

TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Parkway Gardens Parcel ID: 63-36-06-24-0-001-003-000 Total Acres: 185¹/₂

Surveyor or Engineer

Name: McGuire Assoc. a Div. of GSA Email: mmcguire@gonzalez-strength.com Phone: 205-361-2052
Address: 2315 14th Street City/State: Tuscaloosa / Al ZIP Code: 35401

Property Owner

Name: Delta Land Co. LLC (contract) Email: innessmcintyre@aol.com Phone: 334-657-5555
Address: 141 North Memorial Drive City/State: Prattville / Al ZIP Code: 36067

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

6 Plats MAP FOLDED to 8 1/2" 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 <u>Feb. 21</u>	☐ 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 1/2" 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: [Signature] Date: 2/21/21

**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**

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
C/o Mr. Will Smith
2201 University Boulevard
Annex III, 3rd Floor
Tuscaloosa, AL 35401

March 22, 2021

Re: Parkway Gardens

Dear Mr. Smith,

By this letter our client, Robert Miller would like to request the following variances.

- 1.) Valley Gutter in lieu of Standard Curb and Gutter.
- 2.) 1"=200' scale for Lot 2

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

Sincerely,

Michael J. McGuire
Senior Project Manager

March 2, 2021

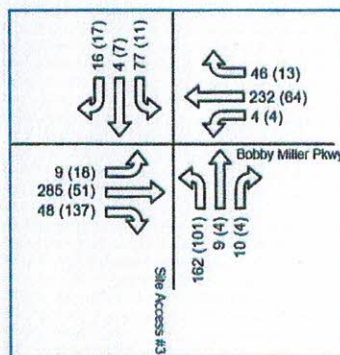
Michael J. McGuire
McGuire Associates (Division of GSA, Inc.)
2315 14TH Street
Tuscaloosa, AL 35401

RE: Parkway Gardens Retirement Community (Tuscaloosa, AL) Included Trip Generation

Dear Mr. McGuire:

This letter is in reference to a previous traffic study conducted by Skipper Consulting, dated Feb. 3, 2021, for a residential development on Bobby Miller Pkwy. known as "Havenridge". The study was performed at the request of Longleaf Engineering associated with development permitting requirements by the City of Tuscaloosa. The "Havenridge" single-family residential development was presented to the City of Tuscaloosa as part of an overall masterplan for undeveloped property along Bobby Miller Pkwy. The masterplan also includes Parkway Gardens, a 55-parcel retirement community, and acreage identified for likely commercial development. As a result, the City of Tuscaloosa required analysis of full-build out of the masterplan for a comprehensive assessment of roadway impacts and improvement needs with all proposed land uses included.

The "Havenridge" traffic study and overall masterplan identifies three (3) new access locations/connections on Bobby Miller Pkwy. The eastern access location (*Site Access #3*) forms the fourth leg to the existing intersection of Bobby Miller Pkwy. at Remington Pkwy. The masterplan indicates the Parkway Gardens Community would access the transportation network via this new access connection to Bobby Miller Parkway. Accordingly, site generated traffic from Parkway Gardens was combined with traffic generated by the other land uses and jointly analyzed for traffic impact and improvement needs for all critical intersections and roadway segments of interest in the study effort. The figure below shows the ingress/egress AM and PM peak hour traffic volumes expected for Site Access #3, which includes Parkway Gardens expected trips combined with "Havenridge" expected trips at the future four-way stop controlled intersection.



*Excerpted from Future Traffic Volumes Graphic, "Havenridge" Residential Development Traffic Impact Study – Page 8

In summary, the Parkway Gardens development was fully considered within our previous study of Bobby Miller Pkwy. Thank you for your time and we are available to expound further regarding details of the "Havenridge" traffic study document previously provided to the City of Tuscaloosa staff.

Sincerely,

Scott Cothron, P.E.
Skipper Consulting, Inc.

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City of Tuscaloosa
Mr. Will Smith
2201 University Boulevard
Annex III, 3rd Floor
Tuscaloosa, AL 35401

March 22, 2021

Re: Drainage Study
Parkway Gardens

Dear Mr. Smith,
Please find below our drainage study for the above referenced project.

Parkway Gardens Drainage Study:

Parkway Gardens is a proposed subdivision located Immediately South of Bobby Miller Parkway and North of Hinton Place Subdivision. The project will be a gated Adult living Community that will be sold in condominium. There are 53 duplex residential units proposed for this project. The project is located in part of the Southwest Quarter and the part of the Northwest Quarter of Section 24, Township 22 South, Range 10 West in Tuscaloosa County Alabama. The 53 duplex residential units will be constructed on 19.5 acres more or less and there will be one additional lot of 163 acres in which there are no current plans to develop. The total acreage for the site including the large area that will not be developed is 185 acres more or less. The post development dwelling density is based on the total acreage is 1.7 units per acre. The soils on the site consist of Ruston Fine Sandy Loam 2 to 5 percent slopes, Bama Fine Sandy Loam 2 to 6 percent slopes, Shatta Silt Loam Loam 2 to 6 percent slopes, Smithdale Fine Sandy Loam 15 to 35 percent slopes, Smithdale Fine Sandy Loam 6 to 15 percent slopes. The predevelopment runoff for the 19.5 acre site is approximately 45 cubic feet per second. The post development runoff is approximately 115 cubic feet per second. The post development runoff will be detained by a detention pond that will be located at the Southeast corner of the site and released into a ditch that eventually drains into Little Sandy Creek.

The plan is to mass grade the site. The roads and storm sewer inside the site will all be private and maintained by the Home Owners Association. Once construction is complete and homes are all constructed the areas outside the impervious areas will all be landscaped or grassed. As part of the Land Development Permit process and the ADEM General Storm water permit a detailed Erosion Control Plan will be submitted to the city staff and ADEM for approval prior to construction. There will be a site inspector on the job daily monitoring the site.

The overall development plan for this site is to have relatively small impervious areas with everything outside the impervious areas being vegetated to help control runoff volumes and sediment. Any areas along the perimeter of the site that can remain natural and undisturbed will be left in their original condition. The Developer plans to have a finished site that is easy to maintain and minimize the runoff as much as possible.

Sincerely,

William H. McGuire, PE

MCGUIRE ASSOCIATES
a DIVISION of
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March 19, 2021

City of Tuscaloosa
Mr. Will Smith
2201 University Boulevard
Annex III, 3rd Floor
Tuscaloosa, AL 35401

RE: Sanitary Sewer Access Analysis
Parkway Gardens Subdivision

Dear Mr. Smith,

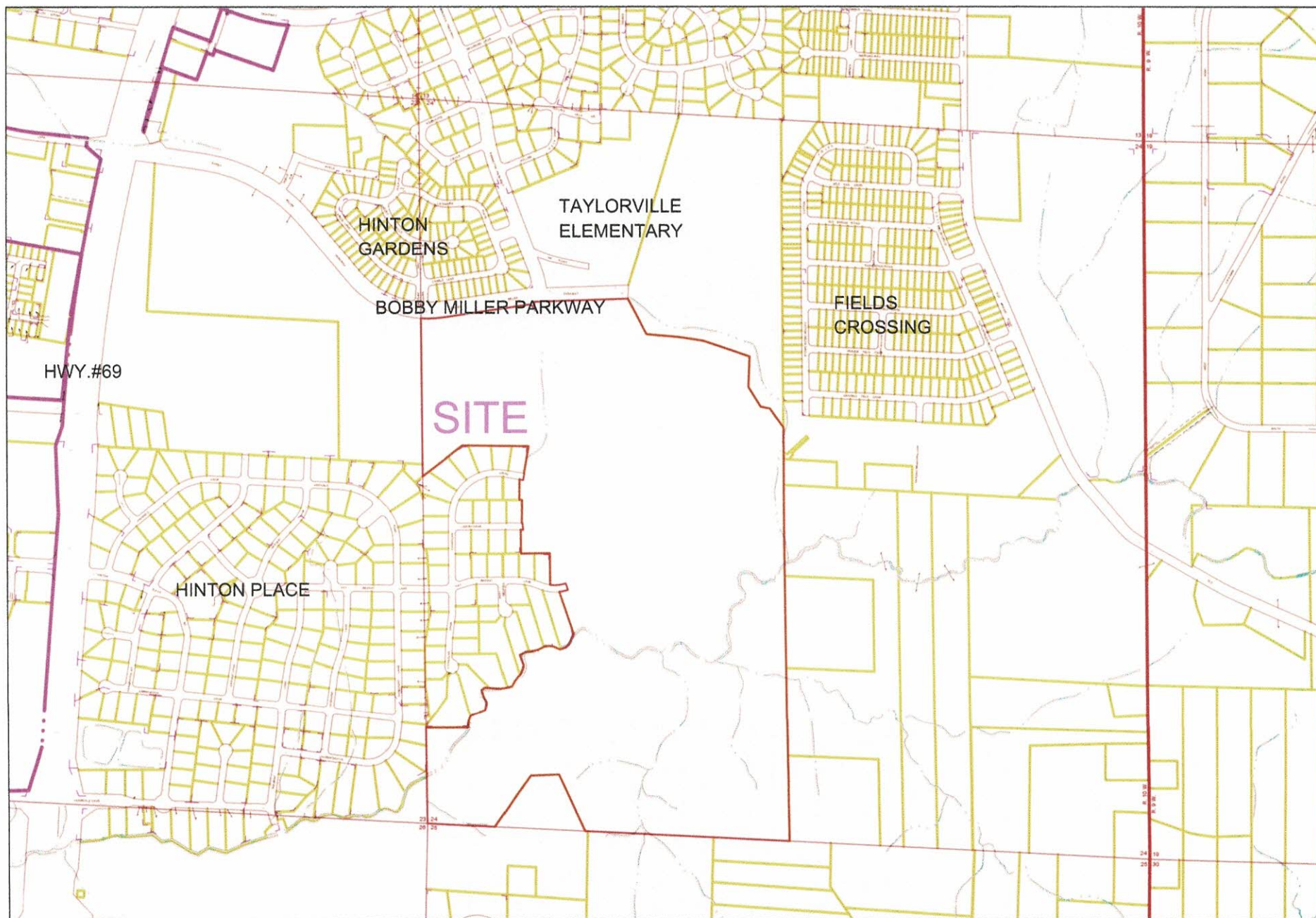
Please find below our sanitary sewer access analysis for the above referenced project.

1. Existing lots with sewer Hinton Place – 267 lots
 $267 \text{ lots} \times 4 \text{ people} \times 100 \text{ GPD} = 106,800 \text{ GPD}$
 $106,800 / 1440 = 74.17 \text{ GPM}$
 $\text{Peak Flow} = 74.17 \times 1.5 = 111.25 \text{ GPM}$
2. Proposed Parkway Gardens – 53 lots $\times 2 = 106$ homes
 $106 \text{ homes} \times 3 \text{ people} \times 100 \text{ GPD} = 31,800 \text{ GPD}$
 $31,800 / 1440 = 22.08 \text{ GPM}$
 $\text{Peak Flow} = 22.08 \times 1.5 = 33.13 \text{ GPM}$
3. Total for existing homes plus proposed development = 144.38 GPM
4. Existing city pumping station design = 250 GPM
5. $250 \text{ GPM} - 144.38 \text{ GPM}$ existing homes and proposed development = 105.62 GPM
excess capacity

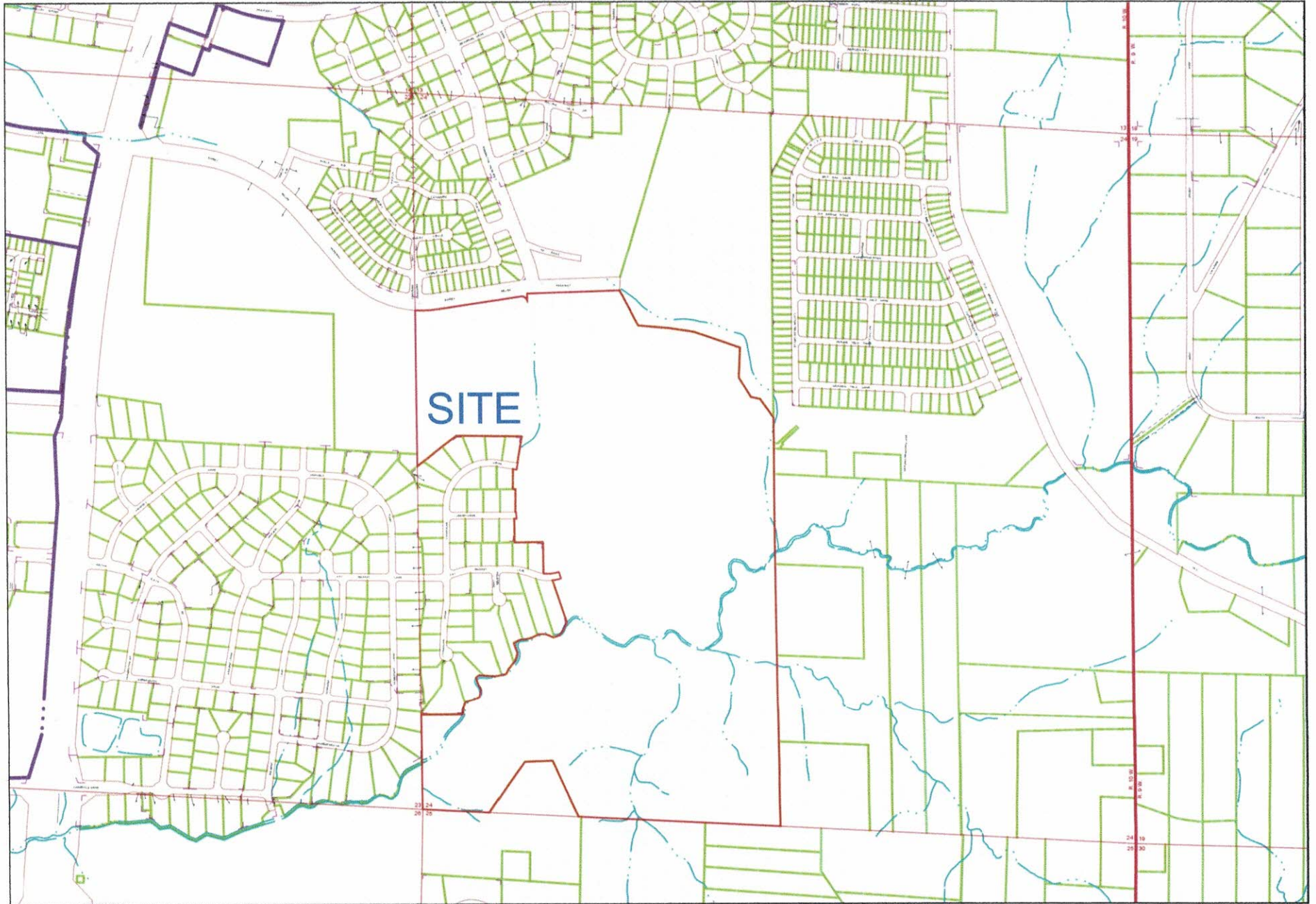
Based on the data available and the calculations above, the Hinton Place pumping station is capable of handling the existing load for Hinton Place plus the proposed load for Parkway Gardens and still have excess capacity of approximately 106 GPM.

Sincerely,

William H. McGuire, P.E.



VICINITY MAP



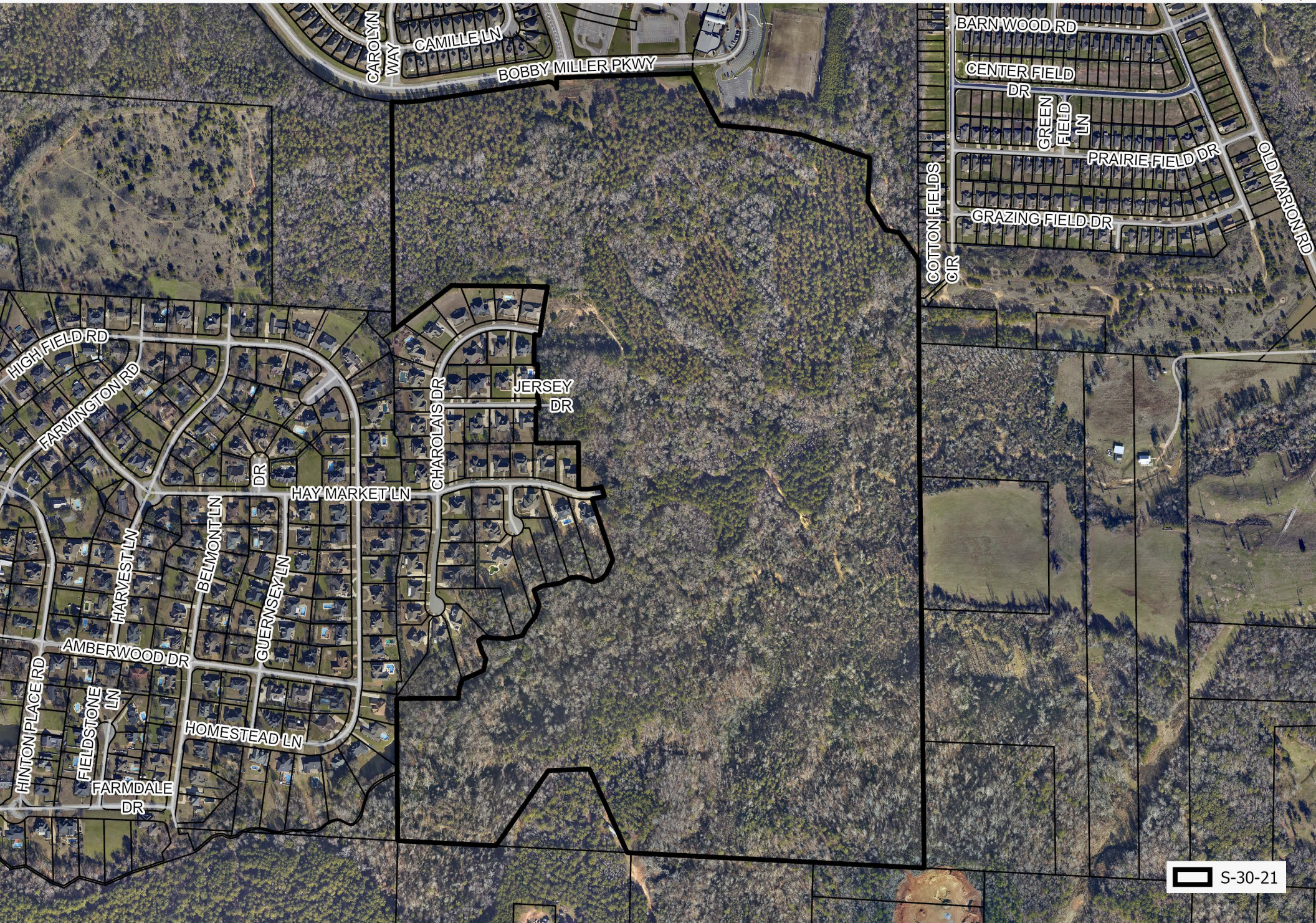
TAX MAP



S-30-21: Parkway Gardens

1 inch = 600 feet
0 300 600 900 1,200

N



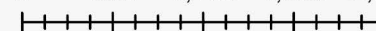
 S-30-21



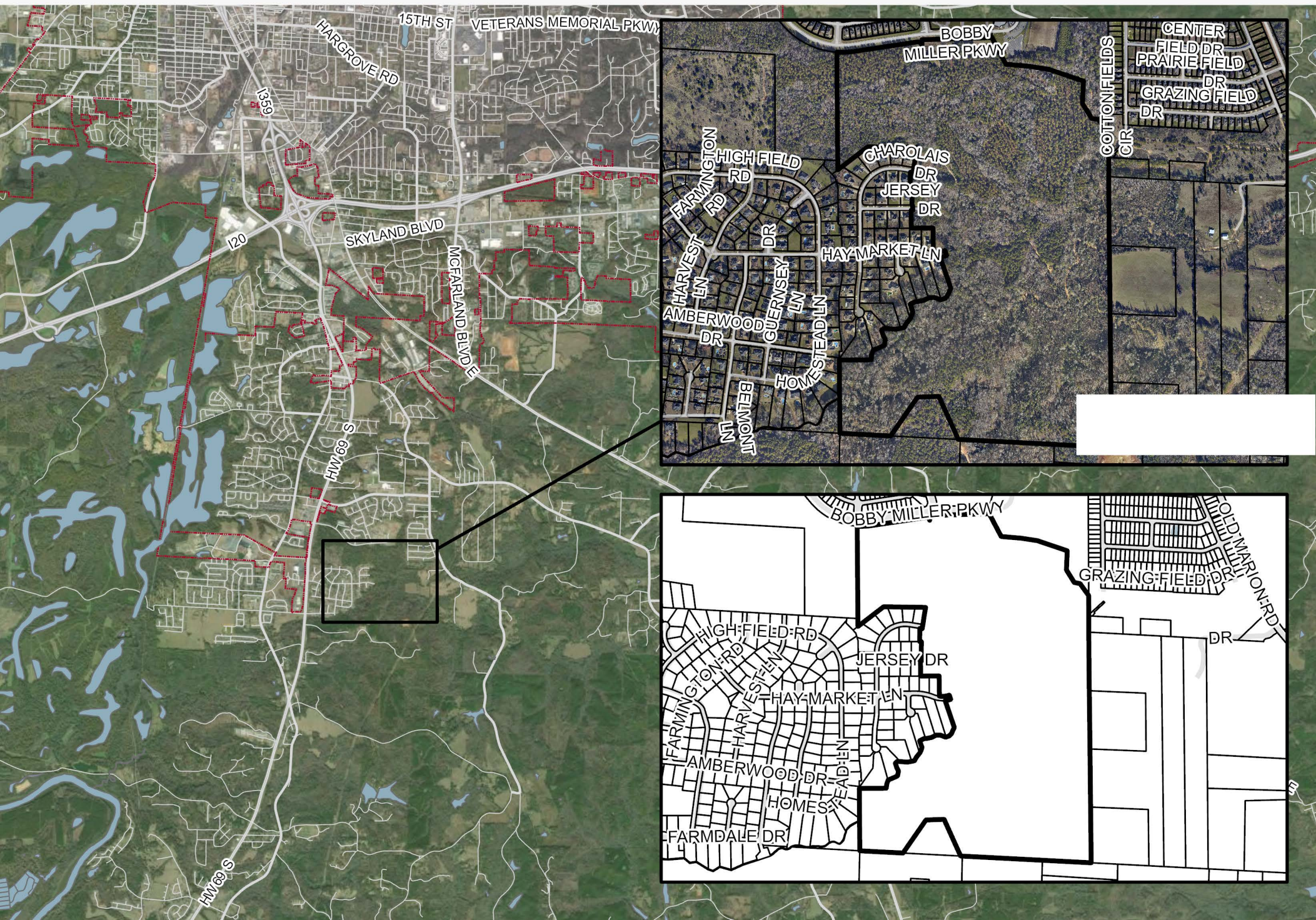
S-30-21: Parkway Gardens

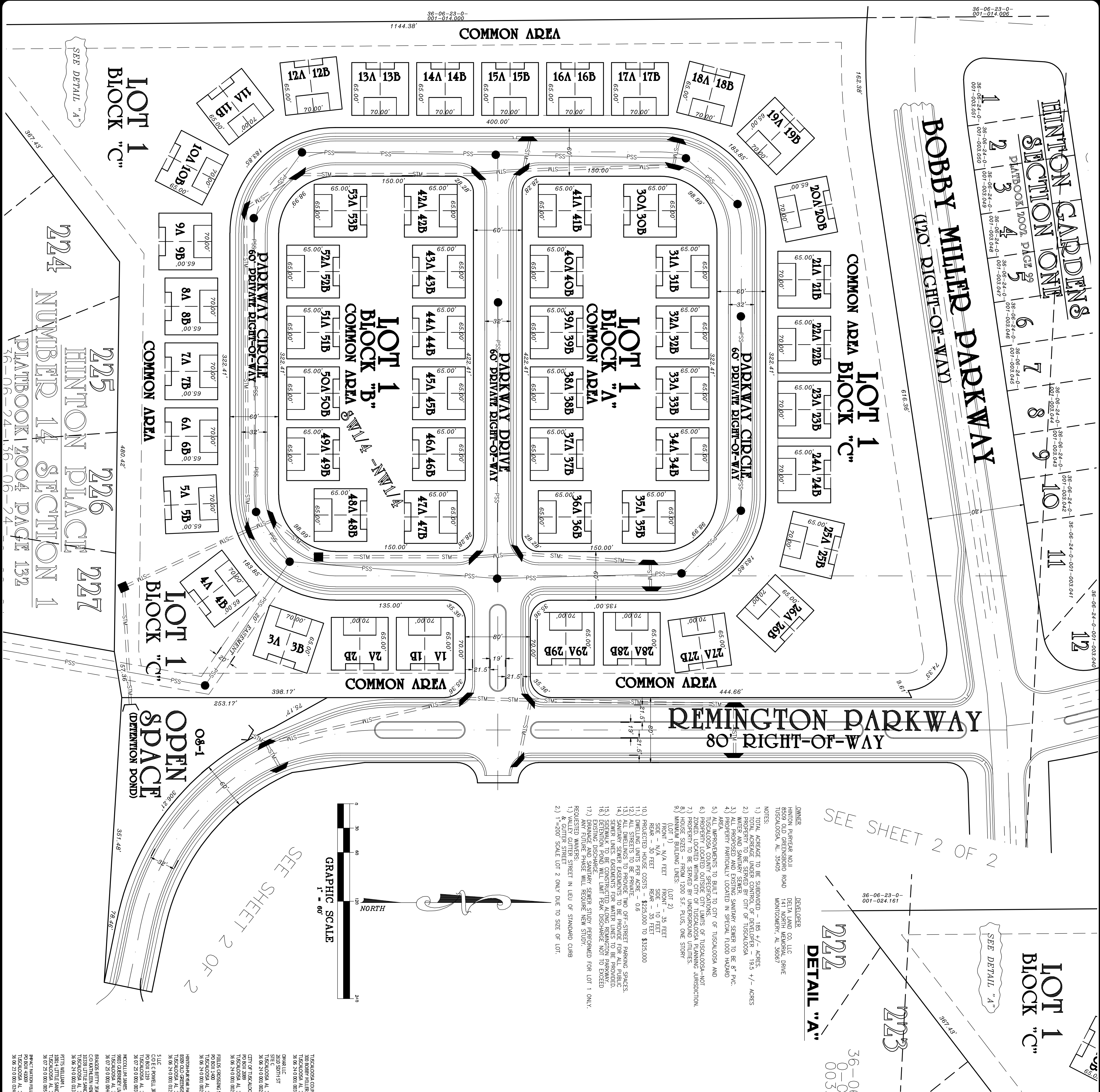
1 inch = 1,167 feet

0 550 1,100 1,650 2,200



N





REVISIONS		
NO.	DESCRIPTION	DATE
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**QUARTER - SECTION
PART OF THE SW1/4 AND
PART OF NW1/4.**

SECTION 24	TOWNSHIP 22 SOUTH	RANGE 10 WEST
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PRELIMINARY PLAT

PARKWAY GARDENS

A PLANNED ADULT LIVING COMMUNITY

DELTA LAND COMPANY, LLC

TUSCALOOSA COUNTY, ALABAMA

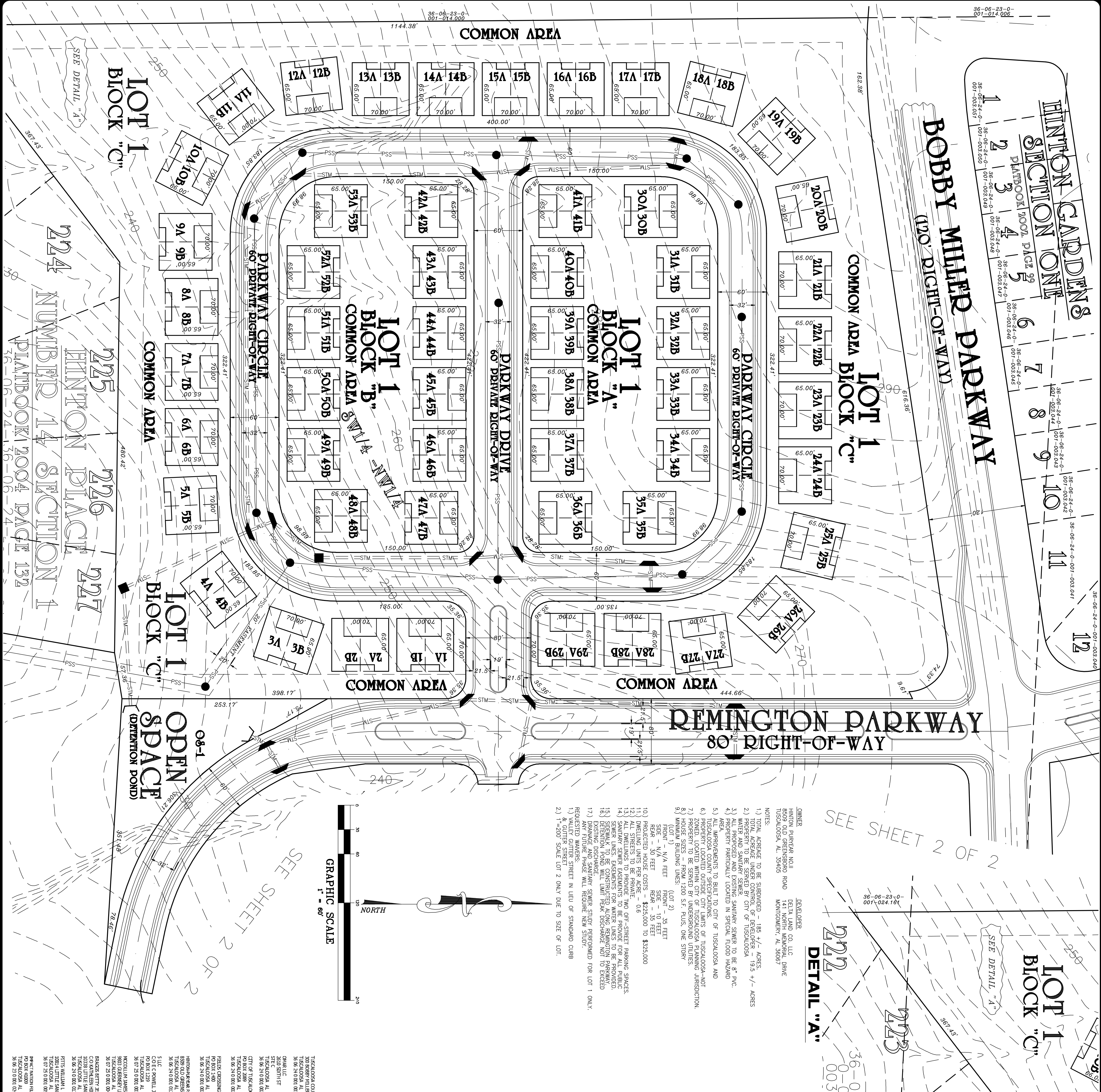
DWN. BY M/JM	CKD. BY .	SCALE 1"=50'	DATE APRIL 6TH, 2021
CREW CHIEF UCB	FIELD BOOK/PAGE	DWG. NAME	COORDINATE FILE

MCGUIRE ASSOCIATES
OF

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2315 14TH STREET TUSCALOOSA, ALABAMA 35401
PHONE: (205) 762-5392 PHONE: (205) 361-2052 FAX: (205) 942-3033

DWG. NO.
PP-1

PROJECT
20-0320
SHEET 1 OF 2



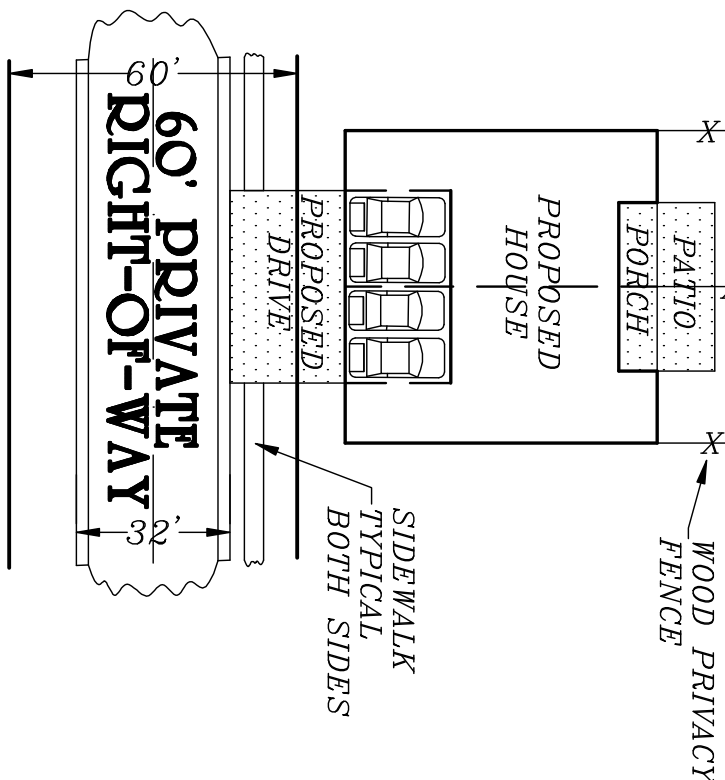
LEGEND

EXISTING SANITARY SIGN	PROPOSED SANITARY SIGN
EXISTING 8" SANITARY SIGN	PROPOSED 8" SANITARY SIGN
EXISTING CONTOUR	PROPOSED STOP SIGN
	PROPOSED STOP SIGN
	PROPOSED JUNCTION
	PROPOSED HEADWALL
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED STOP SIGN

LEGEND

- EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING 8" SANITARY SEWER
PROPOSED 8" SANITARY SEWER
EXISTING CONDUIT
PROPOSED STOP SIGN
PROPOSED STOP STRUT/PURLIE
PROPOSED JUNCTION BOX
PROPOSED HEDGEMALL
PROPOSED STORM SEWER
EXISTING STREET
PROPOSED STOP SIGN

TYPICAL LAYOUT



ADJOINING OWNERS

[illegible]

PRELIMINARY PLAT

PARKWAY GARDENS

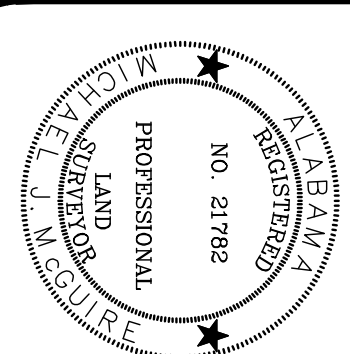
A PLANNED ADULT LIVING COMMUNITY
DELTA LAND COMPANY, LLC
 TUSCALOOSA COUNTY, ALABAMA

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QUARTER - SECTION
**PART OF THE SW1/4 AND
 PART OF NW1/4.**

SECTION 24	TOWNSHIP 22 SOUTH	RANGE 10 WEST
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NOT VALID UNLESS SIGNATURE IS SHOWN

MC GUIRE ASSOCIATES
OF

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CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

2315 14TH STREET TUSCALOOSA, ALABAMA 35401

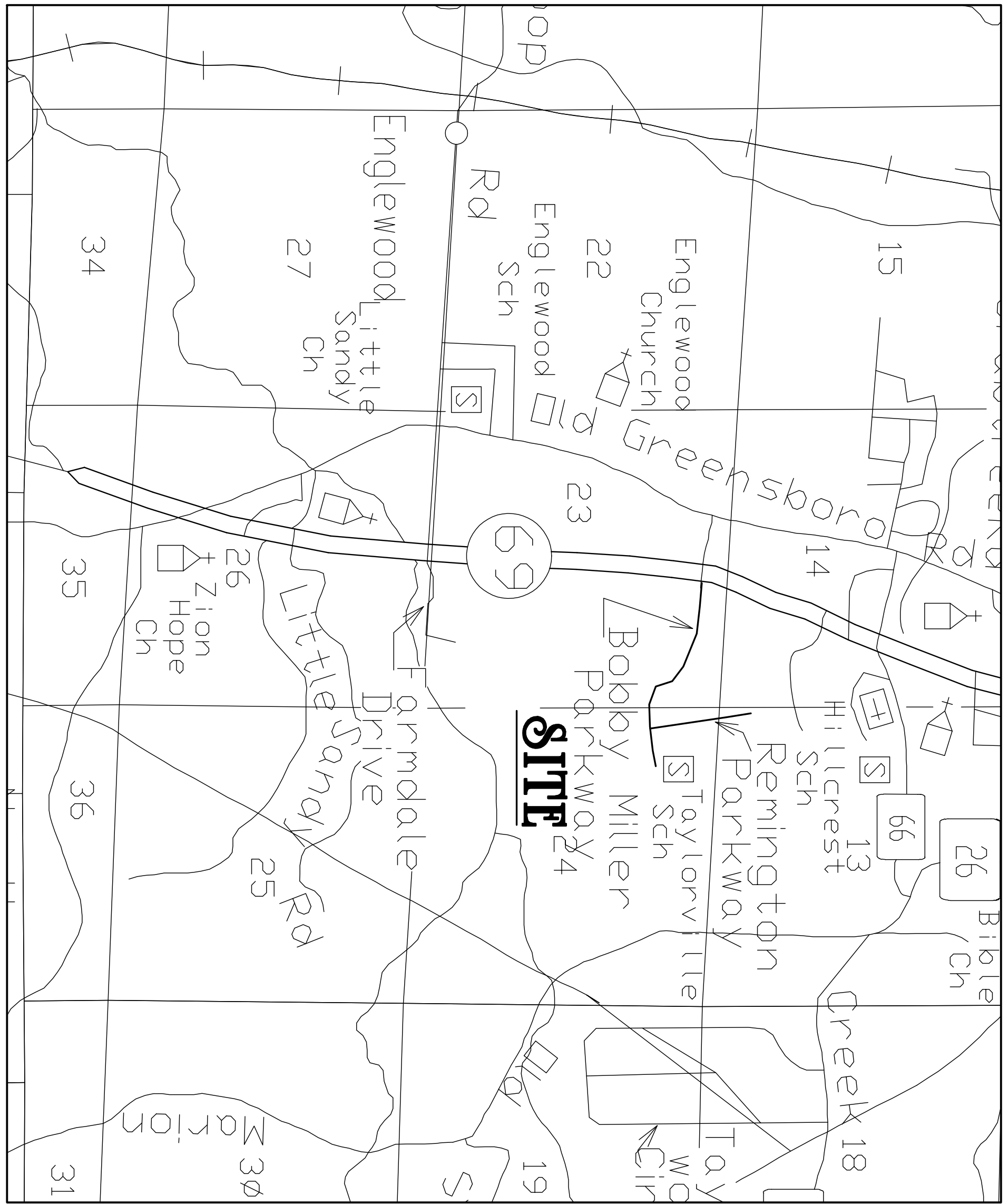
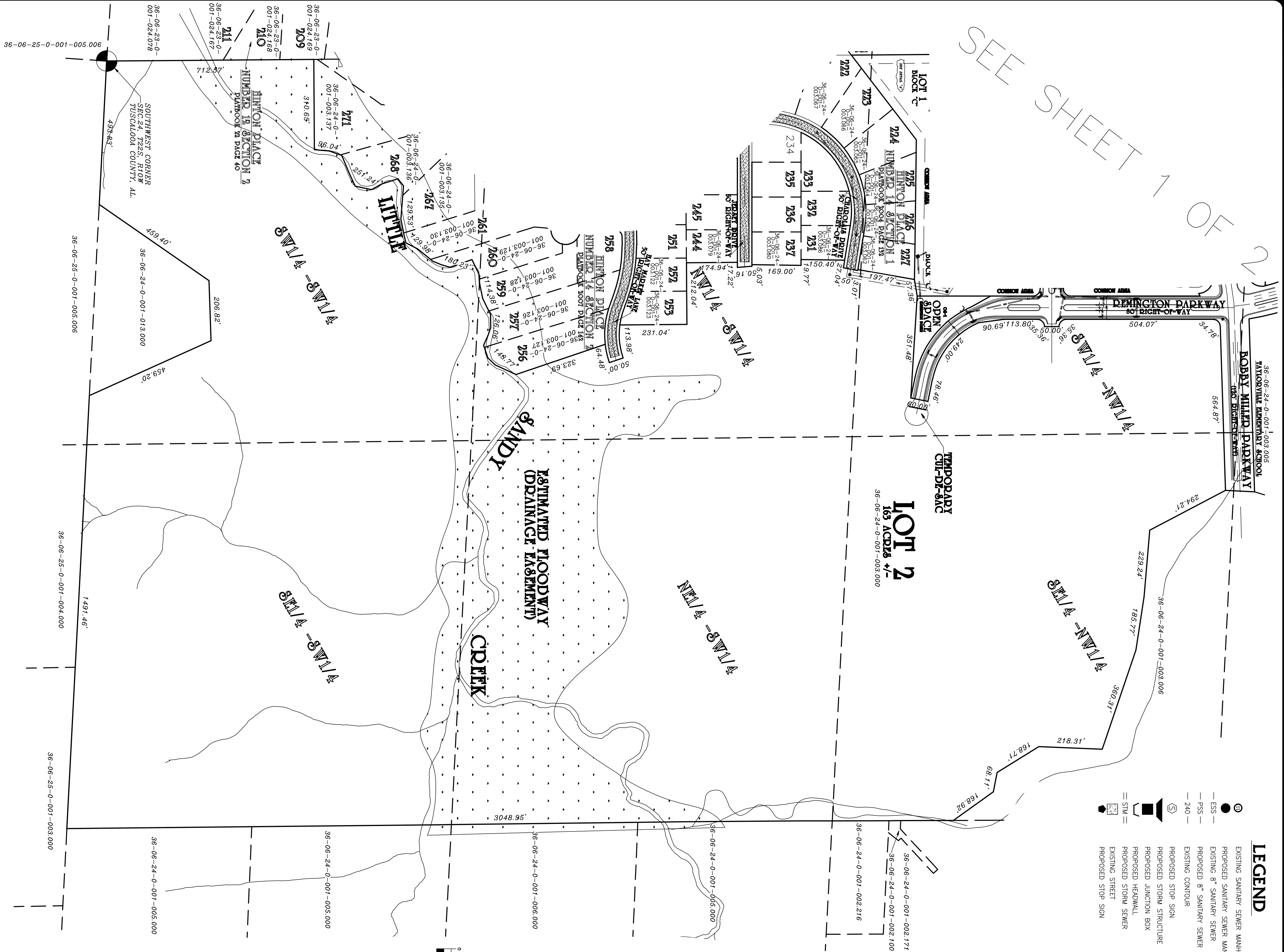
PHONE: (205) 752-5382, PHONE: (205) 361-2052, FAX (205) 942-3033

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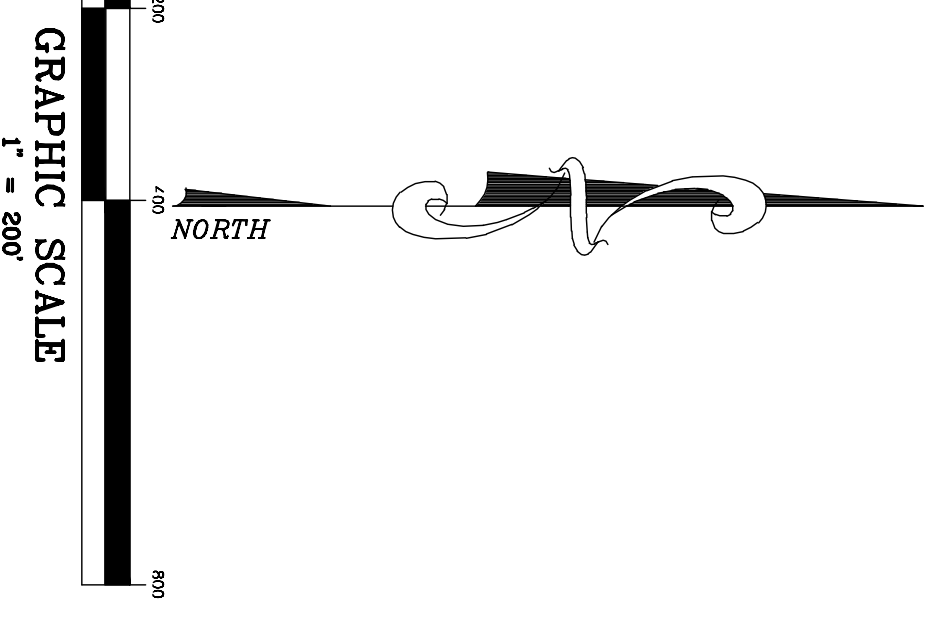
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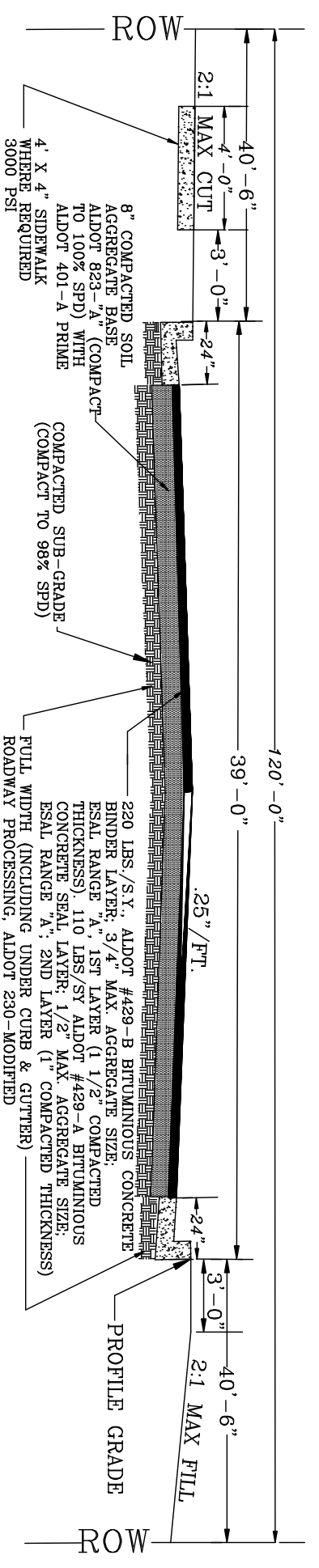
SEE SHEET 1 OF 2



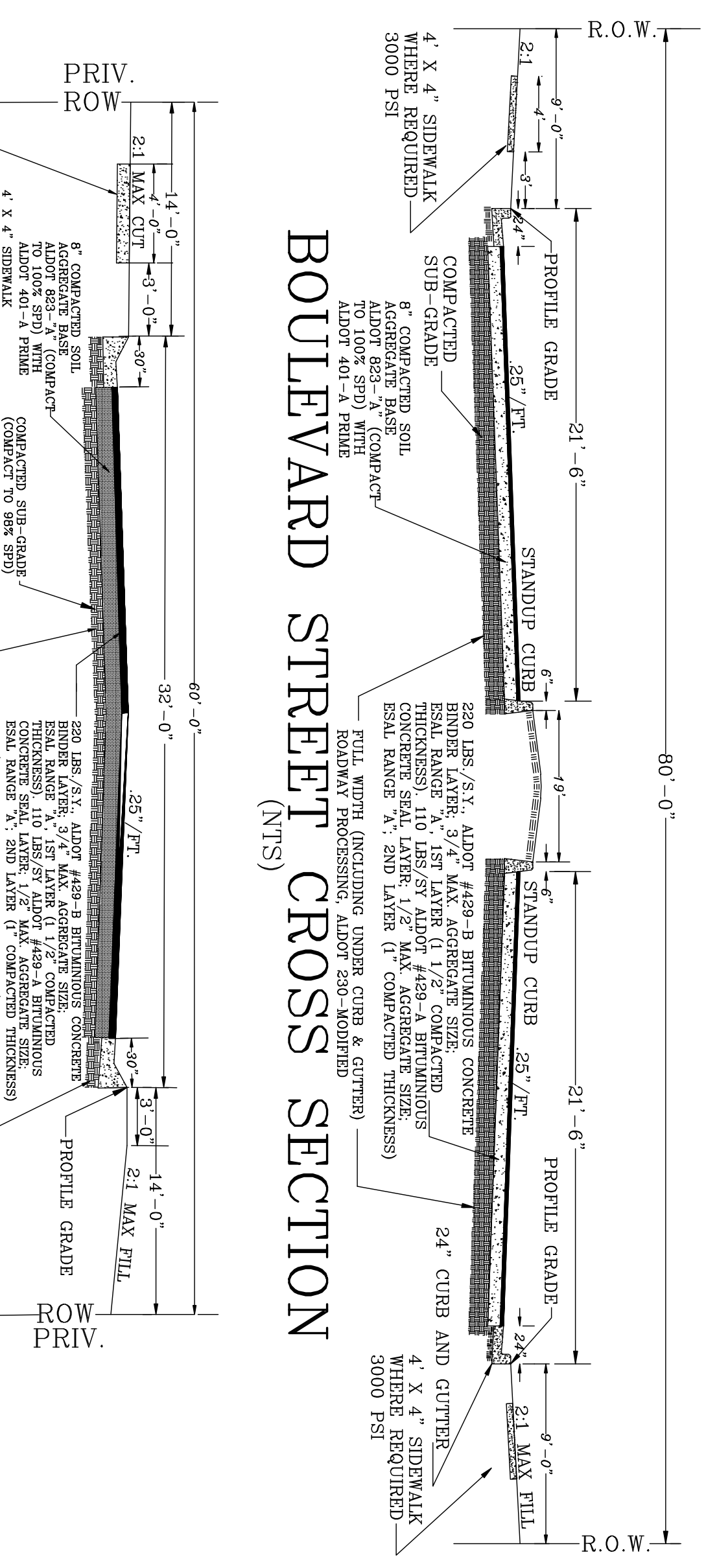
VICINITY MAP



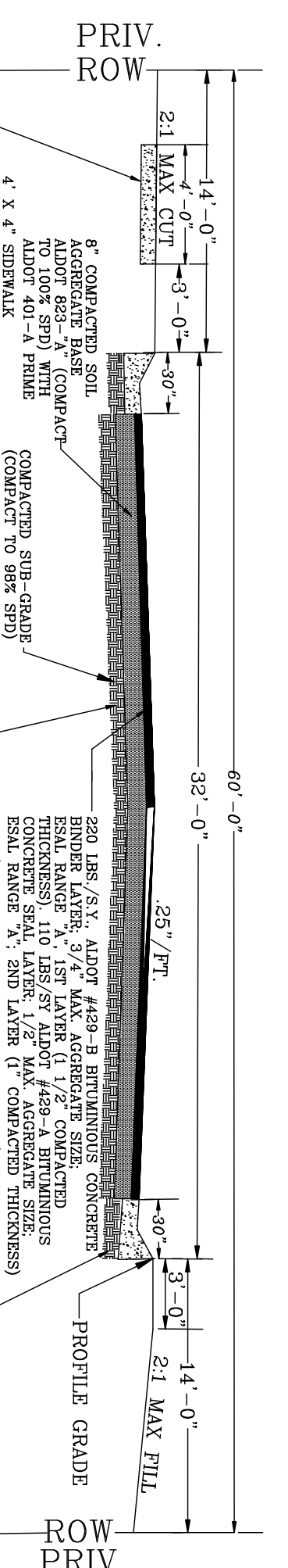
BOBBY MILLER PARKWAY (NTS)



BOULEVARD STREET CROSS SECTION (NTS)



STREET CROSS SECTION (NTS)



REVISIONS		DATE
NO.	DESCRIPTION	
QUARTER - SECTION		
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PART OF NW1/4.		
SECTION 24	TOWNSHIP 22 SOUTH	RANGE 10 WEST

PRELIMINARY PLAT			
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A PLANNED ADULT LIVING COMMUNITY			
DELTA LAND COMPANY, LLC			
TUSCALOOSA COUNTY, ALABAMA			
DWN. BY MTR	CKD. BY	SCALE 1"=1'-0"	DATE APRIL 15, 2021
CREW CHIEF LUCAS	FIELD BOOK/PAGE	DWG. NAME	COORDINATE FILE

MCGUIRE ASSOCIATES

OF

GONZALEZ - STRENGTH & ASSOCIATES, INC.

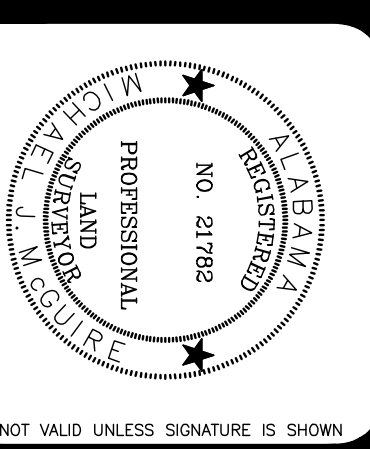
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

2315 14TH STREET TUSCALOOSA, ALABAMA 35401

PHONE: (205) 752-5382, PHONE: (205) 361-2052, FAX (205) 942-3033

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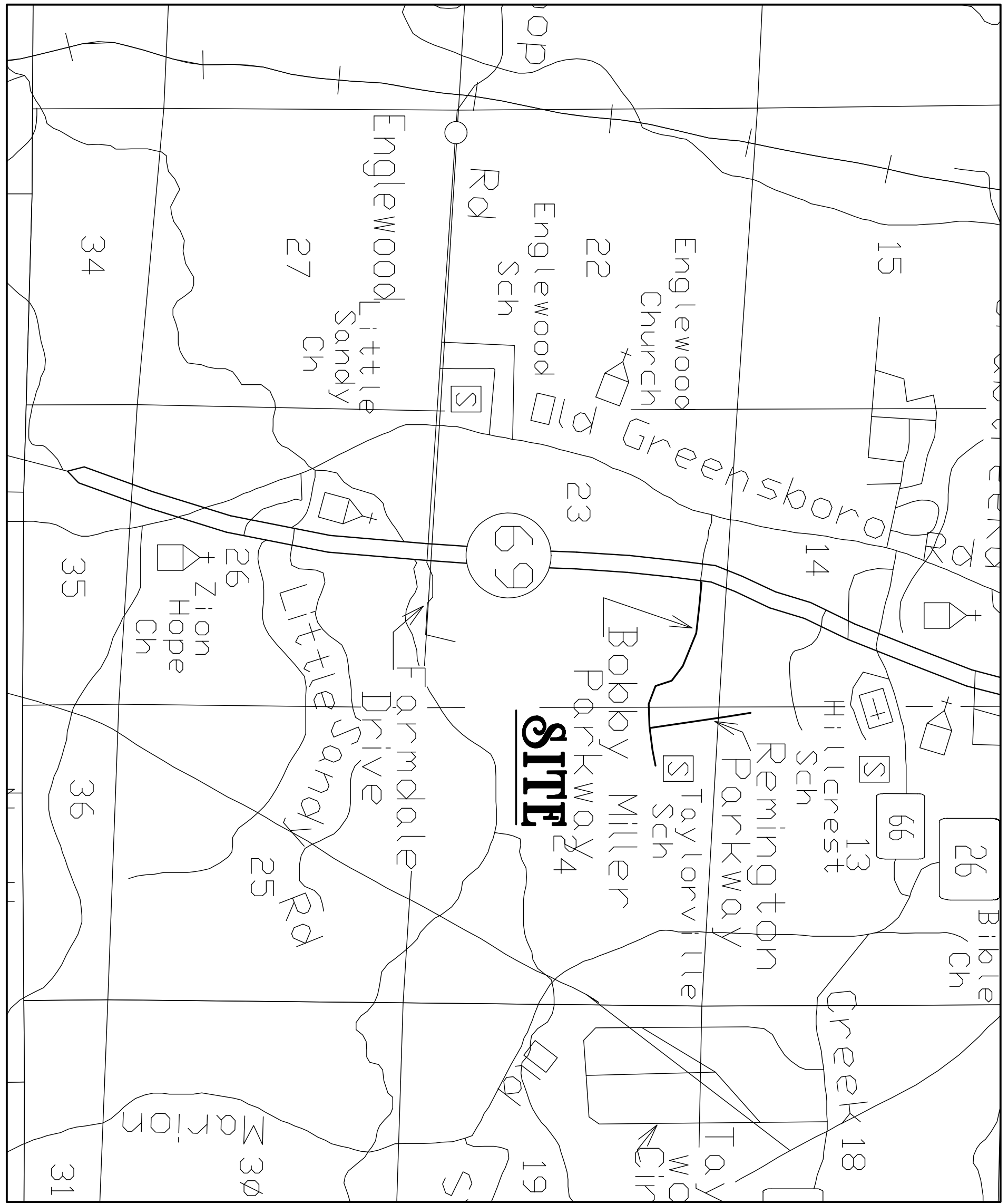


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SHEET 2 OF 2

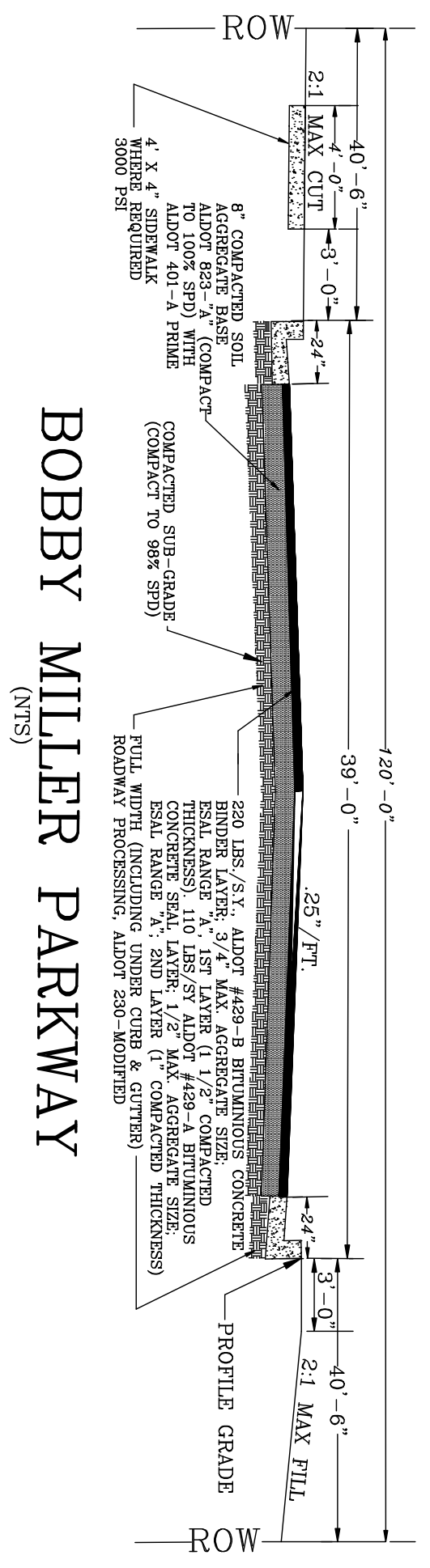
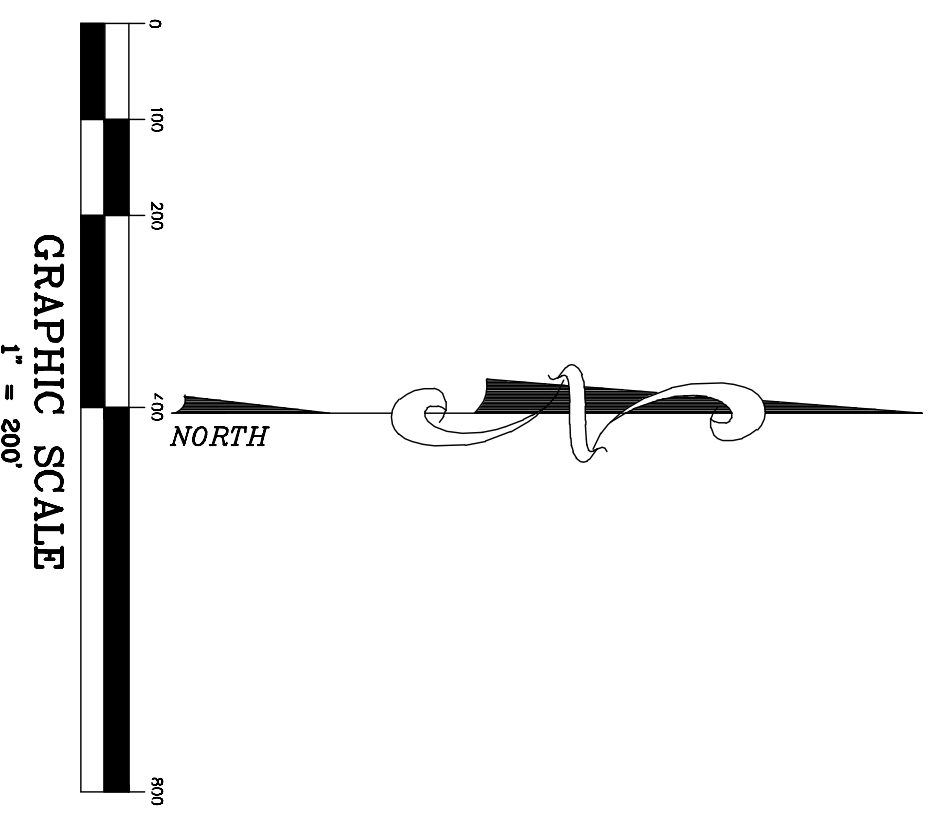
SEE SHEET 1 OF 2



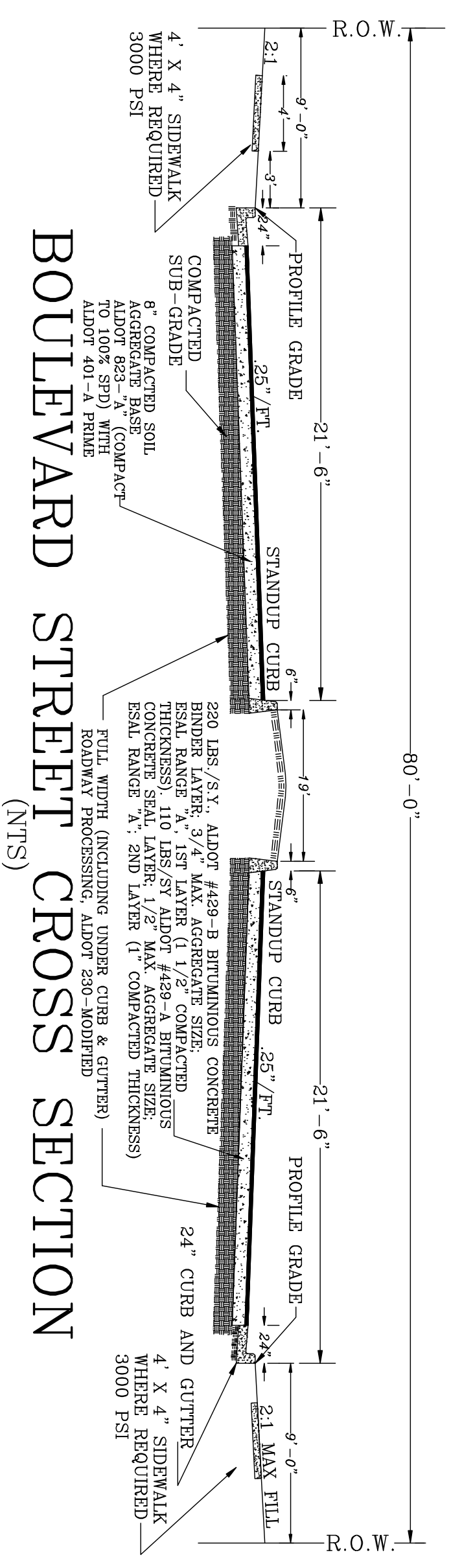
- LEGEND**
- EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING 8" SANITARY SEWER
 - PROPOSED 8" SANITARY SEWER
 - EXISTING CONTOUR
 - PROPOSED STOP SIGN
 - PROPOSED STORM STRUCTURE
 - PROPOSED JUNCTION BOX
 - PROPOSED HEADWALL
 - PROPOSED STORM SEWER
 - EXISTING STREET
 - PROPOSED STOP SIGN



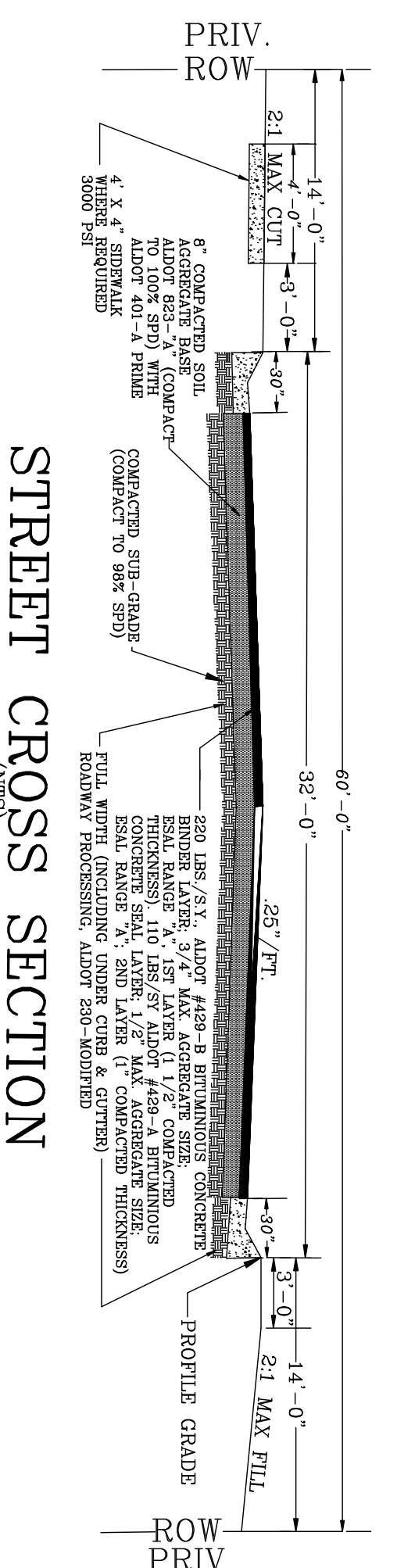
VICINITY MAP



BOBBY MILLER PARKWAY
(NTS)



BOULEVARD STREET CROSS SECTION
(NTS)



STREET CROSS SECTION
(NTS)

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DELTA LAND COMPANY, LLC			
TUSCALOOSA COUNTY, ALABAMA			
DWN. BY FRL	CKD. BY FIELD BOOK/PAGE	SCALE 1"=1'	DATE APRIL 15, 2021
CREW CHIEF LUCAS	DWG. NAME	COORDINATE FILE	

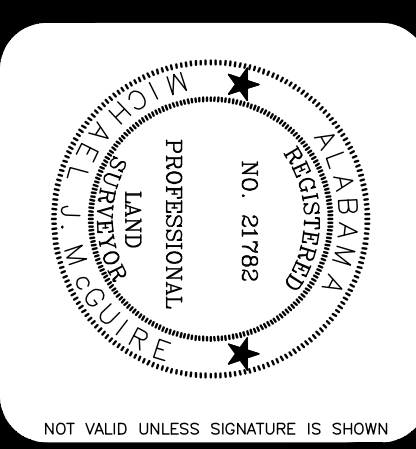
MCGUIRE ASSOCIATES

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



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2020.05.20
SHEET 2 OF 2