



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: White Hat Farms Parcel ID: 63-30-07-36-3-006-003.003 and others Total Acres: 13.4

**Surveyor or Engineer**

Name: Montgomery and Hinkle (Marty) Email: marty@mhisurvey.com Phone: 205-792-2482  
 Address: 203 Hargrove Road East City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner**

Name: White Hat, LLC Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: 5701 Willow Lake City/State: Birmingham / AL ZIP Code: 35244

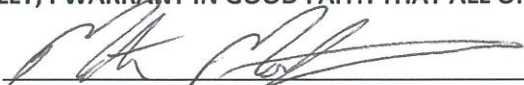
*Applicants MUST include ALL of the following documentation with the submission of this checklist:*

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 type="checkbox"/> YES _____	<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 type="checkbox"/> NO	<input checked="" 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 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: 3-15-2024

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

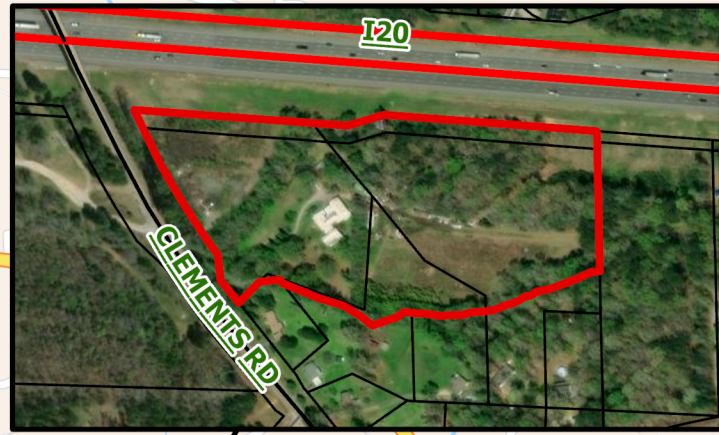
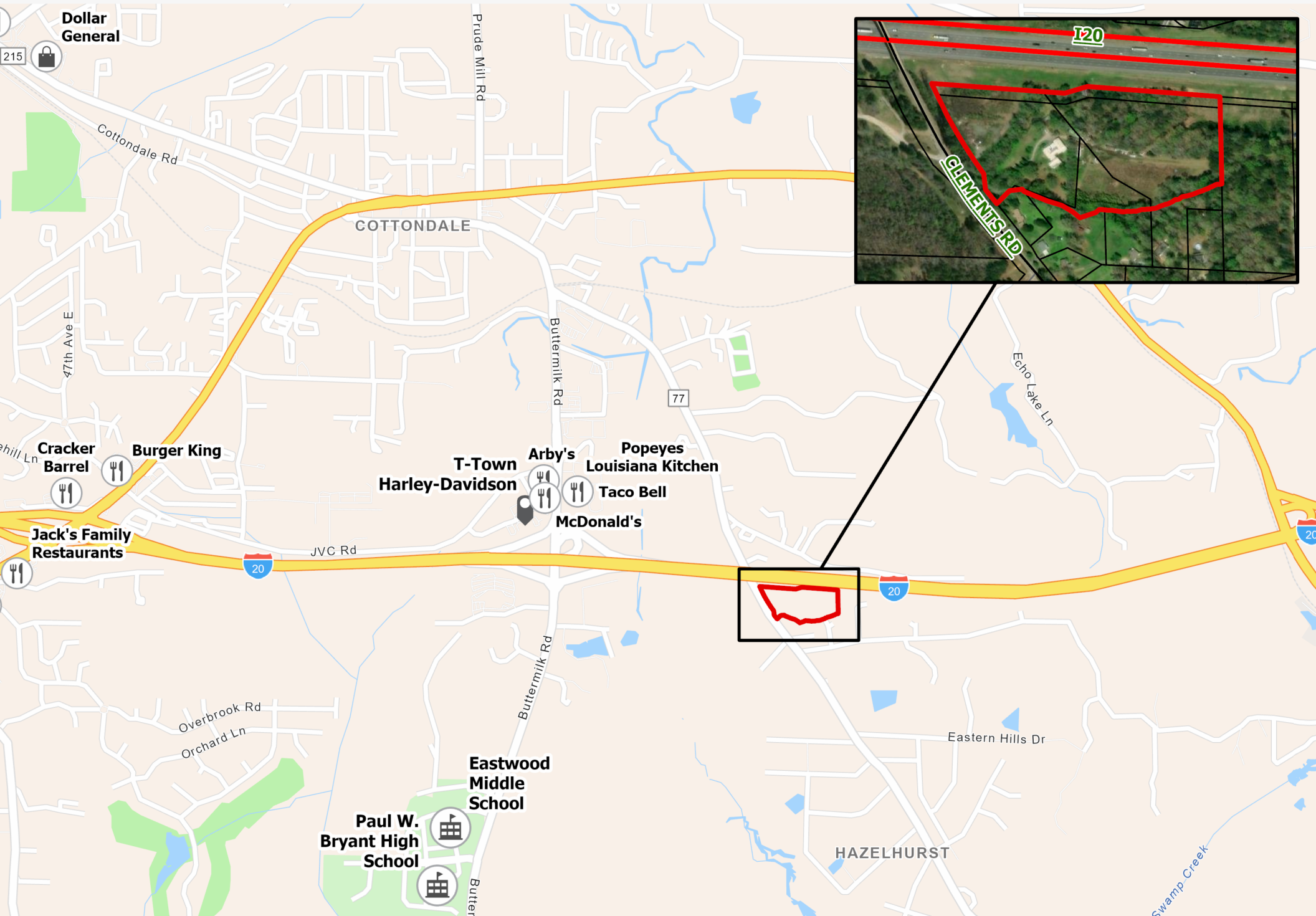
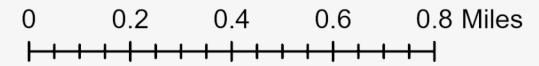
Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
 Planning Division Tuscaloosa, AL 35401

**SUBMIT FORM**



# 3935 Clements Road

1 inch = 2,000 feet



Dollar General

215

Cottondale Rd

Prude Mill Rd

COTTONDALE

47th Ave E

Buttermilk Rd

77

Echo Lake Ln

Cracker Barrel  
Burger King

T-Town  
Harley-Davidson  
Arby's  
Popeyes Louisiana Kitchen  
Taco Bell  
McDonald's

Jack's Family Restaurants

20

JVC Rd

20

Overbrook Rd  
Orchard Ln

Eastwood Middle School

Paul W. Bryant High School

Butter

Eastern Hills Dr

HAZELHURST

Swamp Creek



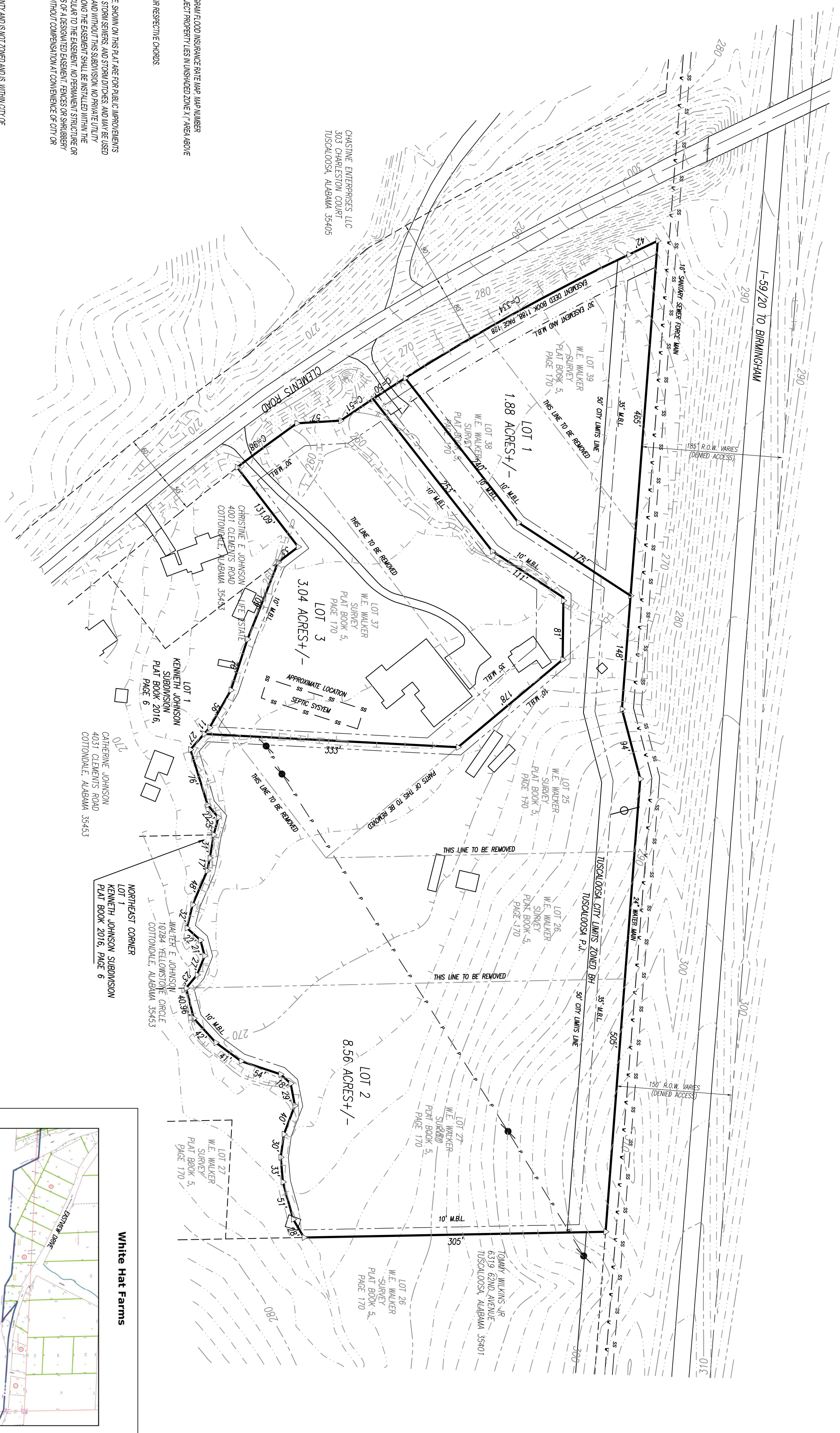


# 3935 Clements Road



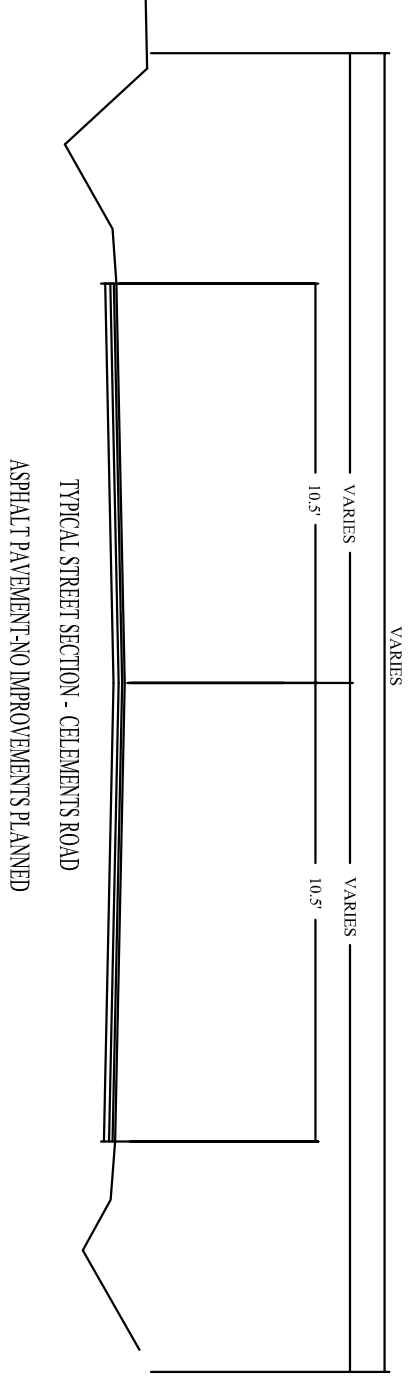


ACROSS INTERSTATE  
 WALTER E JOHNSON  
 10784 YELLOWSTONE CIRCLE  
 COTTONDALE, ALABAMA 35453  
 STATE OF ALABAMA  
 2715 SKYLAND BLVD  
 TUSCALOOSA, ALABAMA 35405  
 STATE OF ALABAMA  
 64 N UNION STREET  
 MONTGOMERY, ALABAMA 36130  
 CANDI ELIZABETH HANES  
 7827 DOTTIE DRIVE  
 COTTONDALE, ALABAMA 35453  
 CITY OF TUSCALOOSA  
 PO BOX 2089  
 TUSCALOOSA, ALABAMA 35403



NOTES  
 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER 17050301G EFFECTIVE DATE JANUARY 8, 2014, THE SUBJECT PROPERTY LIES IN UNSHADDED ZONE X1 AREA ABOVE THE 0.2 % FLOOD ELEVATION.  
 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS  
 # ALL DISTANCES IN CURVES ARE TO THE CHORD  
 4) ALL EASEMENTS EXCEPT THOSE DENOTED 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 SHRUBBERY 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) PART THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF TUSCALOOSA'S PLANNING JURISDICTION. THE NORTH 91 FOOT STRIP IS LOCATED IN THE CITY OF TUSCALOOSA AND IS ZONED BH AND WILL BE A PART OF LOTS 1 AND 2 AT THIS TIME. THERE IS NO PLANS TO AMEND ADDITIONAL PROPERTY. THIS SUBDIVISION IS TO BE CREATED FOR MARKETING PURPOSES.  
 7) LOT 3 HAS AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM  
 ALL OTHER LOTS TO BE SERVED BY INDIVIDUAL ON SITE SEWAGE DISPOSABLE SYSTEM  
 8) ALL LOTS MEET OR EXCEED THE MINIMUM LOT SIZE OF R1 ZONING OF 12,000 SQUARE FEET.  
 9) LOT 1 AND 2 SHALL USE A SHARED DRIVEWAY.  
 10) THE DENIED ACCESS FENCE SEPARATING THE PROPERTY AND INTERSTATE RIGHT-OF-WAY SHALL NOT BE CUT OR REMOVED. IF THE SAID FENCE IS DAMAGED OR REMOVED, THE LAND OWNER SHALL BE RESPONSIBLE FOR FINING OR REPLACEMENT OF SAID FENCE.  
 11) VARIANCES REQUESTED  
 A) CAPPED SEWER  
 B) HALF STREET IMPROVEMENTS  
 C) DRAINAGE STUDY  
 D) LOT CONTOURIZATION  
 E) SIDEWALK

OWNER/DEVELOPER  
 WHITE HAT, LLC  
 3701 WILLOW LAKE  
 BIRMINGHAM, ALABAMA 35244  
 13.4 ACRES OWNED  
 13.4 ACRES DEVELOPED  
 NO ADDITIONAL ACRES OWNED



**LEGEND**

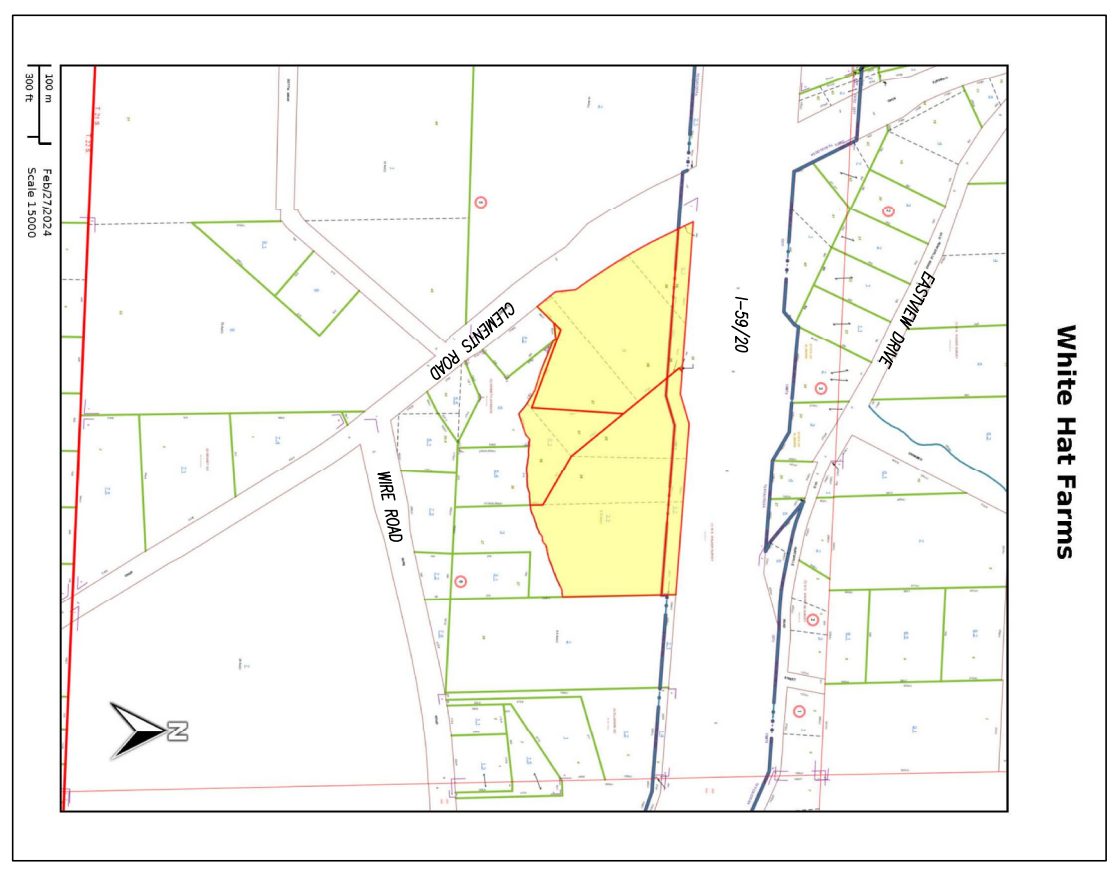
- IRON FOUND
- 1/2" REBAR and CAP SET (24-965-1S)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- ( ) DEED and/or PLAT CALL
- ROW
- X- FENCE LINE
- MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE

LINE NOT TO SCALE

SCALE: 1" = 100 FEET

0 50 100 200

BASEIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



**Montgomery and Hinkle, inc.**  
 Professional Land Surveyors  
 203 Hargrove Avenue  
 Tuscaloosa, AL 35401  
 Tuscaloosa@mhsurvey.com  
 Phone - (205) 248-7396 - Fax - (205) 248-7398

INFORMATION SOURCES

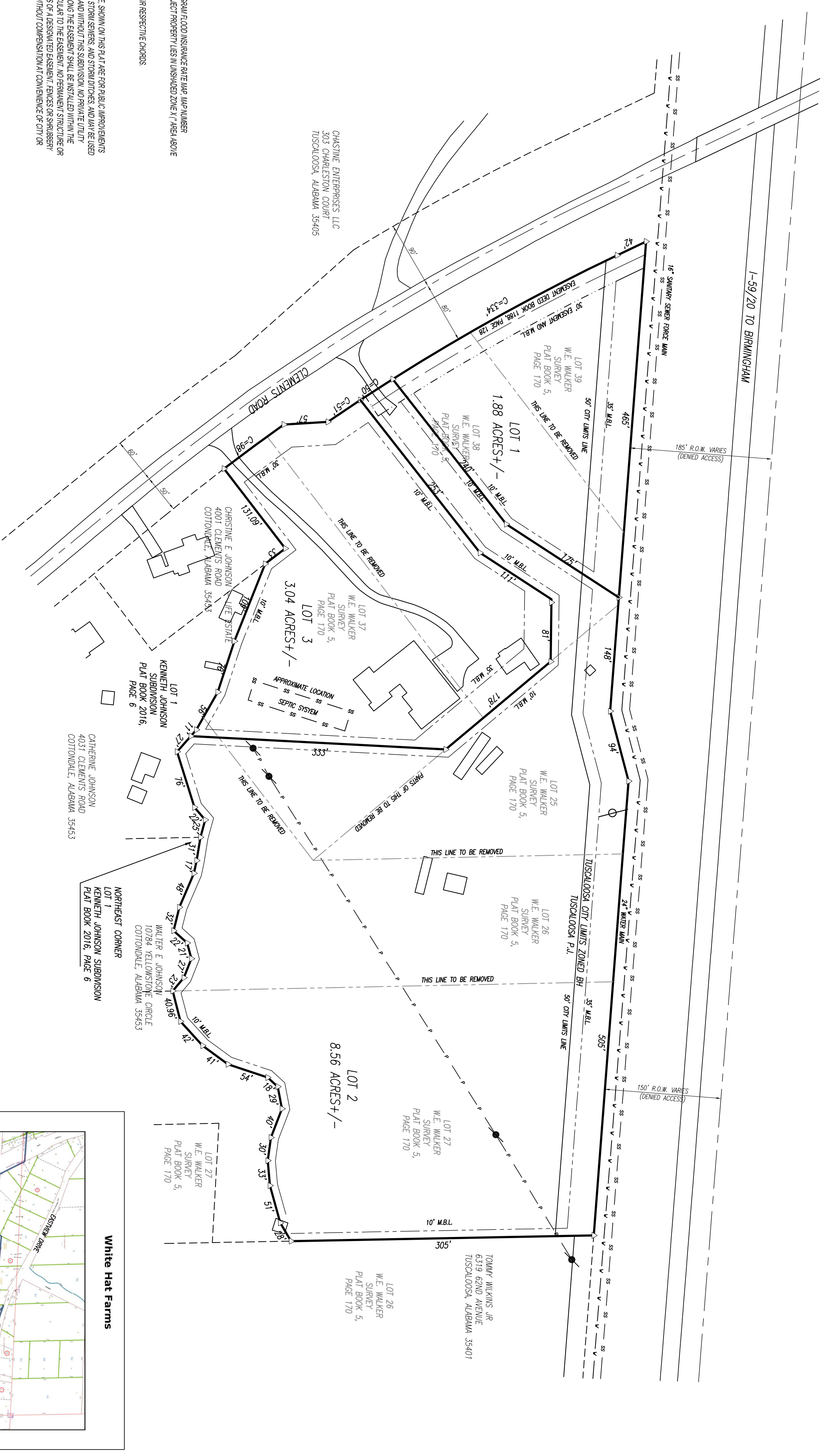
RESURVEY OF A PART OF LOTS 25, 26, 27, 36, 37 AND 38 W.E. WALKER SURVEY PLAT BOOK 5, PAGE 170  
 NORTH ONE-HALF SOUTHWEST QUARTER  
 SECTION 36, TOWNSHIP 21, SOUTH RANGE 9 WEST  
 TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE

Source of Info.	DB 2023, PG 23220	Job No.	2402-070
Field Work	N/A	Date	03/14/2024
Survey Type	PLEM PLAT	Scale	1" = 100'
Field Book	N/A	Drawn By	S.M.B.
ACAD File	2402-070 B1.P1	Approved By	MMH
COGO File	N/A	Sheet	1 of 1



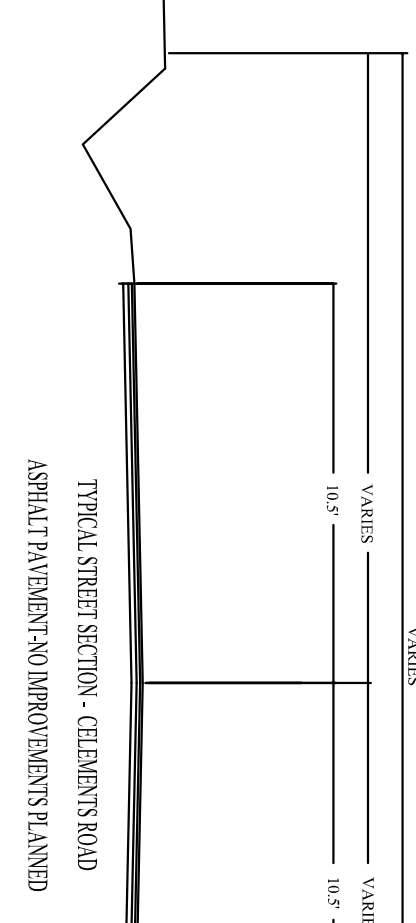
ACROSS INTERSTATE  
 WALTER E. JOHNSON  
 10784 YELLOSTONE CIRCLE  
 COTTONDALE, ALABAMA 35453  
 STATE OF ALABAMA  
 2715 SKYLAND BLVD  
 TUSCALOOSA, ALABAMA 35405  
 STATE OF ALABAMA  
 64 N UNION STREET  
 MONTGOMERY, ALABAMA 36130  
 CANDI ELIZABETH HANES  
 7827 DOTTIE DRIVE  
 COTTONDALE, ALABAMA 35453  
 CITY OF TUSCALOOSA  
 PO BOX 2089  
 TUSCALOOSA, ALABAMA 35403



- NOTES**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER 17050301G EFFECTIVE DATE JANUARY 6, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X (AREA ABOVE THE 0.2% 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 DENOTED AS PRIVATE SHOWN ON THIS PLAN 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 SHRUBBERY 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) PART THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF TUSCALOOSA'S PLANNING JURISDICTION. THE NORTH 90 FOOT STRIP IS LOCATED IN THE CITY OF TUSCALOOSA AND IS ZONED BH AND WILL BE A PART OF LOTS 1 AND 2 AT THIS TIME. THERE IS NO PLAN TO AMEND ADDITIONAL PROPERTY. THIS SUBDIVISION IS TO BE CREATED FOR MARKETING PURPOSES.
  - 7) LOT 3 HAS AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM
  - 8) ALL LOTS MUST EXCEED THE MINIMUM LOT SIZE OF R-1 ZONING OF 12,000 SQUARE FEET.
  - 9) LOT 1 AND 2 SHALL USE A SHARED DRIVEWAY.
  - 10) THE DENIED ACCESS FENCE SEPARATING THE PROPERTY AND INTERSTATE RIGHT-OF-WAY SHALL NOT BE CUT OR REMOVED. IF THE SAID FENCE IS DAMAGED OR REMOVED, THE LAND OWNER SHALL BE RESPONSIBLE FOR FINING OR REPLACEMENT OF SAID FENCE.
  - 11) VARIANCES REQUESTED
    - A) CAPPED SEWER
    - B) HALF STREET IMPROVEMENTS
    - C) DRAINAGE STUDY
    - D) LOT CONTOURMENT
    - E) SIDEWALK

OWNER/DEVELOPER:  
 WHITE HAT, LLC  
 3701 WILLOW LAKE  
 BRIMMINGHAM, ALABAMA 35244

13.4 ACRES OWNED  
 13.4 ACRES DEVELOPED  
 NO ADDITIONAL ACRES OWNED



**LEGEND**

- IRON FOUND
- 1/2" REBAR and CAP SET (24-965-1S)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- ( ) DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- MINIMUM BUILDING LINE
- P- UTILITY POLE
- W- WATER METER
- D- POWER METER
- ▨ CONCRETE SURFACE
- ▩ BUILDING
- ▧ WOOD SURFACE

LINE NOT TO SCALE

**SCALE: 1" = 100 FEET**

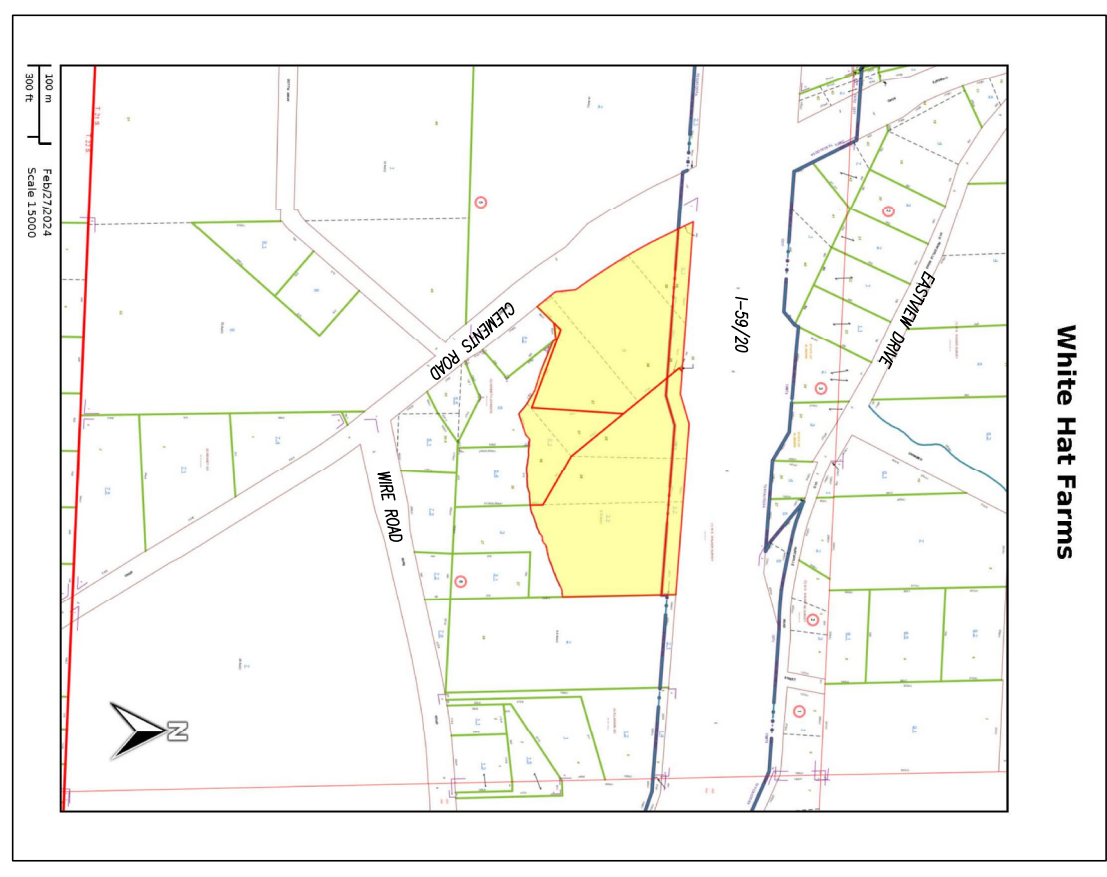
0 50 100 200

**LEGEND**

- LINE NOT TO SCALE

**SCALE: 1" = 100 FEET**

0 50 100 200



**Montgomery and Hinkle, inc.**  
 Professional Land Surveyors

203 Hargrove Avenue  
 Tuscaloosa, AL 35401  
 TuscaloosaLandSurvey.com

Phone - (205) 248-7396 - Fax - (205) 248-7398

INFORMATION SOURCES

RESURVEY OF A PART OF LOTS 25, 26, 27, 36, 37 AND 38 W/E. WALKER SURVEY PLAT BOOK 5, PAGE 170  
 NORTH ONE-HALF SOUTHWEST QUARTER  
 SECTION 36, TOWNSHIP 21, SOUTH RANGE 9 WEST  
 TUSCALOOSA COUNTY, ALABAMA

WHITE HAT FARMS

SOURCE OF TITLE:

Source of Info.	DB 2023, PG 23220
Field Work	N/A
Survey Type	PLEM PLAT
Field Book	N/A
ACAD File	2402-070 BH PL
COGO File	N/A

Job No.	2402-070
Date	03/14/2024
Scale	1" = 100'
Drawn By	S.M.B.
Approved By	MMH
Sheet	1 of 1





**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR DRAINAGE STUDY

WHITE HAT FARMS

03/13/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

WHITE HAT FARMS is requesting a variance of DRAINAGE STUDY. This is a 3 lot subdivision with existing improvements on lot 3. Lots 1 and 2 have no improvements at this time. When improvements are determined for these lots drainage impact, if any, will be addressed.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR HALF STREET IMPROVEMENTS

WHITE HAT FARMS

03/13/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

WHITE HAT FARMS is requesting a variance of HALF STREET IMPROVEMENTS along Clements Road. There is no curb and gutter in this area. This road has been in existence for over many years. The surrounding area is not expected to develop in the foreseeable future.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR LOT CONFIGURATION

WHITE HAT FARMS

03/13/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

WHITE HAT FARMS is requesting a variance of LOT CONFIGURATION. This is a 3 lot subdivision with existing improvements on lot 3. Lot 1 has no improvements. Due to existing improvements, lot terrain and road frontage we are requesting this variance.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR SANITARY SEWER

WHITE HAT FARMS

03/13/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

WHITE HAT FARMS is requesting a variance of SANITARY SEWER for this 3 lot subdivision. Lot 3 has 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 adjacent to the City Limits of Tuscaloosa.

The primary purpose of this subdivision is to divide and remove several lots of the W.E walker Subdivision into 3 separate lots.

The nearest sewer system of the City of Tuscaloosa is the Mercedes Extension force main which is adjacent and along I-59/20.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR SIDEWALK

WHITE HAT FARMS

03/13/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

WHITE HAT FARMS is requesting a variance of SIDEWALK along Clements Road. There is no sidewalk in this area. This road has been in existence for over many years. The surrounding area is not expected to develop in the foreseeable future.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396