



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: MAPCO-Hackberry Lane Parcel ID: 31-06-24-3-004-006.000 Total Acres: 4.44

Surveyor or Engineer

Name: Derek S. Meadows Email: dmeadows@gonzalez-strength.com Phone: 205-942-2486
 Address: 1550 Woods of Riverchase Drive Suite 200 City/State: Hoover / AL ZIP Code: 35244

Property Owner

Name: Hackberry Property LLC Email: _____ Phone: _____
 Address: 361 Summit BLVD City/State: B'ham / AL 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 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>6/16/21</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: 10/21/22

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

Office of Urban Development:
Planning Division

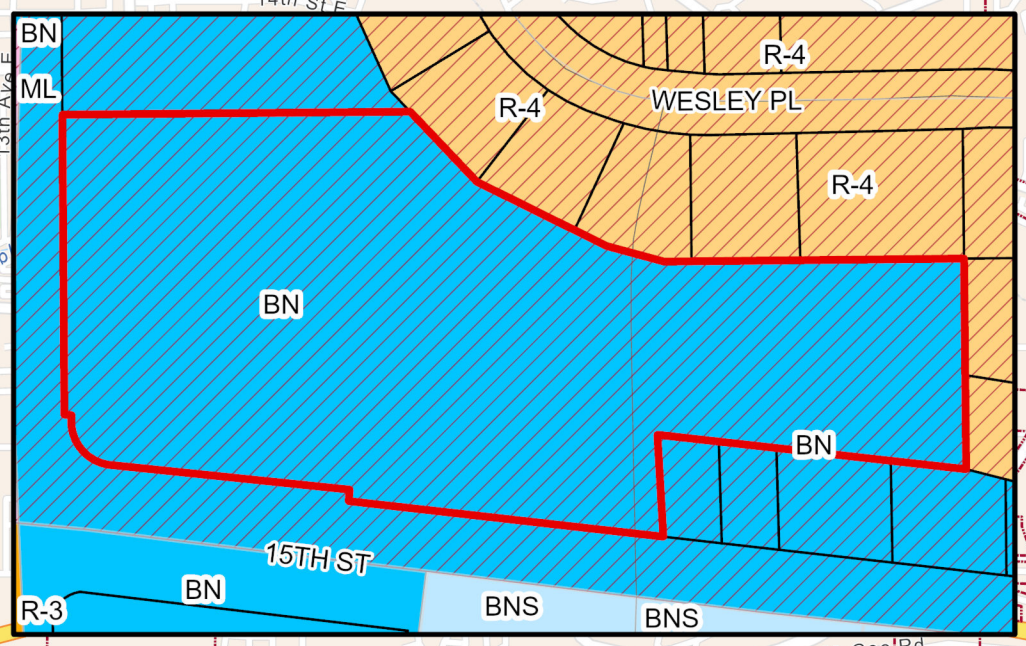
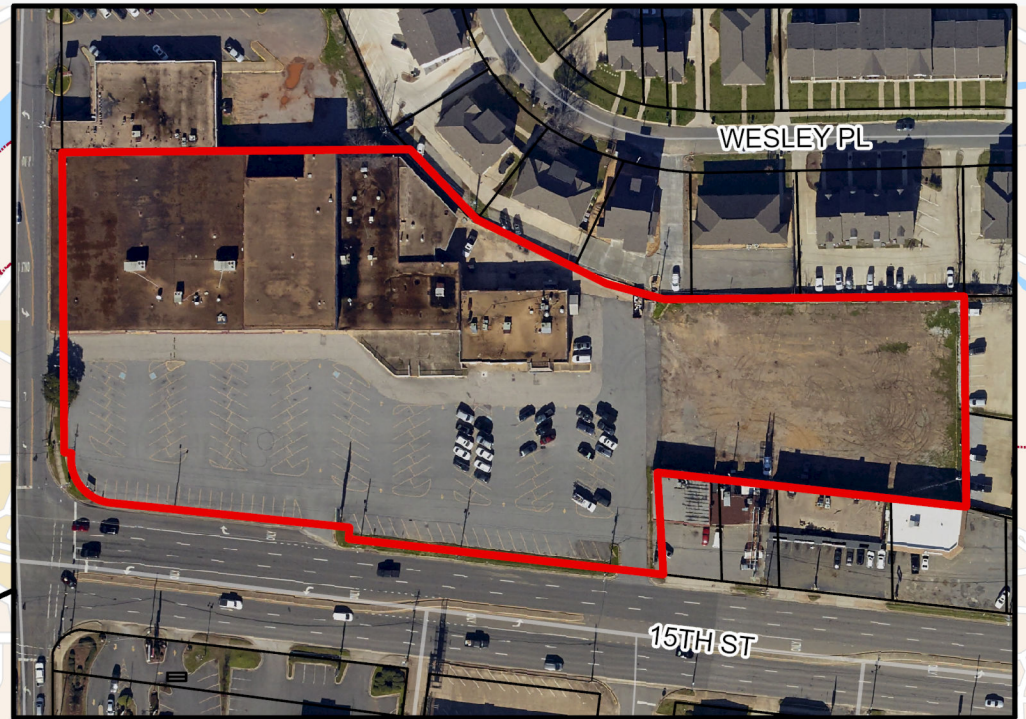
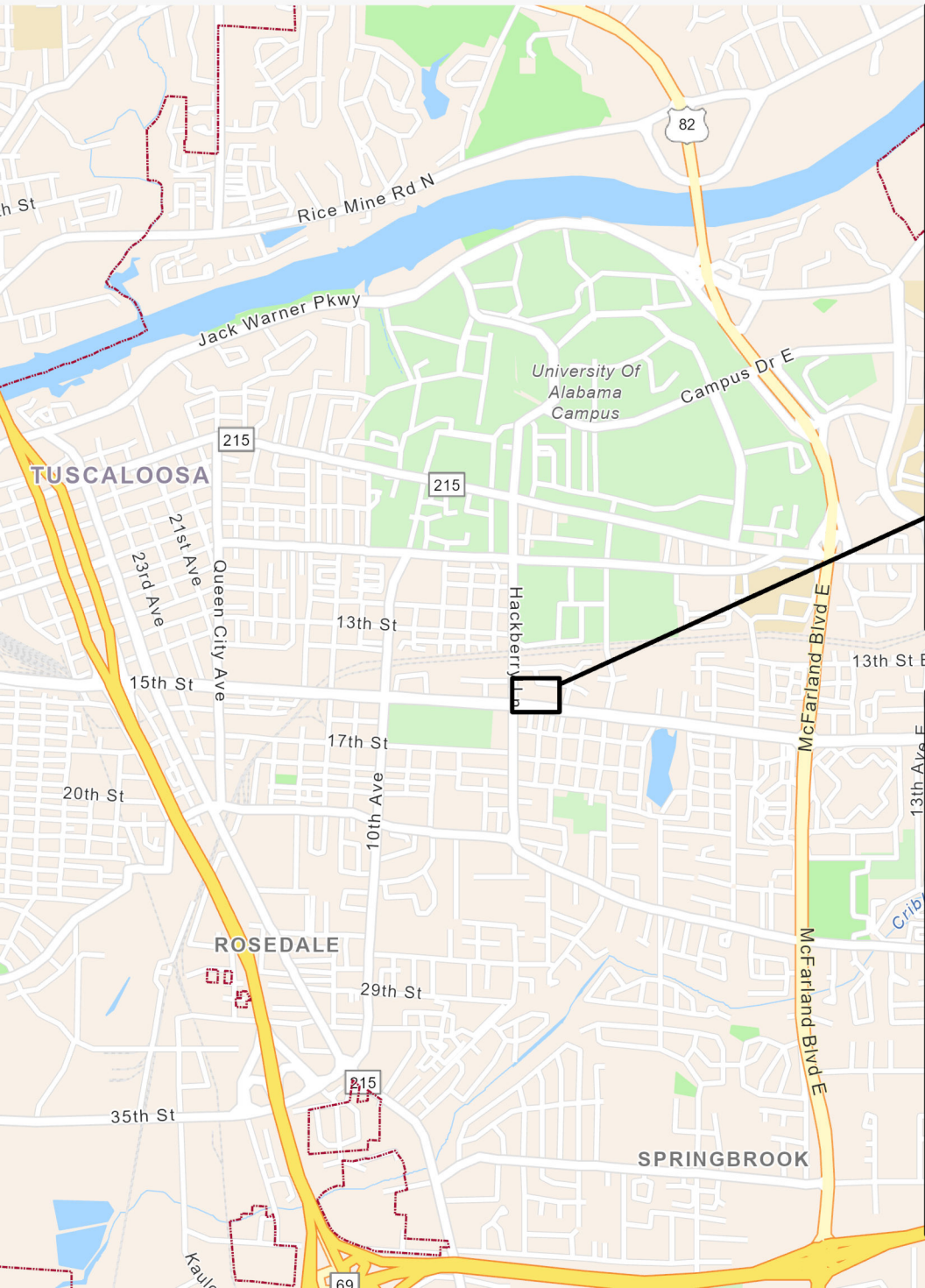
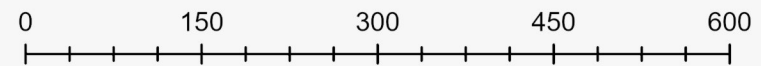
2201 University Boulevard, Annex III, 3rd Fl
Tuscaloosa, AL 35401

Lady Kassama
Email: lkassama@tuscaloosa.com



500-520 15th Street

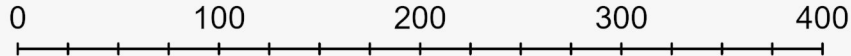
1 inch = 164 feet





500-520 15th Street

1 inch = 95 feet



14TH ST

WESLEY PL

15TH ST

HACKBERRY LN

5TH AVE

4TH AVE

EXISTING ASPHALT TRAVEL LANES
15TH STREET
NO IMPROVEMENTS PROPOSED

HACKBERRY LANE
NO IMPROVEMENTS PROPOSED

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	T21S	TOWNSHIP 21 SOUTH
P.O.B.	POINT OF BEGINNING	R10W	RANGE 10 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(D)	DEED BOOK 2013 PAGE 9029	EL.	ELEVATION
		BLDG.	BUILDING

ZONING

ZONING: BN

BUILDING SETBACK REQUIREMENTS:

FRONT: 20 FEET

REAR & SIDE: 0 FEET, HOWEVER, MUST BE 8 FEET IF ANY LOT LINE ABUTS PROPERTY IN A RESIDENTIAL DISTRICT.

HEIGHT: 60 FEET

VICINITY MAP

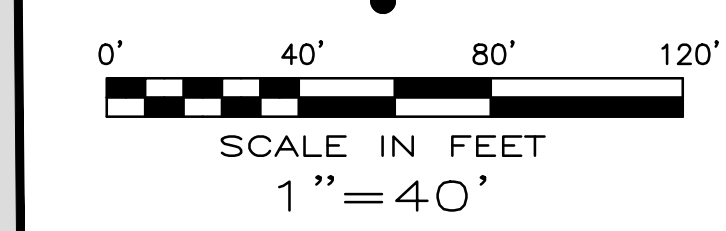
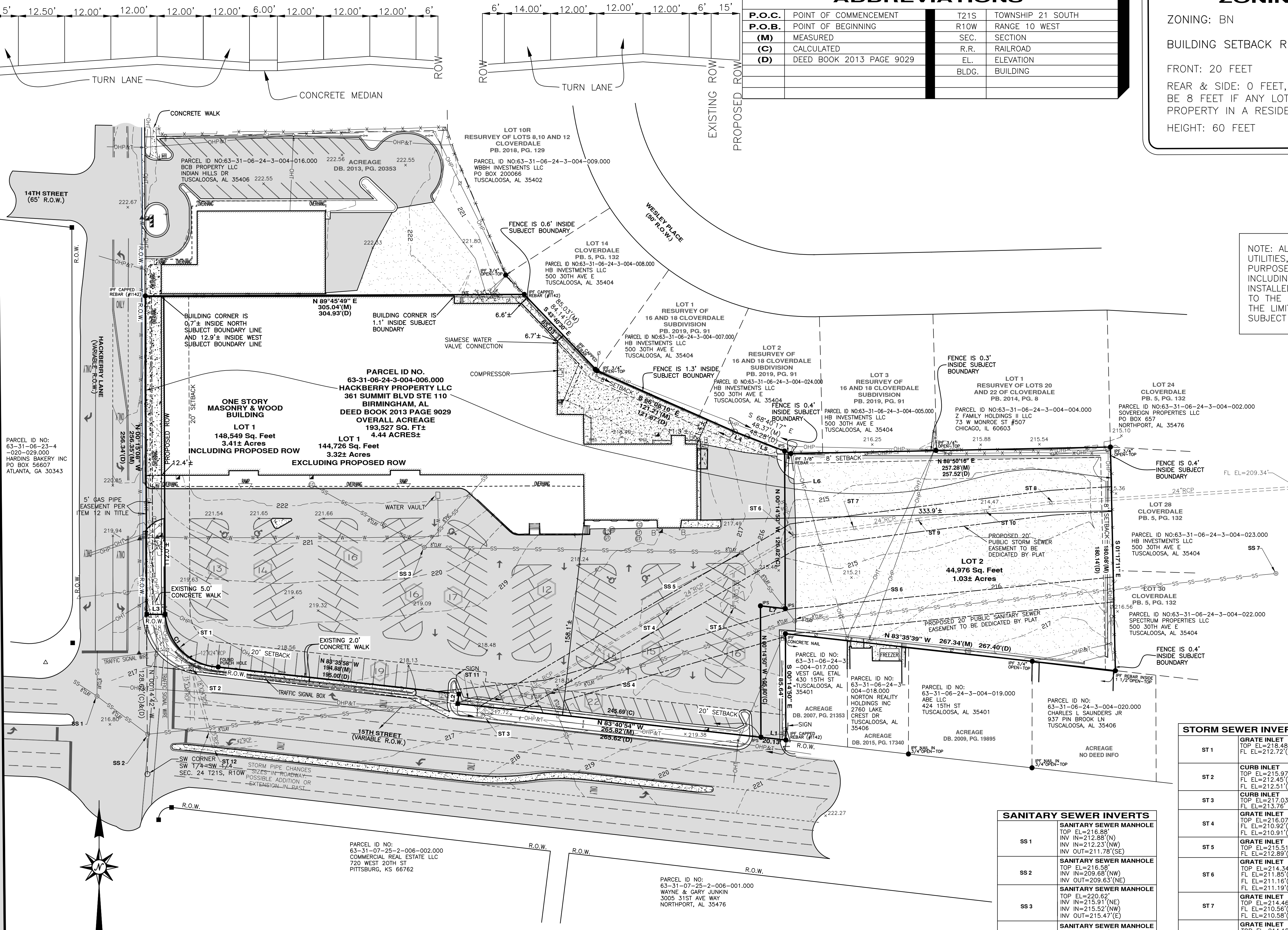


NO SCALE

NOTE: ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, 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 PUBLIC UTILITY EASEMENT SHALL BE INSTALLED WITHIN THE PUBLIC UTILITY 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 WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OR COUNTY.

NOTES

1. According to the Flood Insurance Rate Map (FIRM) for Tuscaloosa County, Alabama (community-panel number 01125C05086, dated September 16, 2014), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
2. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 50 CORS ARP, PID D12228, Combined Factor: 0.99991775 Convergence Factor: -0 00 03.0



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°40'54" W	20.13'
L2	N 06°59'00" E	7.80'(M) 8.00'(D)
L3	N 89°57'58" W	14.91'(M) 15.00'(D)
L4	S 68°40'17" E	10.48'
L5	S 68°40'17" E	32.48'
L6	S 68°40'17" E	5.41'
L7	S 83°35'39" E	20.14'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.00'	65.89'	60.16'(M) 60.17'(D)	N 45°10'15" W	83°53'50"

STORM SEWER INVERTS

ST	INVERT	TOP EL	INV IN	INV OUT
ST 1	GRATE INLET	215.48'	215.48'	212.72'(SE)
	CURB INLET	215.97'	212.45'(NW)	212.51'(SE)
ST 2	GRATE INLET	217.03'	217.03'	213.76'
	CURB INLET	217.03'	217.03'	213.76'
ST 3	GRATE INLET	216.07'	216.07'	210.92'(SW)
	CURB INLET	216.07'	216.07'	210.91'(NE)
ST 4	GRATE INLET	215.51'	215.51'	212.89'(N)
	CURB INLET	215.51'	215.51'	212.89'(N)
ST 5	GRATE INLET	214.34'	214.34'	211.85'(NW)
	CURB INLET	214.34'	214.34'	211.19'(NE)
ST 6	GRATE INLET	214.46'	214.46'	210.56'(SW)
	CURB INLET	214.46'	214.46'	210.58'(NE)
ST 7	GRATE INLET	214.18'	214.18'	210.32'(SW)
	CURB INLET	214.18'	214.18'	210.08'(NE)
ST 8	GRATE INLET	214.44'	214.44'	210.67'(SW)
	CURB INLET	214.44'	214.44'	210.58'(NE)
ST 9	GRATE INLET	214.27'	214.27'	210.56'(NE)
	CURB INLET	214.27'	214.27'	210.56'(NE)
ST 10	GRATE INLET	215.57'	215.57'	210.31'(NE)
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ST 11	GRATE INLET	214.57'	214.57'	211.28'(NW)
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ST 12	GRATE INLET	217.03'	217.03'	211.28'(NW)
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SANITARY SEWER INVERTS

SS	INVERT	TOP EL	INV IN	INV OUT
SS 1	SANITARY SEWER MANHOLE	216.88'	212.88'(N)	212.78'(SE)
	SANITARY SEWER MANHOLE	216.88'	212.88'(N)	212.78'(SE)
SS 2	SANITARY SEWER MANHOLE	216.65'	212.65'(S)	209.63'(NE)
	SANITARY SEWER MANHOLE	216.65'	212.65'(S)	209.63'(NE)
SS 3	SANITARY SEWER MANHOLE	220.62'	215.91'(NE)	215.47'(E)
	SANITARY SEWER MANHOLE	220.62'	215.91'(NE)	215.47'(E)
SS 4	SANITARY SEWER MANHOLE	218.15'	210.46'(S)	208.83'(SW)
	SANITARY SEWER MANHOLE	218.15'	210.46'(S)	208.79'(E)
SS 5	SANITARY SEWER MANHOLE	216.65'	209.80'(W)	209.73'(SE)
	SANITARY SEWER MANHOLE	216.65'	209.80'(W)	209.73'(SE)
SS 6	SANITARY SEWER MANHOLE	215.57'	208.80'(NW)	208.24'(SW)
	SANITARY SEWER MANHOLE	215.57'	208.80'(NW)	208.24'(SW)
SS 7	SANITARY SEWER MANHOLE	214.57'	207.33'(SW)	
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TOTAL ACREAGE OWNED 4.44 ACRES
TOTAL ACREAGE TO BE SUBDIVIDED 4.44 ACRES

OWNER: HACKBERRY PROPERTY LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM, AL

SURVEYOR: DEREK S MEADOWS
GONZALEZ-STRENGTH & ASSOCIATES, INC
1550 WOODS OF RIVERCHASE DRIVE SUITE 200
HOOVER, AL 35244

PRELIMINARY PLAT
MAPCO - HACKBERRY LANE

BEING A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 10 WEST

SOURCE OF TITLE DB. 2013 PG. 9029

Prepared by:

EXISTING ASPHALT TRAVEL LANES
15TH STREET
NO IMPROVEMENTS PROPOSED

HACKBERRY LANE
NO IMPROVEMENTS PROPOSED

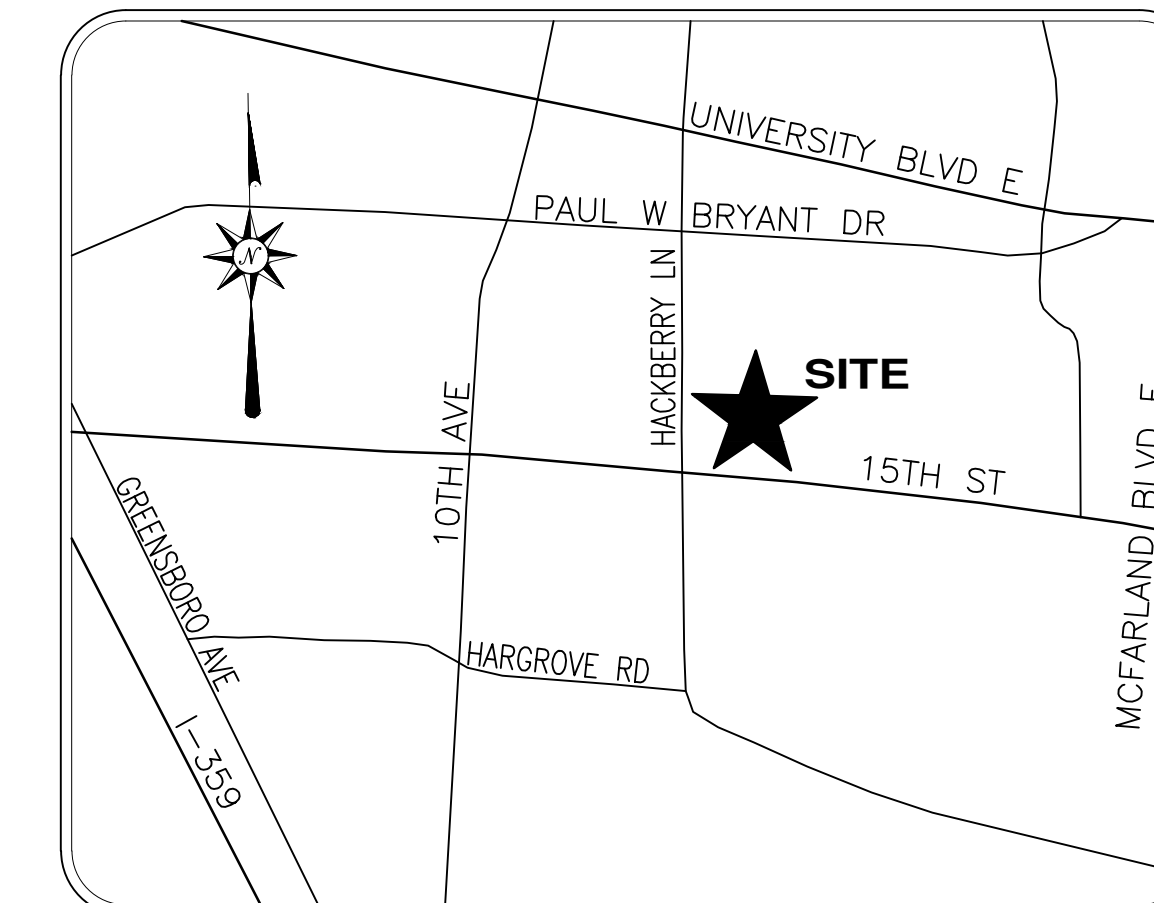
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VICINITY MAP



NO SCALE

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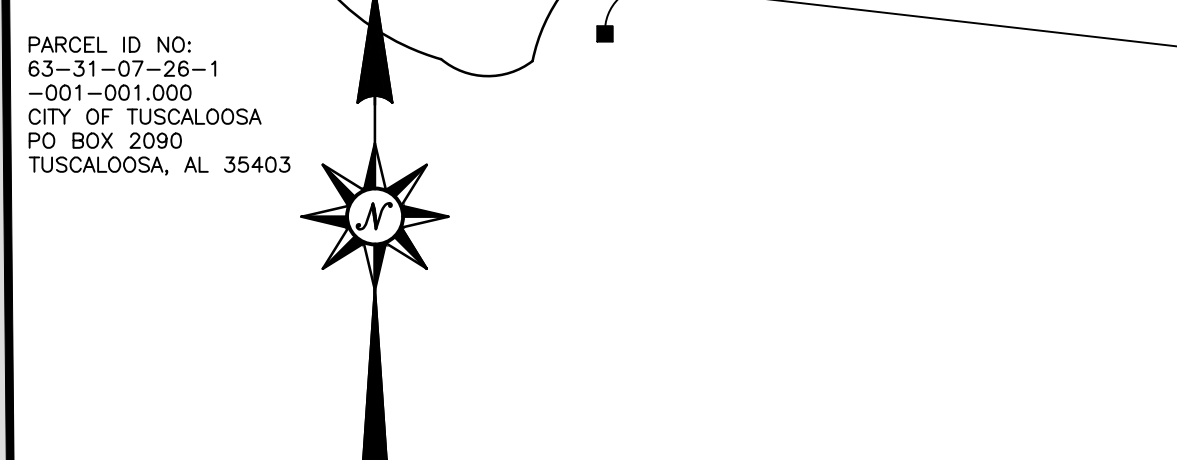
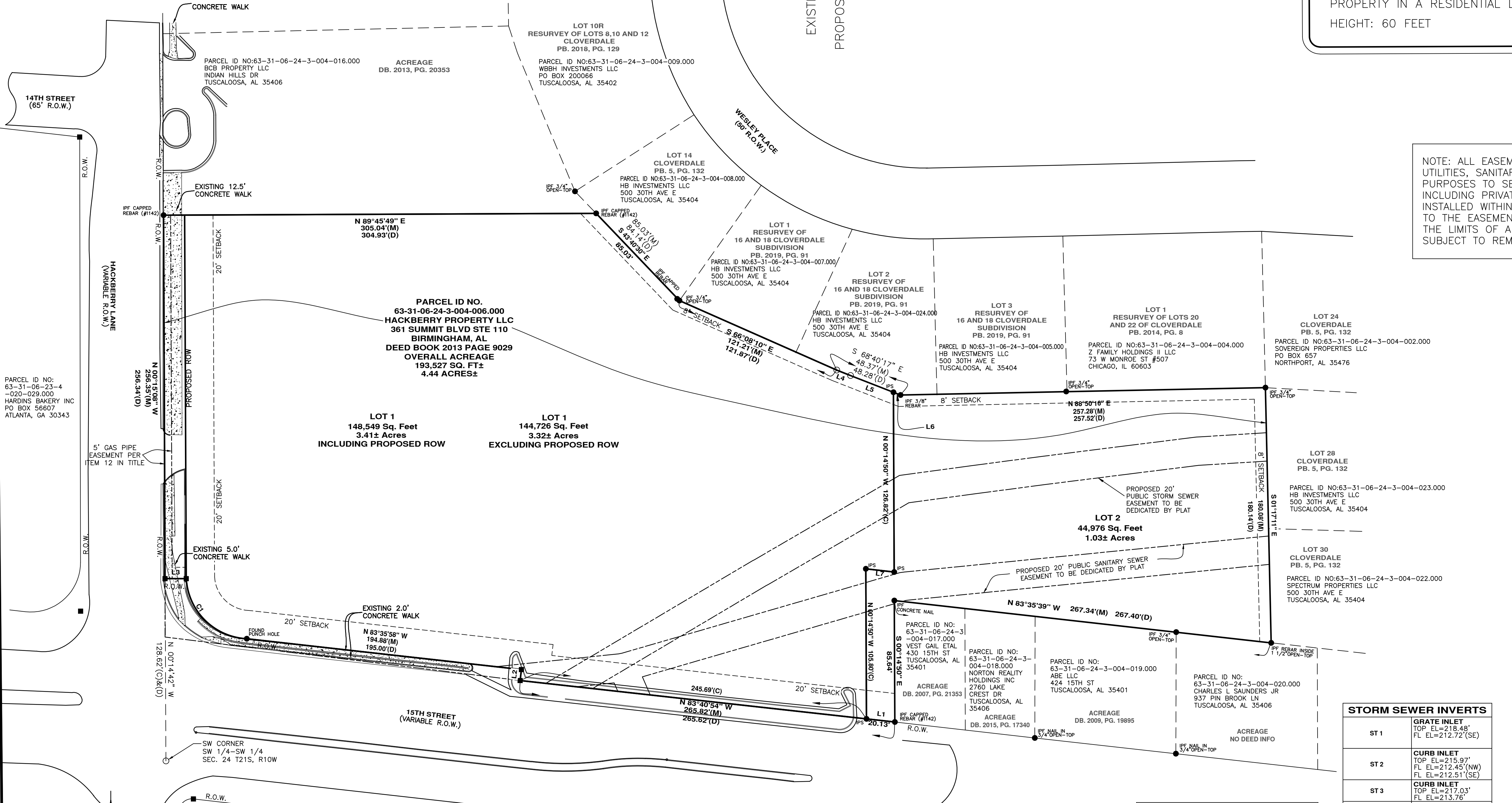
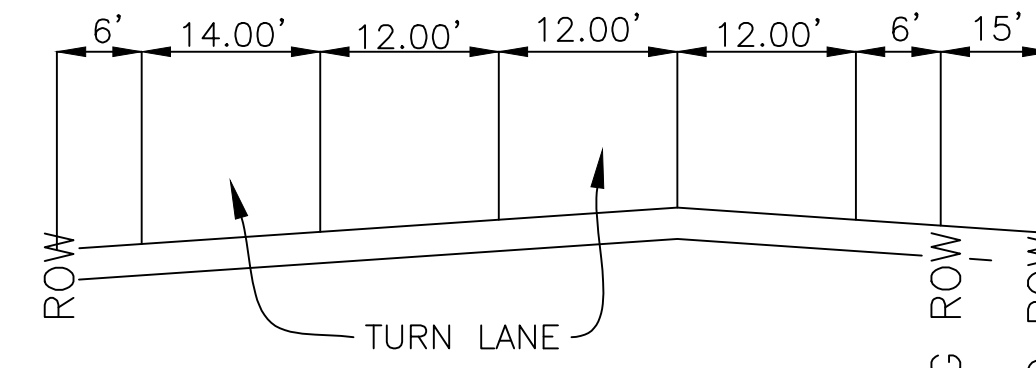
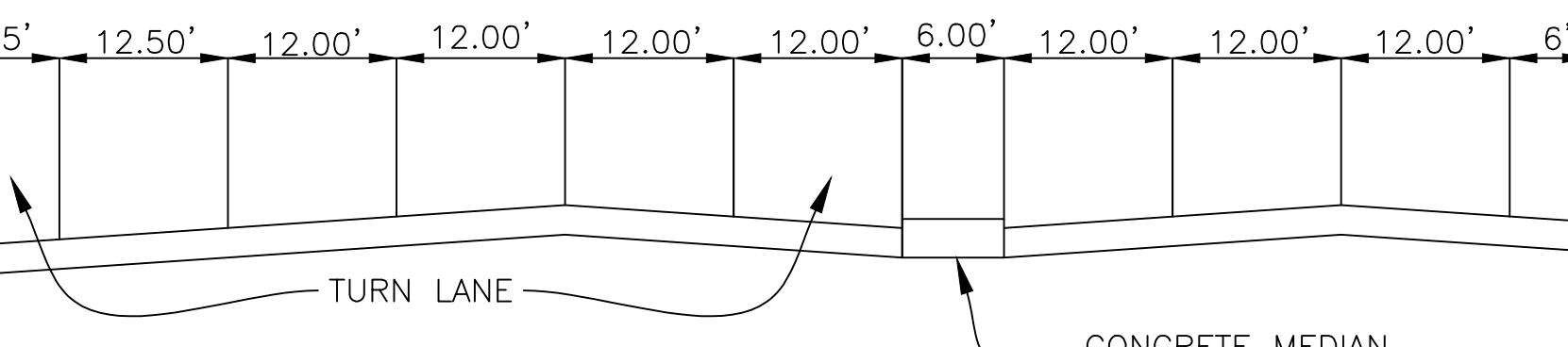
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Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOVER, ALABAMA 35244
PHONE: (205) 942-2496
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

LINE TABLE

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