

TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Parkway Gardens Parcel ID: 36-06-24-0-001-003.000 Total Acres: 19.5

Surveyor or Engineer

Name: McGuire Assoc. Div. of GSA Email: mmcguire@gonzalez-strength.com Phone: 2053612052
 Address: 2315 14th St. City/State: Tuscaloosa / Al ZIP Code: 35401

Property Owner

Name: Delta Land Co. LLC Email: innesmcintyre@aol.com Phone: 3346575555
 Address: 141 North Memorial Drive City/State: Montgomery / Al ZIP Code: 36067


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 _____	<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 checked="" type="checkbox"/> YES	<input 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.

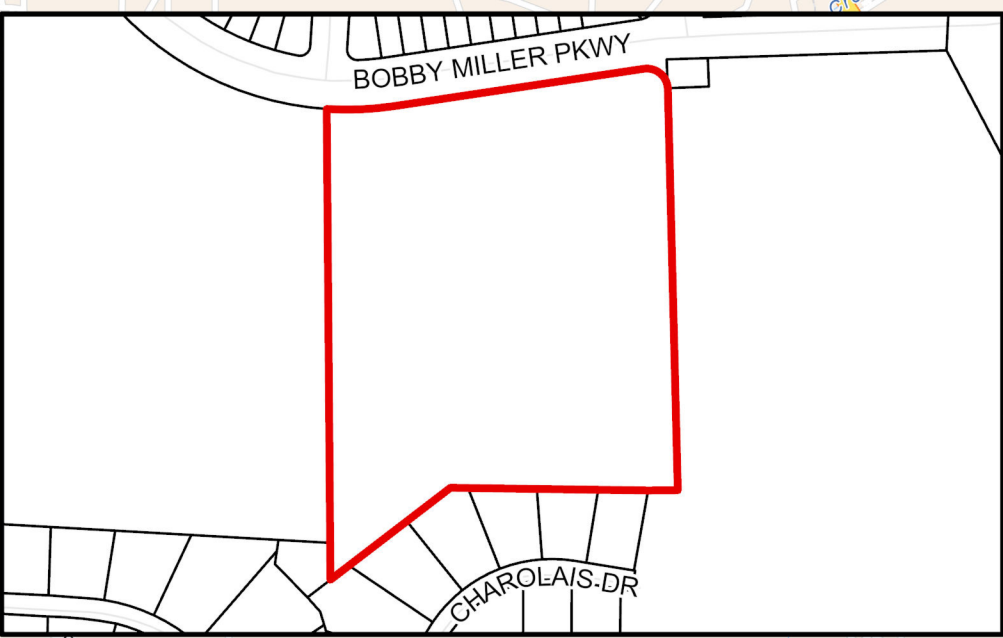
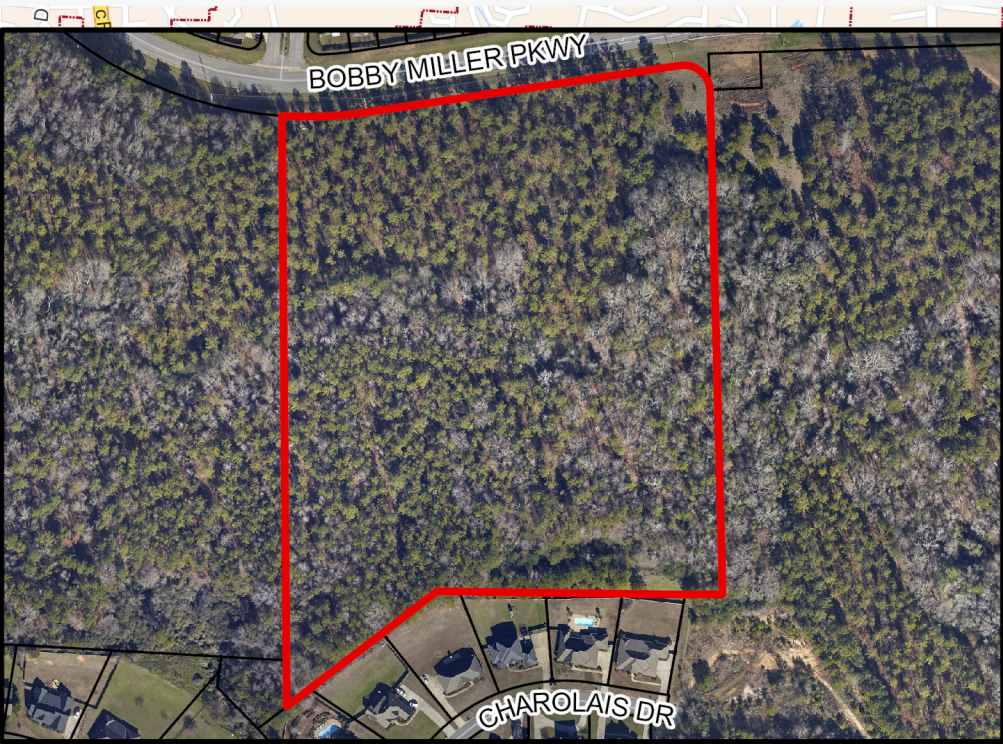
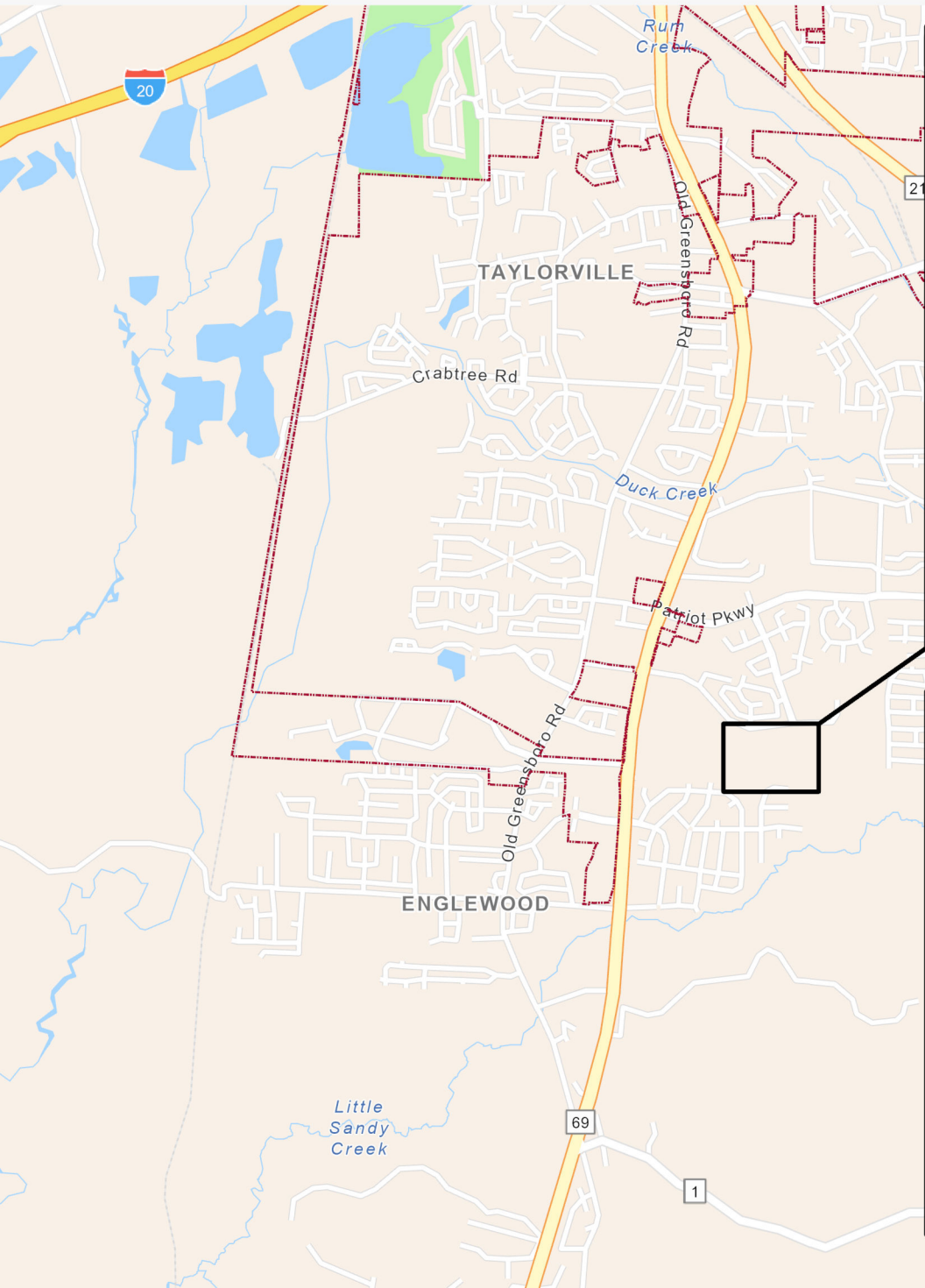
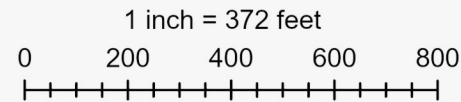
Signature:  Date: 11/18/2022

**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



North of 9650-9722 Charolais Drive

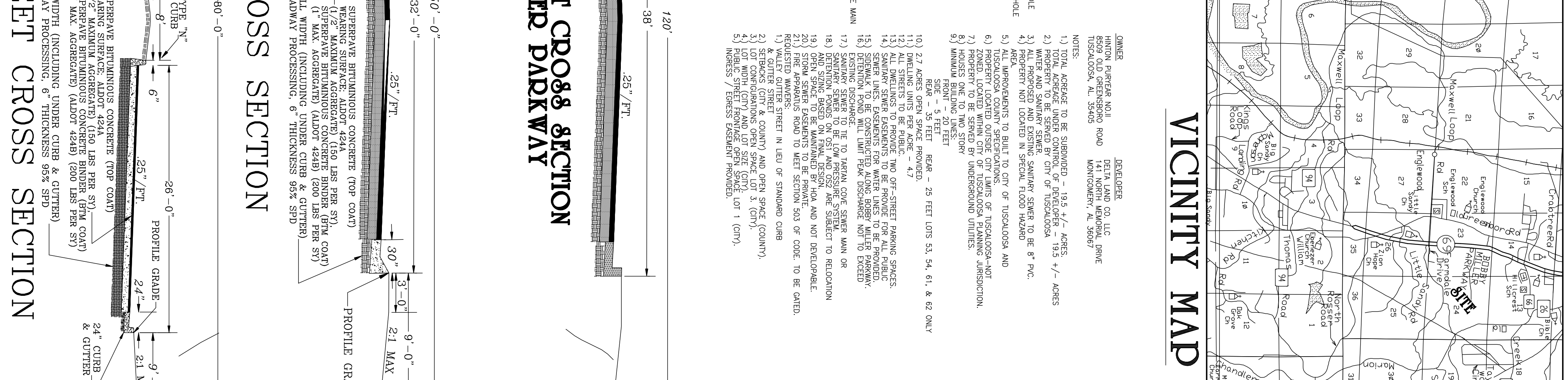
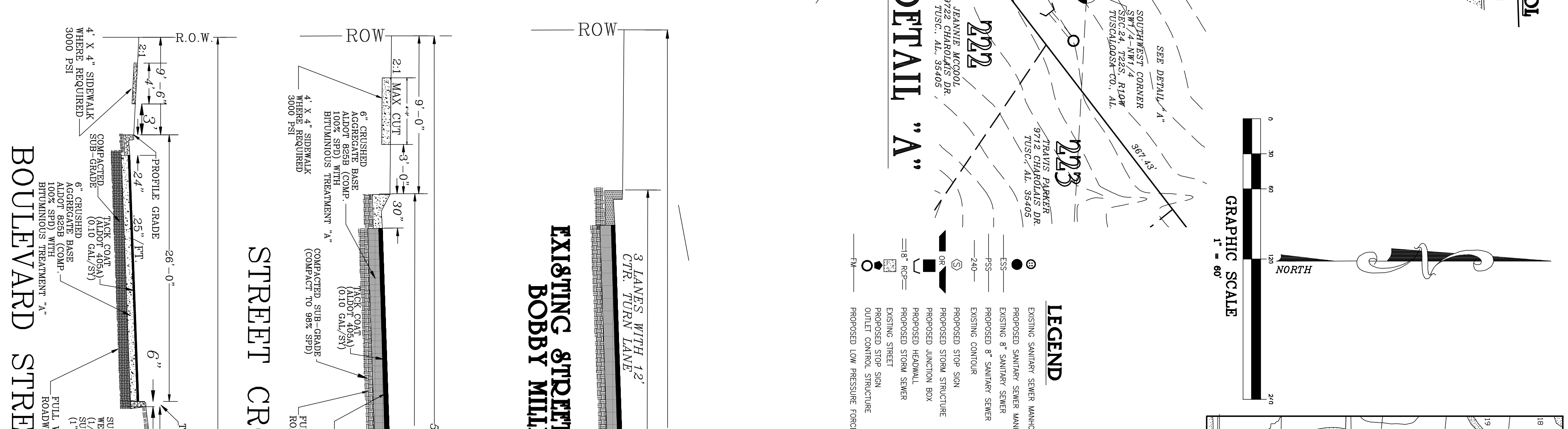
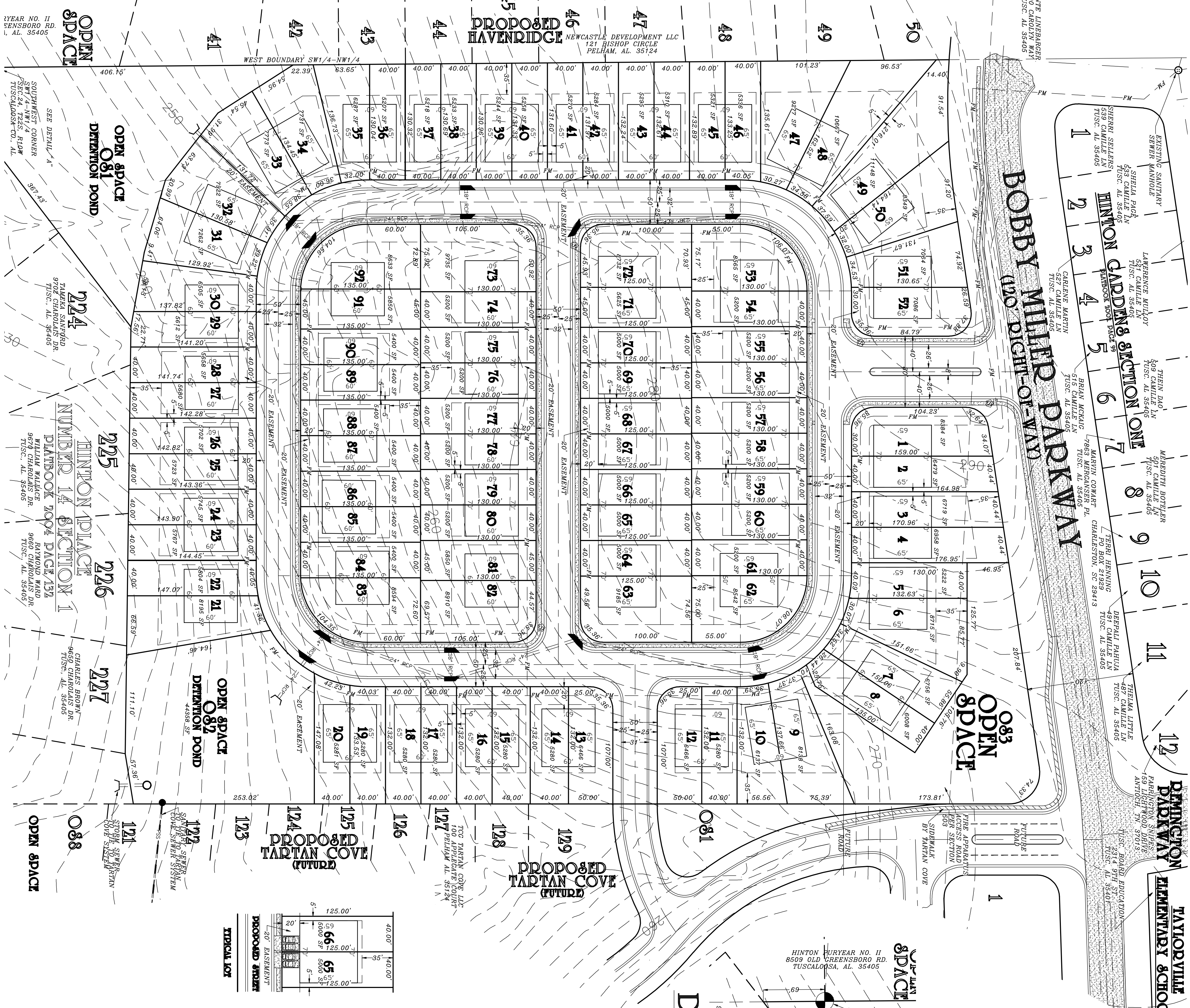




North of 9650-9722 Charolais Drive

1 inch = 208 feet
0 100 200 300 400





- ### LEGEND
- EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING 8" SANITARY SEWER
 - PROPOSED 8" SANITARY SEWER
 - EXISTING CONDUIT
 - PROPOSED STORM SEWER
 - PROPOSED STORM STRUCTURE
 - PROPOSED SANITARY BOX
 - PROPOSED STORM SEWER
 - PROPOSED STORM SINK
 - EXISTING STORM STRUCTURE
 - PROPOSED LOW PRESSURE FORCE MAIN
- ### OWNER
- HINTON PARKWAY NORTH DEVELOPMENT LLC
7100 HUNTERS DR.
TUSCALOOSA, AL 35405
- ### DESIGNER
- DELAN LAND CO. LLC
1400 HUNTERS DR.
TUSCALOOSA, AL 35405
- ### NOTES
- 1) TOTAL ACRES TO BE SUBDIVIDED - 19.5 +/- ACRES
 - 2) TOTAL ACRES UNDER CONTROL OF DEVELOPER - 19.5 +/- ACRES
 - 3) ALL PROPOSED AND EXISTING SANITARY SEWERS TO BE 8" P.C.
 - 4) ALL 8" SANITARY SEWERS TO BE 8" P.C.
 - 5) ALL PROPOSED STORM SEWERS TO BE 8" P.C.
 - 6) ALL PROPOSED CONDUITS TO BE 6" P.C.
 - 7) ALL PROPOSED CONDUITS TO BE 6" P.C.
 - 8) PROPOSED 8" SANITARY SEWER SHALL BE 8" P.C.
 - 9) PROPOSED 8" SANITARY SEWER SHALL BE 8" P.C.
 - 10) ALL 2.7 ACRES OPEN SPACE PROVIDED.
 - 11) DOWLING UNITS PER ACRE - 4.7
 - 12) ALL UTILITIES TO BE DEPTH TO THE 12" S.P.S. STREET.
 - 13) SANITARY SEWER EXISTENTS TO BE PROVIDED FOR ALL PUBLIC UTILITIES.
 - 14) SANITARY SEWER EXISTENTS TO BE PROVIDED FOR ALL PUBLIC UTILITIES.
 - 15) SHEDWAY TO BE PROVIDED FOR THE BOBBY MILLER PARKWAY.
 - 16) PROPOSED 8" SANITARY SEWER SHALL BE 8" P.C.
 - 17) PROPOSED 8" SANITARY SEWER SHALL BE 8" P.C.
 - 18) DETENTION POND SHALL BE 100% EFFICIENT AND NOT EXCEED 18" DEPTH.
 - 19) DETENTION POND SHALL BE 100% EFFICIENT AND NOT EXCEED 18" DEPTH.
 - 20) STORM SEWER EXISTENTS TO BE PRIVATE (S.O.D. OR CODE TO BE CARRIED).
 - 21) STORM SEWER EXISTENTS TO BE PRIVATE (S.O.D. OR CODE TO BE CARRIED).
 - 22) STORM SEWER EXISTENTS TO BE PRIVATE (S.O.D. OR CODE TO BE CARRIED).
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 - 50) STORM SEWER EXISTENTS TO BE PRIVATE (S.O.D. OR CODE TO BE CARRIED).

MCGUIRE ASSOCIATES
A DIVISION OF
GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2315 14TH STREET TUSCALOOSA, ALABAMA 35401
PHONE: (205) 752-5382, PHONE: (205) 361-2052, FAX (205) 942-3033

PRELIMINARY PLAT

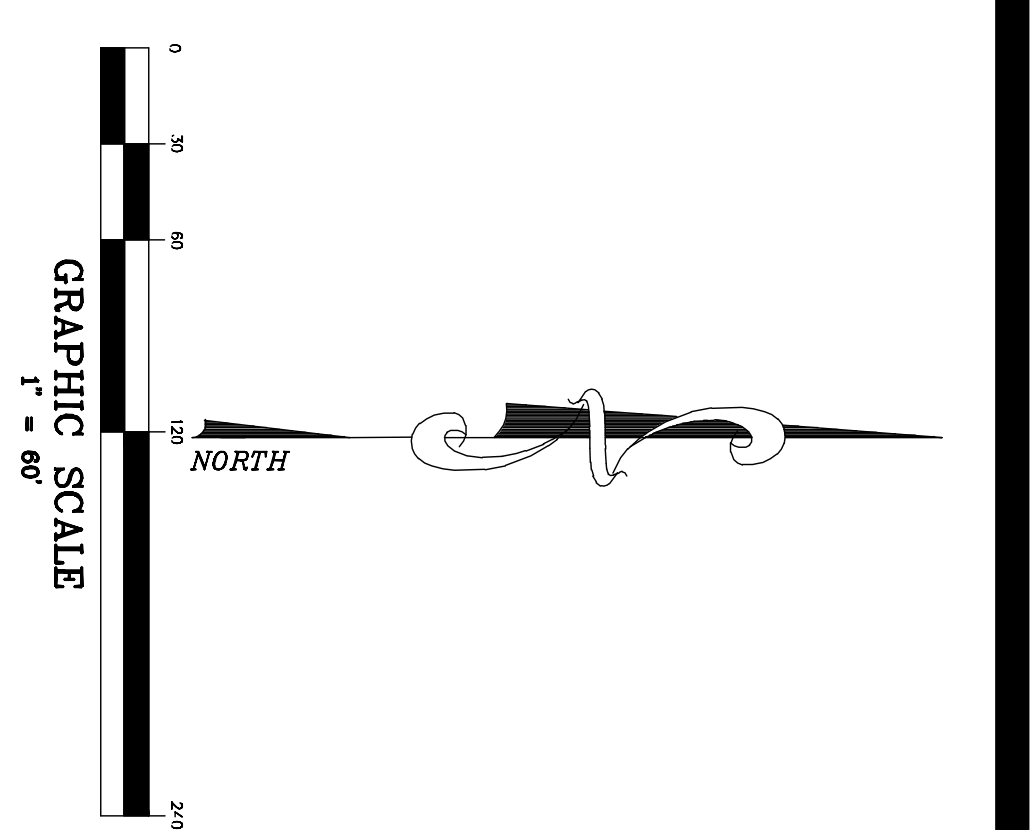
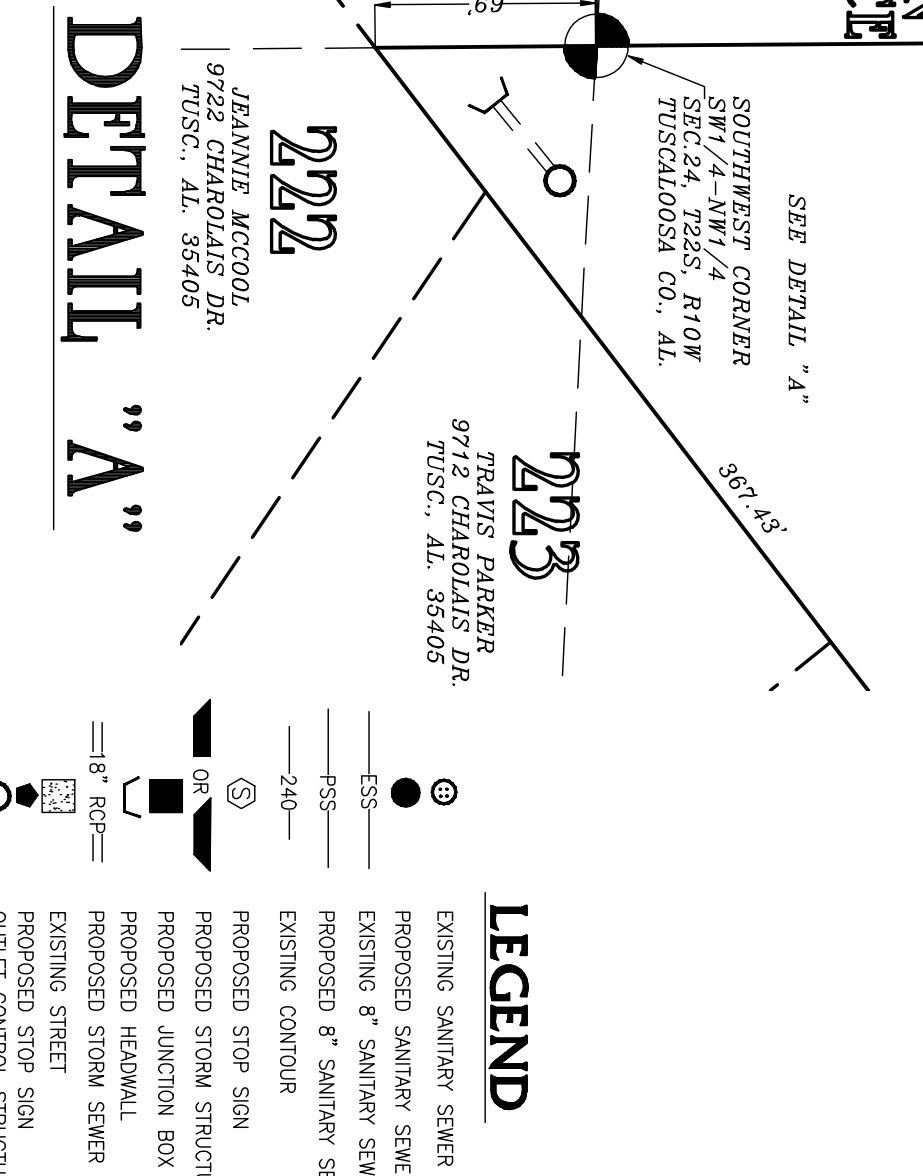
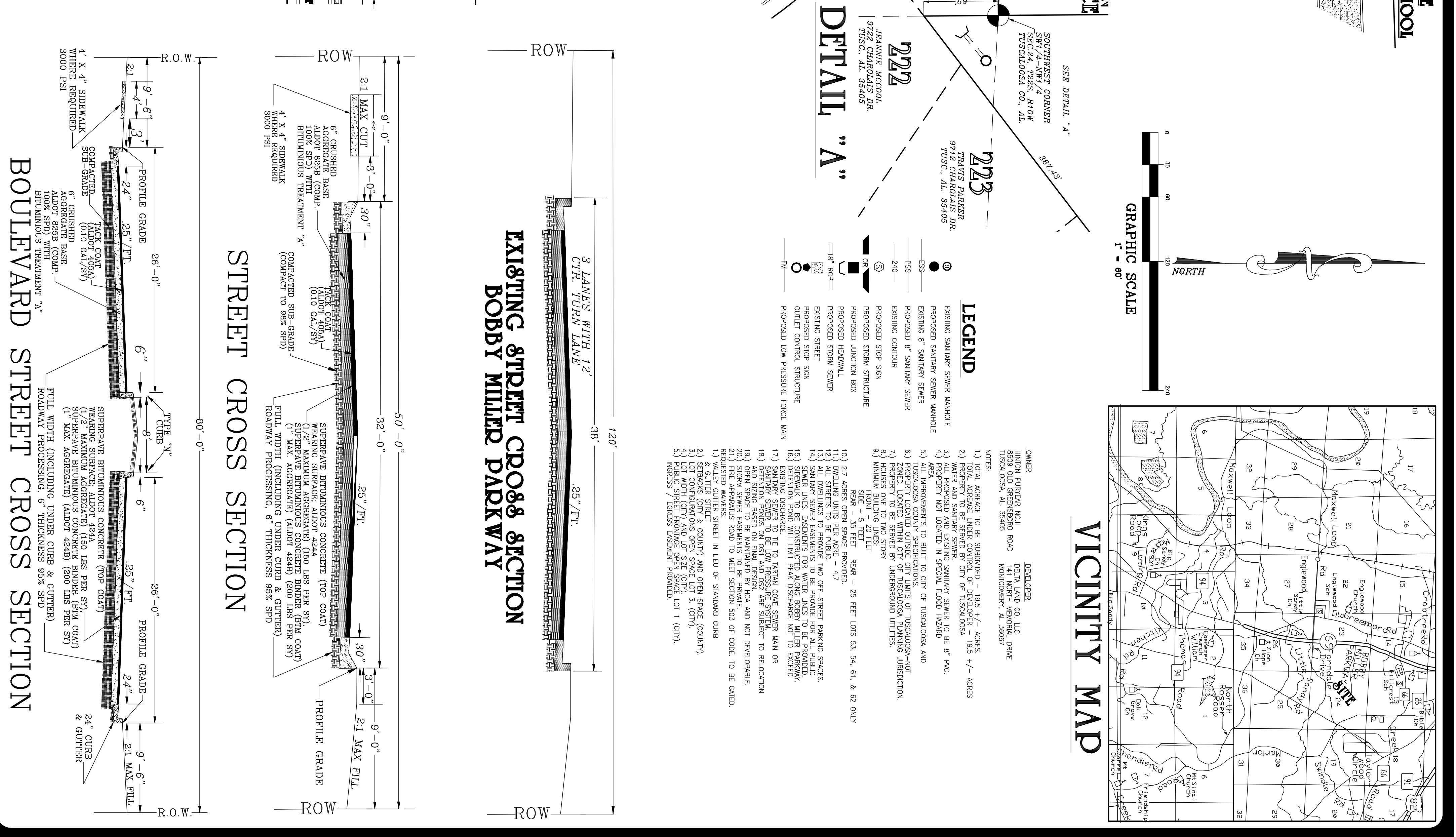
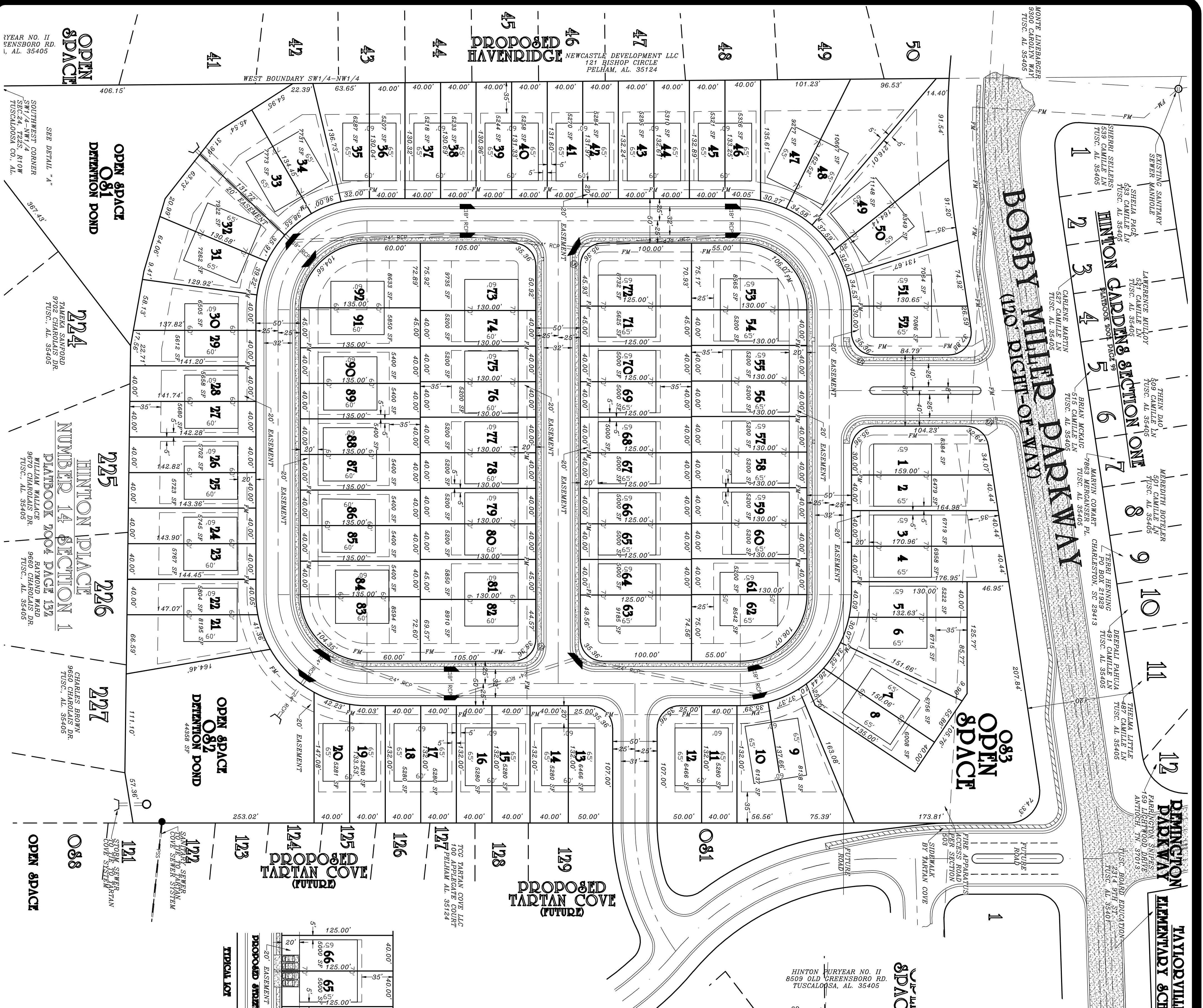
VILLAGE AT PINECREST
A RESIDENTIAL DEVELOPMENT
BOBBY MILLER PARKWAY
TUSCALOOSA COUNTY, ALABAMA

DWN. BY MJM OKD. BY MG SCALE 1"=40' FILE 2019/COUNTRYHIGH

NO.	REVISIONS DESCRIPTION	DATE

QUARTER - SECTION
PART OF THE SW1/4 OF THE NW1/4 AND PART OF
THE NW1/4 OF THE SW1/4 SEC.24, T22S, R10W

SECTION 24 TOWNSHIP 22 SOUTH RANGE 10 WEST



- LEGEND**
- EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING 8" SANITARY SEWER
 - PROPOSED 8" SANITARY SEWER
 - EXISTING CONDUIT
 - PROPOSED STOP SIGN
 - PROPOSED STORM STRUCTURE
 - PROPOSED JUNCTION BOX
 - PROPOSED MEDIAN
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED STOP SIGN
 - PROPOSED LOW PRESSURE FORCE MAIN
- NOTES:**
- 1) TOTAL ACREAGE TO BE SUBDIVIDED - 19.5 +/- ACRES
 - 2) TOTAL ACREAGE UNDER CONTROL OF DEVELOPER - 19.5 +/- ACRES
 - 3) ALL PROPOSED AND EXISTING SANITARY SEWERS TO BE 8" PVC.
 - 4) ALL SANITARY SEWERS TO BE LOCATED IN SPECIFIC FLOOD HAZARD AREA.
 - 5) ALL IMPROVEMENTS TO BE BUILT TO CITY OF TUSCALOOSA AND ADJACENT JURISDICTIONS.
 - 6) PROPERTY LOCATED OUTSIDE CITY LIMITS OF TUSCALOOSA - NOT SUBJECT TO CITY OF TUSCALOOSA PLANNING JURISDICTION.
 - 7) HOUSES ONE TO TWO STORIES.
 - 8) HOUSES ONE TO TWO STORIES.
 - 9) MAXIMUM DRIVEWAY WIDTH - 10 FEET.
 - 10) 2.7 ACRES OPEN SPACE PROVIDED.
 - 11) DWELLING UNITS PER ACRE - 4.7
 - 12) ALL UTILITIES TO BE PROVIDED FOR ALL PUBLIC UTILITIES.
 - 13) SANITARY SEWER EASEMENTS TO BE PROVIDED FOR ALL PUBLIC UTILITIES.
 - 14) SANITARY SEWER EASEMENTS TO BE PROVIDED FOR ALL PUBLIC UTILITIES.
 - 15) SIDEWALKS TO BE CONSTRUCTED ALONG BOBBY MILLER PARKWAY.
 - 16) DETERMINED FROM LUMP PUMP DISCHARGE NOT TO EXCEED 100 GPM.
 - 17) SANITARY SEWER TO BE TO TARRANT COVE SEWER MAIN OR DETENTION POND ON WEST AND WEST AND SUBJECT TO RELOCATION.
 - 18) DETENTION POND ON WEST AND WEST AND SUBJECT TO RELOCATION.
 - 19) AND SINKING POND ON TARRANT COVE SEWER MAIN OR DETENTION POND ON WEST AND WEST AND SUBJECT TO RELOCATION.
 - 20) STORM SEWER EASEMENTS TO BE PRIVATE OR CODE TO BE GIVEN. REQUESTED WHEREAS ROAD TO WEST SECTION 500 OF CODE TO BE GIVEN.
 - 21) VALLEY GUTTER STREET IN NEAR OF STANDARD CURB.
 - 22) SERVICE (CITY & COUNTY) AND OPEN SPACE (COUNTY).
 - 23) LOT CONVEYANCES OPEN SPACE (LOT 3) (CITY).
 - 24) PUBLIC STREET THROUGH OPEN SPACE (LOT 1) (CITY).
 - 25) ADDRESS / EGRESS EASEMENT PROVIDED.

OWG. NO. PP-1 PROJECT 20-03320

2/16/2022

MCGUIRE ASSOCIATES
A DIVISION OF

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VILLAGE AT PINECREST
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McGuire Associates a Division of GSA



GONZALEZ – STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING
LAND PLANNING • LANDSCAPE ARCHITECTURE

Planning, Office of Urban Development

December 12, 2022

C/o Mr. Zach Ponds

2201 University Boulevard

Annex III, 3rd Floor

Tuscaloosa, AL 35401

Re: Parkway Gardens

Dear Mr. Ponds,

By this letter our client, Delta Land Co. LLC would like to request the following variances.

- 1.) Valley Gutter in lieu of Standard Curb and Gutter.
- 2.) Setbacks
- 3.) Lot width and Lot size
- 4.) Lot configuration Open Space Lot 3
- 5.) Ingress / egress easement to serve Open Space Lot 1 in lieu of street frontage.

If you should have any questions or need any additional information please give me a call. Thank you for your time.

Sincerely,

A handwritten signature in purple ink, appearing to read 'Michael J. McGuire', is written over a horizontal line.

Michael J. McGuire
Senior Project Manager