



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Hargrove Micro Park Parcel ID: 63 30 09 32 4 001 025 000 & 63 30 09 32 4 001 024 000 Total Acres: 2.30

**Surveyor or Engineer**

Name: Longleaf Engineering, LLC

**Property Owner**

Name: 3311 Hargrove, 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>12/3/2024 &amp; 7/10/2025 Email</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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input 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 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:  Date: 7/16/25

**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**



## 3311 and 3327 Hargrove Road East

1 inch = 100 feet  
0 50 100 150 200 Feet

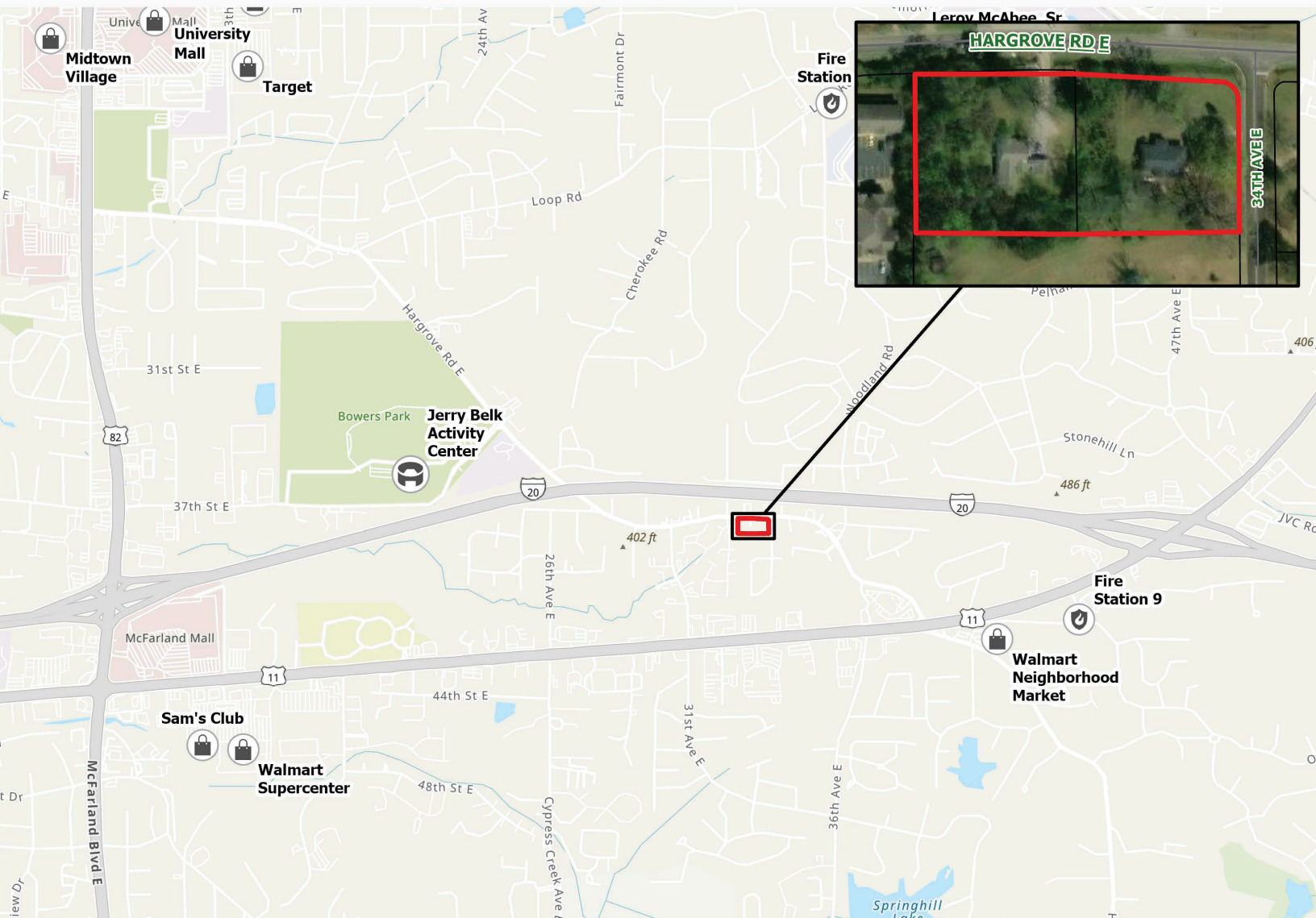


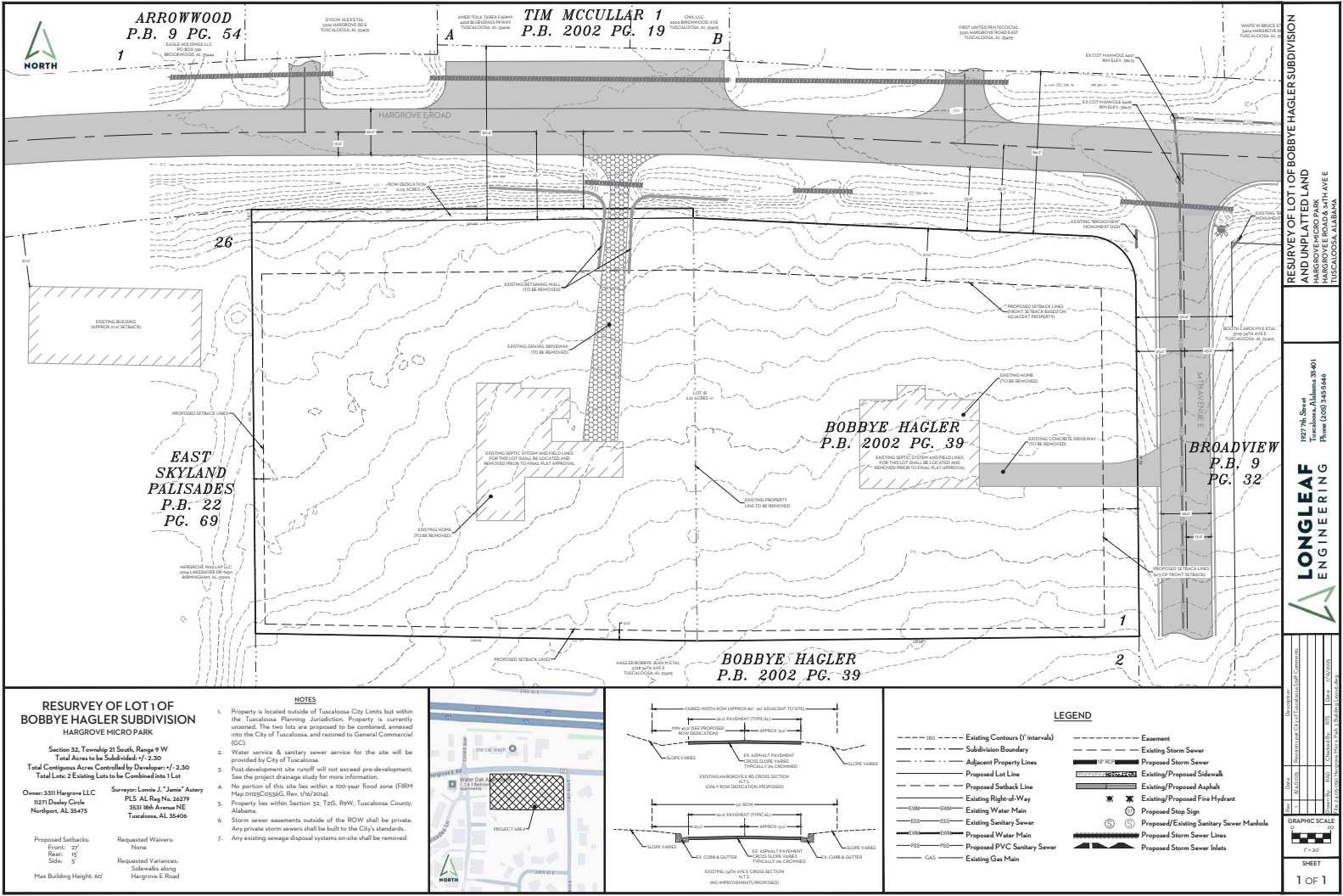




# 3311 and 3327 Hargrove Road East

1 inch = 1,750 feet  
0 900 1,800 2,700 3,600 Feet





**RESURVEY OF LOT 1 OF BOBBYE HAGLER SUBDIVISION**  
HARGROVE MICRO PARK

Section 32, Township 21 South, Range 9 W  
Total Acres to be Subdivided: 1.230  
Total Lots: 2 Existing Lots to be Combined into 1 Lot

Owner: 3331 Hargrove LLC  
12271 Dudley Circle  
Northport, AL 36493

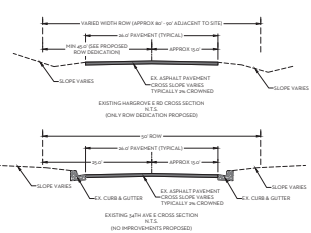
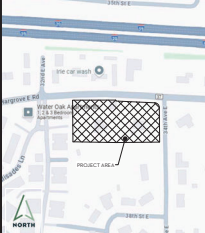
Surveyor: Lonnie J. "Jesse" Autry  
P.E., AL Reg. No. 38379  
3331 18th Avenue NE  
Tusculoo, AL 36406

Proposed Setbacks:  
Front: 25'  
Rear: 10'  
Side: 5'

Max Building Height: 60'

Requested Variations:  
None  
Requested Variations:  
Side: Along Hargrove E Road

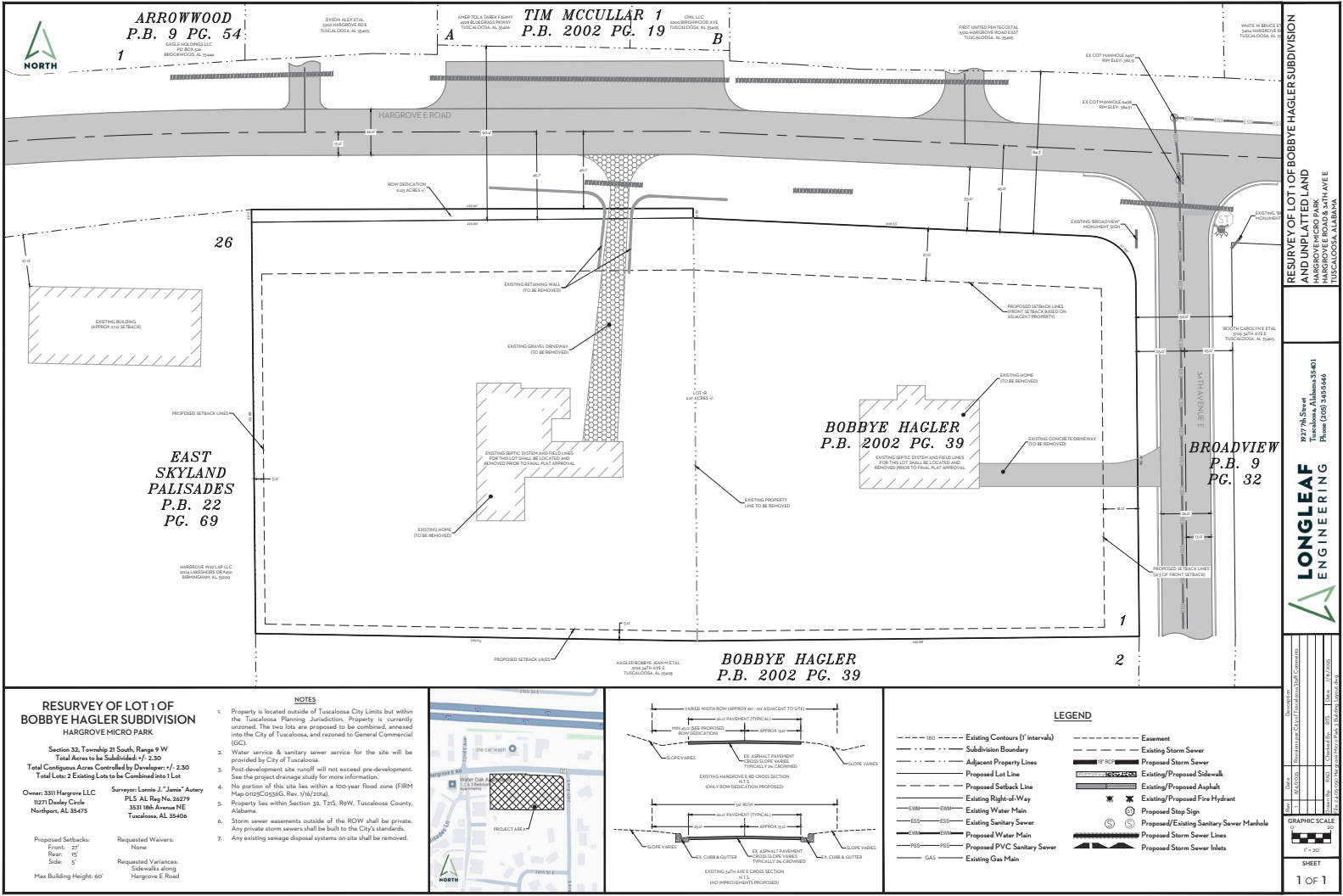
- NOTES**
- Property is located outside of Tuscaloosa City Limits but within the Tuscaloosa Planning Jurisdiction. Property is currently unimproved. The two lots are proposed to be combined, annexed into the City of Tuscaloosa, and rezoned to General Commercial (GC).
  - Water service & sanitary sewer service for the site will be provided by City of Tuscaloosa.
  - Post-development site runoff will not exceed pre-development. See the project drainage study for more information.
  - No portion of this site lies within a 100-year flood zone (FIRM Map 0125C0354G, Rev. 1/16/2014).
  - Property lies within Section 32, T25, R9W, Tuscaloosa County, Alabama.
  - Storm sewer easements outside of the ROW shall be private. Any private storm sewers shall be built to the City's standards.
  - Any existing sewage disposal systems on site shall be removed.



**LEGEND**

--- 10' ---	Existing Contours (1' 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
---	Existing Right-of-Way	---	Existing/Proposed Fire Hydrant
---	Existing Water Main	---	Proposed/Existing Sanitary Sewer Manhole
---	Existing Sanitary Sewer	---	Proposed Storm Sewer Lines
---	Proposed Water Main	---	Proposed Storm Sewer Inlets
---	Proposed PVC Sanitary Sewer	---	
---	Existing Gas Main	---	

GRAPHIC SCALE  
1" = 50'



**RESURVEY OF LOT 1 OF BOBBY HAGLER SUBDIVISION**  
HARGROVE MICRO PARK

Section 32, Township 21 South, Range 9 W  
Total Acres to be Subdivided: +/- 2.30  
Total Lots: 2 Existing Lots to be Combined into 1 Lot

Owner: 3331 Hargrove LLC  
12271 Duval Circle  
Norfolk, AL 36459

Surveyor: Lennie J. "Lenny" Autry  
P.E., AL Reg. No. 38279  
3331 18th Avenue NE  
Tusculoo, AL 36406

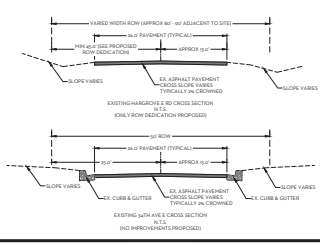
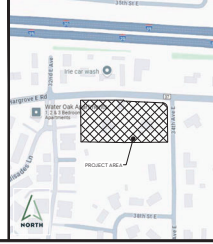
Proposed Setbacks:  
Front: 25'  
Rear: 10'  
Side: 5'

Max Building Height: 60'

Requested Variations:  
None  
Requested Variations:  
Sidewalk along Hargrove E Road

**NOTES**

- Property is located outside of Tusculoo City Limits but within the Tusculoo Planning Jurisdiction. Property is currently unimproved. The two lots are proposed to be combined, annexed into the City of Tusculoo, and rezoned to General Commercial (GC).
- Water service & sanitary sewer service for the site will be provided by City of Tusculoo.
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- No portion of this site lies within a 100-year flood zone (FIRM Map 0125C0354G, Rev. 1/16/2014).
- Property lies within Section 32, T21S, R9W, Tusculoo County, Alabama.
- Storm sewer easements outside of the ROW shall be private. Any private storm sewers shall be built to the City's standards.
- Any existing sewage disposal systems on site shall be removed.



**LEGEND**

- Existing Contours (1' intervals)
- - - Subdivision Boundary
- - - Adjacent Property Lines
- - - Proposed Lot Line
- - - Proposed Setback Line
- - - Existing Right-of-Way
- - - Existing Water Main
- - - Existing Sanitary Sewer
- - - Proposed Water Main
- - - Proposed PVC Sanitary Sewer
- - - Existing Gas Main
- - - Easement
- - - Existing Storm Sewer
- - - Proposed Storm Sewer
- - - Existing/Proposed Sidewalk
- - - Existing/Proposed Asphalt
- - - Existing/Proposed Fire Hydrant
- - - Proposed Stop Sign
- - - Proposed/Existing Sanitary Sewer Manhole
- - - Proposed Storm Sewer Lines
- - - Proposed Storm Sewer Inlets

GRAPHIC SCALE  
1" = 50'

1 OF 1



1927 7<sup>th</sup> Street  
Tuscaloosa, AL 35401  
(205) 345-5646

July 16, 2025

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

Re: *Hargrove Micro Park*  
*Tuscaloosa, Alabama*

Planning Commission,

Please see attached a proposed resurvey of Lot 1 of the Bobbye Hagler Subdivision, located southwest of the Hargrove E Road and 34<sup>th</sup> Avenue E intersection. The Hargrove Micro Park project includes the combination of the two subject parcels for a new office warehouse building. The proposed resurvey includes only the demolition of existing structures and driveways and the combination of the two lots.

As part of this submission, the developer would like to request a variance from the installation of sidewalks. As stated in Section 5.3.2.a of the Subdivision Regulations, sidewalks are not required in previously recorded subdivisions where sidewalks were not required. There are currently no existing sidewalks on either of the original Bobbye Hagler platted lots.

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

Sincerely,

**Longleaf Engineering, LLC**

Ruth Ann Dover  
Project Engineer