



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Grammer Division 2 Parcel ID: 63 16 01 12 0 000 002.000 Total Acres: 15.8

Surveyor or Engineer

Name: Longleaf Engineering, LLC Email: ruthann@longleafengineering.com Phone: 205-345-5646
Address: 1927 7th Street City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner

Name: Estate of Hazel Townsend Email: phillip@longleafengineering.com Phone: 205-394-7853
Address: 12693 Lonnie Scott Road 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>2/29/2024</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 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: 3/11/24

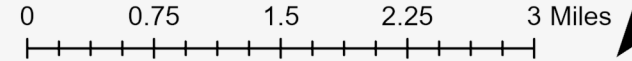
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

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

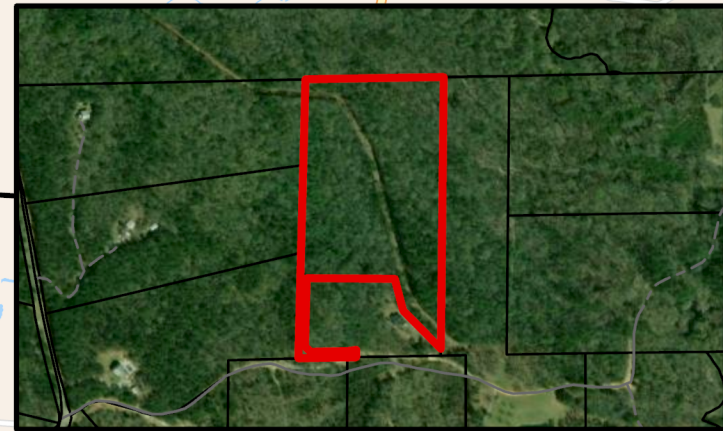
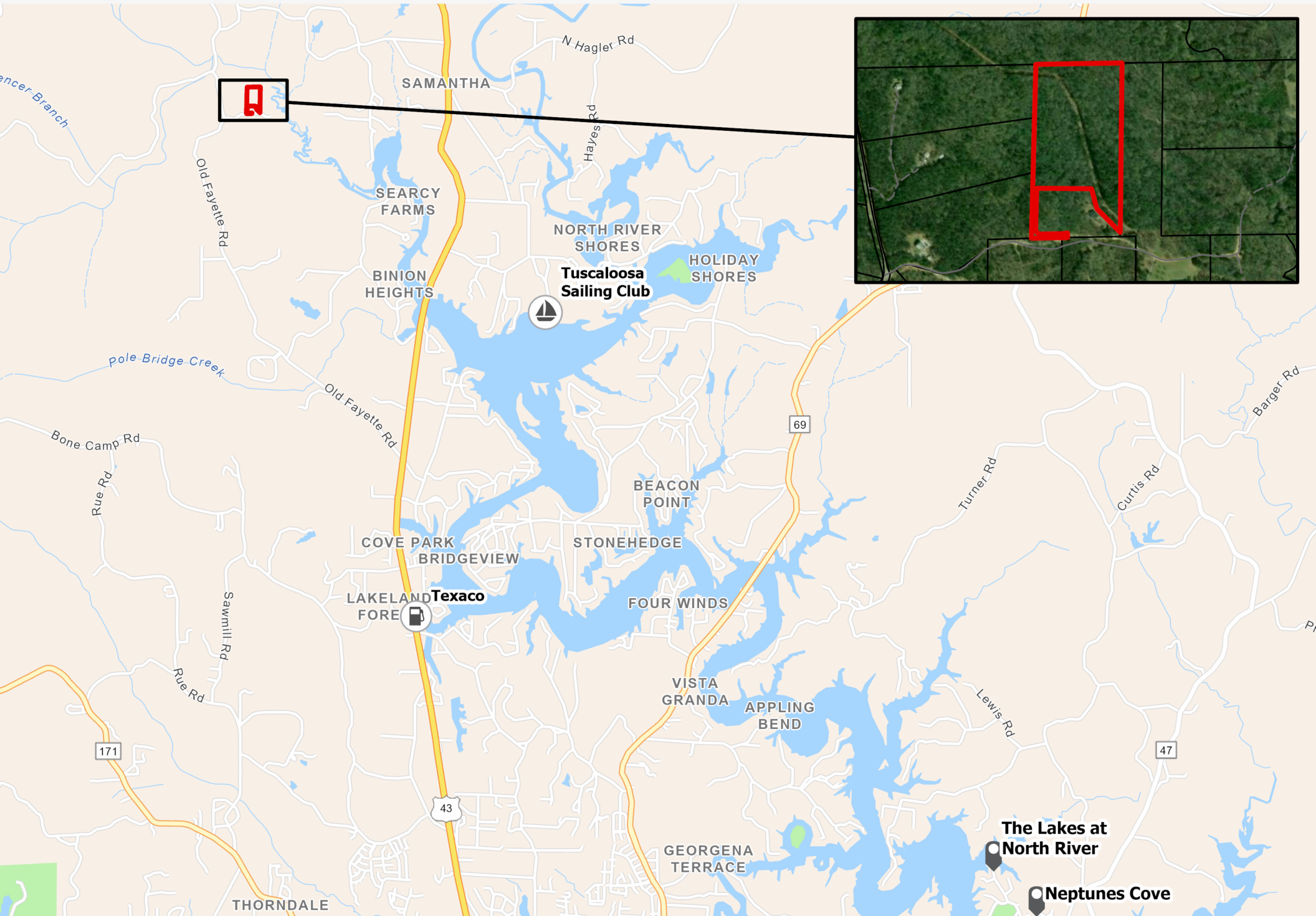


North of 12693 Lonnie Scott Road

1 inch = 6,000 feet



N



A

SAMANTHA

SEARCY FARMS

BINION HEIGHTS

NORTH RIVER SHORES

Tuscaloosa Sailing Club

HOLIDAY SHORES

BEACON POINT

COVE PARK BRIDGEVIEW

STONEHEDGE

LAKELAND FORE

Texaco

FOUR WINDS

VISTA GRANDA

APPLING BEND

GEORGENA TERRACE

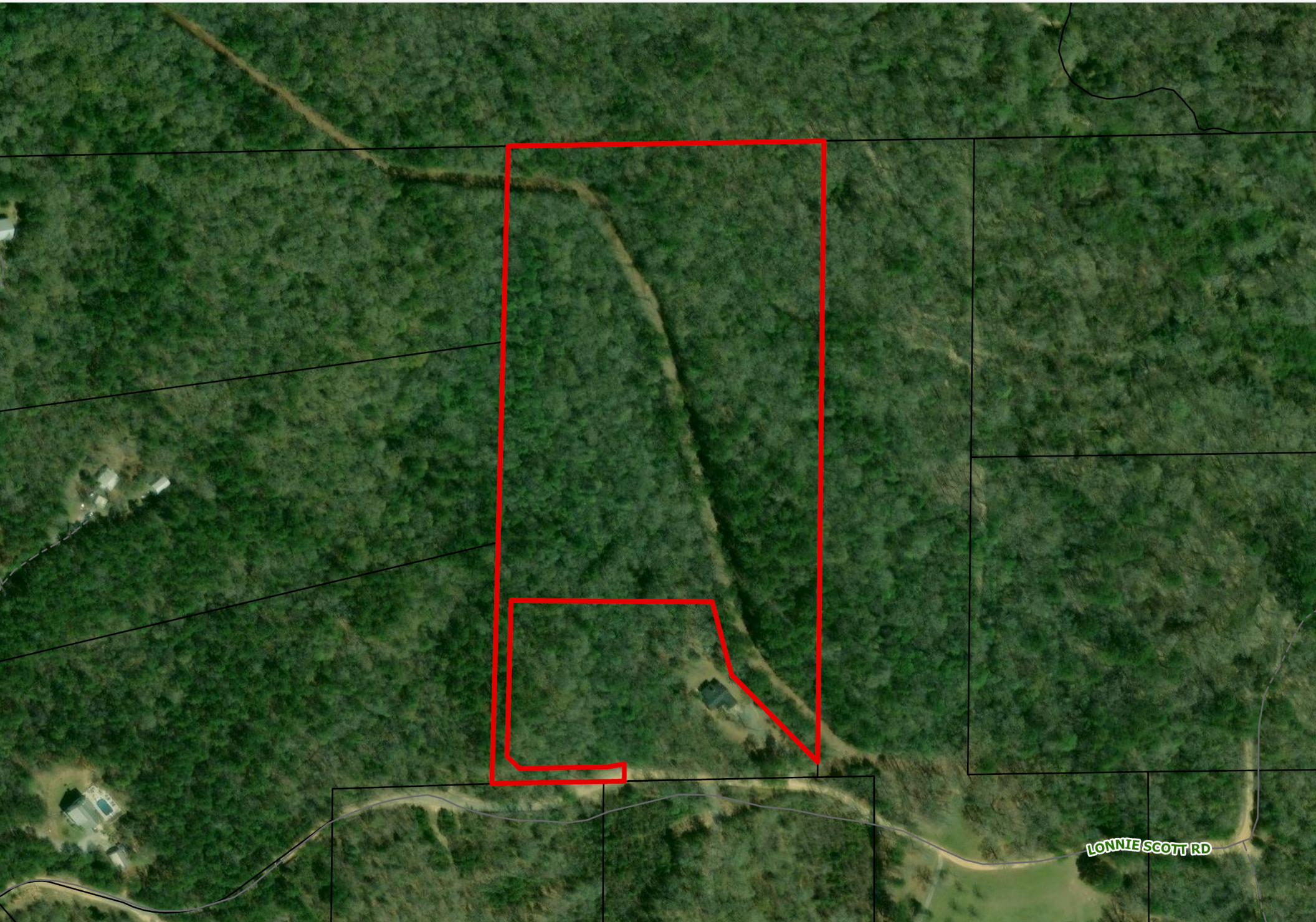
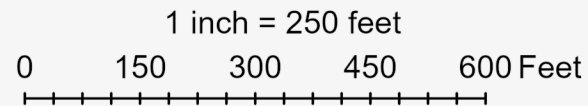
The Lakes at North River

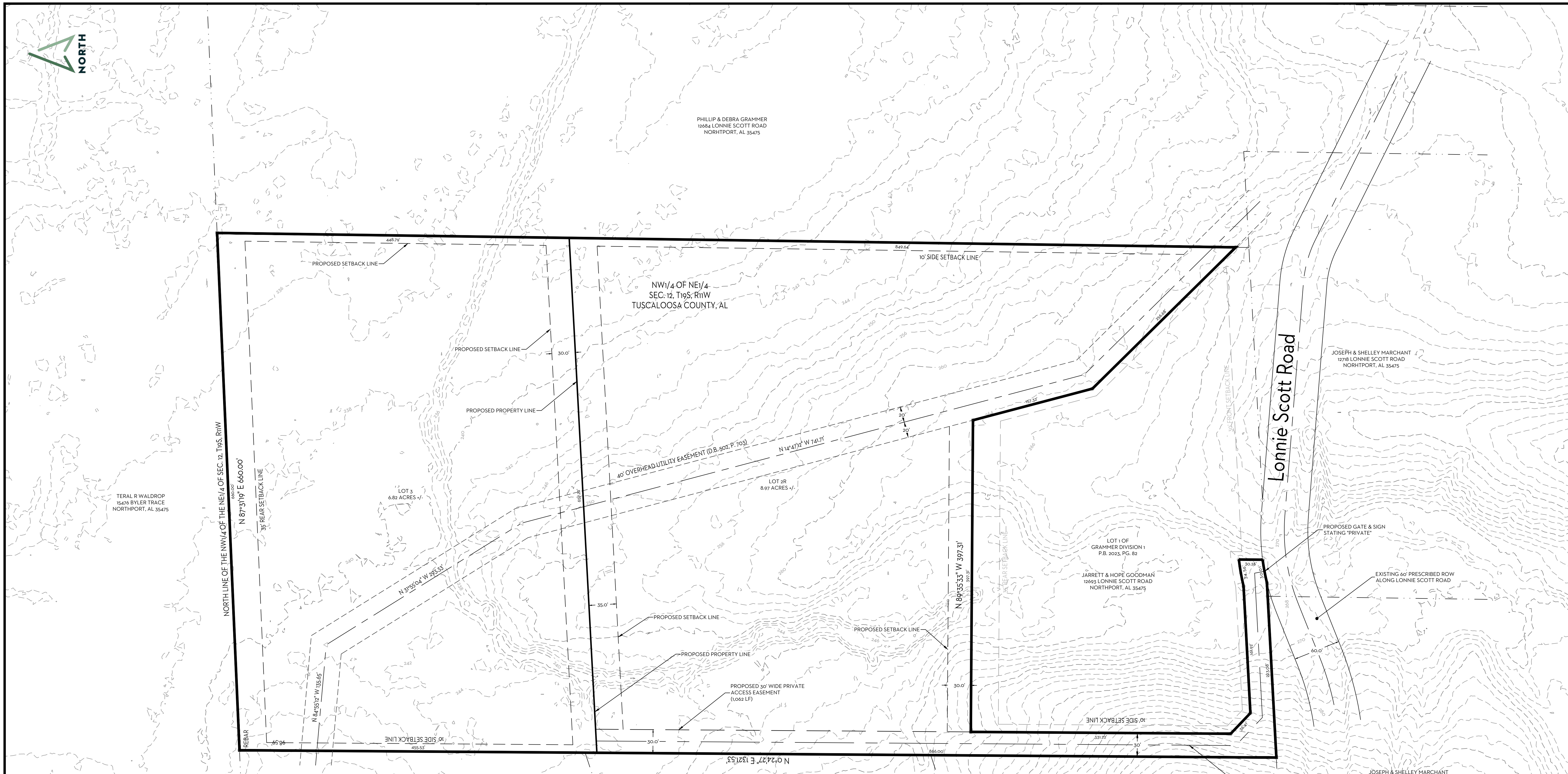
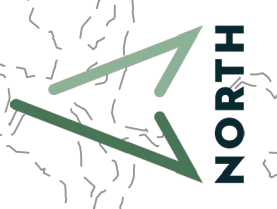
Neptunes Cove

THORNDALE



North of 12693 Lonnie Scott Road





**GRAMMER DIVISION 2
RESURVEY OF LOT 2**

Township 19 South, Range 11 West, Section 12
 Acreage to be Subdivided: +/- 15.80 acres
 Acreage Controlled by Developer: +/- 15.80 acres
 Existing Lots: 1 Lot Proposed Lots: 2 Lots
 Currently in City of Tuscaloosa Planning Jurisdiction (outside city limits)
 Plat Book 2023 Page 82
 Deed Book 2023 Page 8053

Owner: Estate of Hazel Townsend Moore
 12693 Lonnie Scott Road
 Northport, AL 35475

Surveyor: Lonnie J. "Jamie" Autery
 PLS AL Reg No. 26279
 PO Box 1486
 Northport, AL 35476

NOTES

- Property is located in the City of Tuscaloosa planning jurisdiction (outside of city limits). Property is currently unzoned.
- The northeastern portion of the site lies within a flood hazard area. (FIRM Map 0125C0175G, Rev. 1/16/2014).
- Property lies within Section 12, T19S, R11W, Tuscaloosa County, Alabama.
- Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).
- No future lots to be created without public street frontage.

Requested Waiver from City of Tuscaloosa Subdivision Regulations:
 Waiver from public street frontage requirement
 Waiver from typical lot configuration
 Waiver from drainage study
 Waiver from capped sewer requirement

Required County Setbacks:
 Front: 30'
 Rear: 35'
 Side: 10' each

LEGEND

--- 10' --- Existing Contours (2' intervals)	----- Easement
----- Subdivision Boundary	----- Existing Storm Sewer
----- Adjacent Property Lines	----- Proposed Storm Sewer
----- Proposed Lot Line	----- Existing/Proposed Sidewalk
----- Proposed Setback Line	----- Existing/Proposed Asphalt
----- Proposed Setback Line	----- Existing/Proposed Fire Hydrant
----- EWM --- Existing Water Main	----- Existing Inlet/Junction
----- Existing Sanitary Sewer	----- Existing Inlet/Junction
----- PWM --- Proposed Water Main	----- Existing Stop Sign
----- Existing PVC Sanitary Sewer	----- Existing Right-of-Way
----- Existing Right-of-Way	----- Existing Gas Main
----- GAS --- Existing Gas Main	----- Proposed/Existing Sewer Manhole

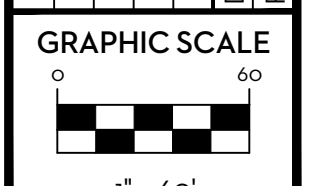
PRELIMINARY PLAT
 GRAMMER DIVISION 2
 RESURVEY OF LOT 2
 LONNIE SCOTT ROAD
 NORTHPORT, AL 35475

1927 7th Street
 Tuscaloosa, Alabama 35401
 Phone (205) 345-5646

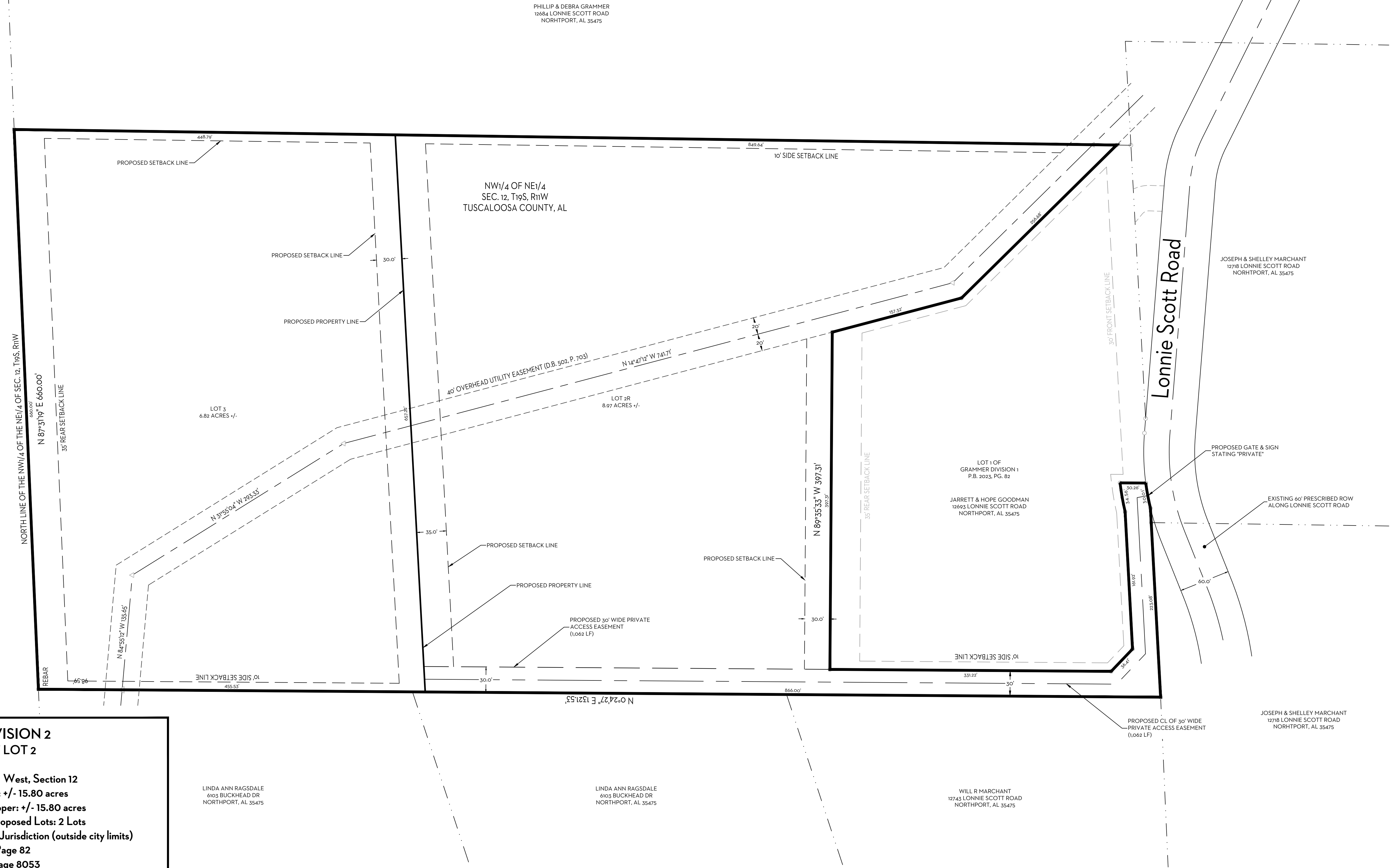
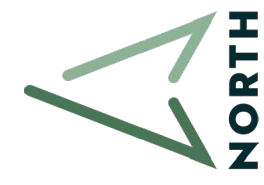


Rev	Date	Description
1	3/28/2024	Revisions per City of Tuscaloosa staff comments

Drawn By: RAD Checked By: PJG Date: 03/04/2024
 File: Grammer Subdivision.dwg



SHEET
 1 OF 1



**GRAMMER DIVISION 2
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LEGEND

--- 100 ---	Existing Contours (2' intervals)	-----	Easement
-----	Subdivision Boundary	=====	Existing Storm Sewer
-----	Adjacent Property Lines	=====	Proposed Storm Sewer
-----	Proposed Lot Line	=====	Existing/Proposed Sidewalk
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-----	Existing Water Main	=====	Existing/Proposed Fire Hydrant
-----	Existing Sanitary Sewer	=====	Proposed Inlet/Junction
-----	Proposed Water Main	=====	Existing Inlet/Junction
-----	Proposed PVC Sanitary Sewer	=====	Proposed Stop Sign
-----	Existing Right-of-Way	=====	Proposed/Existing Sewer Manhole
-----	Existing Gas Main	=====	

PRELIMINARY PLAT
 GRAMMER DIVISION 2
 RESURVEY OF LOT 2
 LONNIE SCOTT ROAD
 NORTHPORT, AL 35475

1927 7th Street
 Tuscaloosa, Alabama 35401
 Phone (205) 345-5646



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GRAPHIC SCALE
 0 60
 1" = 60'

SHEET
 1 OF 1



1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

March 29, 2024

Planning Commission
City of Tuscaloosa
2201 University Blvd.
Tuscaloosa, Alabama 35401

Re: *Grammer Division 2*
Northport, Alabama

Planning Commission,

Please see attached the proposed Grammer Division 2 preliminary plat - a resurvey of Lot 2 of the Grammer Division 1. The subdivision consists of one existing parcel that is proposed to be split into two lots. The property owner would like to request a waiver from the Public Street Frontage (Section 4.3.7) requirements of the City's subdivision regulations. Access to the subject lot, and all others in the area, is provided by a prescribed ROW around Lonnie Scott Road, which is a one lane unpaved county road. Lot 2 was created as part of Grammer Division 1, and due to the location of the prescribed ROW, was only able to obtain 30' of street frontage in that subdivision. Accordingly, there is not enough street frontage to provide the required 20' to both lots.

The subdivision that is currently requested is needed as part of the settlement of the estate of the late Hazel Townsend Moore, and the newly created lot 3 will be owned by her heir, Debra Grammer, who is the owner of the property immediately adjacent to the east. The remainder of Lot 2 will be renamed Lot 2R and will be purchased from the estate by the owner of Lot 1 to the south.

We believe this situation meets the criteria necessary to warrant waiver of Section 4.3.7. Lot 3 will be accessible by a 30' access easement proposed in Lot 2, and via the Grammer's adjacent parcel to the east. Both created lots will comply with Tuscaloosa County's regulations: both will exceed 3 acres in size and the access easement will be less than 1,200 linear feet in length. Additionally, the subdivision will comply with the County's requirement of installing a gate and sign noting "private" at the entrance to the easement.

Other waiver requests on the plat are summarized as follows:

- A lot configuration waiver is requested due to the irregular shape of the existing lot.
- A waiver from a drainage study is requested since no improvements are proposed with this plat, and there will be no changes to existing site drainage patterns.
- Finally, a waiver from installing capped sewers is requested. There is no sanitary sewer access in this area, and the nearest system is greater than ten miles away. There are no plans to extend sewer access to the area. Considering the cost to expand these systems, and the cost involved with installing capped sewers at the site, we feel this waiver request is warranted.

Please let me know if you have any questions or need any further information.

Sincerely,

Longleaf Engineering, LLC



Ruth Ann Dover, E.I.
Consulting Engineer