

TUSCALOOSA  
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

*Please complete all of the following required fields:*

Subdivision: Parkview Center Subdivision #1 Parcel ID: 63-31-06-23-4-020-027.000 Total Acres: 6.3 +/-

**Surveyor or Engineer**

Name: Duncan Coker Associates, P.C. Email: jduncan@duncancoker.com Phone: 205-561-0808

Address: 302 Merchants Walk, Suite 250 City/State: Tuscaloosa / AL ZIP Code: 35406

**Property Owner**

Name: Robert Monfore Family Trust, etal Email: tom@monforegroup.com Phone: 205-750-8102

Address: 620 14th Street, Suite C 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 1/2" 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>10-31-22</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 1/2" 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: [Signature] Date: 12/6/2022

**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

**SUBMIT FORM**



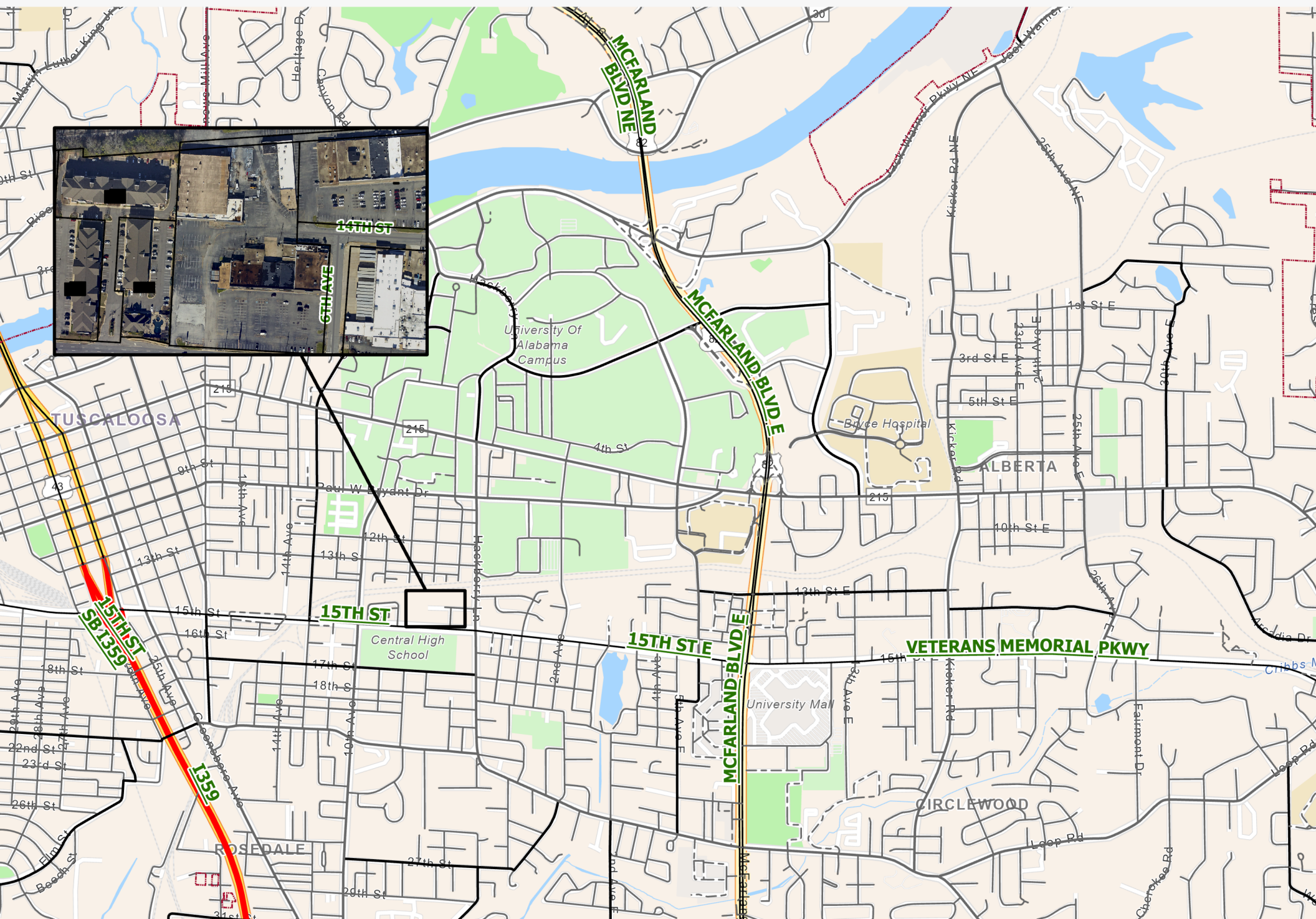


# 632 15th Street

1 inch = 373 feet



N







632 15th Street

1 inch = 149 feet

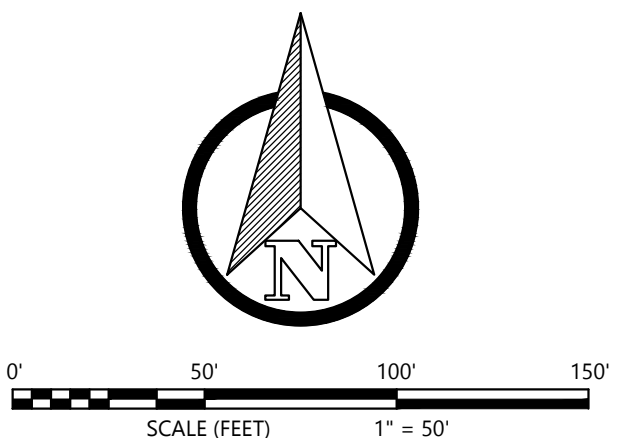
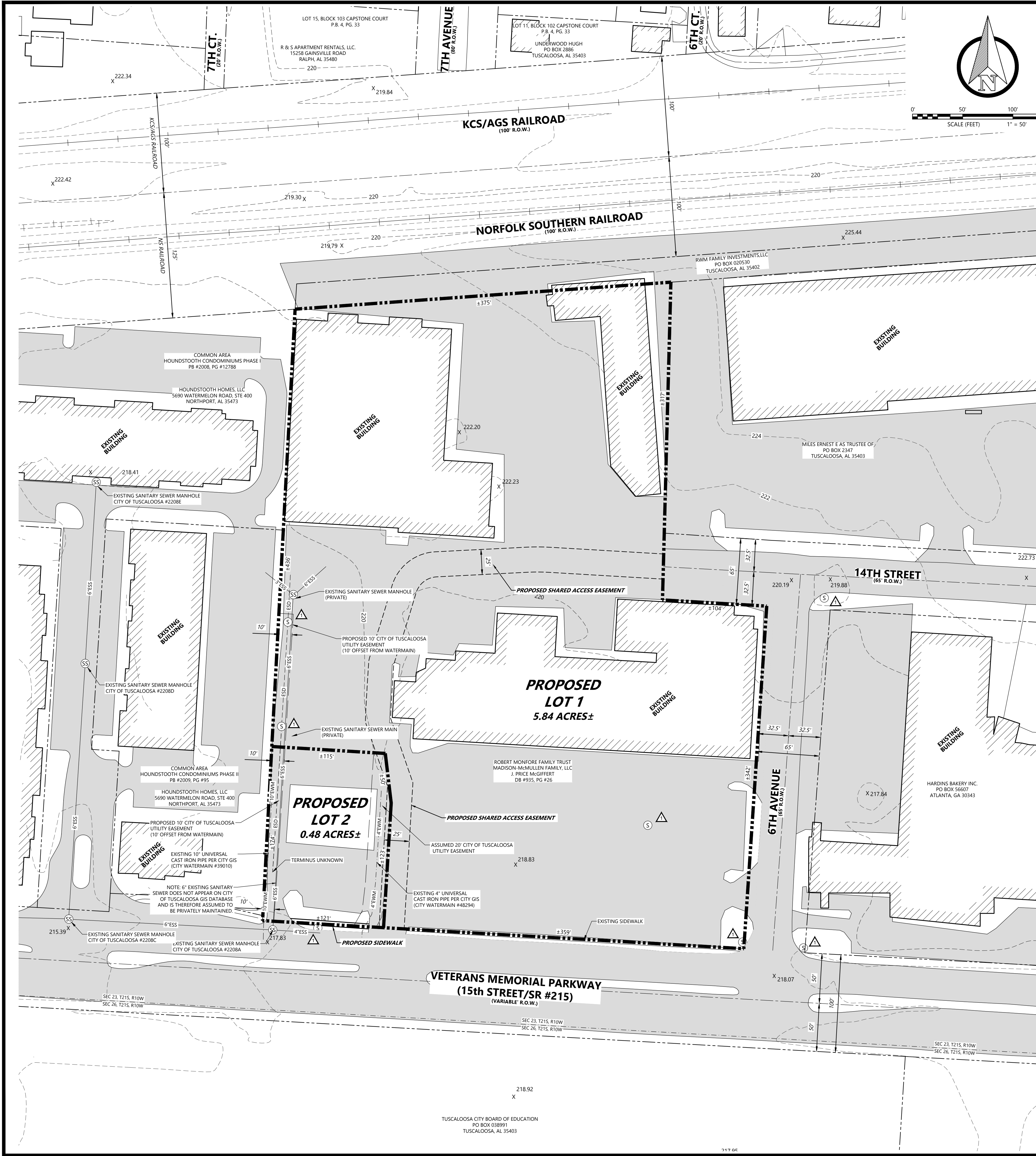
0 80 160 240 320



N







OWNERS/DEVELOPERS:

ROBERT MONFORE FAMILY TRUST  
MADISON-MCMULLEN FAMILY, LLC  
J. PRICE MCGIFFERT  
620 14th STREET, STE C  
TUSCALOOSA, AL 35401

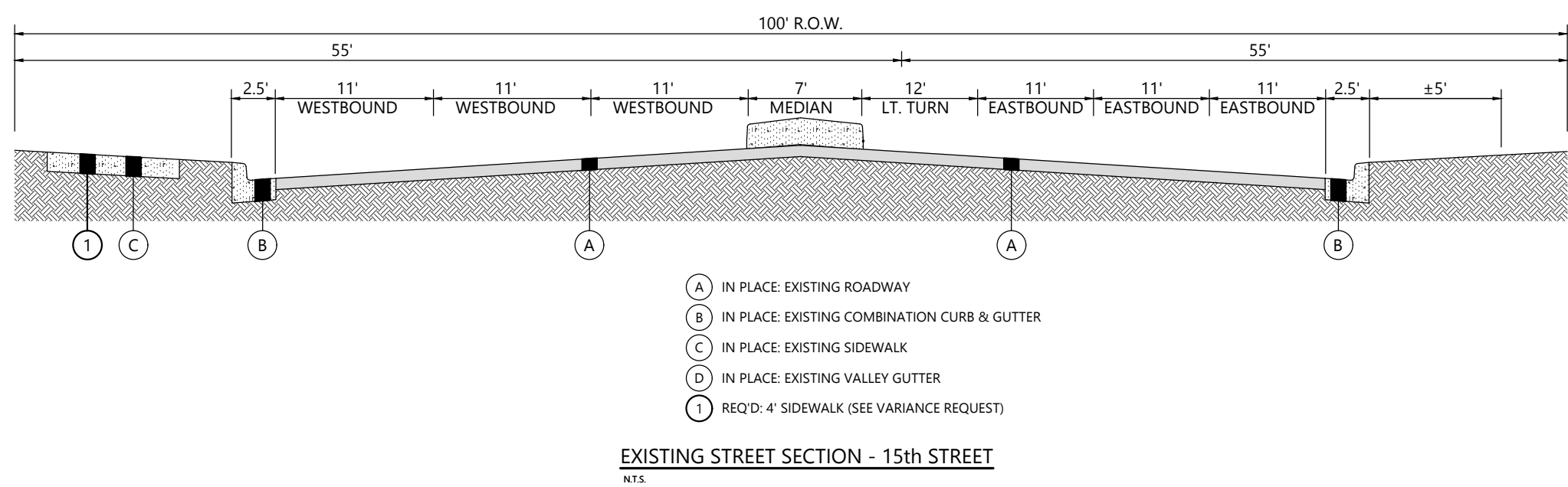
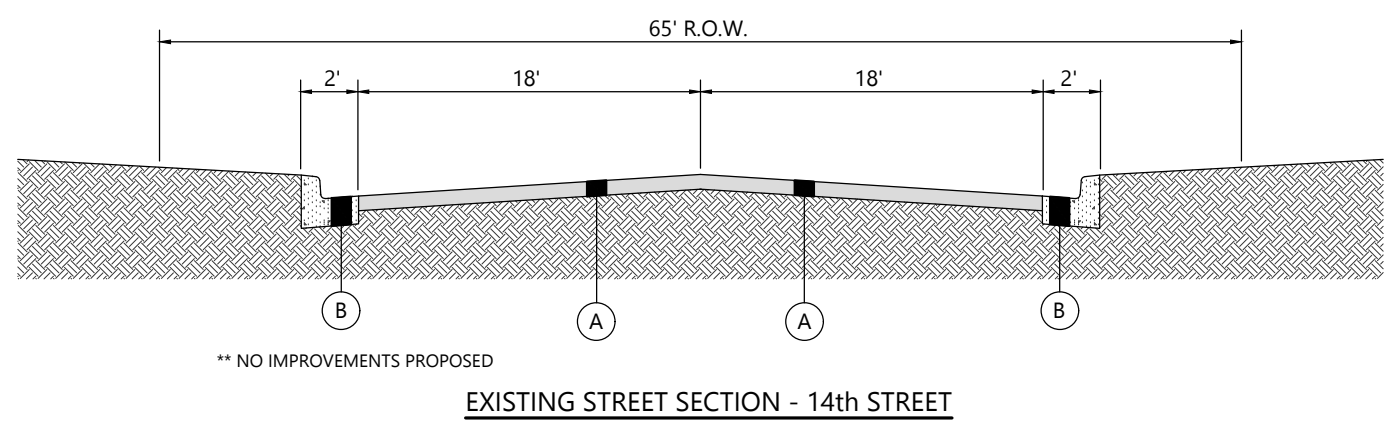
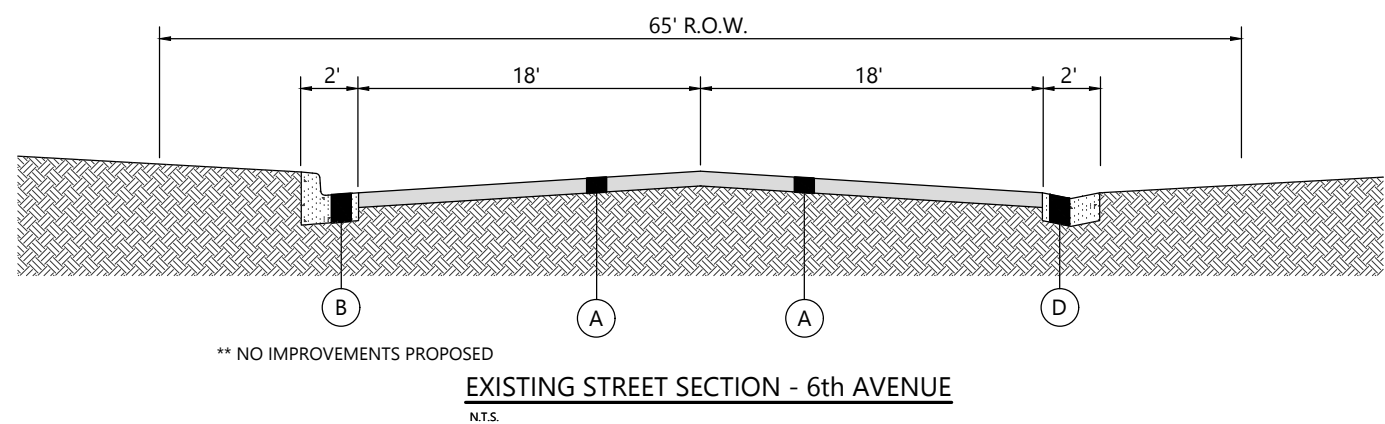
NOTES:

1. PROPERTY TO BE SUBDIVIDED = 6.3 AC.±  
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPERS = 6.3 AC.±
2. THIS SUBDIVISION IS CURRENTLY PARTIALLY ZONED ML AND PARTIALLY BN.
3. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 0112SC0508G, REVISED DATE 1-16-14.
5. THIS PLAN IS NOT BASED ON FIELD COLLECTED DATA.
6. THE SUBJECT PROPERTY IS LOCATED IN THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA.
7. SOURCE OF TITLE: DB 935, PG 26.

VARIANCE REQUEST:

1. SIDEWALK CONSTRUCTION ALONG A PORTION OF VETERANS MEMORIAL PARKWAY:  
CURRENTLY NO SIDEWALK EXISTS ALONG THE FRONTAGE OF PROPOSED LOT 2. THE DEVELOPER REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT A SIDEWALK ALONG THE FRONTAGE OF LOT 2 AS PART OF THE SUBDIVISION PROCESS. RATHER THAN CONSTRUCTING THE SIDEWALK AS PART OF THE SUBDIVISION PROCESS, THE SIDEWALK WILL BE DESIGNED AND CONSTRUCTED AS PART OF AND A CONDITION OF THE LAND DEVELOPMENT PERMIT PROCESS ASSOCIATED WITH THE PLANNED IMPROVEMENTS ON PROPOSED LOT 2.

SYMBOLS LEGEND	
— R.O.W. —	RIGHT-OF-WAY LINE
— — —	PROPERTY LINE
— — —	SECTION LINE
- - - - -	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
- - - - -	EXISTING CONTOUR LINE (2 FOOT INTERVAL)
— EWM —	EXISTING WATER MAIN
— ESS —	EXISTING WATER MAIN
— ESD —	EXISTING WATER MAIN
(S)	EXISTING SANITARY SEWER MANHOLE
(S)	EXISTING STORM DRAINAGE STRUCTURE
● 6"	IRON PIPE FOUND(SIZE)
▲	FOUND REBAR
■	FOUND CONCRETE MONUMENT
DB	DEED BOOK
PG	PAGE
■	EXISTING ASPHALT SURFACE



VICINITY MAP  
N.T.S.

ALABAMA  
LICENSED  
ENGINEER  
No. 26709  
JAMES L. DUNCAN, JR.  
12/9/2022  
ALABAMA  
LICENSED  
ENGINEER  
No. 23657  
JAMES L. DUNCAN, JR.

**DUNCAN & COKER ASSOCIATES**  
CIVIL ENGINEERING • SURVEYING • PLANNING  
302 MERCHANTS WALK, SUITE 250  
TUSCALOOSA, AL 35406  
205.561.0808  
WWW.DUNCANCOKER.COM

**PARKVIEW CENTER SUBDIVISION #1**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 21 SOUTH, RANGE 10 WEST  
TUSCALOOSA COUNTY, ALABAMA

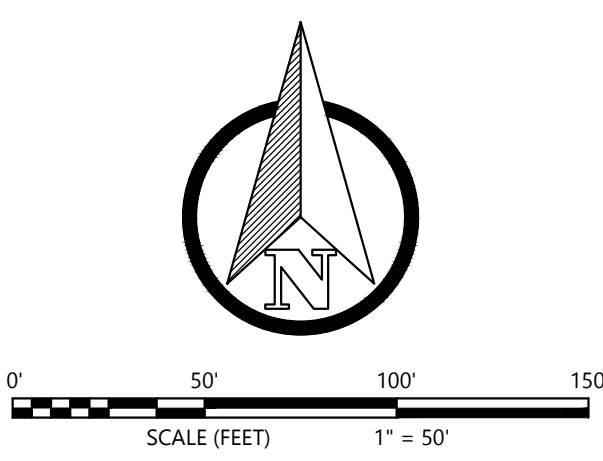
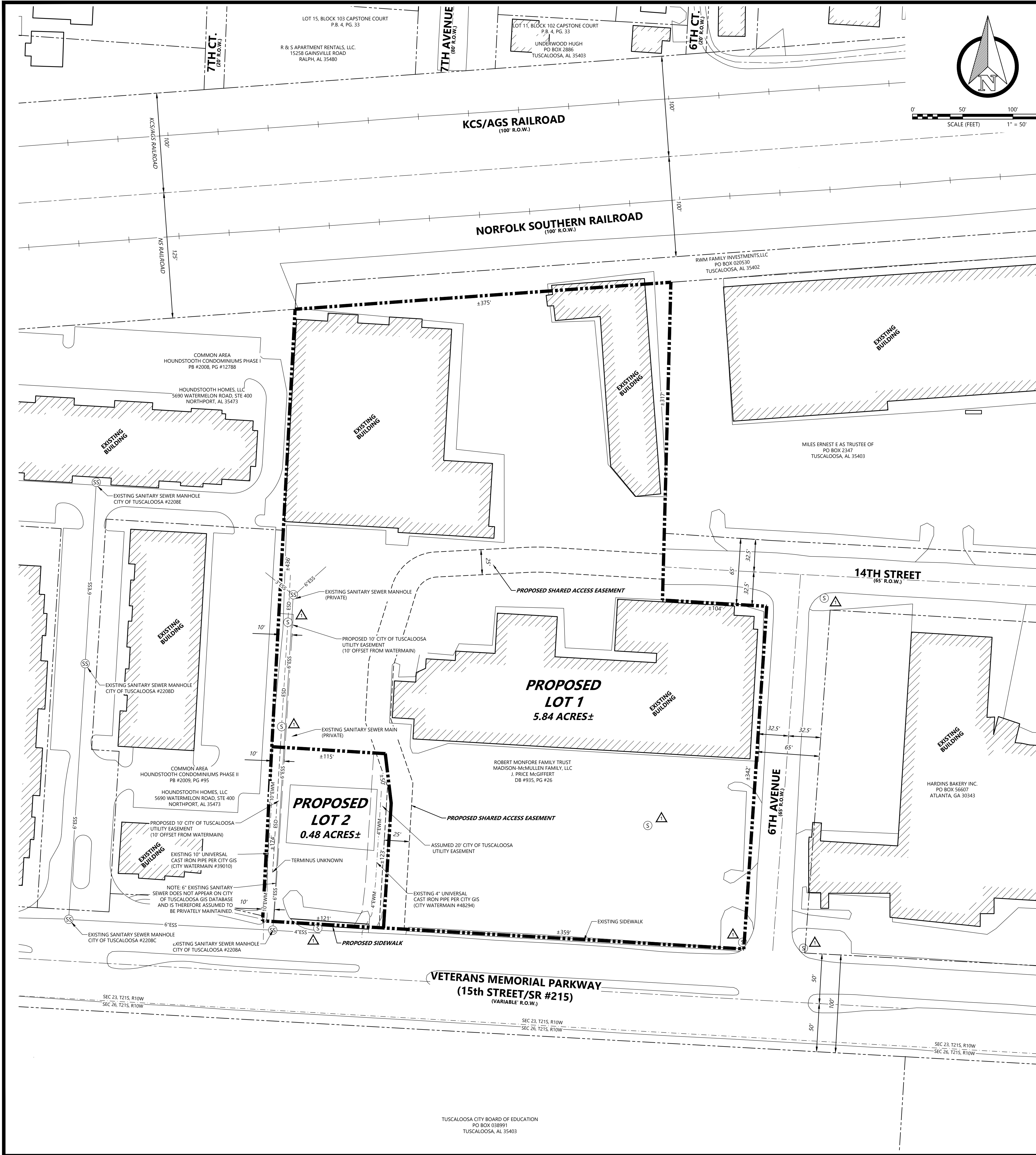
**PRELIMINARY SUBDIVISION PLAT**

NO.	DATE	DESCRIPTION
1	1-3-23	ADDED EXISTING STORM DRAIN STRUCTURES
2	12-6-22	CHECKED BY: J.L.C.
3	12-6-22	DRAWN BY: W.T.B.
4	12-6-22	PROJECT NUMBER: 22-2005
5	12-6-22	FILE NAME: ParkviewSub-PrelimPlat

SHEET NO.

**C100**





OWNERS/DEVELOPERS:

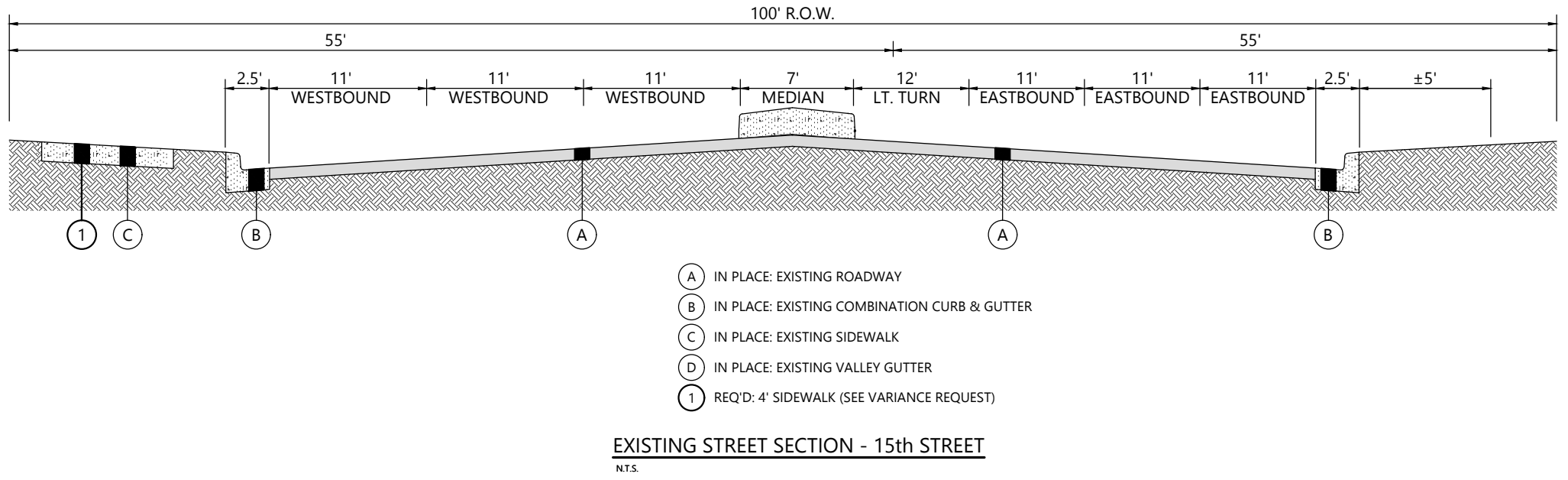
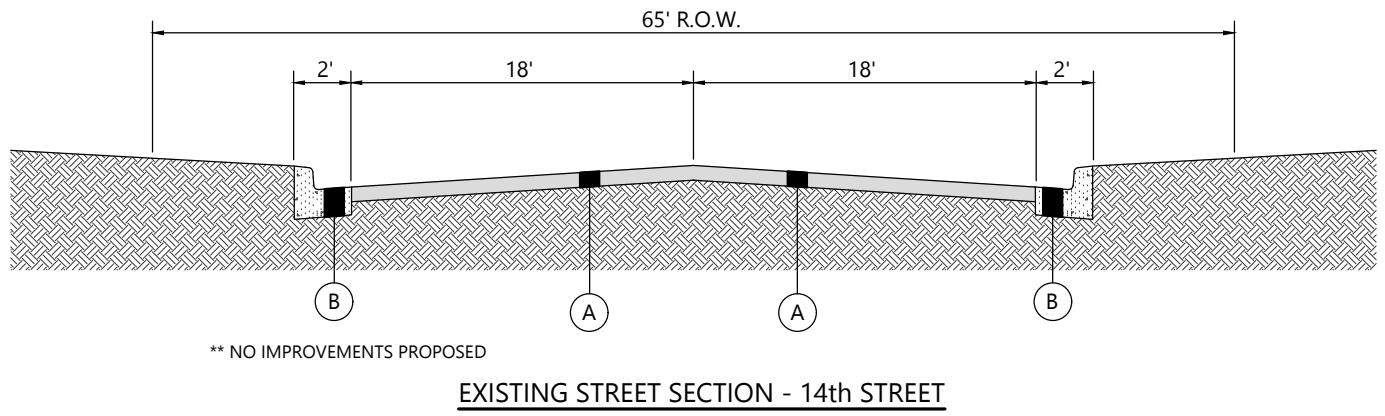
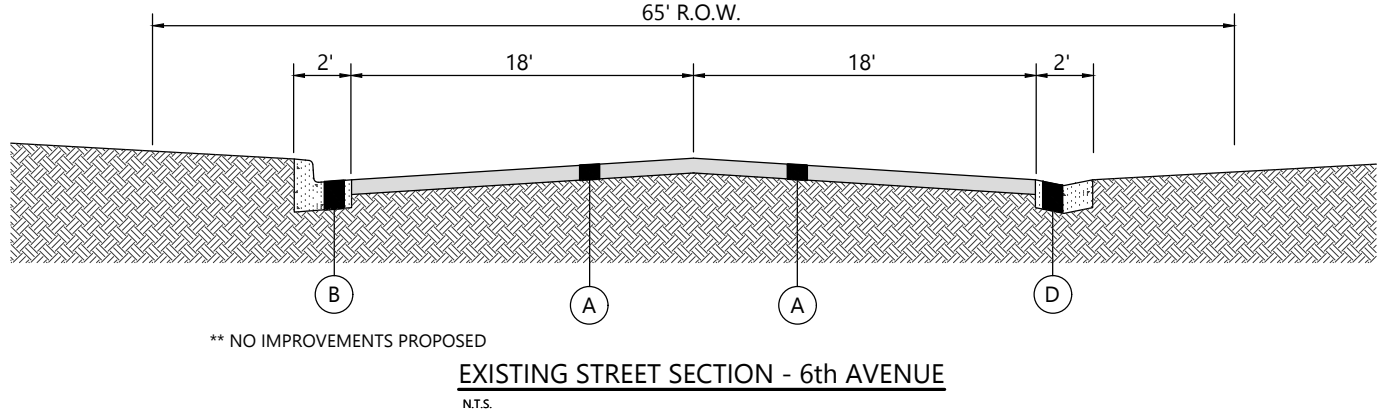
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**Parkview Center Subdivision #1**  
**Preliminary Subdivision Application**  
**Variance Request**

December 9, 2022

Variance Request – Sidewalk Along a Portion of Veterans Memorial Parkway

Currently no sidewalk exists along the frontage of proposed Lot 2. The developer requests a variance from the requirement to construct a sidewalk along the frontage of Lot 2 as part of the subdivision process. Rather than constructing the sidewalk as part of the subdivision process, the sidewalk will be designed and constructed as part of the and a condition of the Land Development Permit process associated with the planned improvements on proposed Lot 2.