City of TUSCALOOSA
URBAN DEVELOPMENT

TUSCALOOSA PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Music Center Subdivision Parcel ID: 63 36 01 12 1 001 007.005 63 36 01 12 1 001 007.000 Total Acres: 16.34

Surveyor or Engineer

Name: Bobby Herndon Email: bherndon@hhasurveyors.com Phone: 205-242-1002

Address: 2728 Lurleen Wallace Blvd City/State: Northport / AL ZIP Code: 35476

Property Owner

Name: Virginia Horton Email: Phone: 205-759-2590

Address: 6011 Old Montgomery Hwy City/State: Tuscaloosa / AL ZIP Code: 35405

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 ½" x 11"	☑ YES	☐ NO	☐ N/A
Digital copy of Plat (with & without contours)	☑ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☑ YES _____	☐ NO	☐ N/A
Master Plan provided	☐ YES	☐ NO	☑ N/A
Drainage study	☐ YES	☐ NO	☑ N/A
Variance request letter	☑ YES	☐ NO	☐ N/A
Designation of Agent form	☑ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 ½" X 11" scale	☑ YES	☐ NO	☐ 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)	☑ YES	☐ NO	☐ 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: 12/15/22

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
planningcommission@tuscaloosa.com

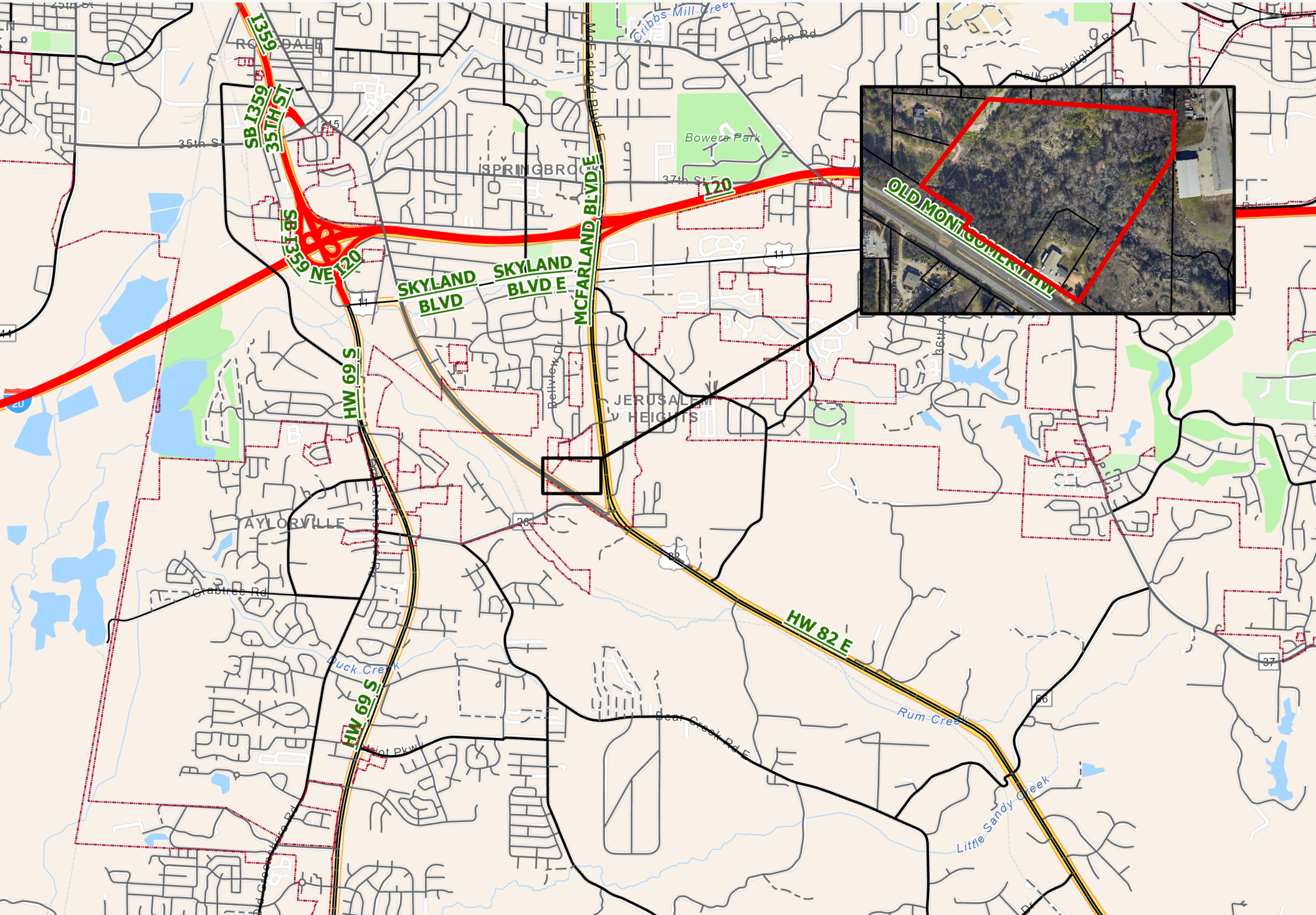
SUBMIT FORM

6325 Old Montgomery Highway

1 inch = 573 feet

0 350 700 1,050 1,400

N

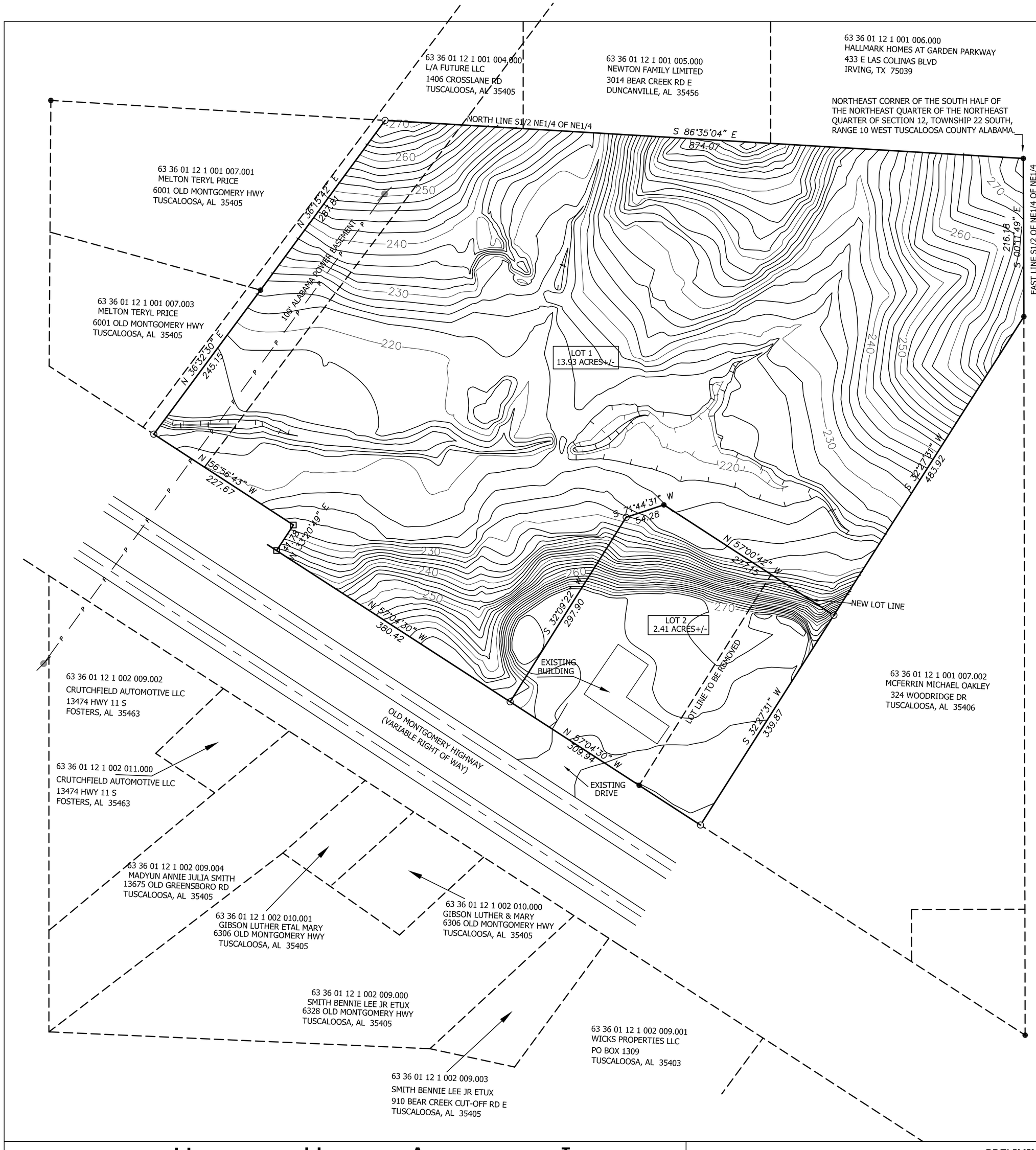


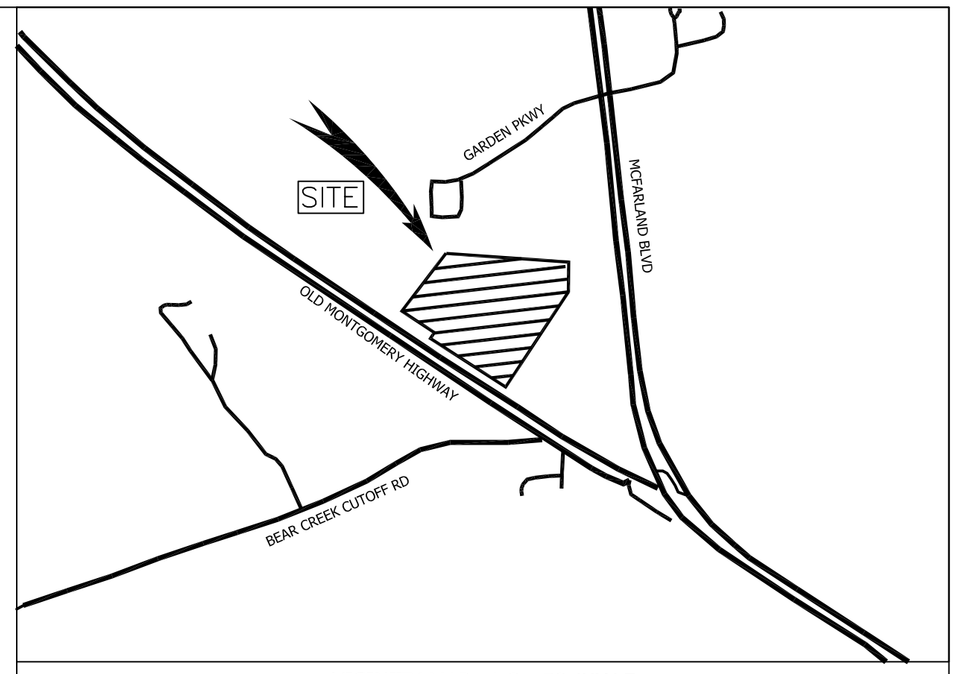
6325 Old Montgomery Highway

1 inch = 218 feet

0 150 300 450 600

N

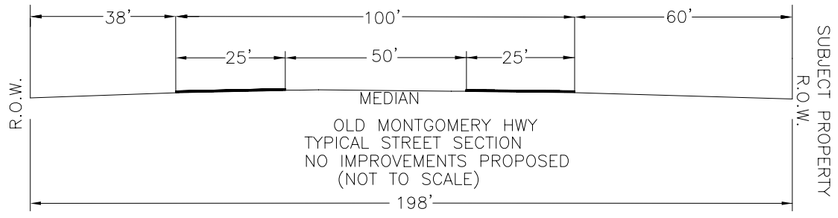




VICINITY MAP - NOT TO SCALE

LEGEND

- ● IRON FOUND
- ○ 1/2" CAPPED REBAR SET (CA 0065)
- □ CONCRETE MONUMENT FOUND
- △ CALCULATED POINT–NOT MONUMENTED
- R.O.W. RIGHT–OF–WAY
- MBL MINIMUM BUILDING LINE
- UTILITY POLE W/ GUY WIRE
- UTILITY POLE
- —P— POWER LINE



NOTES:

1. ACRES UNDER CONTROL OF DEVELOPER: 16.34
2. ACRES DEVELOPED: 16.34
3. CURRENT OWNERS OF SUBJECT PROPERTIES:

63 36 01 12 1 001 007.000 AND 63 36 01 12 1 001 007.005
VIRGINIA HORTON
6011 OLD MONTGOMERY HWY
TUSCALOOSA, AL 35405

4. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C0519G EFFECTIVE DATE 1/16/2014, SUBJECT PROPERTY LIES IN ZONE "X" (UNSHADED)
5. PROPERTY IS IN ZONE ML
6. CONTOURS WERE TAKEN FROM CITY OF TUSCALOOSA TOPO.
7. REQUESTING A WAIVER FROM CAPPED SEWER, DRAINAGE STUDY, AND TYPICAL STREET SECTION ON OLD MONTGOMERY HWY.

100 50 0 100 200 300

SCALE: 1" = 100'

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

PRELIMINARY PLAT

MUSIC CENTER SUBDIVISION

PART OF THE SOUTH HALF OF THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 881 P 689 DB 1999 P 16347	Job No.	2210-034
Field Work	11/22	Date	11/22
Survey Type	SUBDIVISION	Scale	1"=100'
ACAD File	2210-034GRAY.dwg	Drawn By	DRH/JRH
COGO File	2210-034.TXT	Approved By	DRH
		Surveyed by	JT

63 36 01 12 1 001 004.000
L/A FUTURE LLC
1406 CROSSLANE RD
TUSCALOOSA, AL 35405

63 36 01 12 1 001 005.000
NEWTON FAMILY LIMITED
3014 BEAR CREEK RD E
DUNCANVILLE, AL 35456

63 36 01 12 1 001 006.000
HALLMARK HOMES AT GARDEN PARKWAY
433 E LAS COLINAS BLVD
IRVING, TX 75039

NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 10 WEST TUSCALOOSA COUNTY ALABAMA.

NORTH LINE S1/2 NE1/4 OF NE1/4

S 86°35'04" E
874.07

63 36 01 12 1 001 007.001
MELTON TERYL PRICE
6001 OLD MONTGOMERY HWY
TUSCALOOSA, AL 35405

N 36°15'42" E
287.81

100' ALABAMA POWER EASEMENT

63 36 01 12 1 001 007.003
MELTON TERYL PRICE
6001 OLD MONTGOMERY HWY
TUSCALOOSA, AL 35405

N 36°32'30" E
245.15

LOT 1
13.93 ACRES+/-

216.18
S 00°11'49" E

EAST LINE S1/2 OF NE1/4 OF NE1/4

63 37 03 07 2 002 004.000
COLLINS JACK C
7816 MERGANSER PL
TUSCALOOSA, AL 35405

N 56°56'43" W
227.67

41.78
N 33°20'49" E

S 71°44'31" W
54.28

N 57°00'42" W
277.15

S 32°27'31" W
483.92

S 32°09'22" W
297.90

N 57°04'30" W
380.42

LOT 2
2.41 ACRES+/-

NEW LOT LINE

EXISTING BUILDING

LOT LINE TO BE REMOVED

S 32°27'31" W
339.87

N 57°04'30" W
309.94

EXISTING DRIVE

OLD MONTGOMERY HIGHWAY
(VARIABLE RIGHT OF WAY)

63 36 01 12 1 002 009.002
CRUTCHFIELD AUTOMOTIVE LLC
13474 HWY 11 S
FOSTERS, AL 35463

63 36 01 12 1 002 011.000
CRUTCHFIELD AUTOMOTIVE LLC
13474 HWY 11 S
FOSTERS, AL 35463

63 36 01 12 1 001 007.002
MCFERRIN MICHAEL OAKLEY
324 WOODRIDGE DR
TUSCALOOSA, AL 35406

63 36 01 12 1 002 009.004
MADYUN ANNIE JULIA SMITH
13675 OLD GREENSBORO RD
TUSCALOOSA, AL 35405

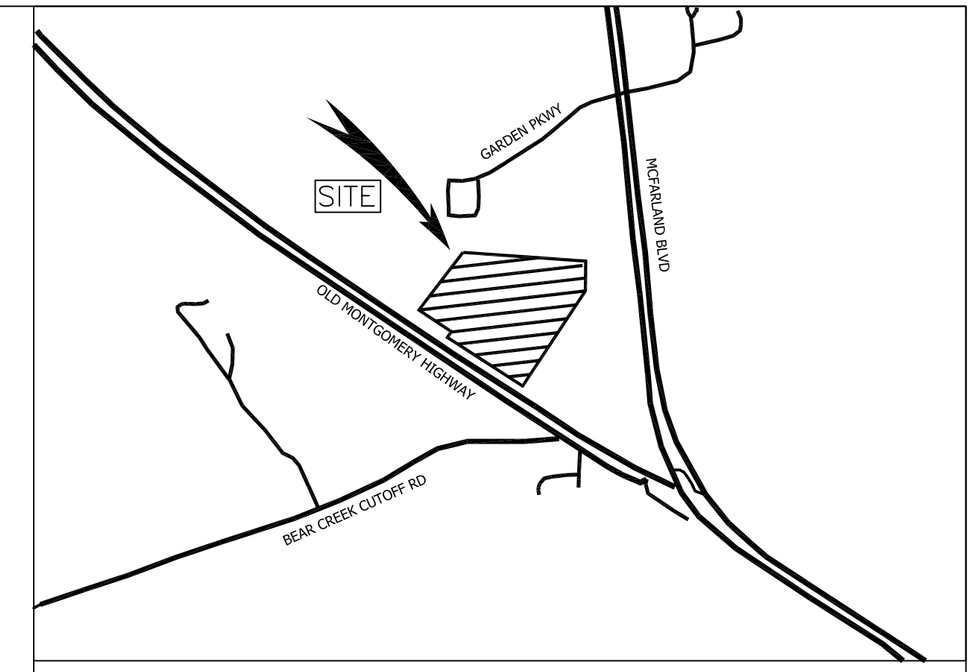
63 36 01 12 1 002 010.001
GIBSON LUTHER ETAL MARY
6306 OLD MONTGOMERY HWY
TUSCALOOSA, AL 35405

63 36 01 12 1 002 010.000
GIBSON LUTHER & MARY
6306 OLD MONTGOMERY HWY
TUSCALOOSA, AL 35405

63 36 01 12 1 002 009.000
SMITH BENNIE LEE JR ETUX
6328 OLD MONTGOMERY HWY
TUSCALOOSA, AL 35405

63 36 01 12 1 002 009.001
WICKS PROPERTIES LLC
PO BOX 1309
TUSCALOOSA, AL 35403

63 36 01 12 1 002 009.003
SMITH BENNIE LEE JR ETUX
910 BEAR CREEK CUT-OFF RD E
TUSCALOOSA, AL 35405



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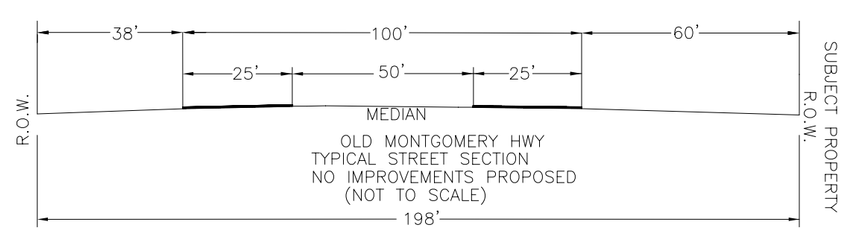

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HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors

December 16, 2022

City of Tuscaloosa Planning and Zoning
Tuscaloosa, Alabama 35401

RE: Music Center Subdivision

To Whom It May Concern:

Please include our preliminary plat of the above referenced subdivision on your January agenda. We respectfully ask for variances of capped sewer, drainage study and typical street section on Old Montgomery Highway. If you have any questions, please feel free to call.

Sincerely,

David R. (Bobby) Herndon
President

hhasurveyors.com
2728 Lurleen Wallace Boulevard
Post Office Box 508
Northport, Alabama 35476
Phone: (205) 333-0003