



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Resurvey of L L Subdivision Parcel ID: 63-37-02-04-4-002-009.001 Total Acres: 23.7

Surveyor or Engineer

Name: McGiffert and Associates, LLC Email: tmasterson@mcgiffert.com Phone: 205-759-1521
Address: 2814 Stillman Blvd City/State: Tuscaloosa / AL ZIP Code: 35402

Property Owner

Name: Leon Layton Email: _____ Phone: _____
Address: 5310 Hargrove Road East 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 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>2-13-24</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 checked="" 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 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 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: 2-14-2024

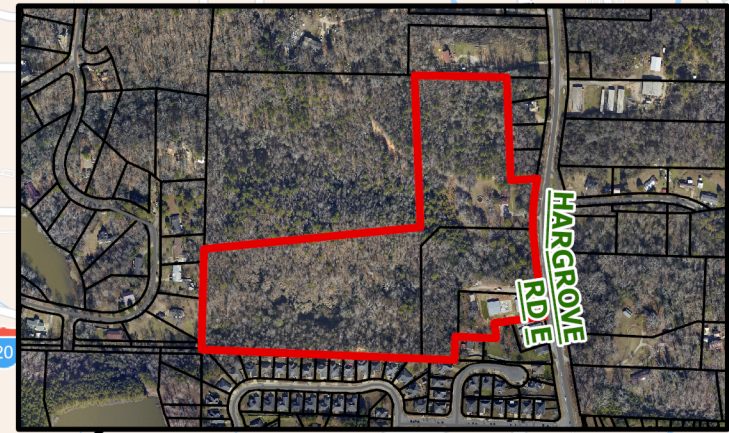
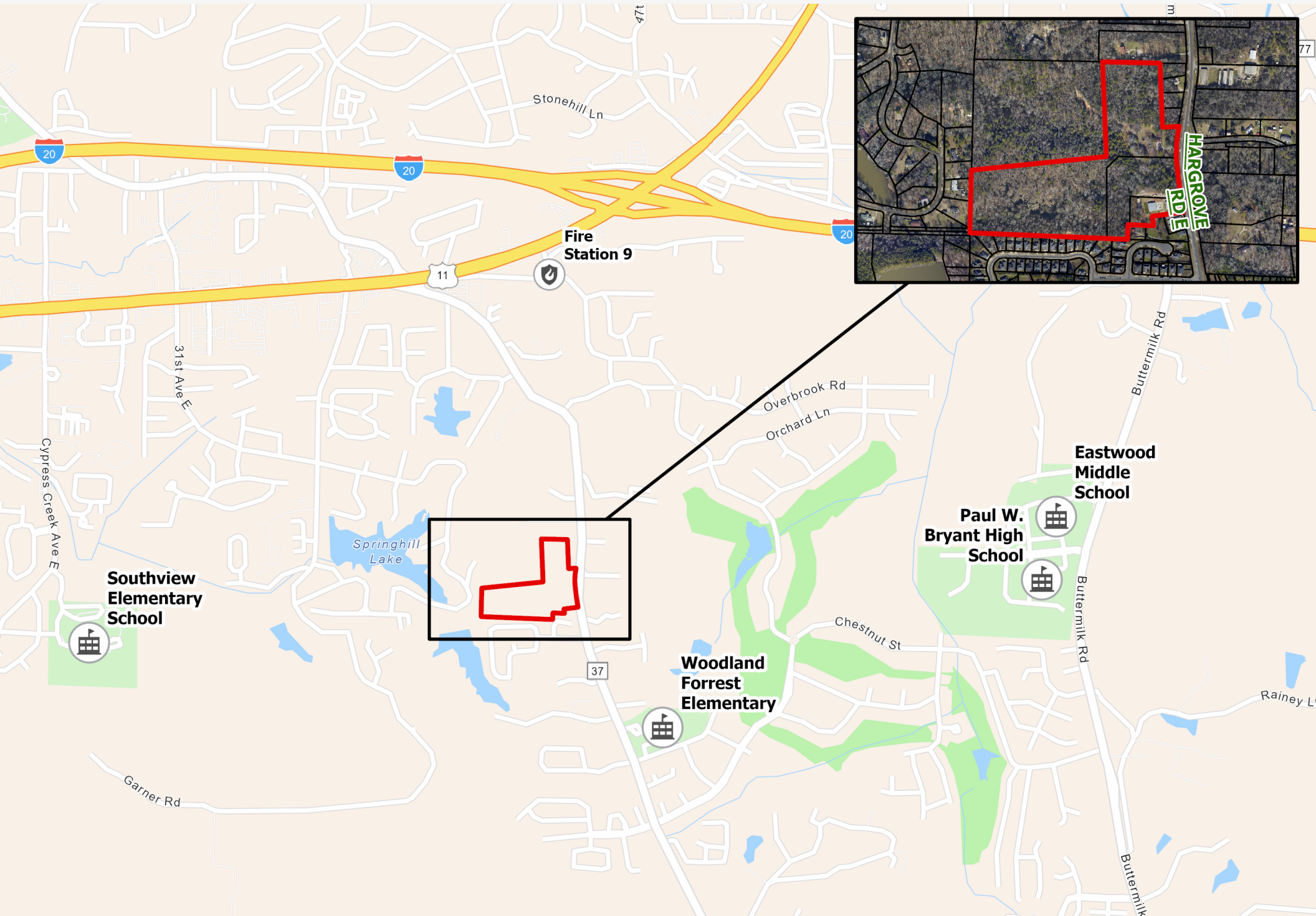
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401 [SUBMIT FORM](#)



5310, 5350, and 5420 Hargrove Road East

1 inch = 1,835 feet
0 850 1,700 2,550 3,400 Feet



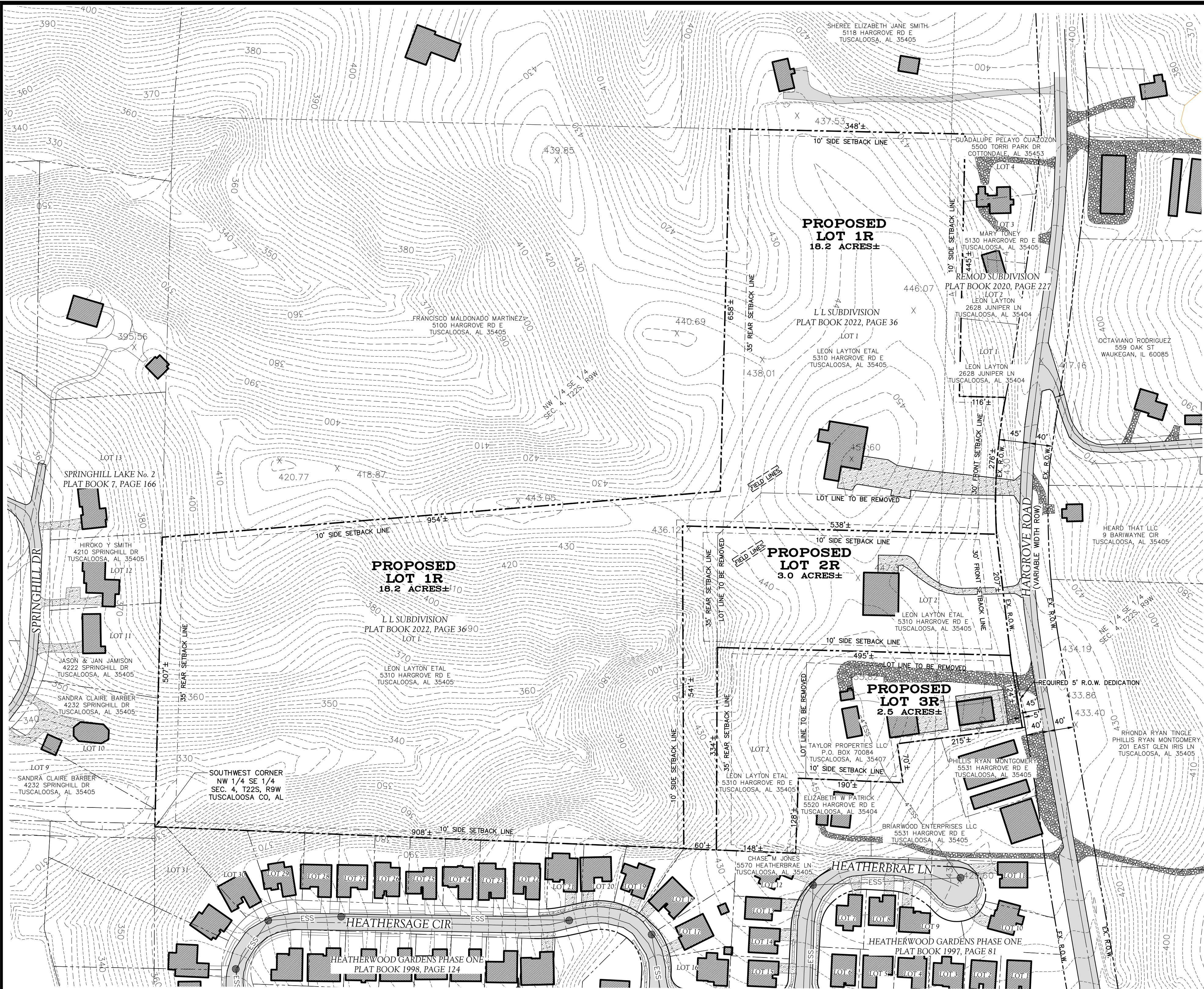


5310, 5350, and 5420 Hargrove Road East

1 inch = 300 feet

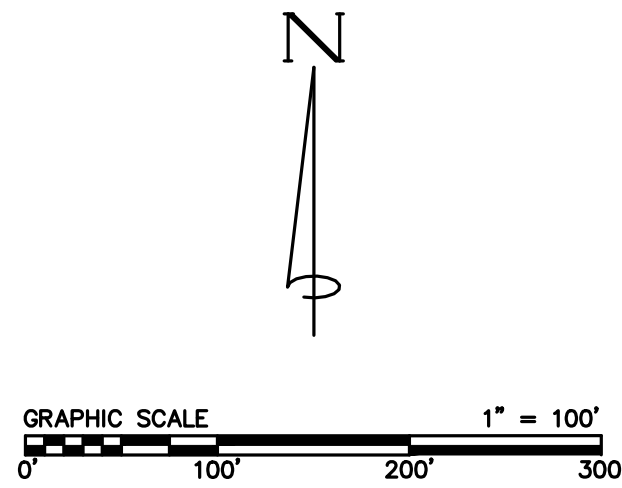
0 175 350 525 700 Feet





OWNERSHIP INFORMATION
HEATHERSAGE CIRCLE
HEATHERWOOD GARDENS PHASE ONE
PLAT BOOK 1998, PAGE 124

LOT 18 CYNTHIA D BURRELL 4401 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 19 EAGLE HOLDINGS LLC P.O. BOX 526 BROOKWOOD, AL 35444	LOT 20 VELMA WYONEZ HARTLEY 4389 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 21 PATRICIA A WALKER 1383 HEATHERSAGE CIR TUSCALOOSA, AL 35405
LOT 22 LINDSEY JOHNSON 4377 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 23 SHERITA HOLLEY 4371 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 24 RETIA MANEICE 4365 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 25 EAGLE HOLDINGS LLC P.O. BOX 526 BROOKWOOD, AL 35444
LOT 26 EAGLE HOLDINGS LLC P.O. BOX 526 BROOKWOOD, AL 35444	LOT 27 RAMONIA BISHOP FIKES 4347 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 28 ELAINE L MURDOCK 4341 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 29 M. CAROLYN HATFIELD 4335 HEATHERSAGE CIR TUSCALOOSA, AL 35405
LOT 30 KRISTINA H MILLS 4329 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 31 ASHA PARR HALL 4323 HEATHERSAGE CIR TUSCALOOSA, AL 35405		



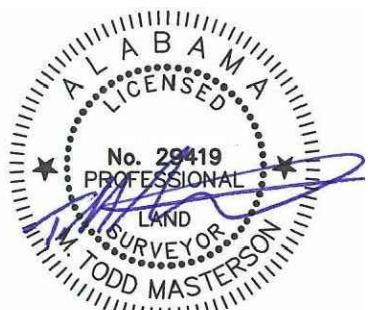
LEGEND	
---	INDICATES EXISTING RIGHT-OF-WAY LINE
----	INDICATES EXISTING SECTION LINE
----	INDICATES EXISTING QUARTER-QUARTER SECTION LINE
----	INDICATES SUBDIVISION LIMITS
----	INDICATES EXISTING PROPERTY LINE
----	INDICATES MINIMUM BUILDING LINE
----	INDICATES EXISTING 10' CONTOUR LINE
----	INDICATES EXISTING 2' CONTOUR LINE
----	INDICATES EXISTING SANITARY SEWER
DB	INDICATES DEED BOOK
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
[Building Footprint]	INDICATES EXISTING BUILDING
[Stippled Area]	INDICATES EXISTING BITUMINOUS CONCRETE WEARING SURFACE
[Dotted Area]	INDICATES EXISTING CONCRETE SURFACE
[Cross-hatched Area]	INDICATES EXISTING CRUSHED STONE SURFACE

NOTES:

- PROPERTY TO BE SUBDIVIDED = 23.7 Ac±
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 23.7 Ac±
- THIS SUBDIVISION IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF TUSCALOOSA CORPORATE LIMITS AND IS NOT ZONED. THE PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA.
- PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER.
- ON-SITE SEWAGE DISPOSAL SYSTEMS ARE ALREADY IN PLACE FOR PROPOSED LOT 1R AND PROPOSED LOT 2R. LOT 3R HAS AN EXISTING SEWER CONNECTION.
- AS SHOWN HEREON, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP NO. 01125C0536G, REVISED DATE 1/16/14.
- THIS PLAN IS BASED ON A COMBINATION OF FIELD RUN SURVEY DATA AND AERIAL MAPPING DATA.
- THE SUBJECT PROPERTY IS LOCATED IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 9 WEST.
- ALL LOTS SHOWN HEREON MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THE CITY OF TUSCALOOSA SUBDIVISION REGULATIONS.
- BUILDING LINE SETBACK REQUIREMENTS:
FRONT: 30'
REAR: 35'
SIDES: 10'

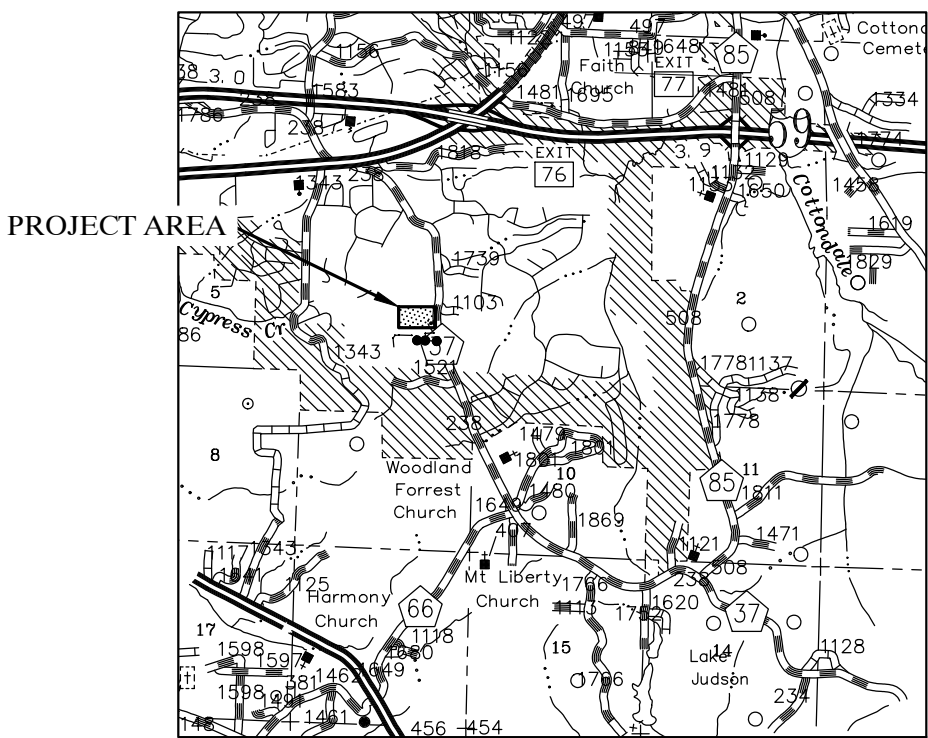
VARIANCE REQUESTS:

- THE DEVELOPER REQUESTS A VARIANCE FROM PROVIDING CAPPED SEWER.
- THE DEVELOPER REQUESTS A VARIANCE FROM PROVIDING A DRAINAGE STUDY.
- THE DEVELOPER REQUEST A VARIANCE FROM PROVIDING SIDEWALKS.
- THE DEVELOPER REQUEST A VARIANCE FROM THE LOT CONFIGURATION REQUIREMENTS.

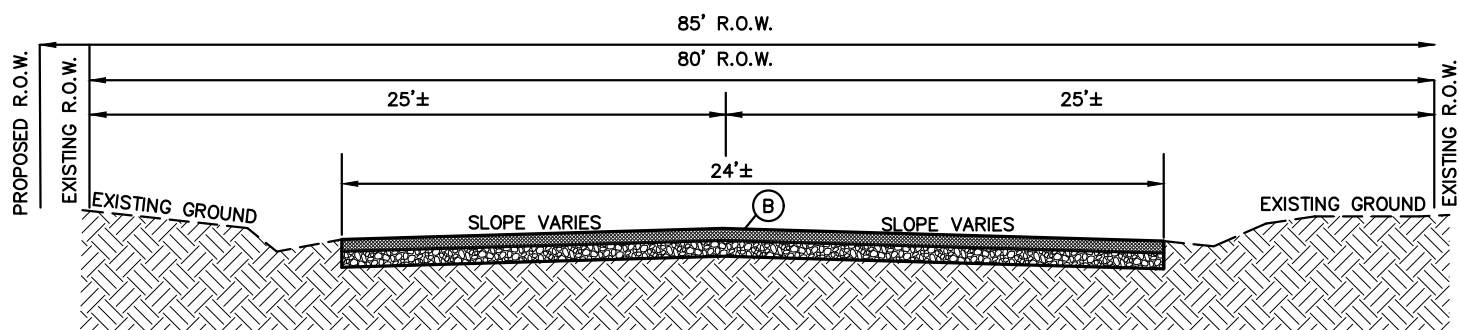


2/14/2024

VICINITY MAP



NOT TO SCALE



IN-PLACE: EXISTING BITUMINOUS CONCRETE WEARING SURFACE
HARGROVE ROAD - EXISTING CROSS SECTION
** NO IMPROVEMENTS PROPOSED

OWNERS/DEVELOPER:

TAYLOR PROPERTIES LLC
P.O. BOX 70084
TUSCALOOSA, AL 35407

LEON LAYTON ETAL
5310 HARGROVE RD E
TUSCALOOSA, AL 35405

RESURVEY OF L L
SUBDIVISION

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
& NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 22 SOUTH, RANGE 9 WEST

TUSCALOOSA COUNTY

ALABAMA

PRELIMINARY PLAT

McGiffert
and Associates, LLC
SINCE 1949
CIVIL ENGINEERS

2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402-0559
WWW.MCGIFFERT.COM (205) 759-1521 FAX (205) 759-1524

REVISION

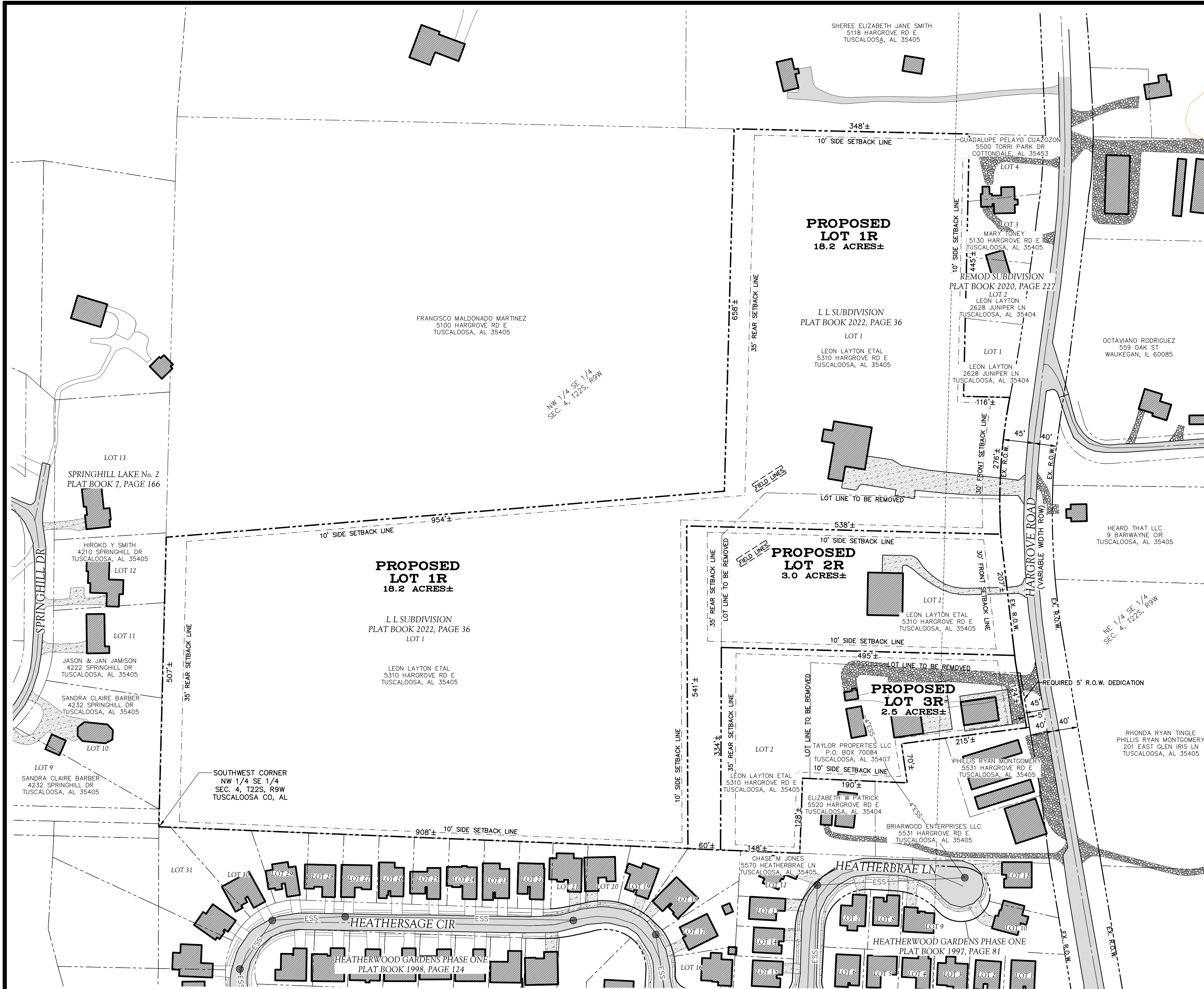
DATE	DESCRIPTION	BY
3/5/24	COT COMMENTS	T M

THIS DRAWING AND ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF THE ENGINEER.
COPYRIGHT © 2024 MCGIFFERT AND ASSOCIATES, LLC.

FILE NAME: Resurvey LL-Sub-PP
DATE OF FIELD SURVEY: 2/14/24
FIELD BOOK: N/A PAGE: N/A
DRAWN BY: T M
SCALE: 1"=100'
JOB No. 24-2004

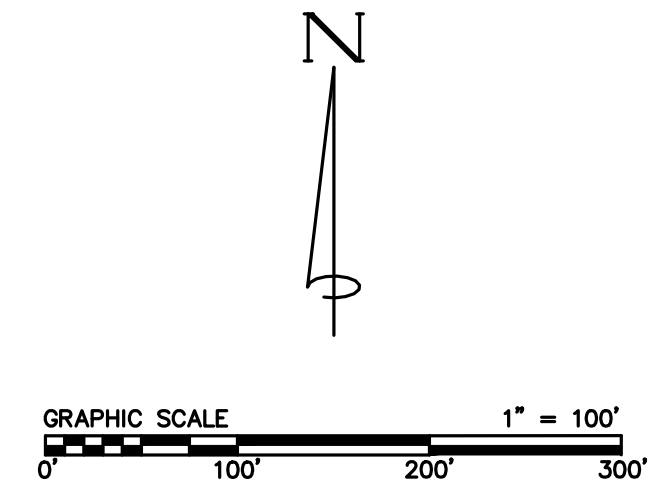
SHEET No. 1 of 1

CHECKED BY: Dwg. No.
RAM 29-24



OWNERSHIP INFORMATION
HEATHERSAGE CIRCLE
HEATHERWOOD GARDENS PHASE ONE
PLAT BOOK 1998, PAGE 124

LOT 18 CYNTHIA D BURRELL 4401 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 19 EAGLE HOLDINGS LLC P.O. BOX 526 BROOKWOOD, AL 35444	LOT 20 VELMA WYONEZ HARTLEY 4389 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 21 PATRICIA A WALKER 1383 HEATHERSAGE CIR TUSCALOOSA, AL 35405
LOT 22 LINDSEY JOHNSON 4377 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 23 SHERITA HOLLEY 4371 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 24 RETIA MANEICE 4365 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 25 EAGLE HOLDINGS LLC P.O. BOX 526 BROOKWOOD, AL 35444
LOT 26 EAGLE HOLDINGS LLC P.O. BOX 526 BROOKWOOD, AL 35444	LOT 27 RAMONIA BISHOP FIKES 4347 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 28 ELAINE L MURDOCK 4341 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 29 M. CAROLYN HATFIELD 4335 HEATHERSAGE CIR TUSCALOOSA, AL 35405
LOT 30 KRISTINA H MILLS 4329 HEATHERSAGE CIR TUSCALOOSA, AL 35405	LOT 31 ASHA PARR HALL 4323 HEATHERSAGE CIR TUSCALOOSA, AL 35405		



LEGEND	
---	INDICATES EXISTING RIGHT-OF-WAY LINE
----	INDICATES EXISTING SECTION LINE
----	INDICATES EXISTING QUARTER-QUARTER SECTION LINE
----	INDICATES SUBDIVISION LIMITS
----	INDICATES EXISTING PROPERTY LINE
----	INDICATES MINIMUM BUILDING LINE
----	INDICATES EXISTING 10' CONTOUR LINE
----	INDICATES EXISTING 2' CONTOUR LINE
----	INDICATES EXISTING SANITARY SEWER
DB	INDICATES DEED BOOK
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
[Symbol]	INDICATES EXISTING BUILDING
[Symbol]	INDICATES EXISTING BITUMINOUS CONCRETE WEARING SURFACE
[Symbol]	INDICATES EXISTING CONCRETE SURFACE
[Symbol]	INDICATES EXISTING CRUSHED STONE SURFACE

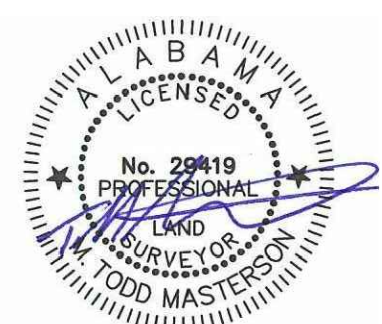
- NOTES:
- PROPERTY TO BE SUBDIVIDED = 23.7 Ac±
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 23.7 Ac±
 - THIS SUBDIVISION IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF TUSCALOOSA CORPORATE LIMITS AND IS NOT ZONED. THE PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA.
 - PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER.
 - ON-SITE SEWAGE DISPOSAL SYSTEMS ARE ALREADY IN PLACE FOR PROPOSED LOT 1R AND PROPOSED LOT 2R. LOT 3R HAS AN EXISTING SEWER CONNECTION.
 - AS SHOWN HEREON, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP NO. 01125C0536G, REVISED DATE 1/16/14.
 - THIS PLAN IS BASED ON A COMBINATION OF FIELD RUN SURVEY DATA AND AERIAL MAPPING DATA.
 - THE SUBJECT PROPERTY IS LOCATED IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 9 WEST.
 - ALL LOTS SHOWN HEREON MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THE CITY OF TUSCALOOSA SUBDIVISION REGULATIONS.
 - BUILDING LINE SETBACK REQUIREMENTS:
FRONT: 30'
REAR: 35'
SIDES: 10'

VARIANCE REQUESTS:

- THE DEVELOPER REQUESTS A VARIANCE FROM PROVIDING CAPPED SEWER.
- THE DEVELOPER REQUESTS A VARIANCE FROM PROVIDING A DRAINAGE STUDY.
- THE DEVELOPER REQUEST A VARIANCE FROM PROVIDING SIDEWALKS.
- THE DEVELOPER REQUEST A VARIANCE FROM THE LOT CONFIGURATION REQUIREMENTS.

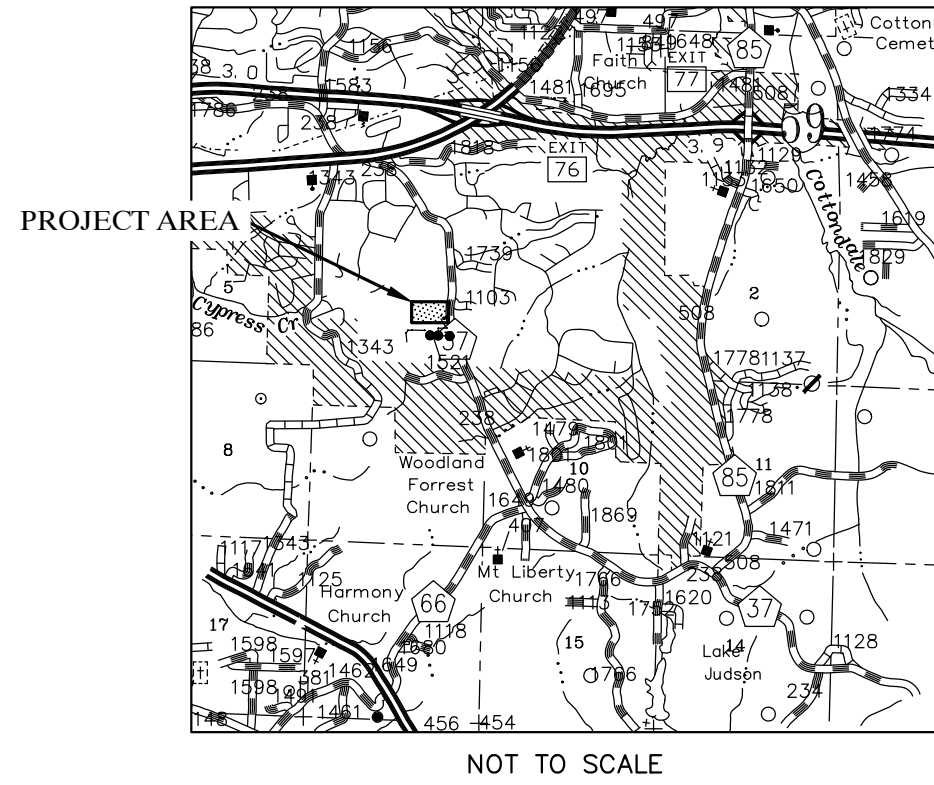
OWNERS/DEVELOPER:

TAYLOR PROPERTIES LLC P.O. BOX 70084 TUSCALOOSA, AL 35407	LEON LAYTON ETAL 5310 HARGROVE RD E TUSCALOOSA, AL 35405
---	--

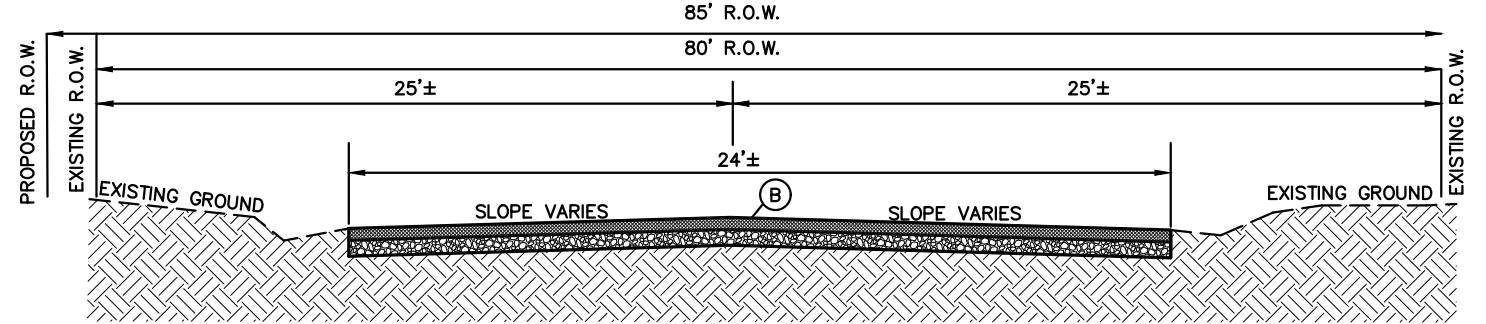


2/14/2024

VICINITY MAP



NOT TO SCALE



HARGROVE ROAD — EXISTING CROSS SECTION
N.T.S.
** NO IMPROVEMENTS PROPOSED

RESURVEY OF L L
SUBDIVISION
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
& NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 22 SOUTH, RANGE 9 WEST

TUSCALOOSA COUNTY ALABAMA

PRELIMINARY PLAT



2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402-0559
WWW.MCGIFFERT.COM (205) 759-1521 FAX (205) 759-1524

REVISION		
DATE	DESCRIPTION	BY
3/5/24	COT COMMENTS	T M

THIS DRAWING AND ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF THE ENGINEER.
COPYRIGHT © 2024 MCGIFFERT AND ASSOCIATES, LLC.

FILE NAME: Resurvey LL-Sub-PP	SHEET No. 1 of 1		
DATE OF FIELD SURVEY: 2/14/24			
FIELD BOOK: N/A	PAGE: N/A	CHECKED BY: RAM	DWG. No. 29-24
DRAWN BY: T M			
SCALE: 1"=100'			
JOB No. 24-2004			

Resurvey of L L Subdivision

Variance Request

Revised March 5, 2024

1. **Capped Sewer** – The developer would like to request a variance from installing capped sewer. Proposed Lot 1R and Lot 2R already have existing on-site sewage disposal systems in place. Proposed Lot 3R has an existing sewer connection to the City of Tuscaloosa Sewer System.
2. **Drainage Study** – The developer would like to request a variance from providing a drainage study. There are no improvements planned at this time and no stormwater drainage conditions will change with this resurvey.
3. **Sidewalks along Hargrove Road** – The developer would like to request a variance from providing sidewalks along Hargrove Road. There are currently no sidewalks along Hargrove Road in this area and no new streets are being proposed.
4. **Lot Configuration** – The developer would like to request a variance from this requirement.