



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Melvin Subdivision Parcel ID: 63-21-09-32-4-001-006.001 Total Acres: 0.72

**Surveyor or Engineer**

Name: Montgomery and Hinkle (Marty)

**Property Owner**

Name: Bruce Melvin

*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 checked="" type="checkbox"/> YES <u>07/15/2025</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: [Signature] Date: 7-18-2025

**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**



**3525 Oak Bend Road**

1 inch = 50 feet  
0 25 50 75 100 Feet

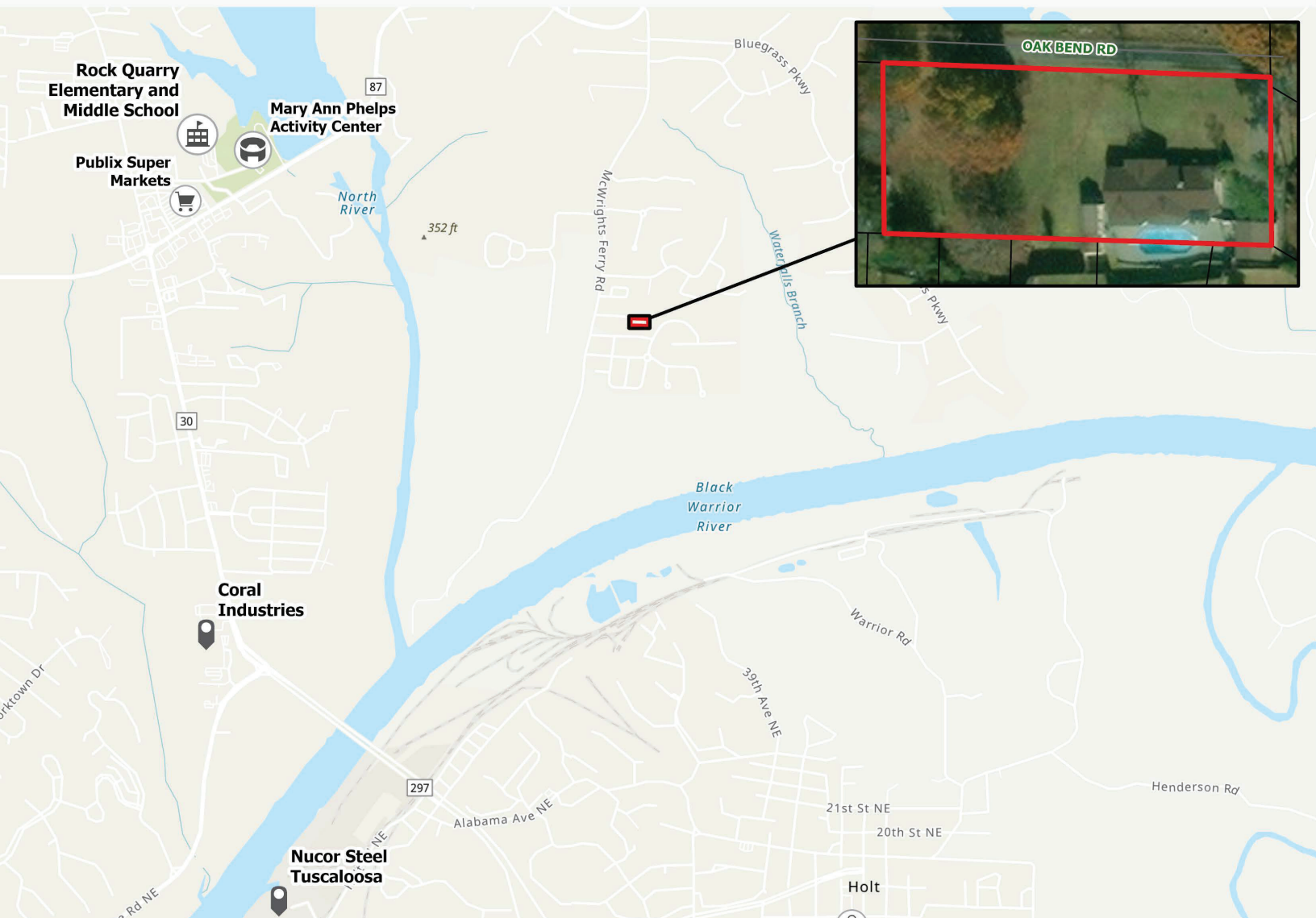






# 3525 Oak Bend Road

1 inch = 1,750 feet  
0 875 1,750 2,625 3,500 Feet







Montgomery and Hinkle, inc.  
Professional Land Surveyors

203 Hargrove Road East  
Tuscaloosa, Alabama 35401  
TuscaloosaLandSurvey.com  
Phone - (205) 248-7396 • Fax - (205) 248-7398

kevin@mhfsurvey.com  
marty@mhfsurvey.com  
office@mhfsurvey.com

### INFORMATION SOURCES

## MELVIN SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER  
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 9 WEST  
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:

DB 975, PG 445

Source of Info.	DB 975 PG 445	Job No.	2507-008
Field Work	N/A	Date	07/09/2025
Survey Type	PLUM PLAT	Scale	1" = 40'
Field Book	N/A	Drawn By	S.M.B.
ACAD File	2507-008 PL PL	Approved By	MMH
COGO File	N/A	Sheet	1 of 1



**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR CAPPED SEWER

MELVIN SUBDIVISION

07/09/2025

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

MELVIN SUBDIVISION is requesting a variance of capped sewer for this 2-lot subdivision. Both lots, the existing and the proposed lot, has an existing approved onsite septic system. The closest City of Tuscaloosa sanitary sewer is south and east of various phases of Acadian Place Subdivision without easements to access the sanitary sewer lines in this subdivision. White Oak Investment, LTD (about ½ mile west of this subdivision) has a sanitary sewer line with no easements into it. Acquiring easements and placing the sewer lines for this ½ mile would exceed \$132,000 for this proposed subdivision.

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396