



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: A RESURVEY OF KAMP SUBDIVISION LOT 2 Parcel ID: 30-09-31-3-001-001.004 Total Acres: 6.0

**Surveyor or Engineer**

Name: Eric Hamner / TTL, Inc.

**Property Owner**

Name: ARRRD, LLC

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

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>07/15/25</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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 1/2" 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: 7/18/25

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

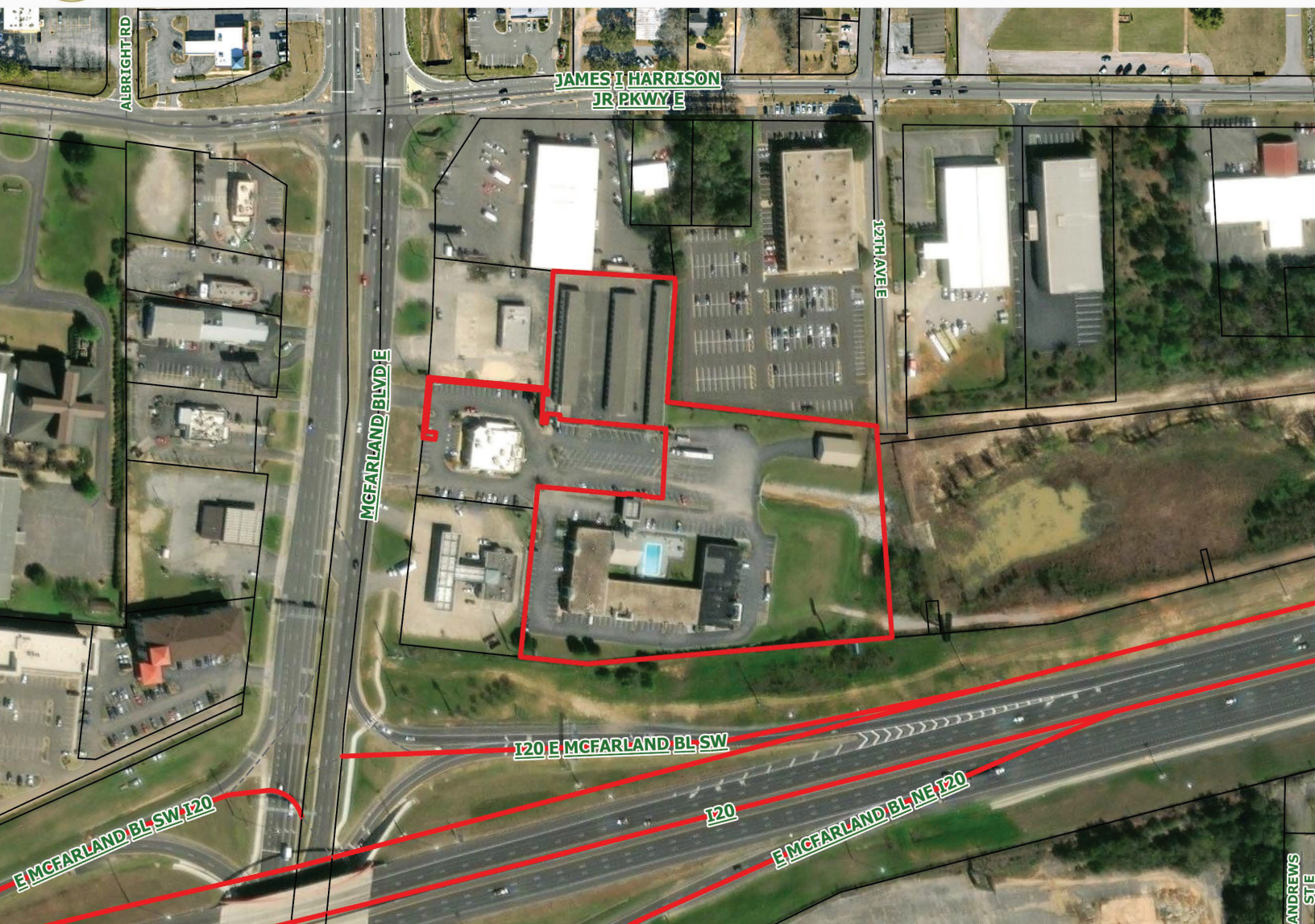
Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401

**SUBMIT FORM**



# 3755 & 3801 McFarland Boulevard East

1 inch = 200 feet  
0 100 200 300 400 Feet

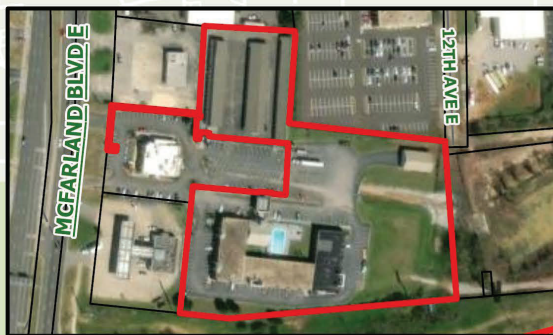
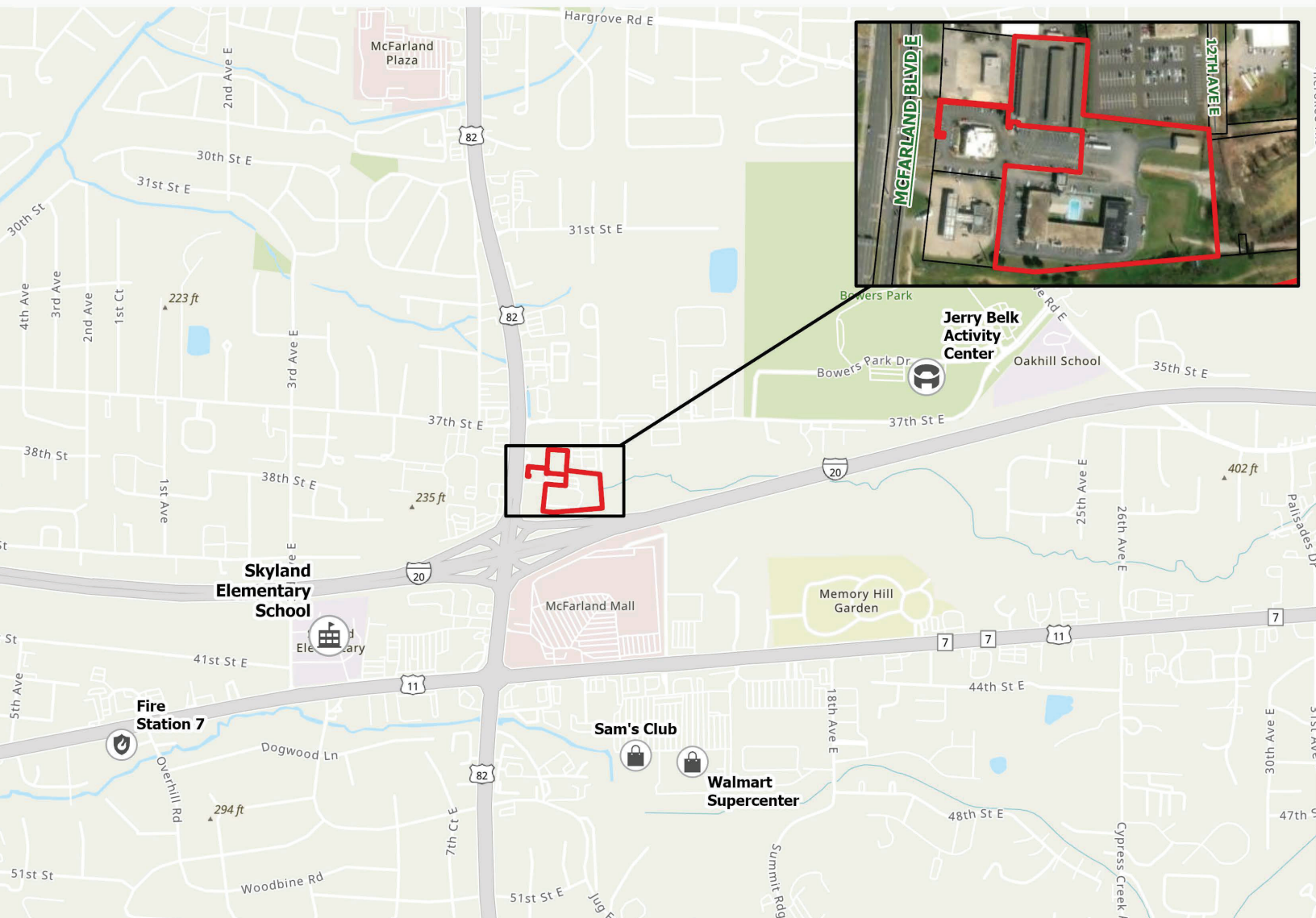






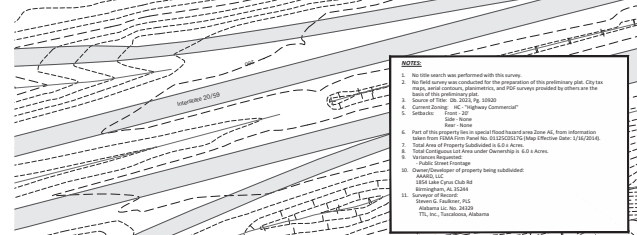
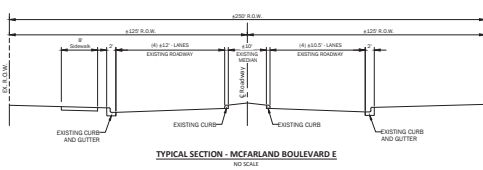
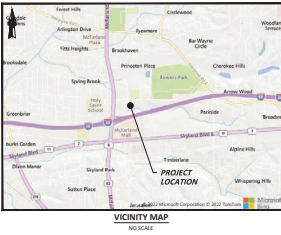
# 3755 & 3801 McFarland Boulevard East

1 inch = 1,250 feet  
0 625 1,250 1,875 2,500 Feet





LEGEND	
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	RIGHT-OF-WAY
[Symbol]	PROPERTY LINE
[Symbol]	ORIGINAL SUBDIVISION LOT LINE
[Symbol]	CHAIN LINK FENCE
[Symbol]	IRON FENCE
[Symbol]	WIRE FENCE
[Symbol]	WOOD FENCE
[Symbol]	CONTOUR 5' INTERVAL
[Symbol]	CONTOUR 1' INTERVAL
[Symbol]	SANITARY SEWER MAIN
[Symbol]	STORM SEWER
[Symbol]	WATER MAIN
[Symbol]	GAS MAIN
[Symbol]	UNDERGROUND ELECTRICAL
[Symbol]	UNDERGROUND CABLE
[Symbol]	OVERHEAD TELEPHONE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	DOWN POLE
[Symbol]	SOIL PILE
[Symbol]	ELECTRICAL BOX
[Symbol]	RAIN
[Symbol]	CAPED REAR DITCH
[Symbol]	SECTION
[Symbol]	TOWNSHIP
[Symbol]	NAME
[Symbol]	HEIGHT OF WATER
[Symbol]	MINIMUM BULKING LINE
[Symbol]	PLAT BOOK
[Symbol]	SEED BED
[Symbol]	PAVE
[Symbol]	RECORD DIMENSION
[Symbol]	TRAIL
[Symbol]	CONCRETE PAVEMENT
[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	WETLANDS
[Symbol]	FLOOD HAZARD
[Symbol]	FLOODWAY

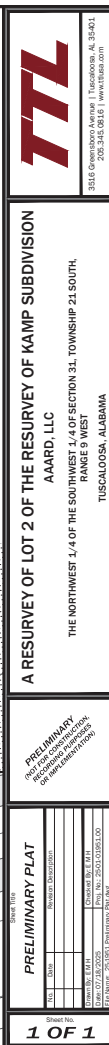


**A RESURVEY OF LOT 2 OF THE RESERVE OF KAMP SUBDIVISION**  
AAARD, LLC  
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 21 SOUTH,  
RANGE 9 WEST  
TUSCALOOSA, ALABAMA

**PRELIMINARY PLAT**  
(PRELIMINARY PLAT)  
FOR THE RESURVEY OF LOT 2 OF THE RESERVE OF KAMP SUBDIVISION

DATE: 07/15/2025	BY: [Name]
DATE: 07/15/2025	BY: [Name]
DATE: 07/15/2025	BY: [Name]

**1 OF 1**





3200 Rice Mine Road NE  
Tuscaloosa, AL 35406  
205.345.0816  
www.ttlusa.com

July 18, 2025  
Revised August 5, 2025

Mr. Zach Ponds  
Director of Planning  
Office of Urban Development  
City of Tuscaloosa  
Tuscaloosa, Alabama  
Email: [zponds@tuscaloosa.com](mailto:zponds@tuscaloosa.com)

**RE:     *A Resurvey of Kamp Subdivision Lot 2 – Variance Request Letter  
          Tuscaloosa, Alabama***

Dear Mr. Ponds:

We are writing on behalf of the Petitioner to request a variance from the Subdivision Regulations for the above-referenced resurvey. Variances requested include the following:

**1. Public Street Frontage**

The subject property consists of two separate uses on a single lot: a Best Western Hotel and a self-storage facility. Both facilities are accessed from McFarland Boulevard East via deeded cross-access agreements through Lot 1 of Kamp Subdivision. With this proposed resurvey, no improvements or change of use are proposed. This proposed resurvey consists only of separating the hotel and self-storage facility into two separate lots.

If you have any questions or need any additional information regarding the above variance request, please let us know.

Sincerely,

**TTL, INC.**

A handwritten signature in blue ink, appearing to read 'E. Hamner'.

Eric M. Hamner, PLS  
Project Manager

cc:     File





Kay Ivey  
Governor

## ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52  
OFFICE OF THE DISTRICT ADMINISTRATOR  
5710 University Blvd East  
Cottondale, AL 35453  
Telephone: 205-554-3280



John R. Cooper  
Transportation Director

August 1, 2025

TTL  
3200 Rice Mine Road NE  
Tuscaloosa, AL 35406

Attn: Mr. Eric Hamner

Re: Sidewalk Requirements  
Tuscaloosa County

Dear Mr. Hamner,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-6 at 3755 McFarland Blvd E.

If you have any questions, contact Ms. Darby Campbell at (205) 554-3239.

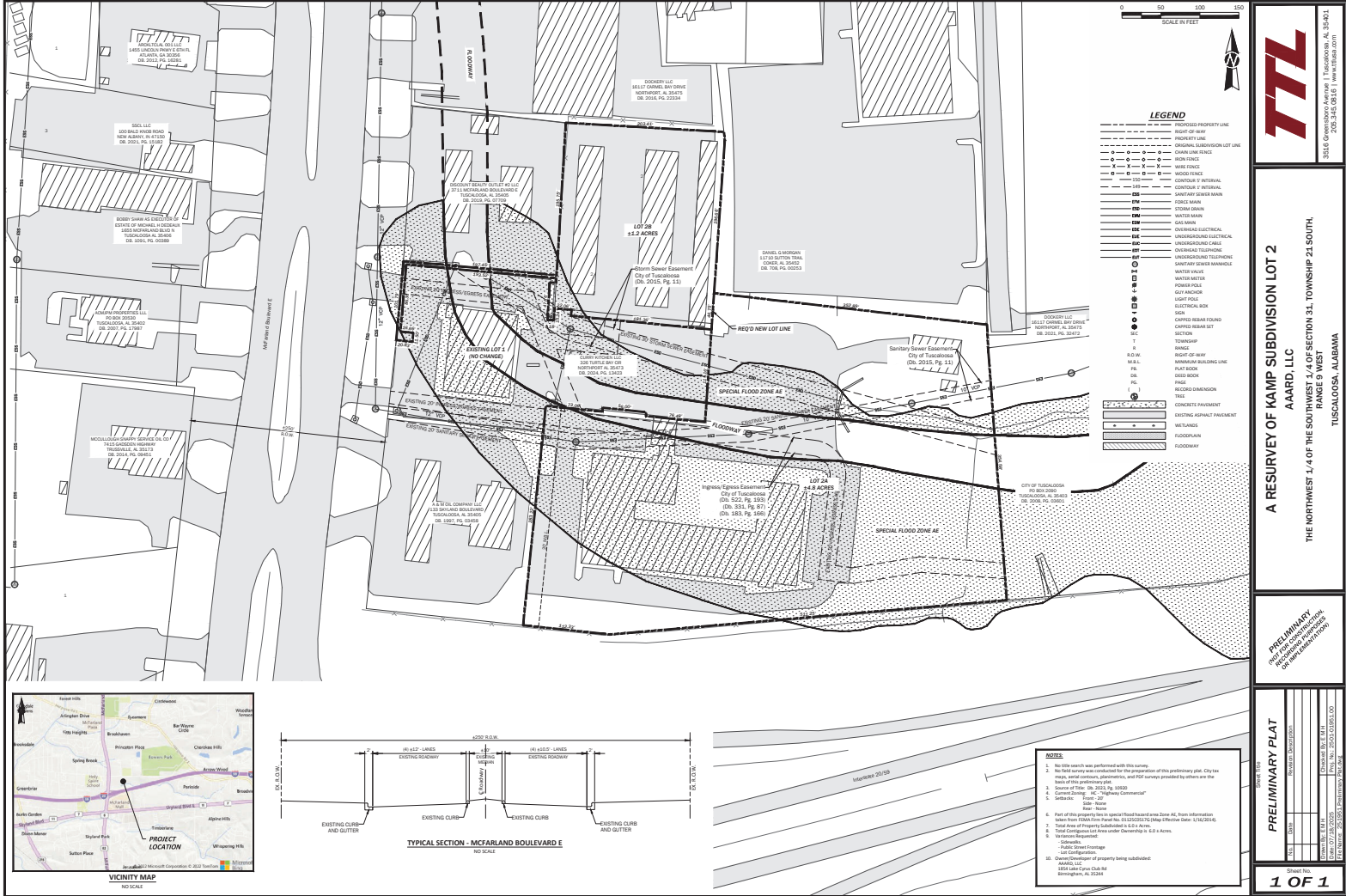
Respectfully,


C. Brett Paulk  
District 52 Administrator

CBP/ DKC

Enclosures

cc: File w/ Attachment





2315 Greenbloss Avenue | Tuscaloosa, AL 35401  
205.545.0818 | www.tflusa.com

**A RESURVEY OF KAMP SUBDIVISION LOT 2**  
**AAARD, LLC**  
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 21 SOUTH,  
RANGE 9 WEST  
TUSCALOOSA, ALABAMA

**PRELIMINARY**  
(THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A FINAL PLAT)

DATE	BY	REVISION
07/10/2025	AAARD, LLC	1.0

1 OF 1

- NOTES**
- No field search was performed with this survey.
  - No field survey was conducted for the preparation of this preliminary plat. City tax maps, aerial photos, photographs, and GPS survey provided by others are the basis of this preliminary plat.
  - Survey of Title: 06/2025, Pg. 20020
  - Current zoning: "R-2" "Highway Commercial"
  - Setback: Front - 20' Side - None Rear - None
  - Part of this property lies in special flood hazard area Zone AE, from information taken from FEMA Flood Insurance Rate Map (FIRM) 220201010101, effective date: 1/12/2014.
  - Total Area of Property Subdivided is 6.0 ± Acres
  - Total Contiguous Area under Surveying is 6.0 ± Acres
  - Verifiers Required:
    - Statewide
    - Countywide
    - Local Configuration
  - Owner/Developer of property being subdivided:  
AAARD, LLC  
1554 Lake Circle SE  
Birmingham, AL 35203