



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 Lady Kassama
Planning Division Tuscaloosa, AL 35401 Email: lkassama@tuscaloosa.com

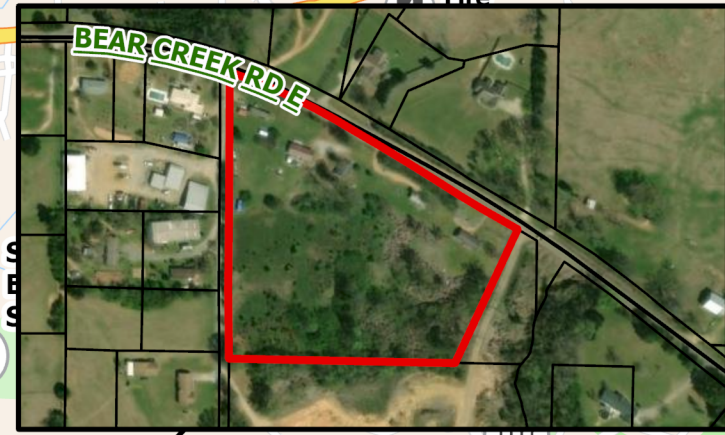
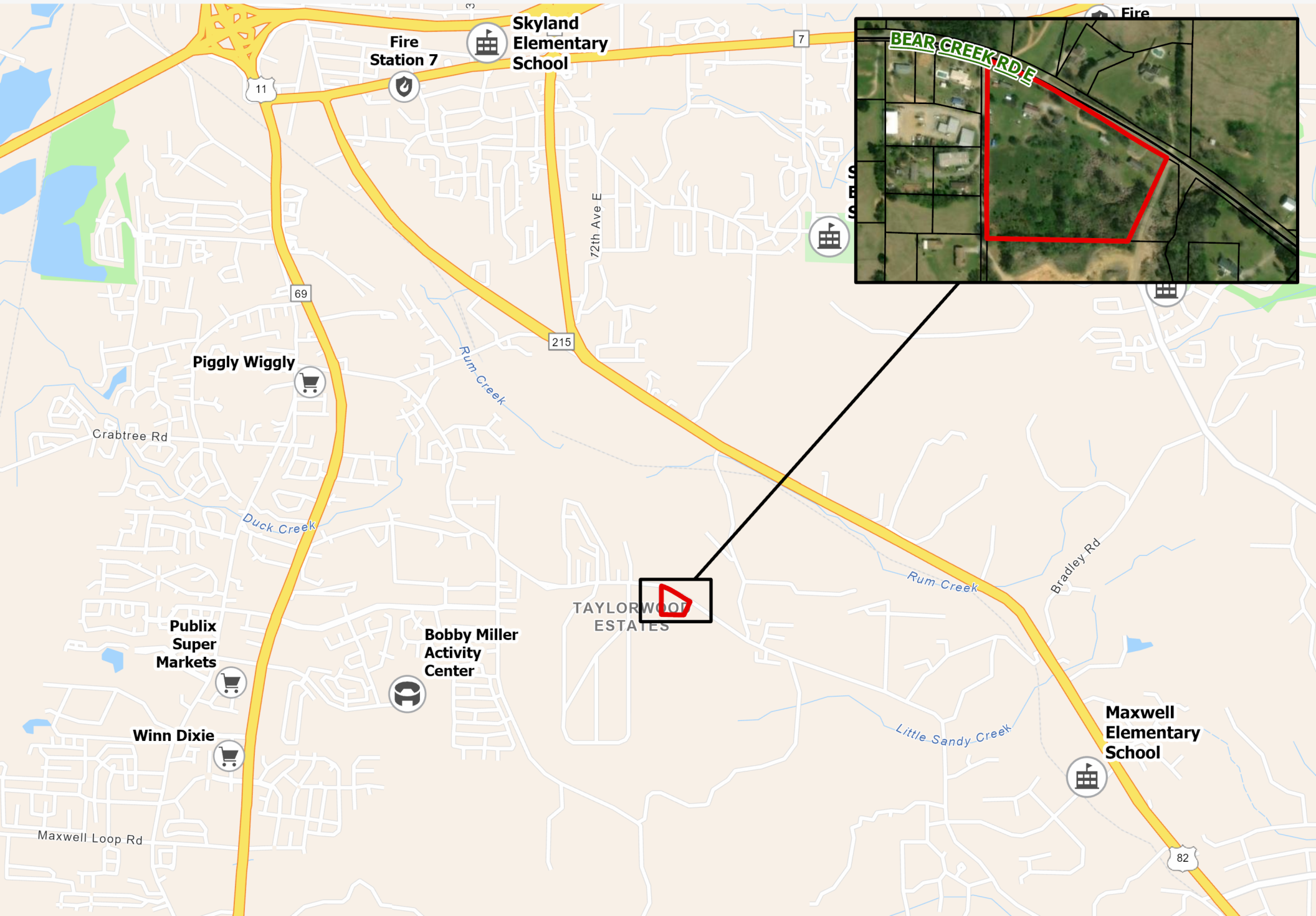


1705 Bear Creek Road East

1 inch = 3,125 feet

0 0.3 0.6 0.9 1.2 Miles

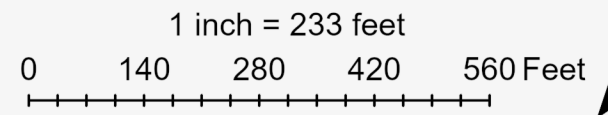
N



Skyland Elementary School
 Fire Station 7
 Piggy Wiggly
 Publix Super Markets
 Winn Dixie
 Bobby Miller Activity Center
 TAYLORWOOD ESTATES
 Maxwell Elementary School
 Rum Creek
 Duck Creek
 Little Sandy Creek
 Bradley Rd
 11, 69, 215, 7, 82
 Crabtree Rd
 Maxwell Loop Rd

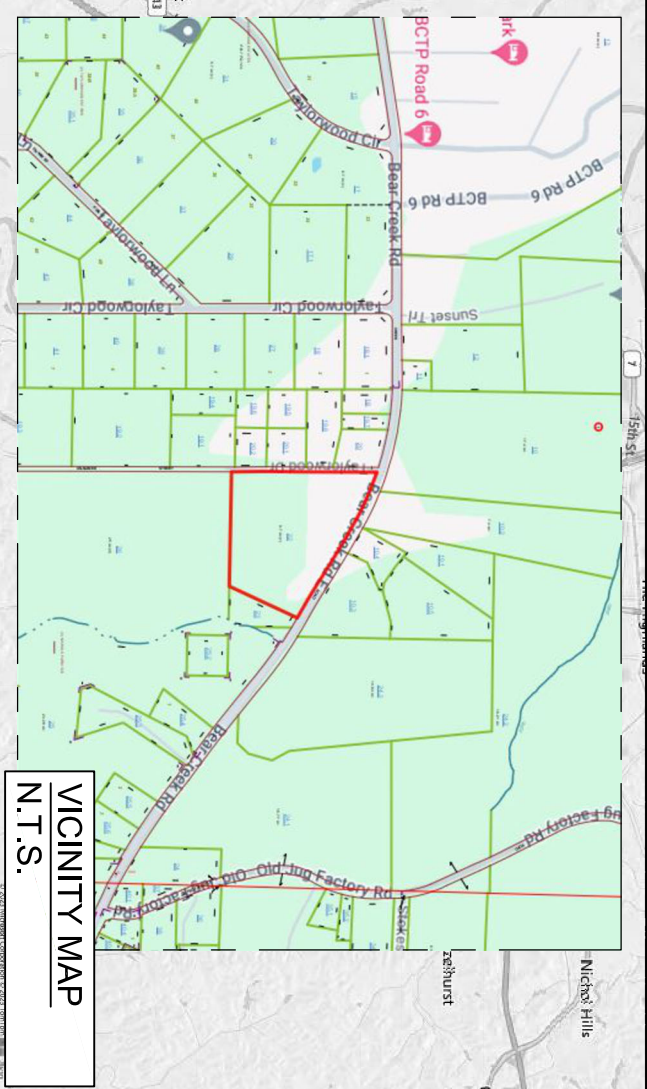


1705 Bear Creek Road East



BEAR CREEK RD. E

TAYLORWOOD CIR



NOTES:
 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 012560750G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION").

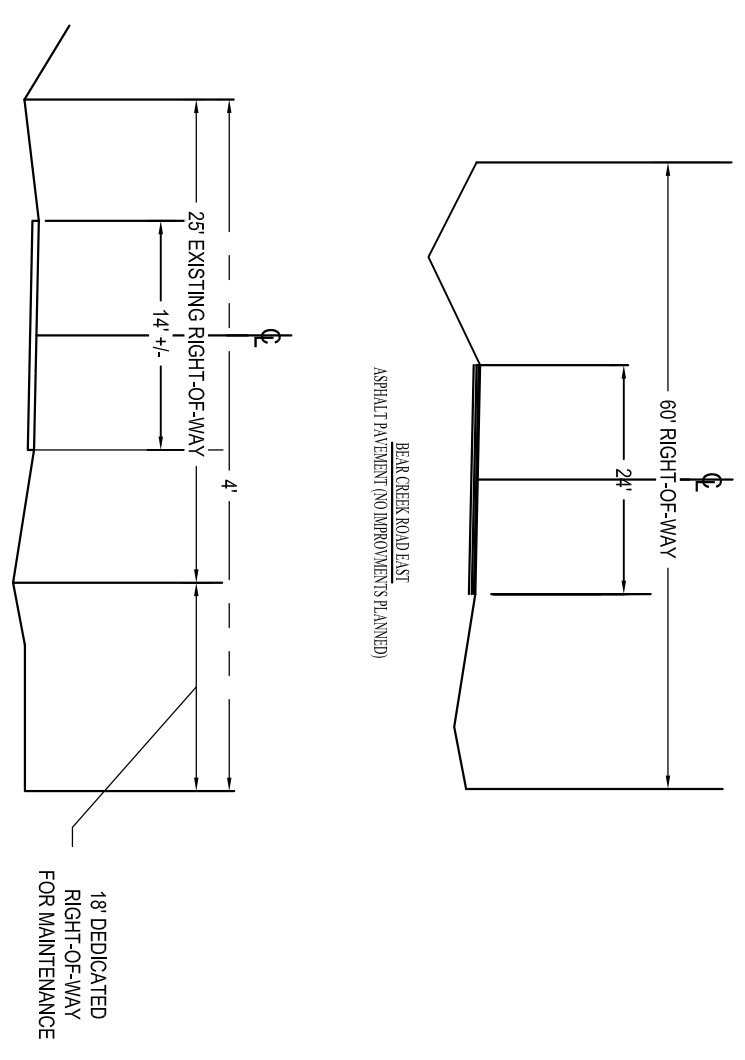
- 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
- 3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
- 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, 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 SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
- 5) ALL LOTS WILL HAVE AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM.

6) THE PRIVATE ACCESS EASEMENT AS SHOWN ON THIS PLAT OR MAP DOES NOT CONSTITUTE A DEDICATION OF THE SAME AS A PUBLIC RIGHT-OF-WAY AND WILL NOT BE IMPROVED OR MAINTAINED BY TUSCALOOSA COUNTY UNTIL SUCH TIME THAT THE DEPICTED EASEMENT HAS BEEN APPROVED.

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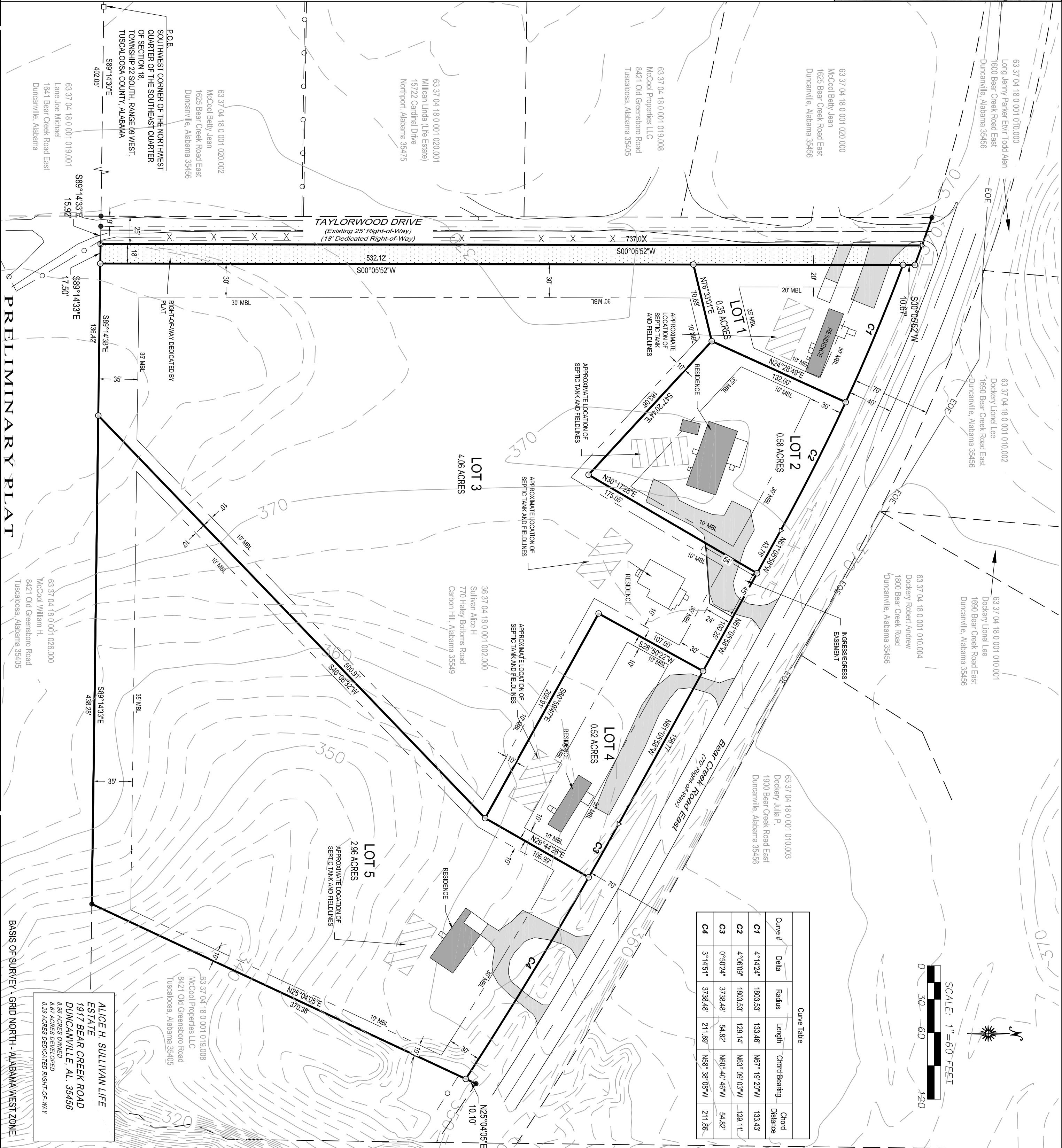
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OWNER/DEVELOPER: 9.0 ACRES OWNED AND DEVELOPED
 63 37 04 18 0 001 022.000
 ALICE SULLIVAN
 770 HALEY BOTTOMS ROAD
 CARBON HILL, AL 35549



TAYLORWOOD DRIVE
 (EXISTING RIGHT-OF-WAY)
 18' DEDICATED RIGHT-OF-WAY FOR MAINTENANCE

Montgomery and Hinkle, inc.
 Professional Land Surveyors
 203 Harper Road East
 Tuscaloosa, AL 35401
 Phone - (205) 248-7396 - Fax - (205) 248-7398
 kevin@mhsurvey.com
 mh@mhsurvey.com
 office@mhsurvey.com



SULLIVAN ESTATES
 Part of the NW 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 09 West
 Tuscaloosa County, Alabama

PRELIMINARY PLAT

INFORMATION SOURCES

SOURCE OF TITLE: DB-2017-P-13228

Source of Info. DB-2009-PG-10390

Field Work 01/20/24

Survey Type SUBDIVISION

Field Book 77

ACAD File 2312-042

COGO File 2312-042

Job No. 2312-042

Date 01/20/24

Scale 1"=60'

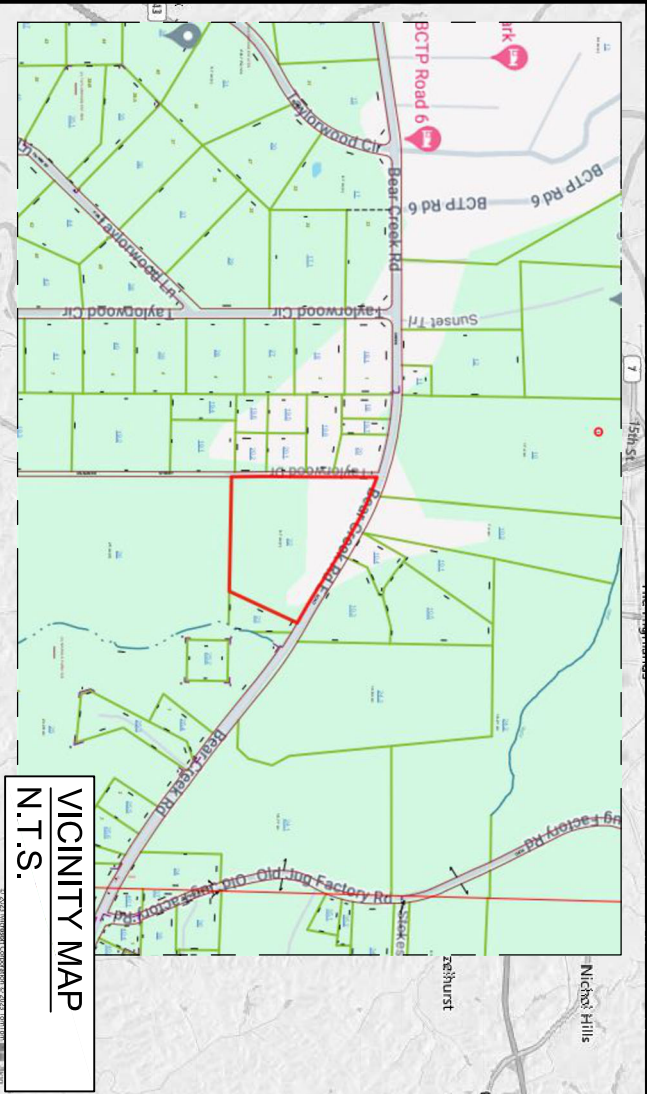
Drawn By DSM

Approved By KDH

Sheet 1 of 1

BASEIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

ALICE H. SULLIVAN LIFE ESTATE
 1917 BEAR CREEK ROAD
 DUNCANVILLE, AL. 35456
 8.96 ACRES OWNED
 0.23 ACRES DEDICATED RIGHT-OF-WAY



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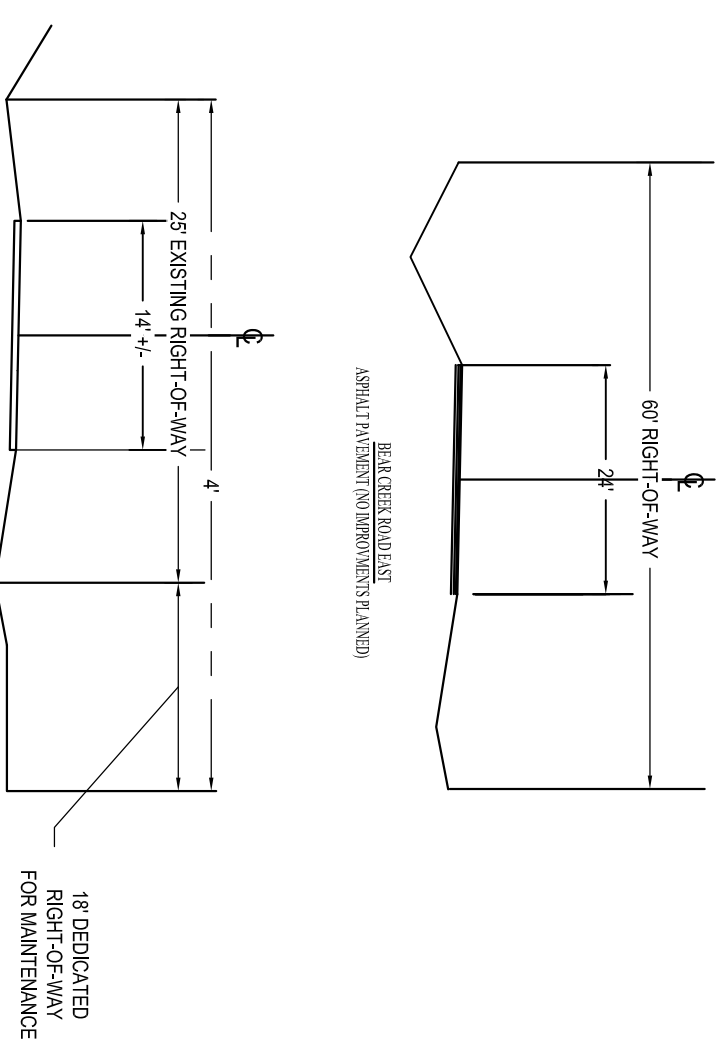
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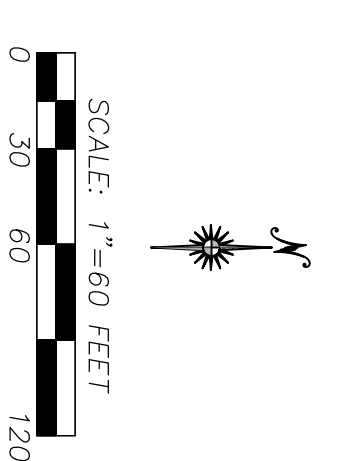
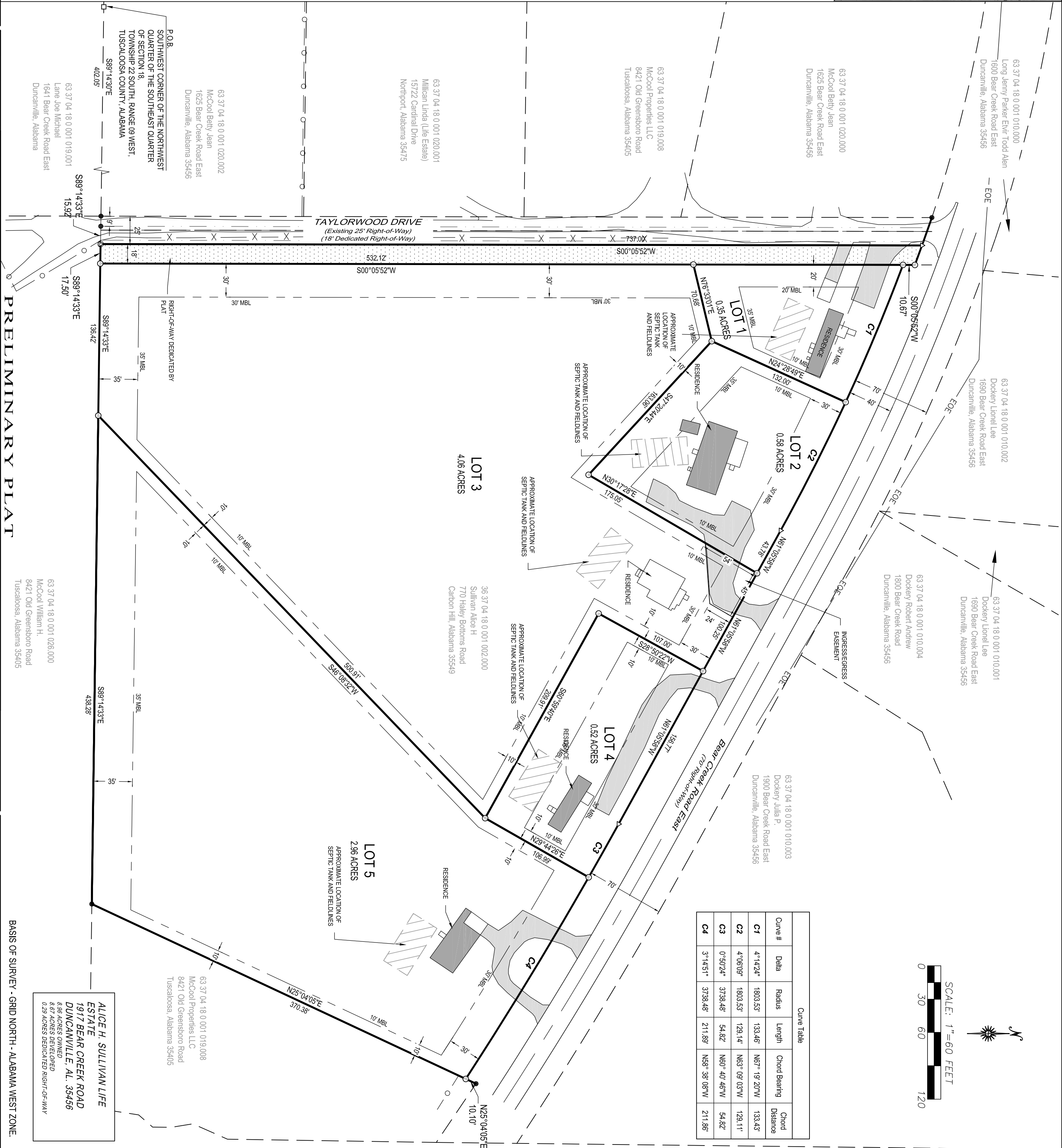
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OWNER/DEVELOPER: 9.0 ACRES OWNED AND DEVELOPED
 ALICE SULLIVAN
 770 HALEY BOTTOMS ROAD
 CARBON HILL, AL 35549



TAYLORWOOD DRIVE
 (NON-DEVELOPMENTS PLANNED)



Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	4°14'24"	1803.53'	133.46'	N67°19'20"W	133.43'
C2	4°06'09"	1803.53'	129.14'	N63°09'03"W	129.11'
C3	0°50'24"	3738.48'	54.82'	N60°40'45"W	54.82'
C4	3°14'51"	3738.48'	211.89'	N58°38'08"W	211.86'

ALICE H. SULLIVAN LIFE ESTATE
 1917 BEAR CREEK ROAD
 DUNCANVILLE, AL. 35456
 8.99 ACRES DEVELOPED
 0.23 ACRES DEDICATED RIGHT-OF-WAY

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

Montgomery and Hinkle, inc.
 Professional Land Surveyors
 2013 Harper Road East
 Tuscaloosa, AL 35401
 Phone - (205) 248-7396 - Fax - (205) 248-7398
 kevin@mhsurvey.com
 mh@mhsurvey.com
 office@mhsurvey.com

INFORMATION SOURCES

SULLIVAN ESTATES
 Part of the NW 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 09 West
 Tuscaloosa County, Alabama

SOURCE OF TITLE:
 D.B. 2017 P. 13228

Source of Info.	DB-2009/PG-10390	Job No.	2312542
Field Work	01/20/24	Date	01/20/24
Survey Type	SUBDIVISION	Scale	1"=60'
Field Book	77	Drawn By	DSM
ACAD File	2312542	Approved By	KDH
COGO File	2312542	Sheet	1 of 1



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR LOT CONFIGURATION

SULLIVAN ESTATES

02/14/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

SULLIVAN ESTATES is requesting a variance of LOT CONFIGURATION. Due to the road frontage access on BEAR CREEK ROAD and TAYLORWOOD DRIVE

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-454-6270
kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR HALF STREET

SULLIVAN ESTATES

04/01/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

SULLIVAN ESTATES is requesting a variance of HALF STREET for this 5 lot subdivision. All lots have an existing drive to Bear Creek Road.

The primary purpose of this subdivision is to divide a 9 acre parcel into 5 lots with each having an existing residence and drive.

Both Bear Creek Road and Taylorwood Drive have existing pavement and any half street improvements would be difficult to construct to meet any and all requirements.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-454-6270
marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR SANITARY SEWER

SULLIVAN ESTATES

04/01/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

SULLIVAN ESTATES is requesting a variance of SANITARY SEWER for this 5 lot subdivision, All 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 primary purpose of this subdivision is to divide a 9 acre parcel into 5 lots with each having an existing residence and septic system.

The nearest sewer system of the City of Tuscaloosa is at Brealin Village about 2,000 feet away and uphill requiring a pumping station.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-454-6270
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