



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: _____ Parcel ID: _____ Total Acres: _____

Surveyor or Engineer

Name: _____ Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

Property Owner

Name: _____ Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

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

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

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

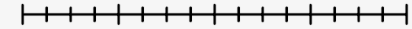
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401



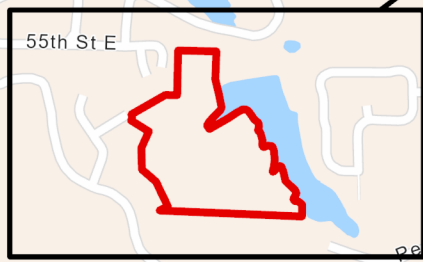
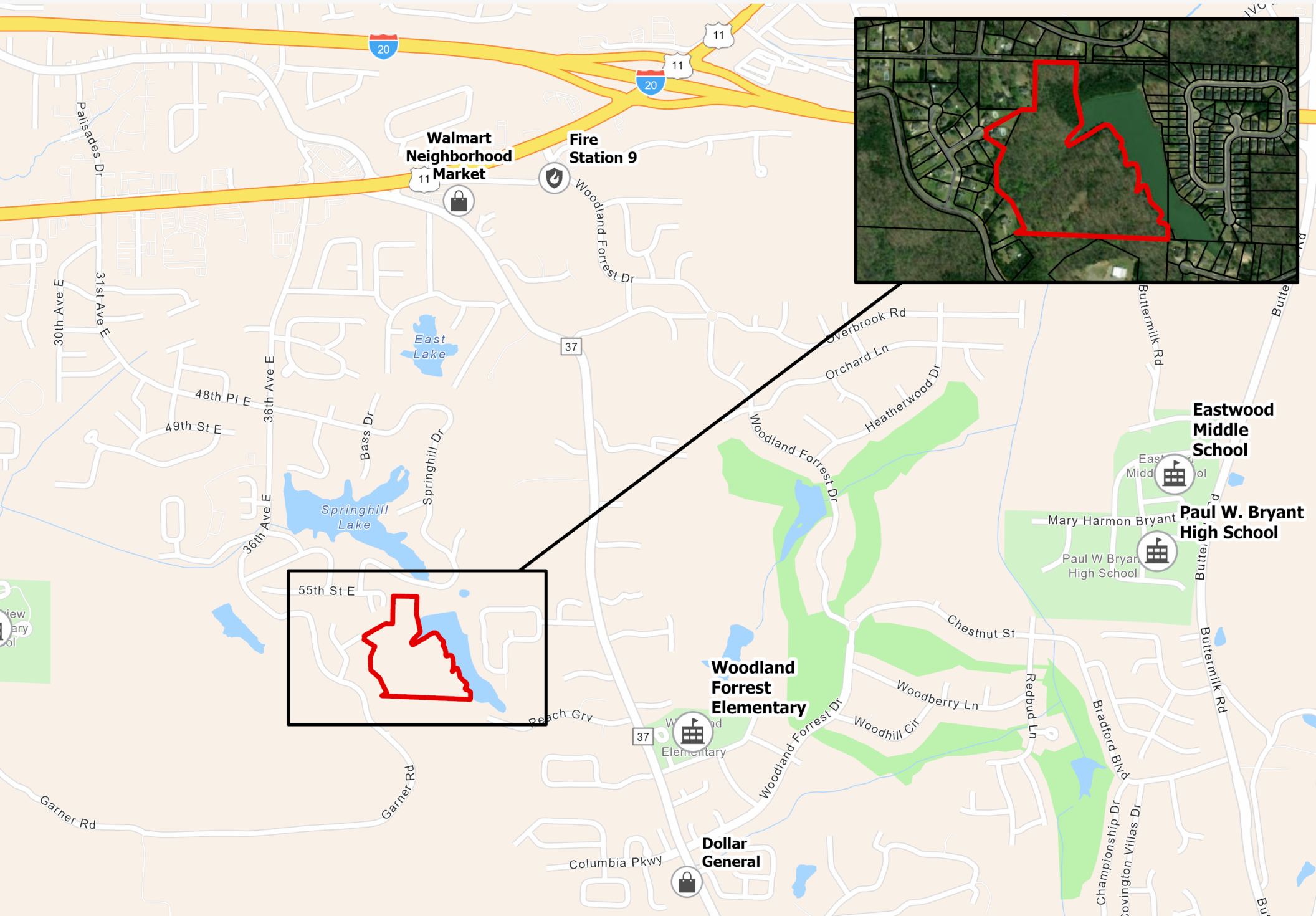
3921 Joshua Circle

1 inch = 1,500 feet

0 750 1,500 2,250 3,000 Feet



N



Walmart Neighborhood Market

Fire Station 9

Woodland Forrest Elementary

Dollar General

Eastwood Middle School

Paul W. Bryant High School

55th St E

Springhill Lake

East Lake

Woodland Forrest Elementary

Paul W Bryant High School

Mary Harmon Bryant

Eastwood Middle School

Columbia Pkwy

Woodberry Ln

Chestnut St

Redbud Ln

Bradford Blvd

Championship Dr
Lovington Villas Dr

Buttermilk Rd

Butte

Butte

Butte

Butte

Overbrook Rd
Orchard Ln

Heatherwood Dr

Woodland Forrest Dr

Woodland Forrest Dr

Woodhill Cir

37

37

20

11

11

20

11

30th Ave E

31st Ave E

48th Pl E

49th St E

36th Ave E

Bass Dr

Springhill Dr

Garner Rd

Garner Rd

Peach Grv

Columbia Pkwy

11

Woodland Forrest Dr

Woodhill Cir

Woodberry Ln

Chestnut St

Redbud Ln

Bradford Blvd

Championship Dr
Lovington Villas Dr

Buttermilk Rd

Butte

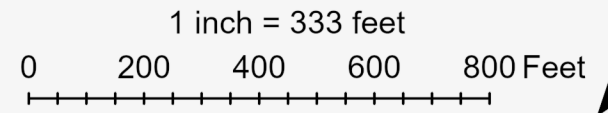
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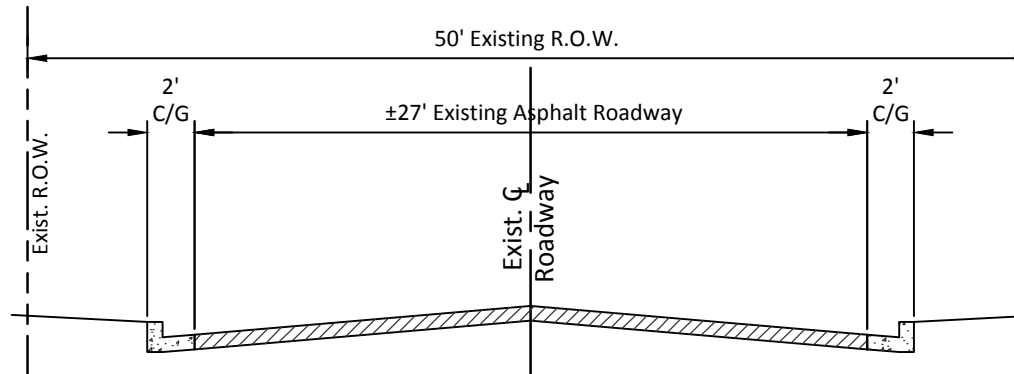
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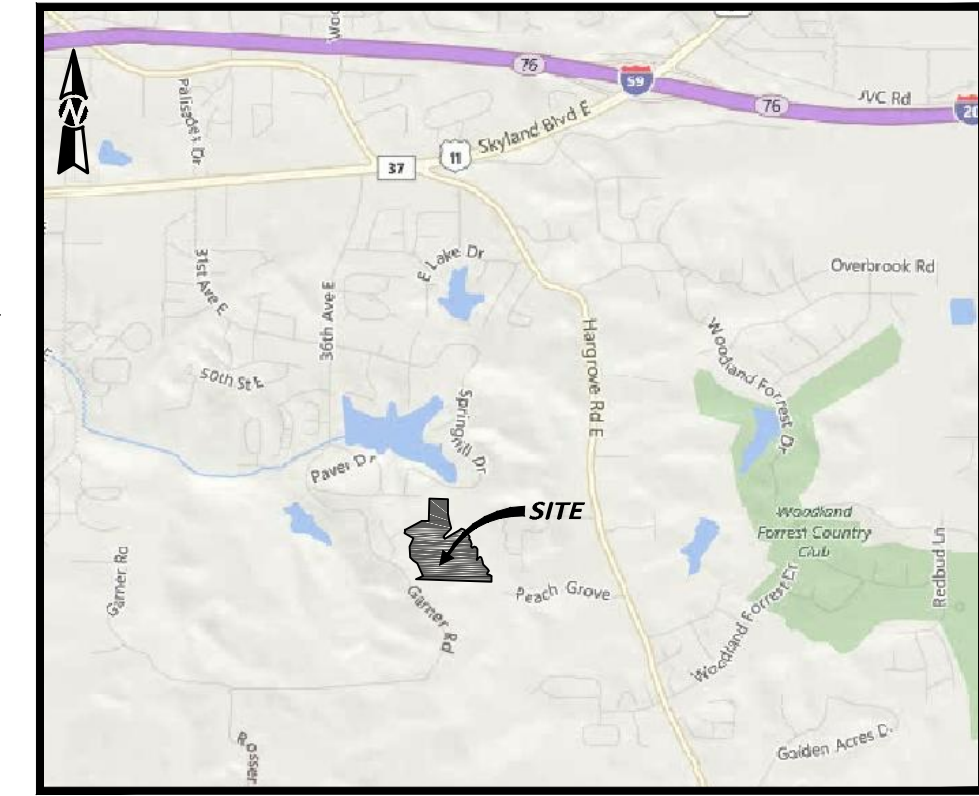
3921 Joshua Circle



PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)



TYPICAL SECTION - Joshua Circle
No Improvements Proposed
NO SCALE



VICINITY MAP
NO SCALE

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CONTOUR 5' INTERVAL
- EXISTING CONTOUR 1' INTERVAL
- ESS EXISTING SANITARY SEWER MAIN
- EWM EXISTING WATER MAIN
- ESD EXISTING STORM DRAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- IRON PIPE / PIN FOUND
- CAPPED REBAR FOUND
- CONCRETE MONUMENT FOUND
- AXLE FOUND
- PINE KNOT FOUND
- CAPPED REBAR SET
- SEC SECTION
- T TOWNSHIP
- R RANGE
- R.O.W. RIGHT-OF-WAY
- M.B.L. MINIMUM BUILDING LINE
- PB. PLAT BOOK
- DB. DEED BOOK
- PG. PAGE
- () RECORD DIMENSION
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK PAVERS
- EXISTING BUILDING
- EXISTING GRAVEL DRIVE



Tant Construction, Inc.
2214 Loop Road
Tuscaloosa, AL 35405
Db. 2000, Pg. 10701

Open Space
Heatherwood Gardens
Phase Three
Pb. 2002, Pg. 150

Joseph E. Tant, Sr.
2214 Loop Road
Tuscaloosa, AL 35405
Db. 1187, Pg. 163

Open Space
Heatherwood Gardens
Phase Three
Pb. 2002, Pg. 150

Robert Deon Branch
5109 10th Avenue E
Tuscaloosa, AL 35405
Db. 2019, Pg. 16421

Larry O. Sanders
4300 Peach Grove
Tuscaloosa, AL 35405
Db. 2021, Pg. 12654

Lot 15
Peach Grove No. 2
Pb. 10, Pg. 22

LOT 1
21.36 Acres±

- NOTES:**
- No title search was performed with this survey.
 - All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
 - Sources of Title: Db. 2020, Pg. 6889
Db. 2016, Pg. 20775
 - Current Zoning: R-1
 - Setbacks: Front- 35'
Rear- 35'
Side- 10'
 - No part of this subdivision lies in a special flood hazard area, per information from FEMA FIRM Panel No. 01125C0538G, dated January 16, 2014.
 - Total Area of Property Subdivided is 22.37± Acres.
 - Total Area Under Control of Developer is 22.37± Acres.
 - Variations Requested:
 - Sidewalks
 - Drainage Study
 - Capped Sewer - Lot 1
 - Owners/Developers of property being subdivided:

Frank Gordon 3921 Joshua Cir Tuscaloosa, AL 35405	Kathryn Wheat 4131 Brookhill Rd Tuscaloosa, AL 35404
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WHEAT-GORDON Subdivision
Kathryn Wheat and Frank Gordon
Part of the SE 1/4 of the SW 1/4, Sec. 4, T 22 S, R 9 W
Tuscaloosa County, Alabama

Sheet Title

No.	Date	Revision Description
1	12/07/20	Revised per City Comments
2	3/15/24	Updated Adj Prop Owners

Drawn By: E M H
Date Drawn: 11/12/2020
Scale: 1" = 40'
Proj. No.: 20-10-02944.00
File Name: 20-2524.Prelim Plat.dwg

TTL
3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com



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March 15, 2024

Mr. Zach Ponds
Director of Planning
Office of Urban Development
2201 University Boulevard
Tuscaloosa, Alabama 35401

RE: Wheat-Gordon Subdivision
Variance Request Letter

Dear Mr. Ponds:

We are writing on behalf of the Developer to request variances from the subdivision regulations for the proposed 2-lot Wheat-Gordon Subdivision located in the vicinity of Garner Road. The subdivision is proposed for the purpose of a land swap between 2 adjoining neighbors to correct existing encroachments across existing property lines. The following variances are requested:

1. Sidewalks
2. Capped Sewer-Lot 1
3. Drainage Study

Justification for these variance requests are as follows:

1. Sidewalks: This proposed subdivision consists of 1 lot in an established subdivision on Joshua Circle and 1 lot being an undeveloped tract. There are currently no sidewalks existing in the vicinity of the property. Since the subdivision is for the purposes of a land swap, and no additional improvements are proposed, we request the waiver of sidewalks.
2. Capped Sewer: Lot 2 is currently served by sanitary sewer. Lot 1 is not currently served by sanitary sewer, but no development is proposed for Lot 1. Lot 1 will potentially have a future single-family residence that can be served by a septic system. Lot 1 is of ample size for a future septic system, which can be applied for to the Tuscaloosa County Health Department at that time.
3. Drainage Study: The subdivision proposes no new development or improvements. No change in existing drainage is proposed.

(continued next page)



3516 Greensboro Ave
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,
TTL, INC.

A handwritten signature in blue ink, appearing to read 'E. M. Hamner'.

Eric M. Hamner, PLS
Project Manager

cc: File