



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Resurvey of Lot 74G The Gates of Emerald's Edge Parcel ID: 63.20.01.01.0.001.011.000 Total Acres: 12.0

**Surveyor or Engineer**

Name: Duncan Coker Associates, P.C.

**Property Owner**

Name: Grant McCabe

*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>5-16-25 Call w/ Zach</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Variance request letter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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 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 SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: Grant McCabe Digitally signed by Grant McCabe  
Date: 2025.05.20 08:12:59 -05'00' Date: 5/20/25

**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](#)



## North of 14612 Lake Island Road

1 inch = 250 feet  
0 130 260 390 520 Feet



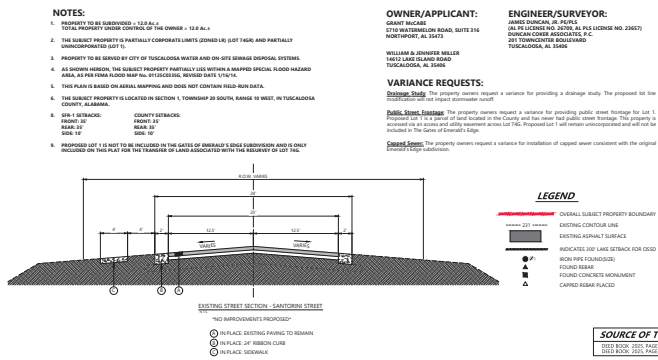




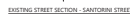
# North of 14612 Lake Island Road

1 inch = 4,000 feet  
0 0.4 0.8 1.2 1.6 Miles







[illegible]

## **VARIANCE REQUESTS**

Project: Resurvey of Lot 74G The Gates of Emerald's Edge & Unplatted Land

Date: August 5, 2025

**Drainage Study:** The property owners request a variance for providing a drainage study. The proposed lot line modification will not impact stormwater runoff.

**Public Street Frontage:** The property owners request a variance for providing public street frontage for Lot 1. Proposed Lot 1 is a parcel of land located in the County and has never had public street frontage. This property is accessed via an access and utility easement across Lot 74G. Proposed Lot 1 will remain unincorporated and will not be included in The Gates of Emerald's Edge.

**Capped Sewer:** The property owners request a variance for installation of capped sewer consistent with the original Emerald's Edge subdivision.