



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: The Resurvey of lots 1-3 Bay P Parcel ID: 63 15 08 34 0 005 0C Total Acres: 5.14

Surveyor or Engineer

Name: Herndon, Hicks, and Associates Email: bherndon@hhasurveyor Phone: 205-333-00
 Address: 2728 Lurleen Wallace Blvd City/State: Northport / AL ZIP Code: 35476

Property Owner

Name: Hagler Family Investments/Haywarc Email: _____ Phone: _____
 Address: 14380 Sally Hamner Rd City/State: Northport / AL ZIP Code: 35475

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 checked="" 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>2/22/24</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 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 SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: _____ Date: 3/22/24

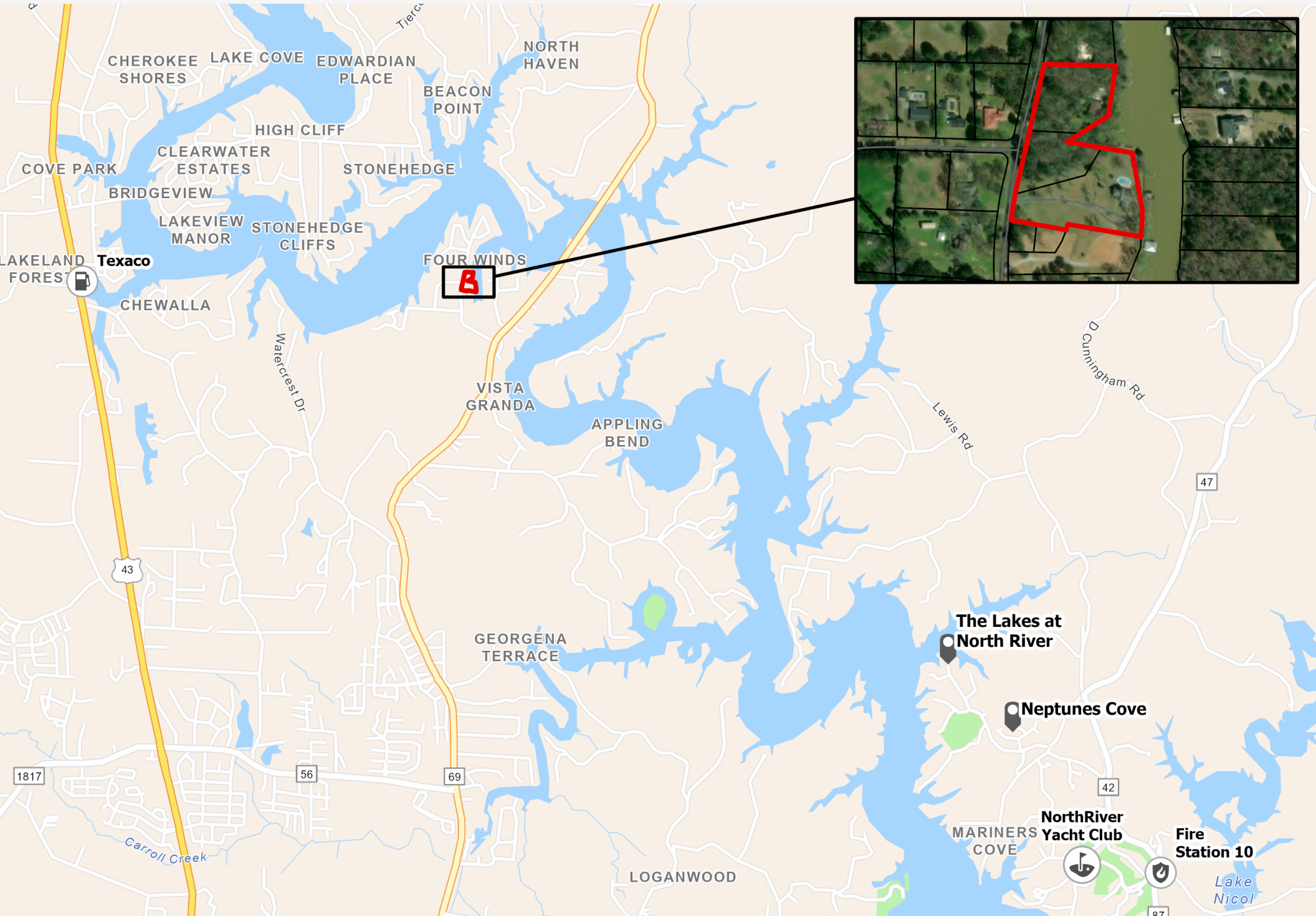
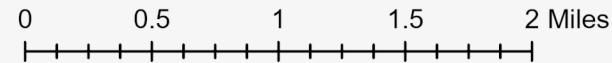
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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



15095 FOUR WINDS RD

1 inch = 4,000 feet



B

FOUR WINDS

The Lakes at North River

Neptunes Cove

NorthRiver Yacht Club

Fire Station 10

MARINERS COVE

LOGANWOOD

47

42

69

56

43

1817

87

Lake Nicol

Carroll Creek

Watercrest Dr

Lewis Rd

D Cunningham Rd

VISTA GRANDA

APPLING BEND

GEORGENA TERRACE

CHEWALLA

LAKEVIEW MANOR

STONEHEDGE CLIFFS

CLEARWATER ESTATES

STONEHEDGE

HIGH CLIFF

BEACON POINT

NORTH HAVEN

EDWARDIAN PLACE

LAKE COVE

CHEROKEE SHORES

COVE PARK

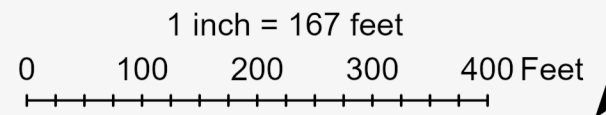
LAKELAND FOREST



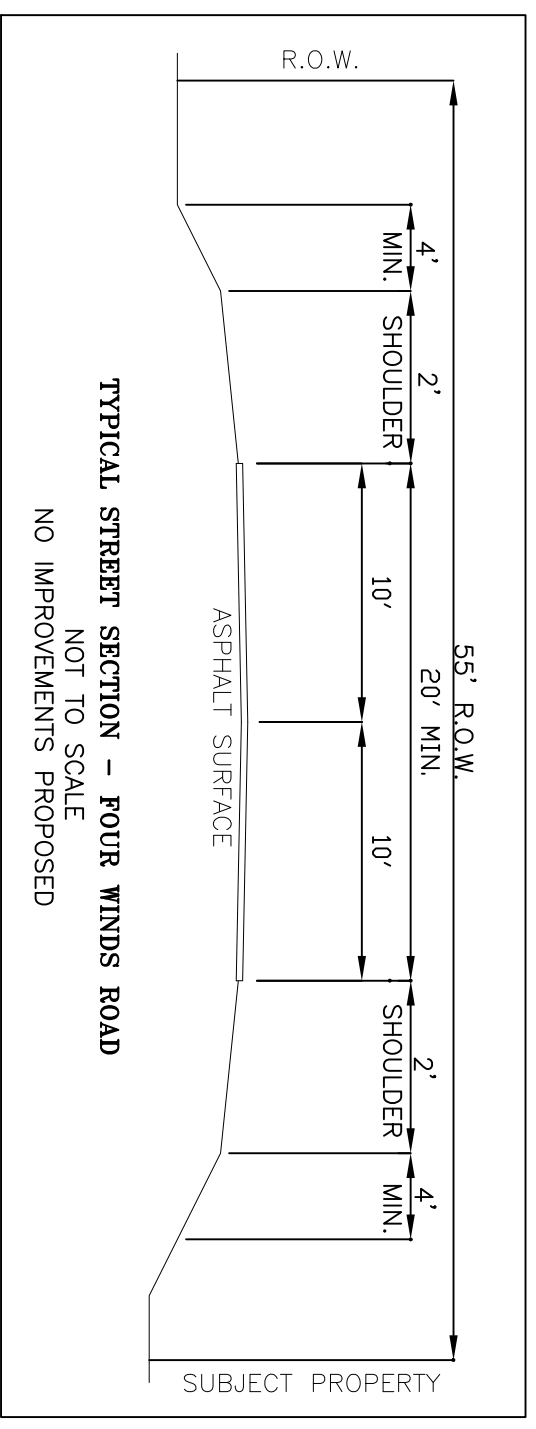
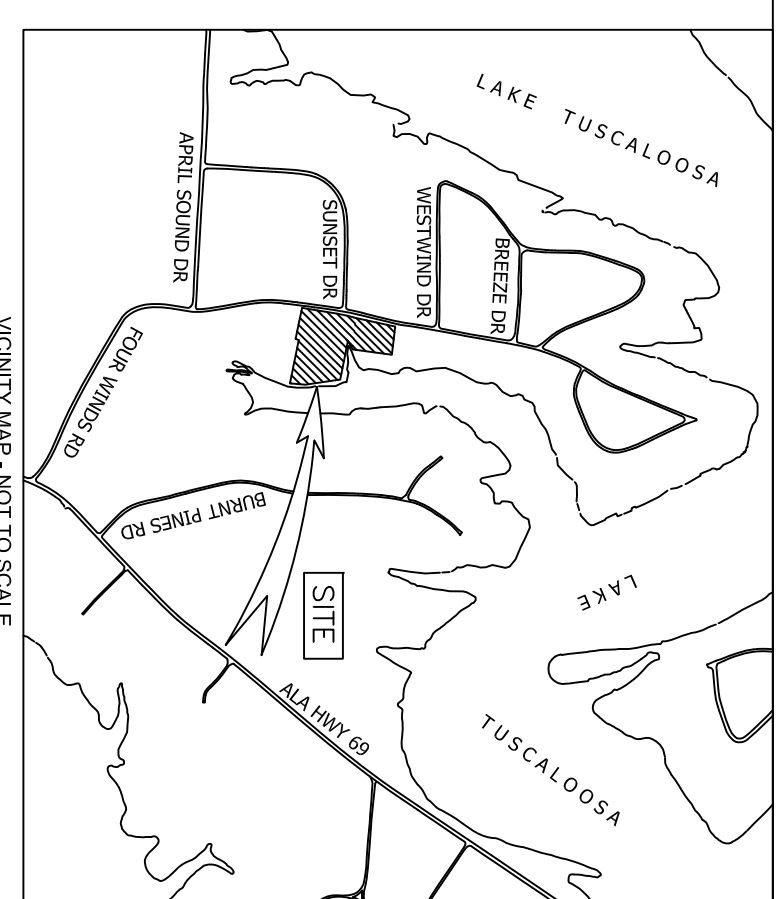
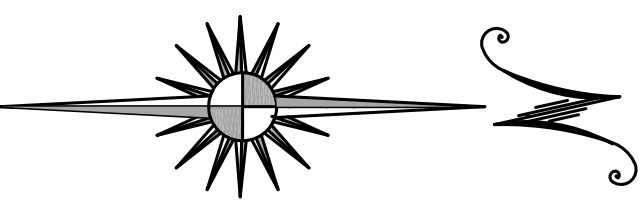
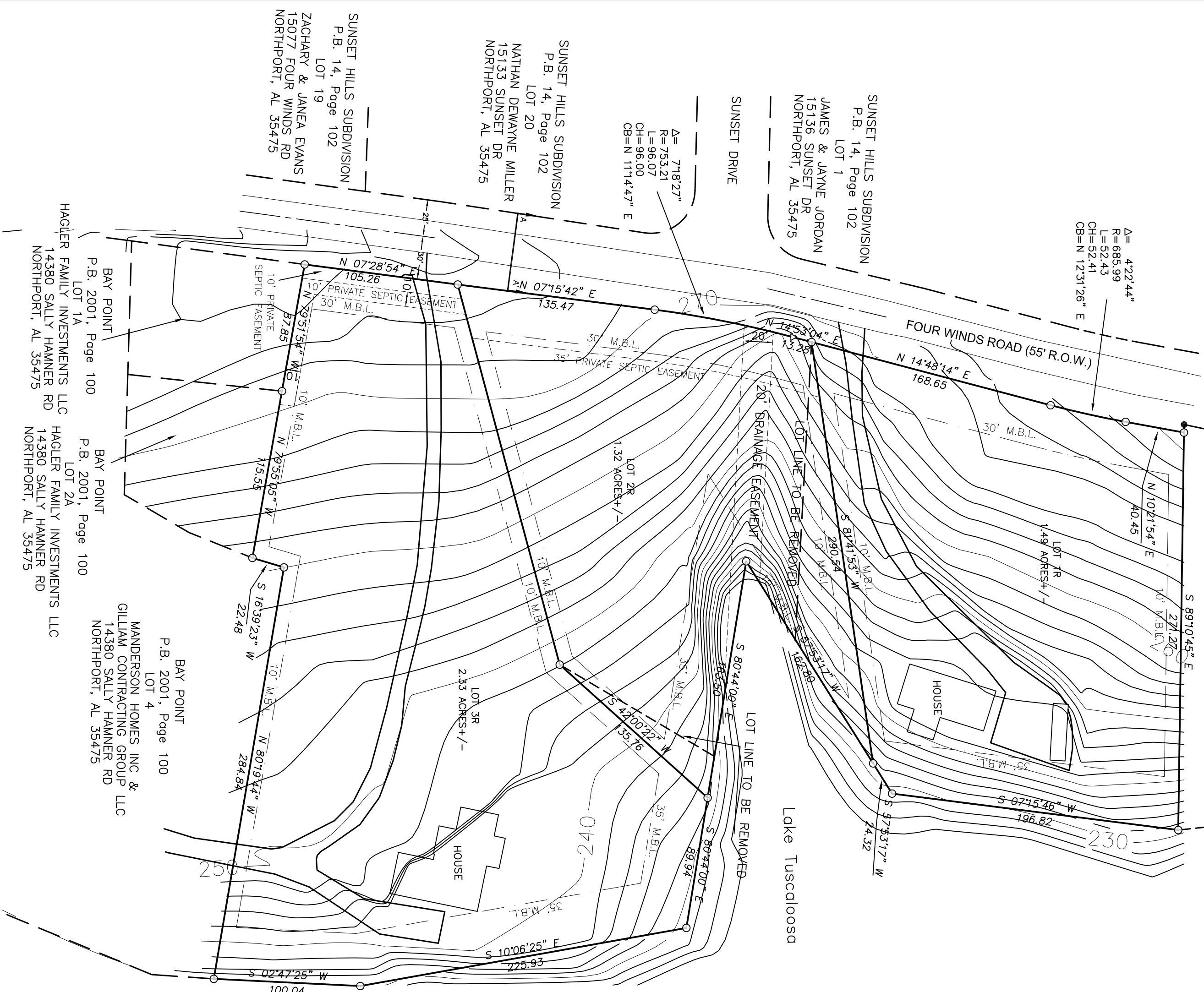
Texaco



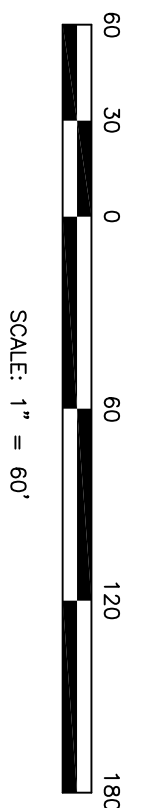
15095 FOUR WINDS RD



TIERCE FARMS
P.B. 11, Page 46
LOT 1
ELIZABETH BRANTLY COCHRANE
P.O. BOX 1275
TUSCALOOSA, AL 35403



- NOTES:
1. ACRES UNDER CONTROL OF DEVELOPER: 7.10 ACRES +/-
 2. ACRES DEVELOPED: 3.51 ACRES +/-
 3. CURRENT OWNERS OF SUBJECT PROPERTIES: HAGLER FAMILY INVESTMENTS LLC
14380 SALLY HAMNER RD
NORTHPORT, AL 35475
HAYWARD & KIM EDMUNDS
4428 CORINTH DR
BIRMINGHAM, AL 35213
 4. ACCORDING TO FEMA FLOOD MAP 01125C0330G SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA
 5. SUBDIVISION IS LOCATED OUTSIDE CITY LIMITS BUT WITHIN THE CITY'S PLANNING JURISDICTION
 6. CONTOURS TAKEN FROM CITY TOPO
 7. LOTS TO BE SERVED BY ON-SITE SEPTIC SYSTEM
 8. SUBJECT PROPERTY LIES IN ZONE "A" - BFE=230.2
 9. VARIANCE REQUESTED FROM CAPPED SEWER



PRELIMINARY PLAT

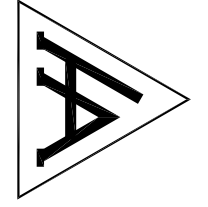
HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors

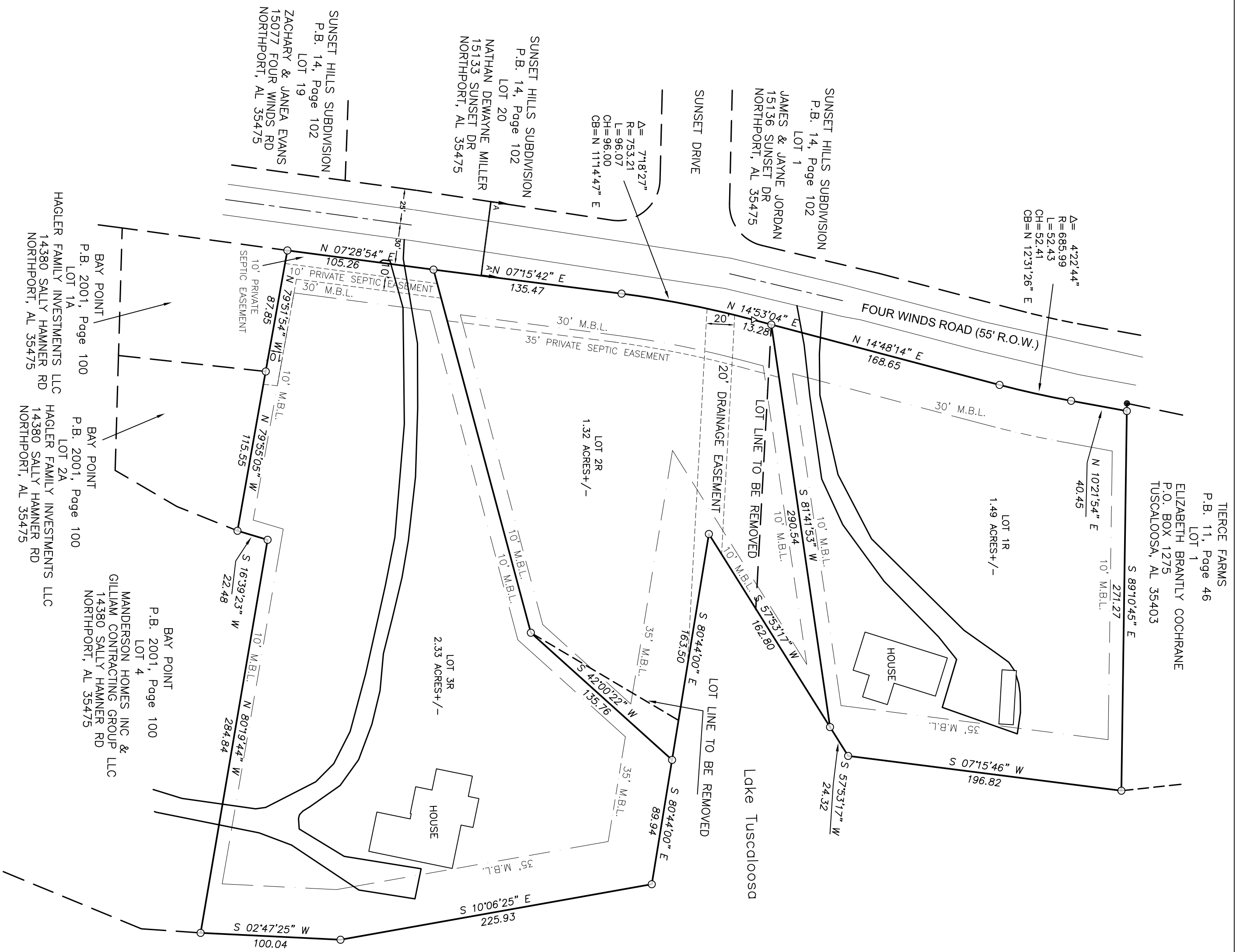
2728 Luttrell Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

THE RESURVEY OF LOTS 1-3 BAY POINT
RECORDED IN PLAT BOOK 2001 PAGE 100

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	PLAT	Job No.	2402-016
Field Work	2/2024	Date	3/1/2024
Survey Type	SUBDIVISION	Scale	1"=60'
ACAD File	2402-016.PSD	Drawn By	JRH
COCO File	2402-016.TXT	Approved By	DRH
		Surveyed by	WJN





TIERCE FARMS
P.B. 11, Page 46
LOT 1
ELIZABETH BRANTLY COCHRANE
P.O. BOX 1275
TUSCALOOSA, AL 35403

SUNSET HILLS SUBDIVISION
P.B. 14, Page 102
LOT 20
NATHAN DEWAYNE MILLER
15133 SUNSET DR
NORTHPORT, AL 35475

SUNSET HILLS SUBDIVISION
P.B. 14, Page 102
LOT 19
ZACHARY & JANEA EVANS
15077 FOUR WINDS RD
NORTHPORT, AL 35475

SUNSET HILLS SUBDIVISION
P.B. 14, Page 102
LOT 1
JAMES & JAYNE JORDAN
15136 SUNSET DR
NORTHPORT, AL 35475

SUNSET DRIVE

FOUR WINDS ROAD (55' R.O.W.)

LOT 1R
1.49 ACRES +/-

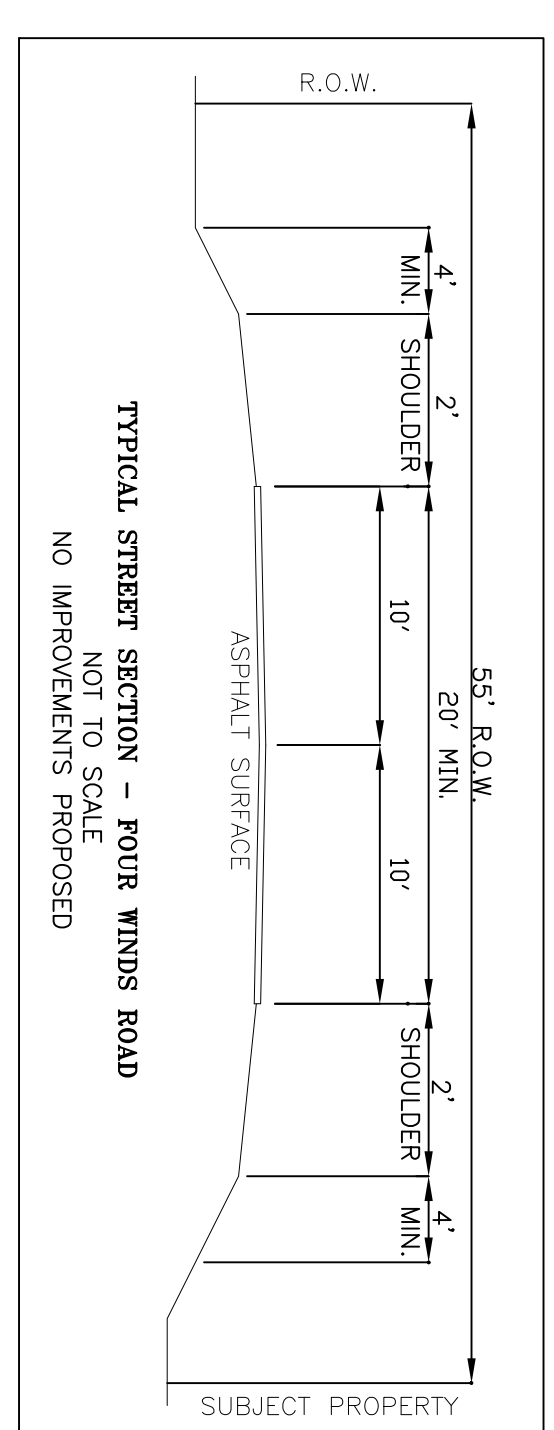
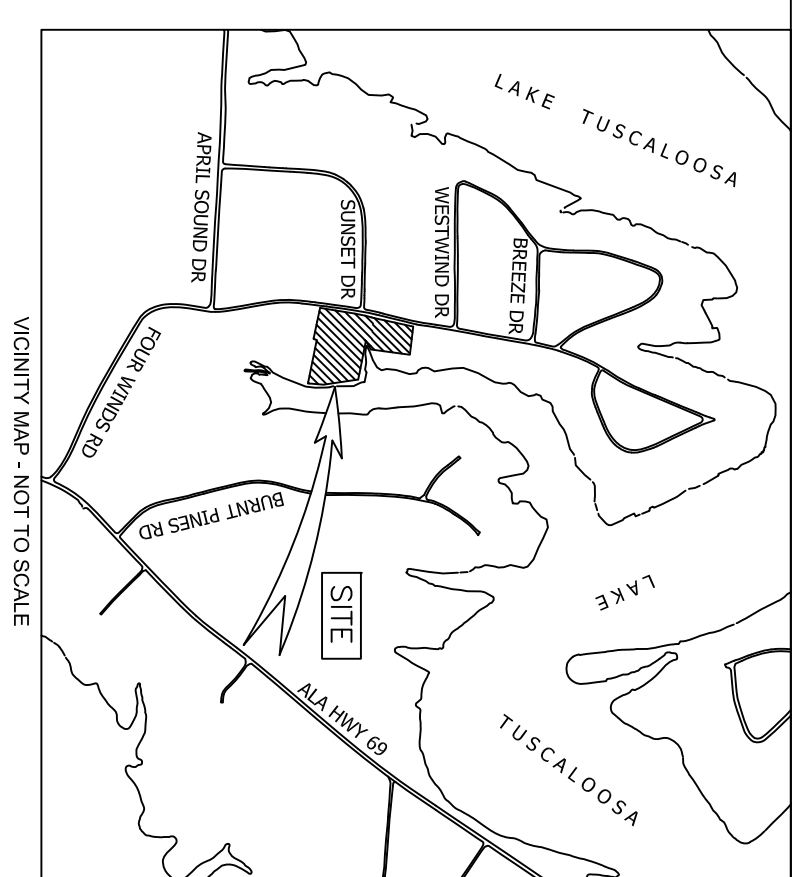
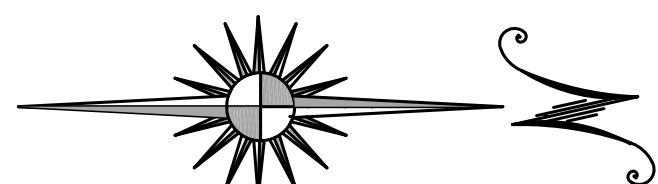
LOT 2R
1.32 ACRES +/-

LOT 3R
2.33 ACRES +/-

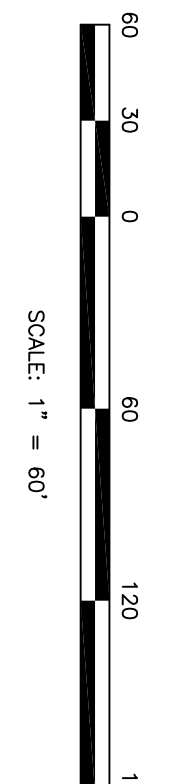
LOT 4
MANDERSON HOMES INC. &
GILLIAM CONTRACTING GROUP LLC
14380 SALLY HAMNER RD
NORTHPORT, AL 35475

BAY POINT
P.B. 2001, Page 100
LOT 2A
HAGLER FAMILY INVESTMENTS LLC
14380 SALLY HAMNER RD
NORTHPORT, AL 35475

BAY POINT
P.B. 2001, Page 100
LOT 1A
HAGLER FAMILY INVESTMENTS LLC
14380 SALLY HAMNER RD
NORTHPORT, AL 35475



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 9. VARIANCE REQUESTED FROM CAPPED SEWER



- LEGEND
- IRON FOUND
 - 1/2" CAPPED REBAR SET-CA#0065
 - △ CALCULATED POINT-NOT MONUMENTED
 - R.O.W. RIGHT-OF-WAY
 - MINIMUM BUILDING LINE

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