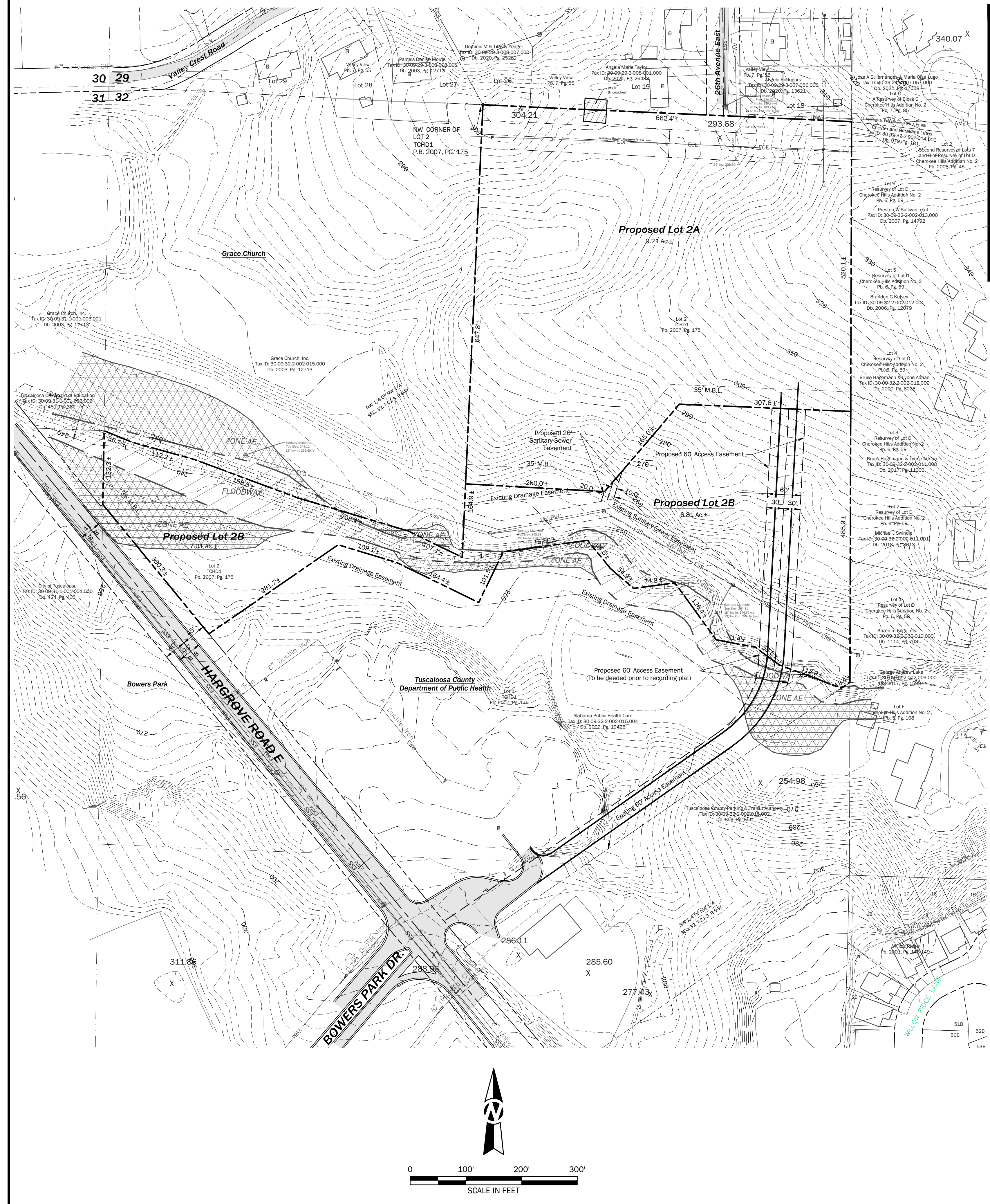




2352 Hargrove Road East



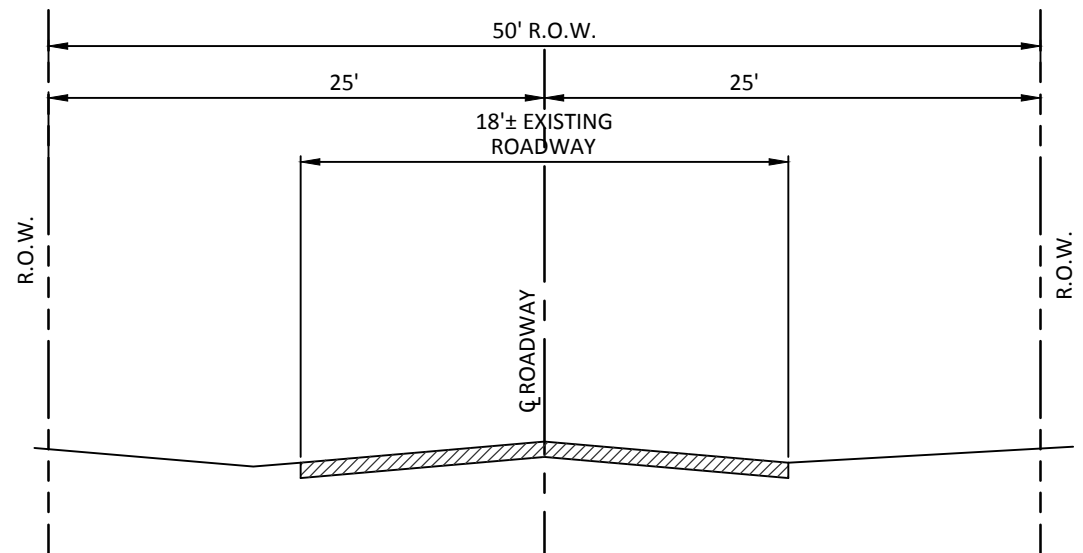
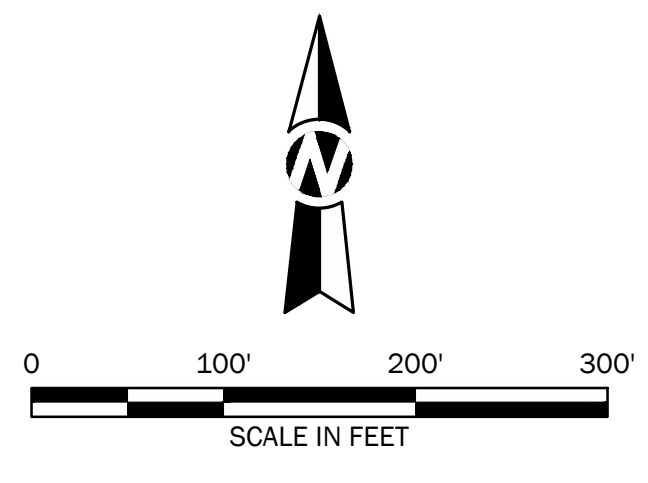
HARGROVE RD



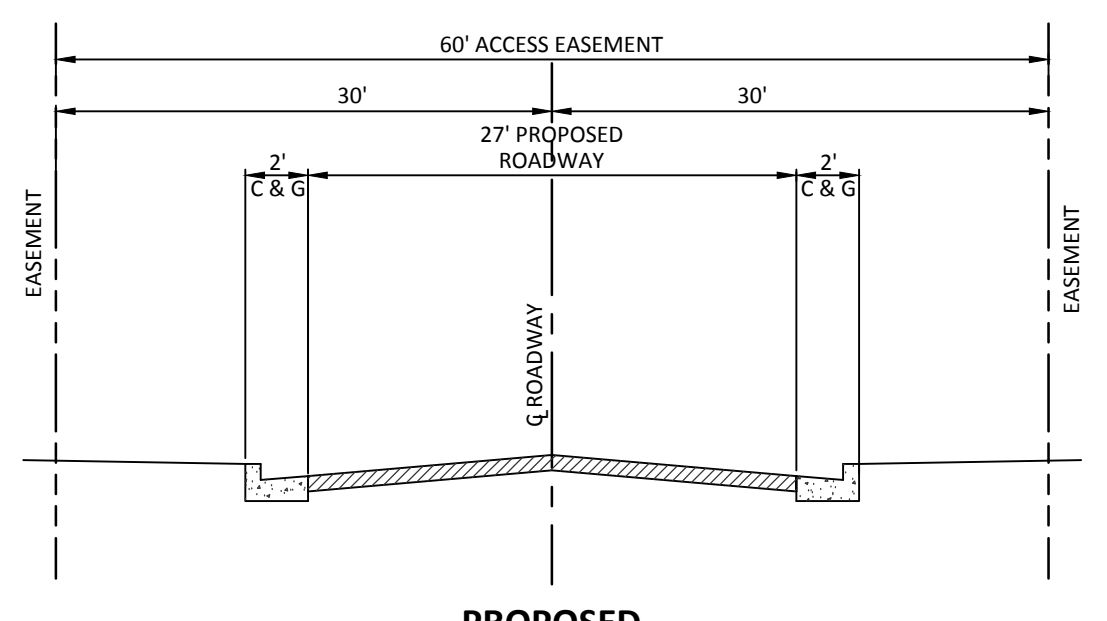
VICINITY MAP
NO SCALE

SURVEY LEGEND

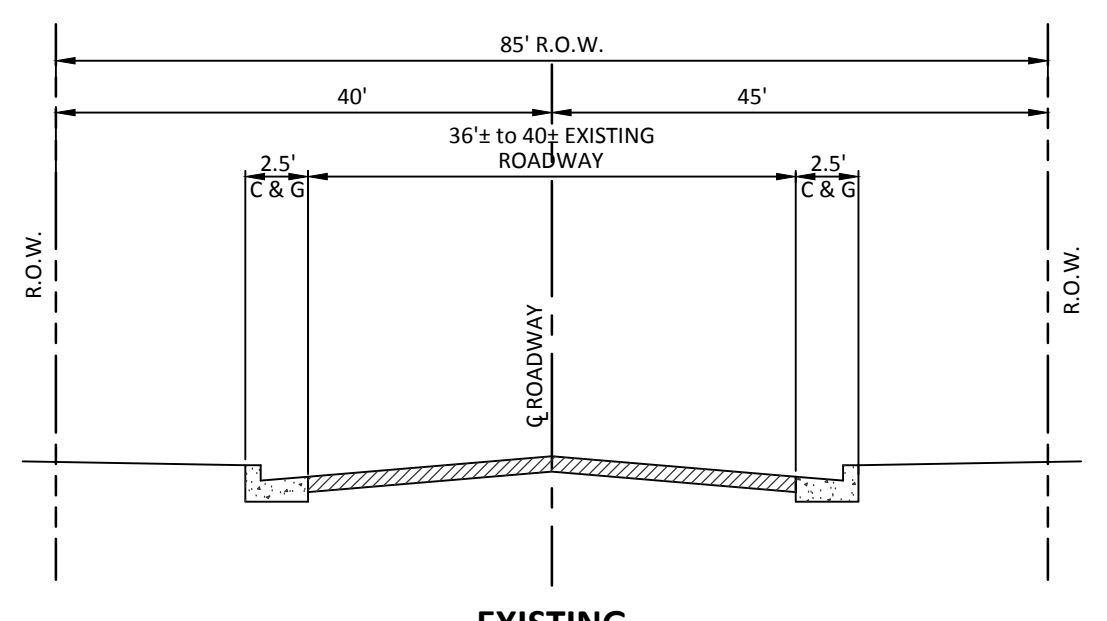
	EXISTING BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SUBDIVISION LOT LINE
	EXISTING RAILWAY RAIL
	EXISTING CHAIN LINK FENCE
	EXISTING IRON FENCE
	EXISTING WIRE FENCE
	EXISTING WOOD FENCE
	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING OVERHEAD ELECTRICAL
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING OVERHEAD CABLE TELEVISION
	EXISTING UNDERGROUND CABLE TELEVISION
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING TRAFFIC SIGNAL LINE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING STORM MANHOLE
	EXISTING STORM DOUBLE WING INLET
	EXISTING STORM SINGLE WING INLET
	EXISTING STORM YARD INLET
	EXISTING STORM GRATE INLET
	EXISTING STORM JUNCTION BOX
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER SPIGOT
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING MONITORING WELL
	EXISTING ELECTRIC MANHOLE
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING GROUND/LANDSCAPE LIGHT
	EXISTING ELECTRICAL BOX
	EXISTING A/C PAD
	EXISTING TELEPHONE MANHOLE
	EXISTING TRAFFIC POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE TELEVISION PEDESTAL
	EXISTING AT&T MANHOLE
	EXISTING BOLLARD
	EXISTING MAILBOX
	EXISTING SIGN
	IRON PIPE / PIN FOUND
	CAPPED REBAR FOUND
	CONCRETE MONUMENT SET
	CONCRETE MONUMENT FOUND
	PK NAIL FOUND
	CAPPED REBAR SET (CA-1142)
	POINT NOT MONUMENTED
	SECTION
	TOWNSHIP
	RANGE
	RIGHT-OF-WAY
	MINIMUM BUILDING LINE
	MAP BOOK
	DEED BOOK
	PAGE
	RECORD DIMENSION
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING BRICK PAVERS
	EXISTING BUILDING
	EXISTING GRAVEL DRIVE
	EXISTING RIPRAP LINING



EXISTING
Valley Crest Road
NO SCALE



PROPOSED
Access Road
NO SCALE



EXISTING
Hargrove Road East
NO SCALE

- NOTES:**
- No title search was performed with this survey.
 - All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
 - Sources of Title: Db. 134, Pg. 357
 - Current Zoning: R1
 - A part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C0517 G.
 - Total Area of Property Subdivided is 16.02± Ac.
 - Total Area Under Control of Developer is 16.02± Ac.
 - Variations Requested:
Sidewalk Requirement
Drainage Study
 - Owner/Developer of property being subdivided:
Tuscaloosa County, Alabama
714 Greensboro Avenue
Tuscaloosa, AL 35401
 - Lot 2A is denied access to 26th Avenue East (per recorded plat P.B. 2007, P. 175).
 - The purpose of this subdivision is to divide existing Lot 2 into two lots for the proposed Department of Human Resources Facility.

3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

DHR Subdivision
Being a resurvey of Lot 2, TCHD1 Subdivision
Plat Book 2007, Page 175
GMC, LLC
Hargrove Road East
Tuscaloosa, Alabama

PRELIMINARY
NOT FOR CONSTRUCTION
RECORDING PURPOSES
OR IMPLEMANTATION

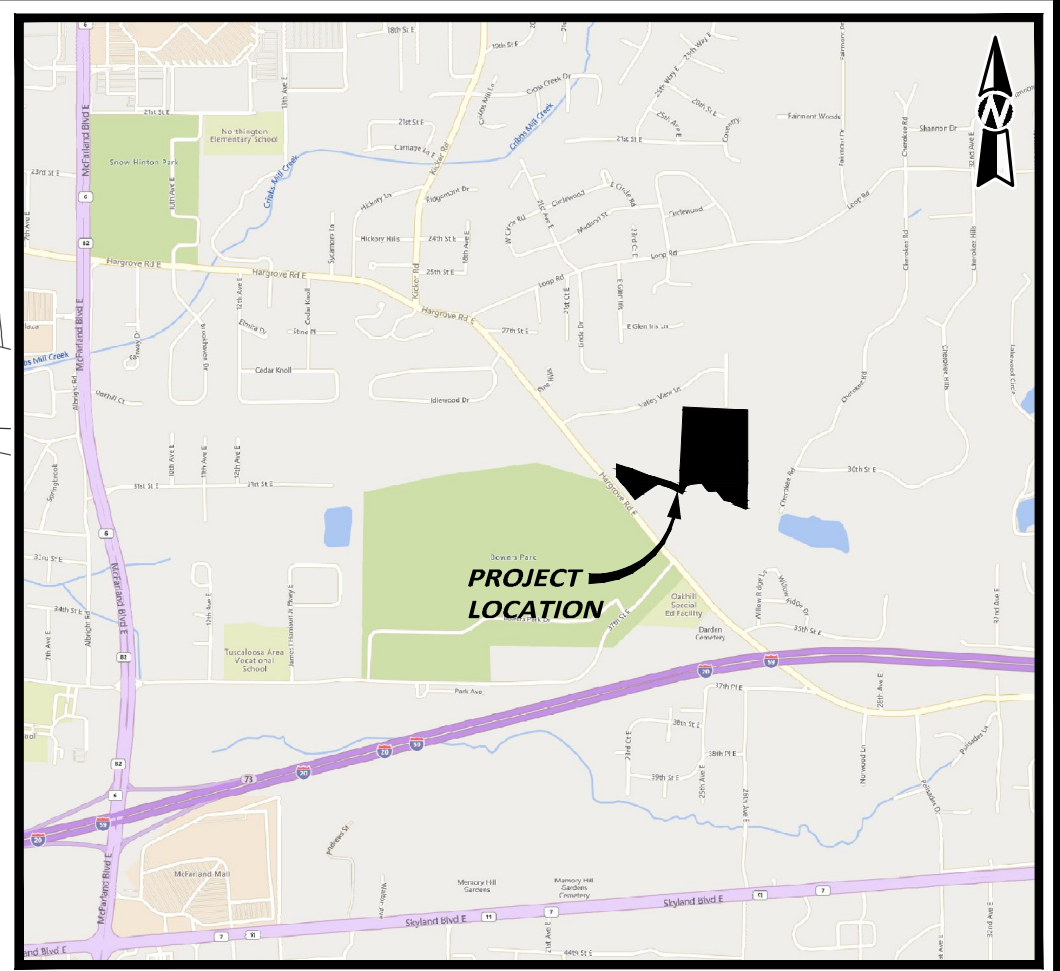
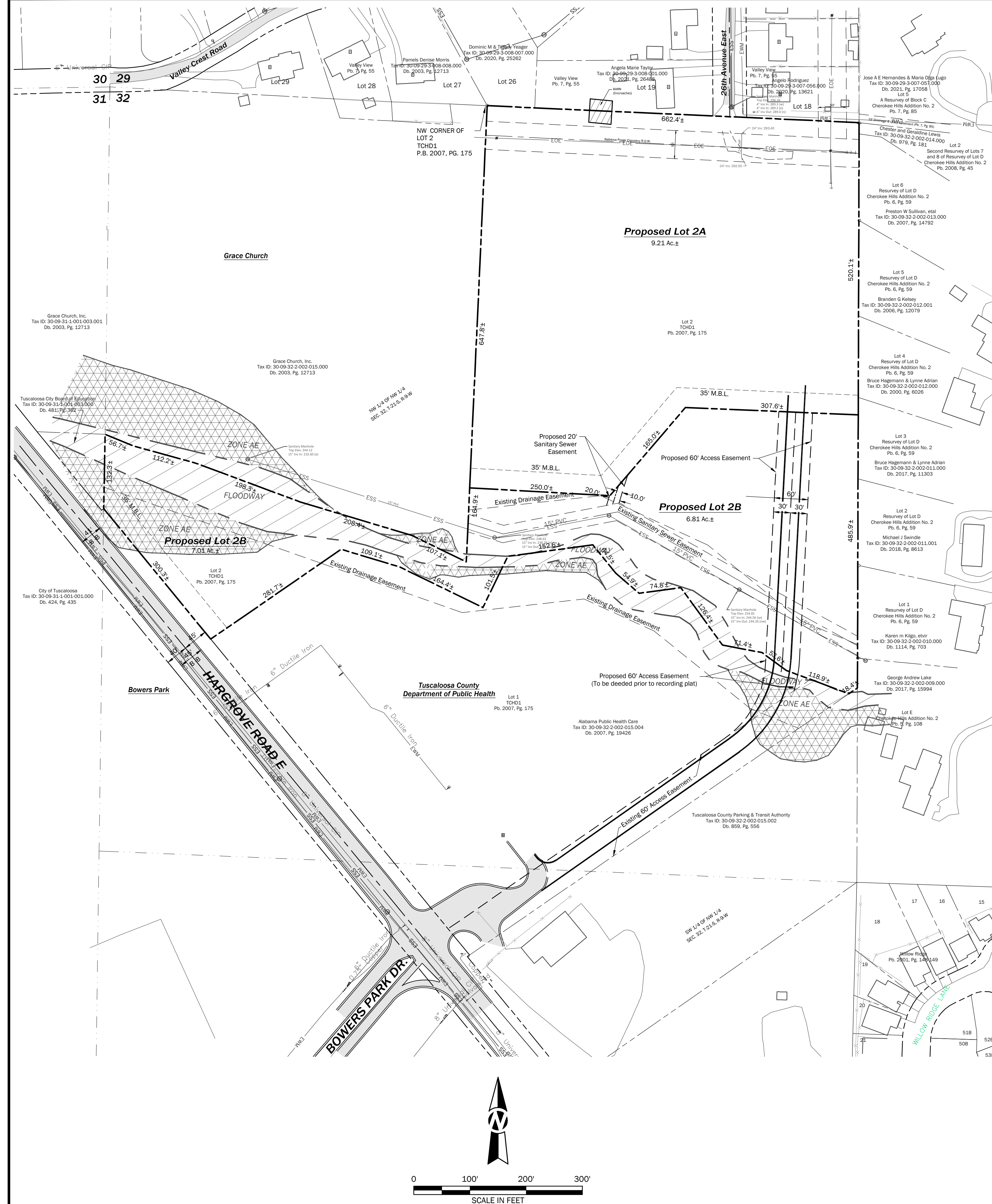
Sheet Title

Preliminary Subdivision Plat

No.	Date	Revision Description

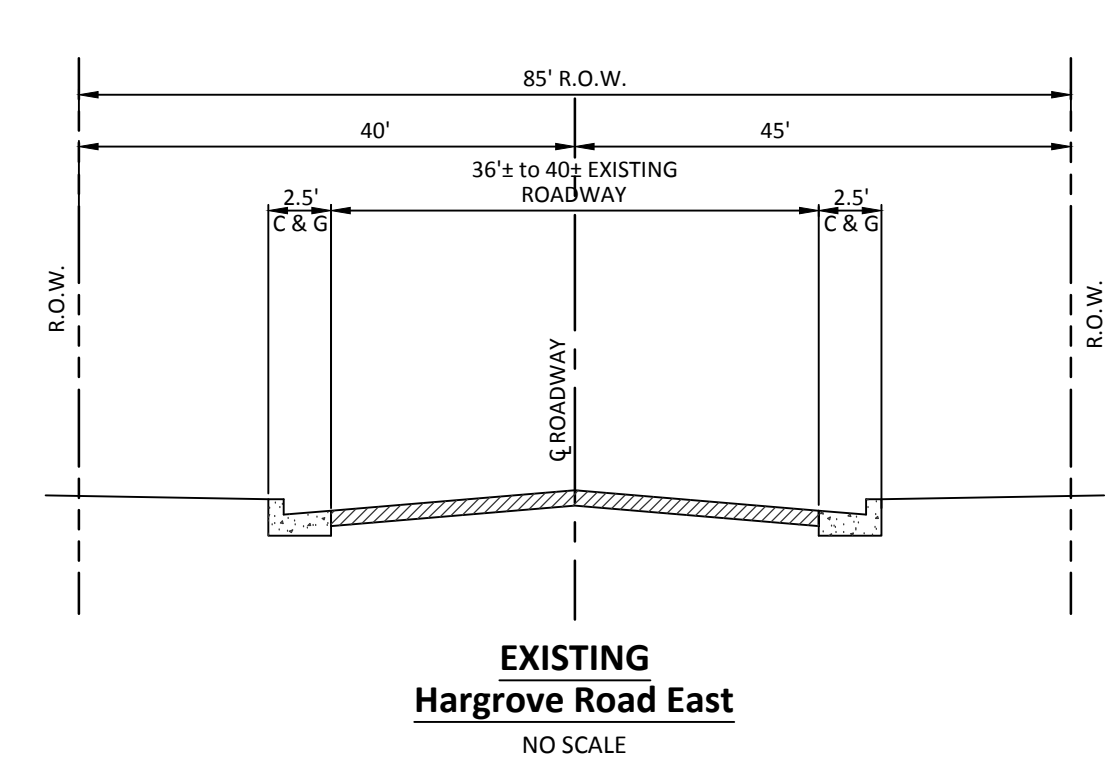
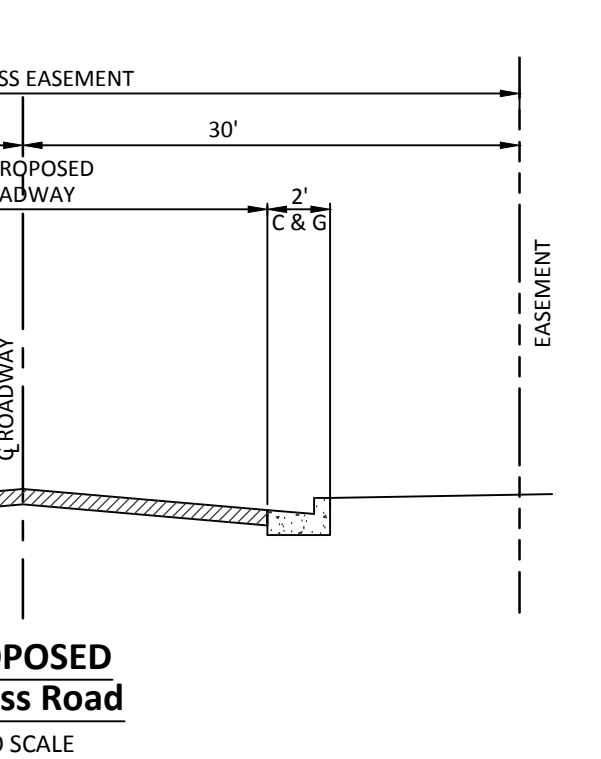
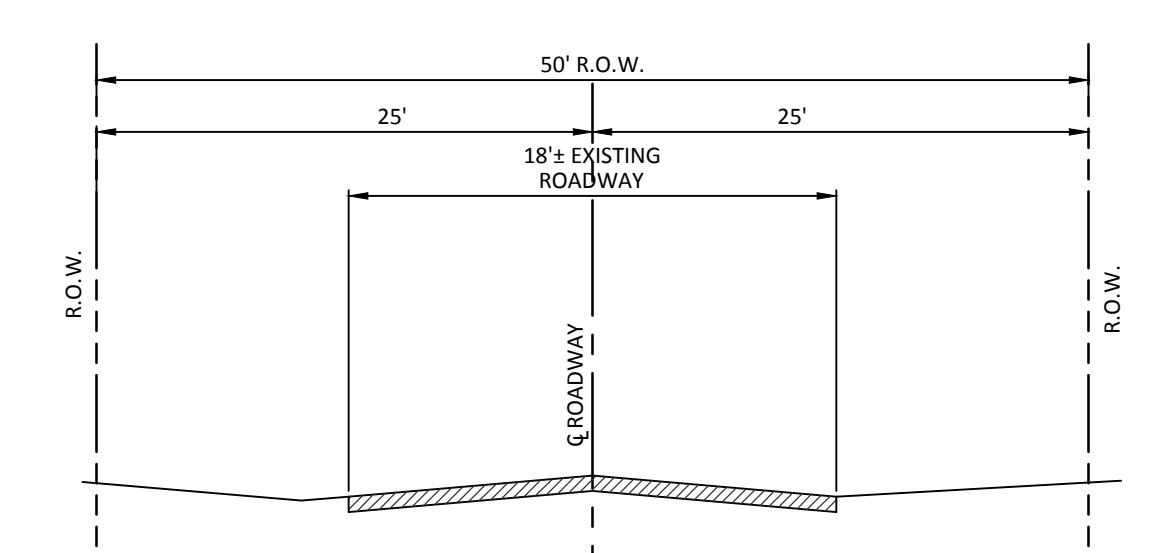
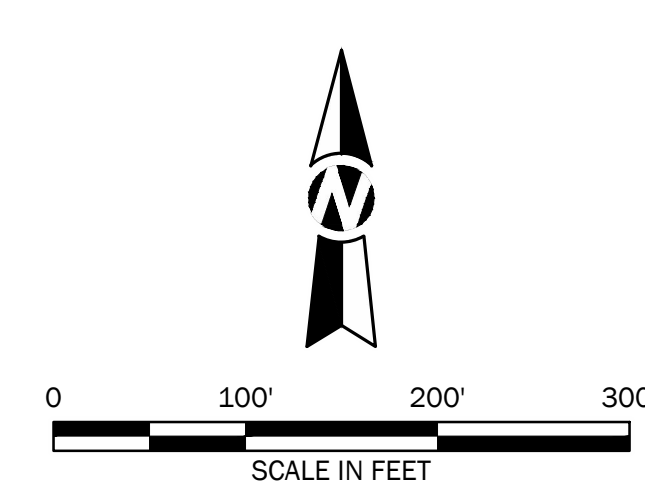
Drawn By: GNF Checked By: EMH
Date: 08/22/2022 Proj. No.: 22-01-0284.00
File Name: 22-0284-PrelPlat.dwg

Sheet No.
7



SURVEY LEGEND

---	EXISTING BOUNDARY LINE
- - - -	EXISTING RIGHT-OF-WAY
---	EXISTING PROPERTY LINE
- - - -	EXISTING SUBDIVISION LOT LINE
---	EXISTING RAILWAY RAIL
○ ○ ○ ○	EXISTING CHAIN LINK FENCE
○ × ○ ×	EXISTING IRON FENCE
○ × × ○	EXISTING WIRE FENCE
□ □ □ □	EXISTING WOOD FENCE
ESS	EXISTING SANITARY SEWER MAIN
EFM	EXISTING SANITARY SEWER FORCE MAIN
ESD	EXISTING STORM DRAIN
EWM	EXISTING WATER MAIN
ECM	EXISTING GAS MAIN
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EUE	EXISTING UNDERGROUND ELECTRICAL
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ETS	EXISTING TRAFFIC SIGNAL LINE
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○	EXISTING STORM MANHOLE
○	EXISTING STORM DOUBLE WING INLET
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○	EXISTING STORM YARD INLET
○	EXISTING STORM GRATE INLET
○	EXISTING STORM JUNCTION BOX
○	EXISTING WATER VALVE
○	EXISTING WATER METER
○	EXISTING FIRE HYDRANT
○	EXISTING WATER SPOGOT
○	EXISTING GAS METER
○	EXISTING GAS VALVE
○	EXISTING MONITORING WELL
○	EXISTING ELECTRIC MANHOLE
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PG.	PAGE
()	RECORD DIMENSION
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▨	EXISTING RIPRAP LINING



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 - Total Area Under Control of Developer is 16.02± Ac.
 - Variances Requested: Sidewalk Requirement Drainage Study
 - Owner/Developer of property being subdivided: Tuscaloosa County, Alabama 714 Greensboro Avenue Tuscaloosa, AL 35401
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Sheet Title
Preliminary Subdivision Plat

No.	Date	Revision Description

Drawn By: GNF Checked By: EMH
Date: 08/22/2022 Proj. No.: 22-01-0284.00
File Name: 22-0284-PrelPlat.dwg

Sheet No. **7**



3516 Greensboro Avenue
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

August 22, 2022

Mr. Zach Ponds, CNU-A
Acting Director of Planning
Office of Urban Development
2201 University Boulevard
Tuscaloosa, Alabama 35401

RE: DHR Subdivision
Variance Request Letter

Dear Mr. Ponds:

We are writing on behalf of the Owner to request variances from the subdivision regulations for the proposed Fire Station No. 6 Subdivision located at the intersection of Pelham Loop Road and Hargrove Road East in Tuscaloosa. The following variance is requested:

1. Sidewalks
2. Drainage Study

Justification for these variance requests are as follows:

1. Sidewalks: In the area of the proposed subdivision there is currently no sidewalks on either side of Hargrove Road East. Constructing such a short segment of sidewalk, where there are no connecting sidewalks, would serve no purpose.
2. Drainage Study: The proposed subdivision will consist of 2 lots of vacant land. The proposed improvements for Lot 1 and any future improvements of Lot 2 will require a Land Development Permit from the City of Tuscaloosa. No new infrastructure or new roads are proposed with this subdivision.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,
TTL, INC.

A handwritten signature in blue ink, appearing to read 'E. Hamner'.

Eric M. Hamner, PLS
Project Manager