



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Smith Resurvey of a Part of Golden Acres Parcel ID: 63-37-02-10-3-001-001.000 (.001) Total Acres: 3.74

Surveyor or Engineer

Name: Montgomery and Hinkle (Marty) Email: marty@mhisurvey.com Phone: 205792-2482
Address: 203 Hargrove Road East City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner

Name: Gerald Wayne Smith Email: _____ Phone: _____
Address: 6320 Golden Acres Drive City/State: Cottondale / AL ZIP Code: 35453

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 <u>02/13/2024</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input 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: [Signature] Date: 2-16-2024

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

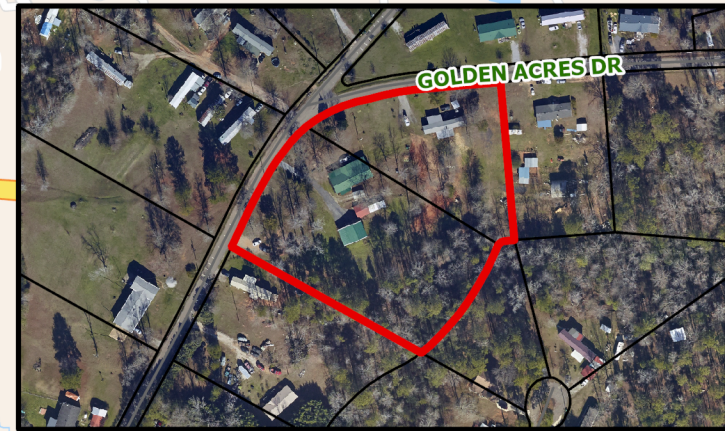
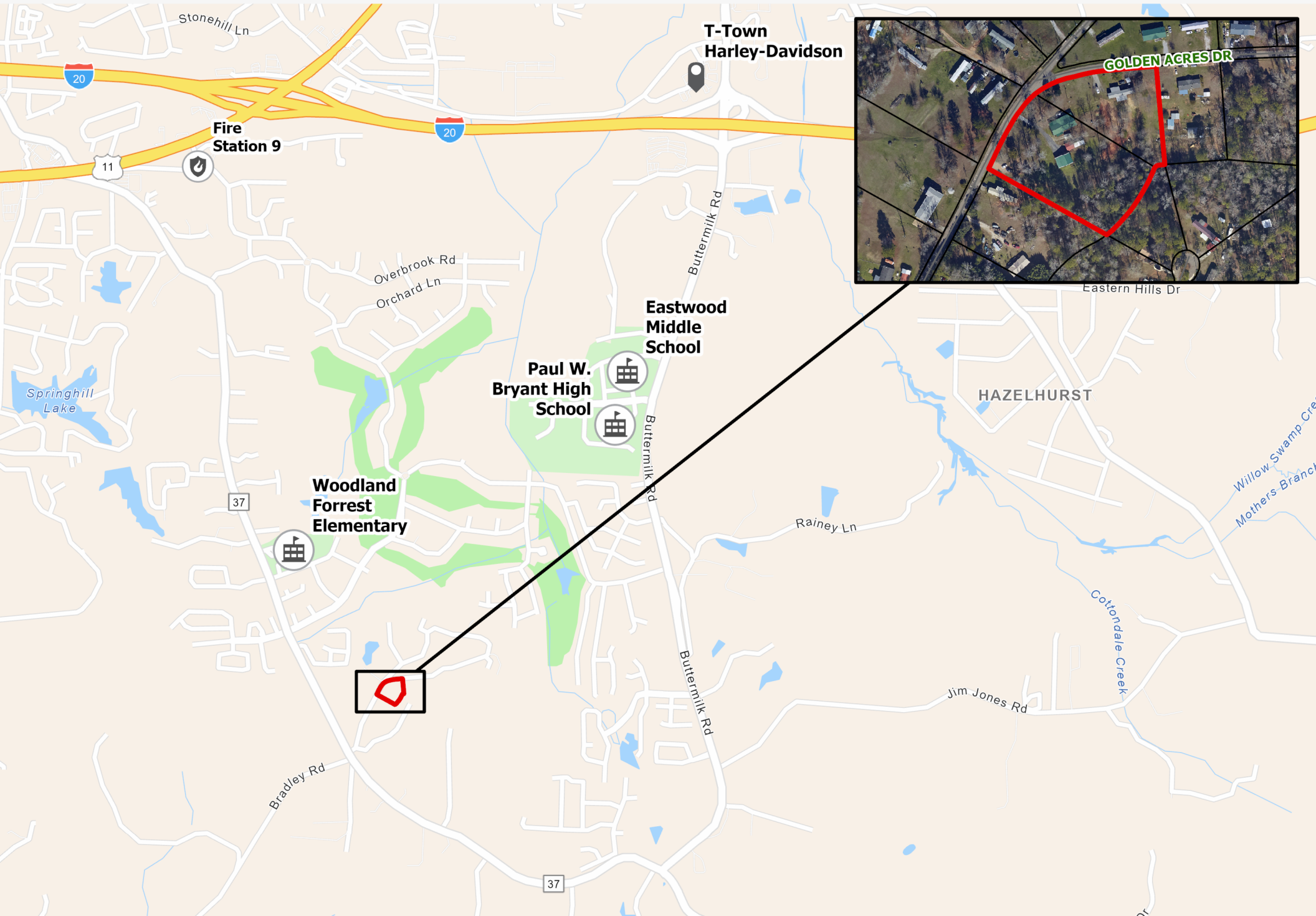
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401 [SUBMIT FORM](#)



6320 Golden Acres Drive

1 inch = 2,167 feet
0 1,000 2,000 3,000 4,000 Feet

N



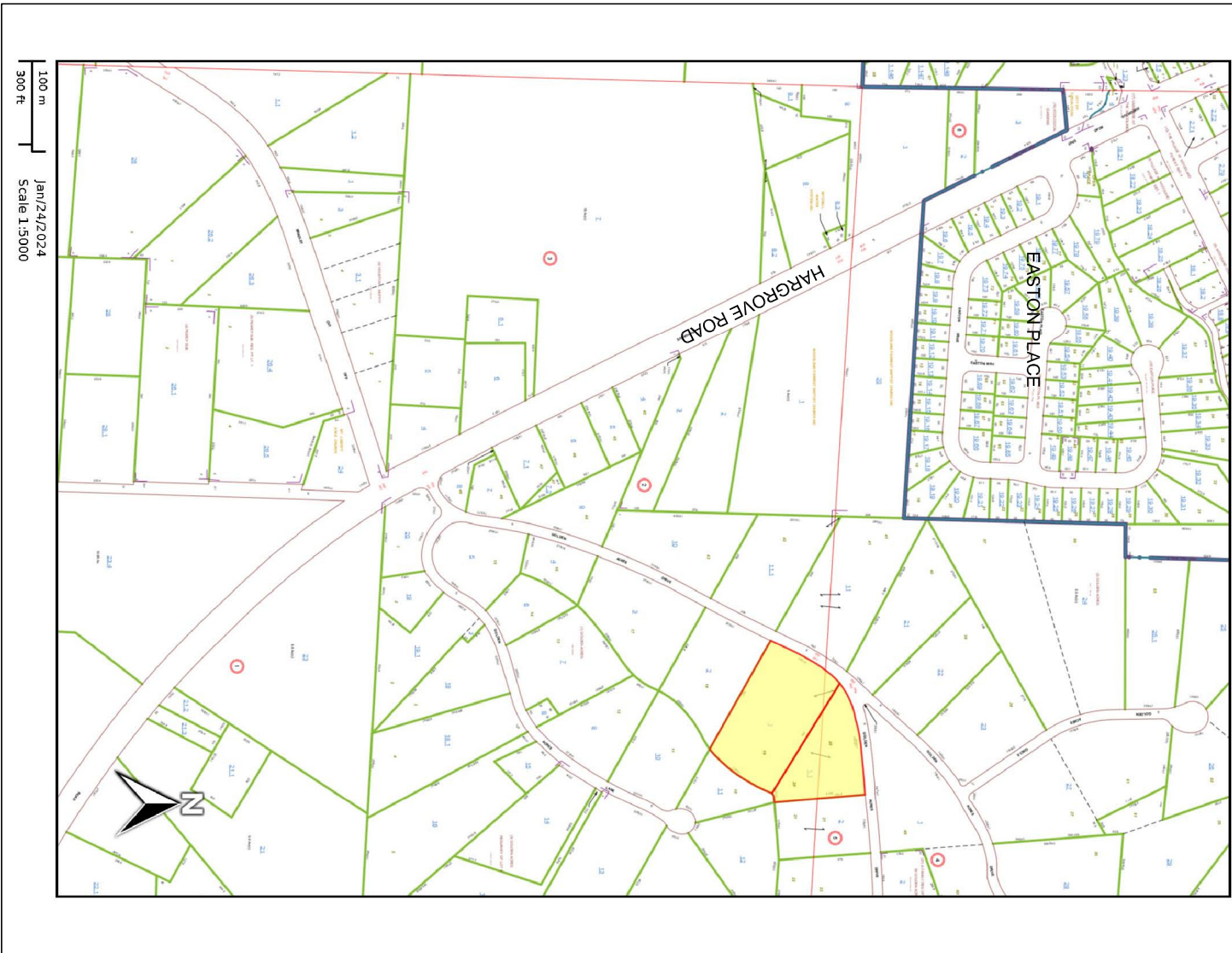


6320 Golden Acres Drive

1 inch = 133 feet
0 75 150 225 300 Feet



SMITH RESURVEY OF A PART OF GOLDEN ACRES



NOTES:
1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER DT250398 EFFECTIVE DATE JANUARY 18, 2014 THE SUBJECT PROPERTY LIES IN UNSHADED ZONE 1 (AREAS ABOVE THE 12 1/4' FLOOD ELEVATION).

2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
3) ALL DISTANCES IN CURVES ARE TO THE CHORD.

4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHEDDERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.

5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.

6) THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN THE CITY OF TUSCALOOSA'S PLANNING JURISDICTION.

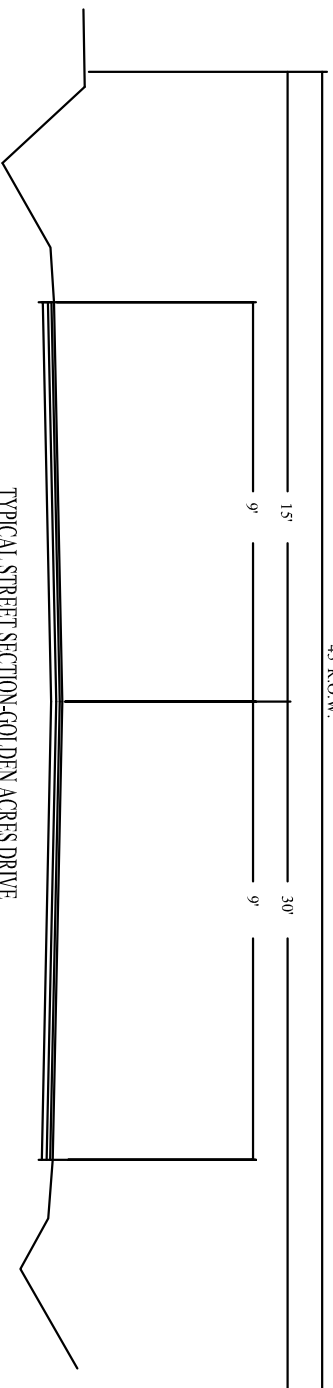
7) LOTS 40, 41 AND 20, 21 HAVE AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM AND ARE SERVED BY THE CITY OF TUSCALOOSA WATER DEPARTMENT.

8) ALL LOTS MEET OR EXCEED THE MINIMUM LOT SIZE OF R-1 ZONING OF 12,000 SQUARE FEET.

9) VARIANCE REQUESTED
C/PEP0 SENIOR

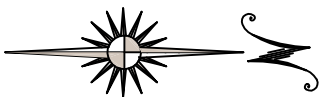
OWNER/REGISTRAR
GERALD WAYNE SMITH
6560 GOLDEN ACRES DRIVE
COTTONDALE, ALABAMA 35453

3.74 ACRES OWNED
3.74 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED



LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CH-965-1S)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- RIGHT-OF-WAY
- FENCE LINE
- MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE



SCALE: 1"=60 FEET

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



Montgomery and Hinkle, inc.
Professional Land Surveyors

203 Hargrove Road
Tuscaloosa, AL 35401
TuscaloosaLandSurvey.com
Phone - (205) 248-7396 - Fax - (205) 248-7398

hinkle@mhsurvey.com
monty@mhsurvey.com
office@mhsurvey.com

INFORMATION SOURCES

SMITH RESURVEY OF A PART OF GOLDEN ACRES
A RESURVEY OF LOTS 19 AND 20, GOLDEN ACRES, PLAT BOOK 7, PAGE 29
ALL IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE

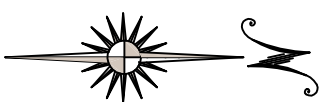
DE 2008, DE 965, LOT 20
DE 2008, DE 2008, LOT 19

Source of Info. SHOWN
Field Work
Survey Type
Field Book
ACAD File
COGO File

Job No. 2401-039
Date 02/13/2024
Scale 1"=60'
Drawn By S.M.B.
Approved By M.M.M.
Sheet 1 of 1

[illegible]

3.74 ACRES OWNED
3.74 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED



Source of Info.	SHOWN	Job No.	2401-039
Field Work	N/A	Date	02/13/2024
Survey Type	PLM PLAT	Scale	1" = 60'
Field Book	N/A	Drawn By	S.M.B.
ACAD File	2401-039.plt	Approved By	M.M.
COGO File	N/A.txt	Sheet	1 of 1

TUSCALOOSA COUNTY, ALABAMA

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MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR SANITARY SEWER

SMITH RESURVY OF A PART OF GOLDEN ACRES

02/13/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

SMITH RESURVEY OF A PART OF GOLDEN ACRES is requesting a variance of SANITARY SEWER for this 2 lot subdivision. Both lots have an existing approved on site disposal system. This subdivision is not located within the City Limits of Tuscaloosa, but lies within the City's planning jurisdiction. The property is located in the Golden Acres Subdivision on the south side of Golden Acres Drive east of Hargrove Road.

The primary purpose of this subdivision is to adjust the lot line between lots 19 and 20 of the Golden Acres Subdivision for the resale of one of the lots.

This subdivision is not contiguous with the City Limits which does not allow the opportunity to annex, thus access to the City sewer system would be denied.

The nearest sewer system would be the City of Tuscaloosa 3,800 feet away and estimated to cost over \$400,000 to install for this 2 lot subdivision.

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Montgomery and Hinkle, Inc.
205-792-2482
marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



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VARIANCE REQUEST FOR HALF STREET IMPROVEMENTS

SMITH RESURVY OF A PART OF GOLDEN ACRES

02/13/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

SMITH RESURVY OF A PART OF GOLDEN ACRES Is requesting a variance of HALF STREET IMPROVEMENTS along Golden Acres Drive. There is no curb and gutter in this area. This road has been in existence for over 65 years and is within an existing subdivision and would be the only lots within said subdivision to have wider paving with curb and gutter for years to come if required to install. The surrounding area is not expected to develop in the foreseeable future.

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