

Entry #: 82 - 6800 Hargrove Road East, Tuscaloosa, Alabama 35405

Status: Submitted

Submitted: 4/17/2026 11:02 AM

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

4/14/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Markwood Preserve (Phase 1)

Site Address:

6800 Hargrove Road East, Tuscaloosa, Alabama 35405

Parcel ID:

633702103003007.000, 633702094001002.000, 633702103003003.000

Total Acres to be Subdivided:

66.63

Total Acreage Controlled by Owner:

0

Number of Existing Lots:

3

Number of Proposed Lots:

261

Number of Existing Structures:

0

Number of Proposed Structures:

261

Water Authority:

Mitchell Water System, Inc.

Within Tuscaloosa City Limits:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

General Planned Development (GPD)

Current Land Use:

Vacant

Proposed Land Use:

Planned Development

Reason for Subdivision:

To subdivide property into residential single family townhomes and commercial.

Surveyor or Engineer Information:

Survey or Engineer Company:

Engineering Design Group, LLC

Surveyor or Engineer Name:

Jacob Williams

Property Owner Information:

Owner 1

Property Owner Name:

Teresa Dockery

Owner 2

Property Owner Name:

Neal Mullins

Owner 3

Property Owner Name:

Ellen Taylor

Preliminary Plat Checklist:

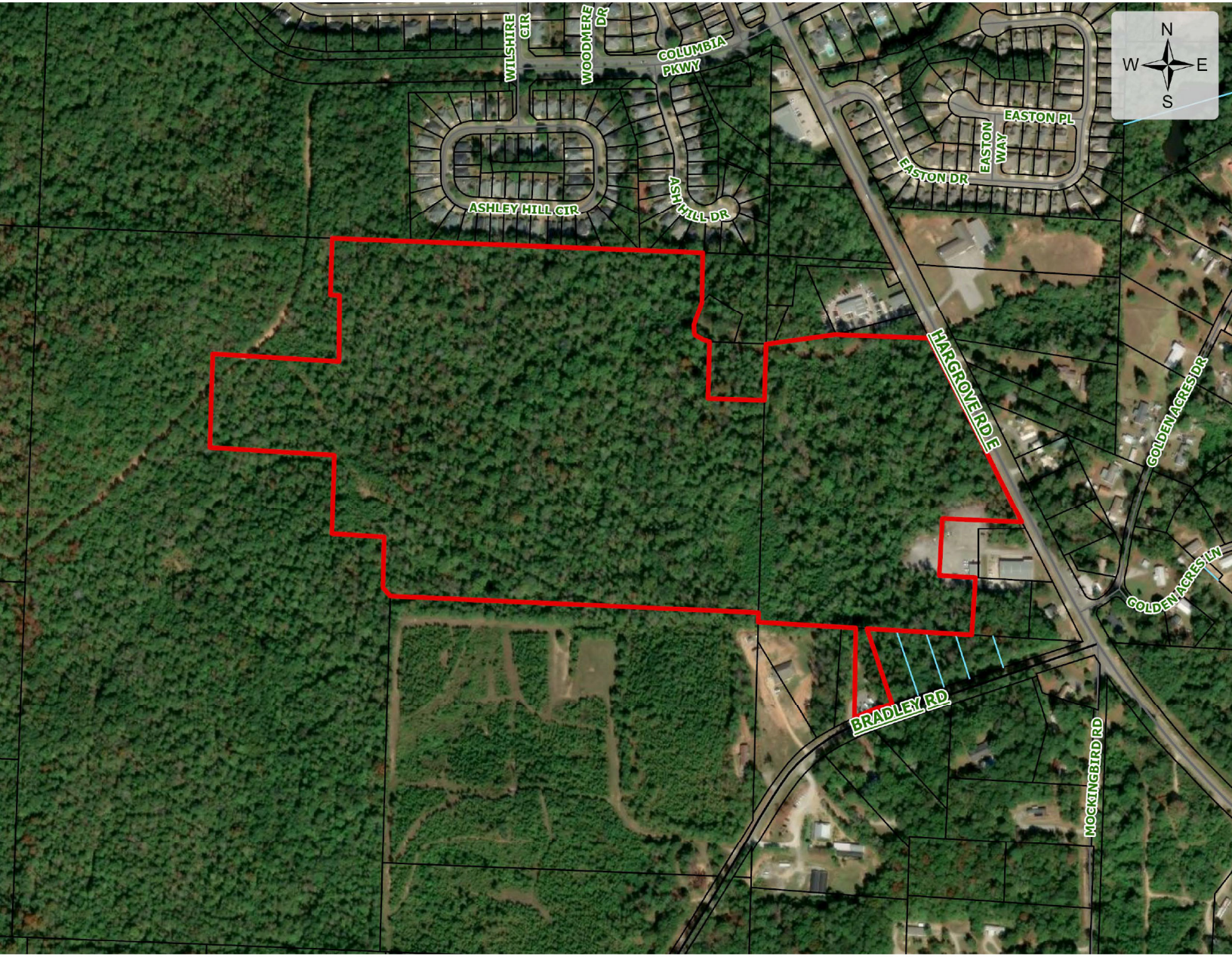
[Preliminary Plat Checklist](#)

By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:



WILSHIRE CIR

WOODMERE DR

COLUMBIA PKWY

ASHLEY HILL CIR

ASHLEY HILL DR

EASTON DR

EASTON PL

EASTON WAY

MAGROVE RD

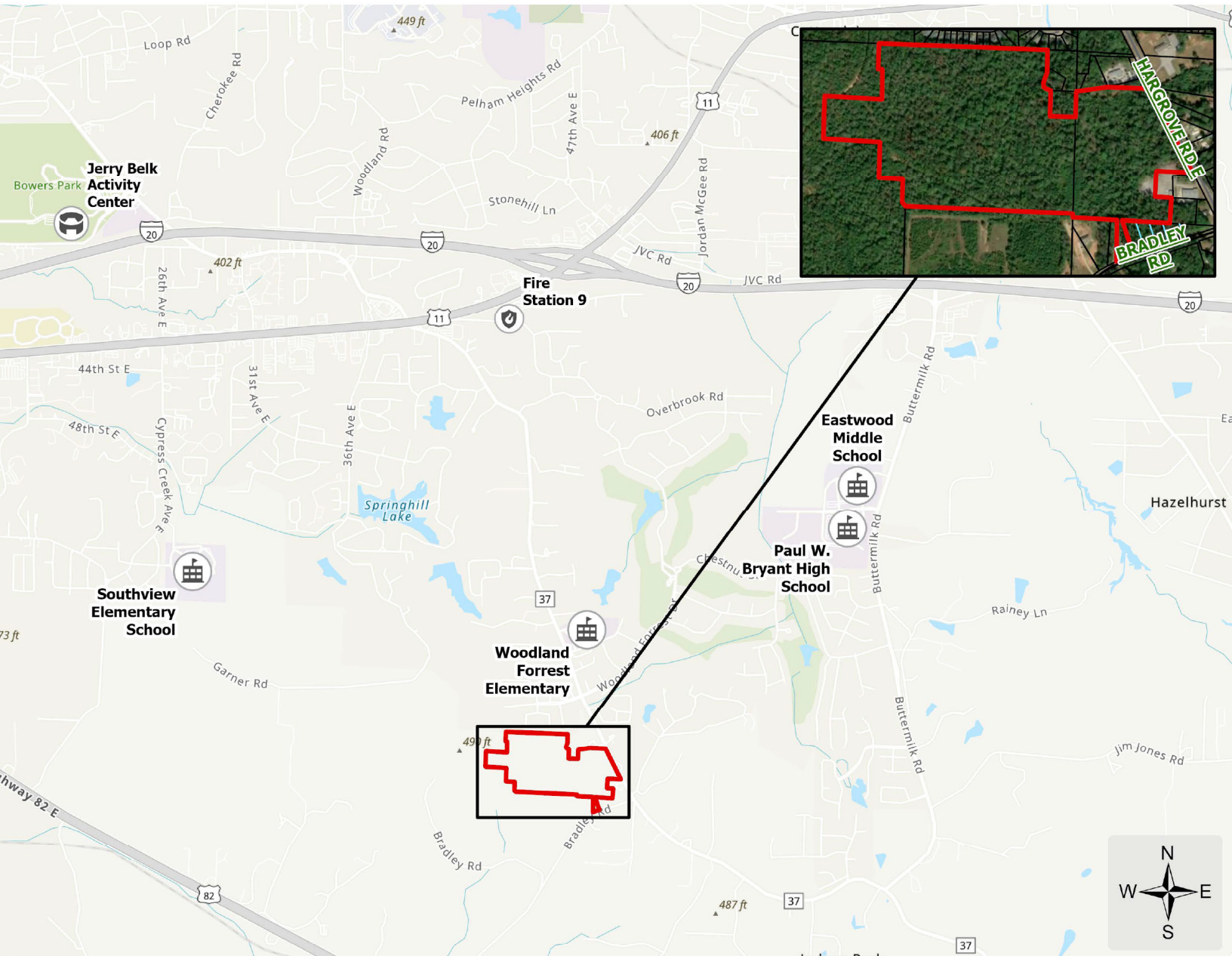
BRADLEY RD

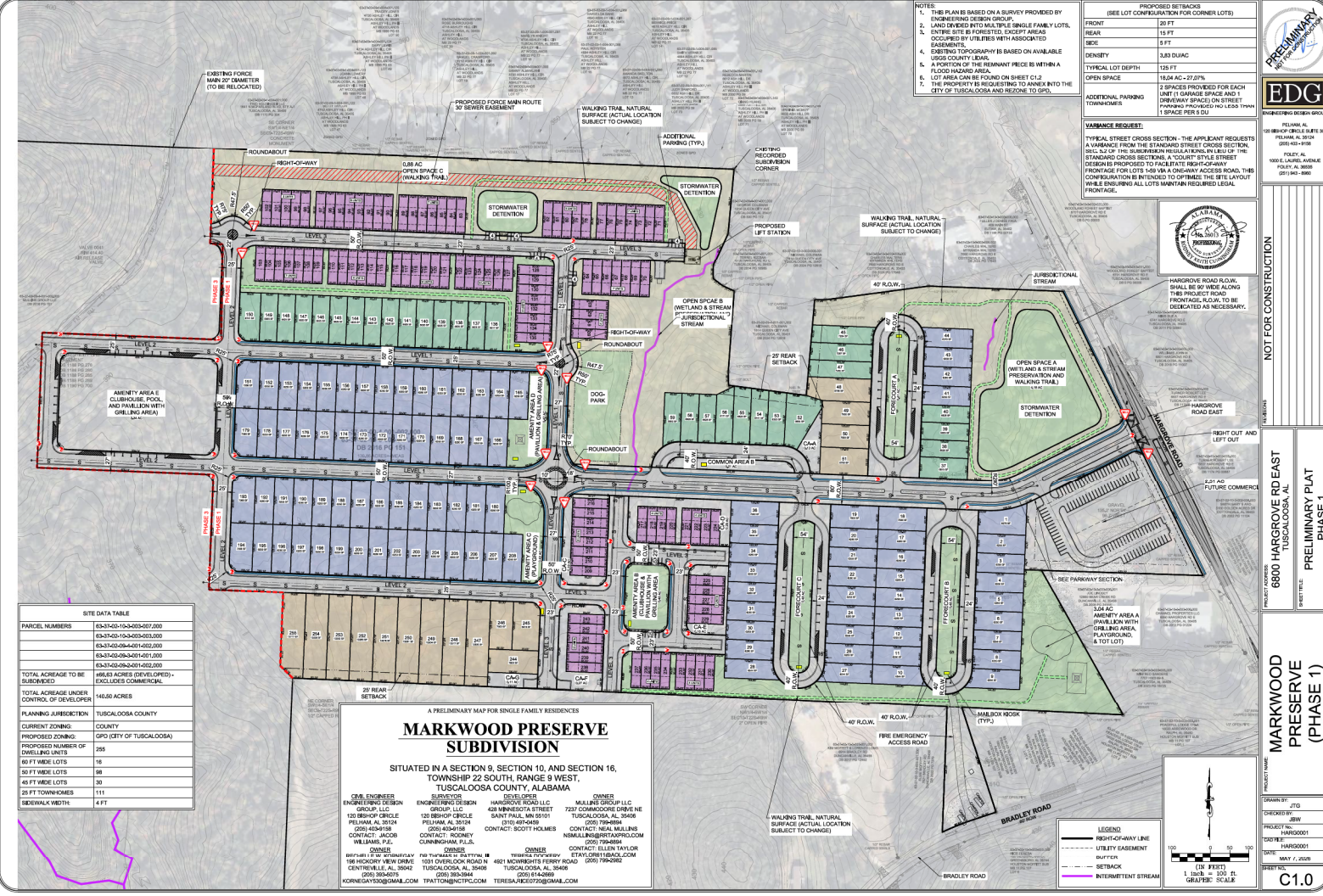
MOCKINGBIRD RD

GOLDEN ACRES DR

GOLDEN ACRES LN







- NOTES:
1. THE PLAN IS BASED ON A SURVEY PROVIDED BY ENGINEERING DESIGN GROUP.
 2. ENTIRE SITE IS FORESTED, EXCEPT AREAS OCCUPIED BY UTILITIES WITH ASSOCIATED EASEMENTS.
 3. EXISTING TOPOGRAPHY IS BASED ON AVAILABLE USGS COUNTY LEADS.
 4. A PORTION OF THE REMAINT PRICE IS WITHIN A FLOOD HAZARD AREA.
 5. LOT AREA CAN BE FOUND ON SHEET C1.2.
 6. THE PROPERTY IS REQUESTING TO ANNEX INTO THE CITY OF TUSCALOOSA AND BECOME TO GPS.

PROPOSED SETBACKS (SEE LOT CONFIGURATION FOR CORNER LOTS)

FRONT	30 FT
REAR	15 FT
SIDE	5 FT
DENSITY	300 DU/AC
TYPICAL LOT DEPTH	120 FT
OPEN SPACE	16.04 AC - 27.0%

ADDITIONAL PARKING TOWNSHIP: 2 SPACES PROVIDED FOR EACH UNIT (1 DRIVE SPACE AND 1 DRIVEWAY SPACE) ON STREET FRONTAGE PROVIDED AND LESS THAN 1 SPACE PER 50 DU

VARIANCE REQUEST:

TYPICAL STREET CROSS SECTION: THE APPLICANT REQUESTS A VARIANCE FROM THE STANDARD STREET CROSS SECTION, SEE 3.3 OF THE SUBDIVISION REGULATIONS, IN ORDER TO MEET THE STANDARD CROSS SECTION, A "COURT" STYLE STREET DESIGN IS PROPOSED TO PROVIDE THE FRONT-YARD FRONTAGE FOR LOTS 1-50 VIA A DRIVEWAY ACCESS ROAD, THIS COMPLETION IS INTENDED TO OPTIMIZE THE SITE LAYOUT WHILE ENSURING ALL LOTS MAINTAIN REQUIRED LEGAL FRONTAGE.

SITE DATA TABLE

PARCEL NUMBERS	63-37-02-09-4-001-001,002,003,004,005,006,007,008,009,010,011,012,013,014,015,016,017,018,019,020,021,022,023,024,025,026,027,028,029,030,031,032,033,034,035,036,037,038,039,040,041,042,043,044,045,046,047,048,049,050,051,052,053,054,055,056,057,058,059,060,061,062,063,064,065,066,067,068,069,070,071,072,073,074,075,076,077,078,079,080,081,082,083,084,085,086,087,088,089,090,091,092,093,094,095,096,097,098,099,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000
TOTAL ACREAGE TO BE SUBDIVIDED	46.63 ACRES (DEVELOPED) - EXCLUDES COMMERCIAL
TOTAL ACREAGE UNDER CONTROL OF DEVELOPER	140.60 ACRES
PLANNING JURISDICTION	TUSCALOOSA COUNTY
CURRENT ZONING	COUNTY
PROPOSED ZONING	GPD (CITY OF TUSCALOOSA)
PROPOSED NUMBER OF DWELLING UNITS	255
60 FT WIDE LOTS	56
50 FT WIDE LOTS	98
40 FT WIDE LOTS	30
25 FT TOWNHOMES	111
SIDEWALK WIDTH	4 FT

A PRELIMINARY MAP FOR SINGLE FAMILY RESIDENCES

MARKWOOD PRESERVE SUBDIVISION

SITUATED IN A SECTION 9, SECTION 10, AND SECTION 16, TOWNSHIP 22 SOUTH, RANGE 9 WEST, TUSCALOOSA COUNTY, ALABAMA

CIVIL ENGINEER ENGINEERING DESIGN GROUP, LLC 102 BISHOP DRIVE PELHAM, AL 35124 (205) 634-9187 CONTACT: JACOB WILLIAMS, P.E.	SURVEYOR ENGINEERING DESIGN GROUP, LLC 102 BISHOP DRIVE PELHAM, AL 35124 (205) 634-9187 CONTACT: ROONEY CUMMINGS, P.L.L.C.	DEVELOPER HARGROVE ROAD LLC 426 MINNESOTA STREET SAINT PAUL, MN 55107 (310) 493-0459 CONTACT: SCOTT HOLMES	OWNER WALLIS GROUP, LLC 7227 COMMOODORE DRIVE NE TUSCALOOSA, AL 35604 (205) 799-8884 CONTACT: MIA WALLIS MIA.WALLIS@BRTAPPRO.COM (205) 799-8889
OWNER 198 HICKORY MEADOW DRIVE CENTREVILLE, AL 35042 (205) 350-3505 KORNEISVA@GMAIL.COM	OWNER 101 OVERLOOK ROAD N TUSCALOOSA, AL 35608 (205) 350-3544 TNA@TNAENGINEERING.COM	OWNER 4821 KENWORTH'S FERRY ROAD TUSCALOOSA, AL 35608 (205) 874-2689 TERESA.WEED@GMAIL.COM	OWNER ETAM ORSHAN, LLC 17301 10TH AVENUE TUSCALOOSA, AL 35604 (205) 799-2982 ETAM@ORSHAN.COM

PRELIMINARY

EDG ENGINEERING DESIGN GROUP

PELHAM, AL 35124
PHONE: 205-634-9187
FAX: 205-634-9198
FOLEY, AL 36903
PHONE: 205-180-9888

NOT FOR CONSTRUCTION

PROJECT NUMBER: 6800 HARGROVE RD EAST TUSCALOOSA, AL

SHEET TITLE: PRELIMINARY PLAT PHASE 1

PROJECT NAME: MARKWOOD PRESERVE (PHASE 1)

DESIGN BY: JTD
CHECKED BY: JWW
PROJECT NO.: HARG0001
DATE: MAY 7, 2025

C1.0



EDG
ENGINEERING DESIGN GROUP

10000 W. BRUCE BLVD SUITE 500
FELIX, AL 36508
256-653-9198
FOLEY, A.
1000 LAUREL AVENUE
FOLLY, AL 36903
256-184-9989

NOT FOR CONSTRUCTION

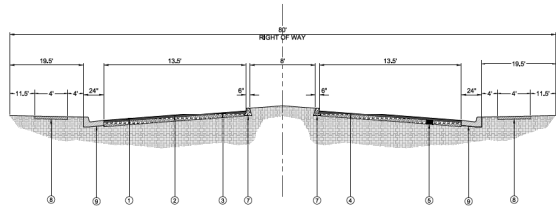
MARKWOOD PRESERVE

PROJECT NUMBER: 6800 HARGROVE RD EAST
TUSCALOOSA, AL
SHEET TITLE: TYPICAL SECTIONS

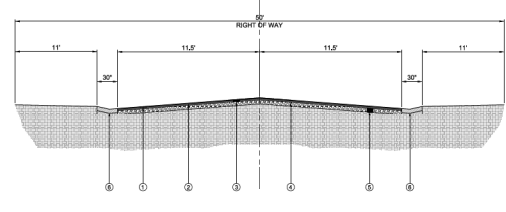
MARKWOOD PRESERVE

DESIGN BY: JTD
CHECKED BY: JBW
PROJECT NO: HAR00001
DATE: HAR00001
DATE: MAY 7, 2024
PROJECT: MARKWOOD PRESERVE

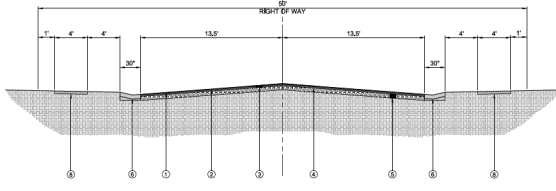
C.1.1



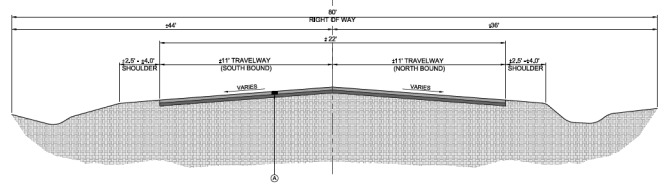
TYPICAL PARKWAY SECTION
N.T.S.



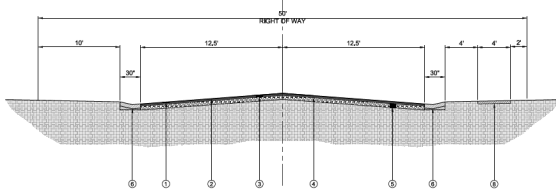
TYPICAL LEVEL 3 STREET SECTION
N.T.S.



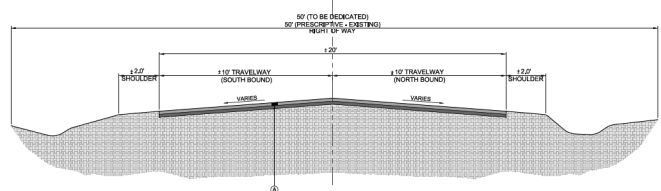
TYPICAL LEVEL 1 STREET SECTION
N.T.S.



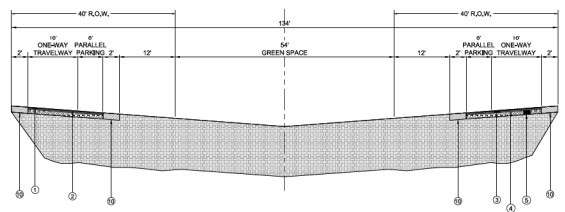
EXISTING STREET SECTION - HARGROVE ROAD
N.T.S.



TYPICAL LEVEL 2 STREET SECTION
N.T.S.

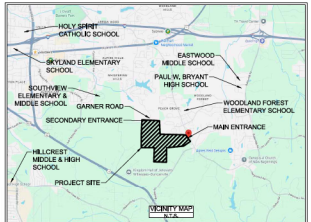


EXISTING STREET SECTION - GARNER ROAD
(PRESCRIPTIVE R.O.W.)
N.T.S.



TYPICAL COURT SECTION
N.T.S.

- ① REQUIRED 1.0 INCH BITUMINOUS CONCRETE, WEARING LAYER (ALDOT 424A - 1/2" MAX AGGREGATE SIZE)
- ② TACK COAT (ALDOT 405A)
- ③ REQUIRED 2.0 INCH BITUMINOUS CONCRETE, BINDER LAYER (ALDOT 424B - 1/2" MAX AGGREGATE SIZE)
- ④ PRIME COAT (ALDOT 401)
- ⑤ CRUSHED AGGREGATE BASE, ALDOT 825B (6" COMPACTED THICKNESS)
- ⑥ 30" VALLEY GUTTER
- ⑦ 6" MODIFIED TYPE "D" CURB
- ⑧ 4" WIDE CONCRETE SIDEWALK
- ⑨ 24" CURB AND GUTTER
- ⑩ 24" CONCRETE BAND





EDG

ENGINEERING DESIGN GROUP

PRIVACY, AL.

15 BISHOP-CIRCLE SUITE 300

PRIVACY, AL. 3509

(205) 621-9191

FOLEY, AL.

1000 E. LAUREL AVENUE

FOLEY, AL. 36525

(251) 442-9989

NOT FOR CONSTRUCTION

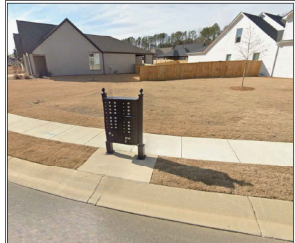
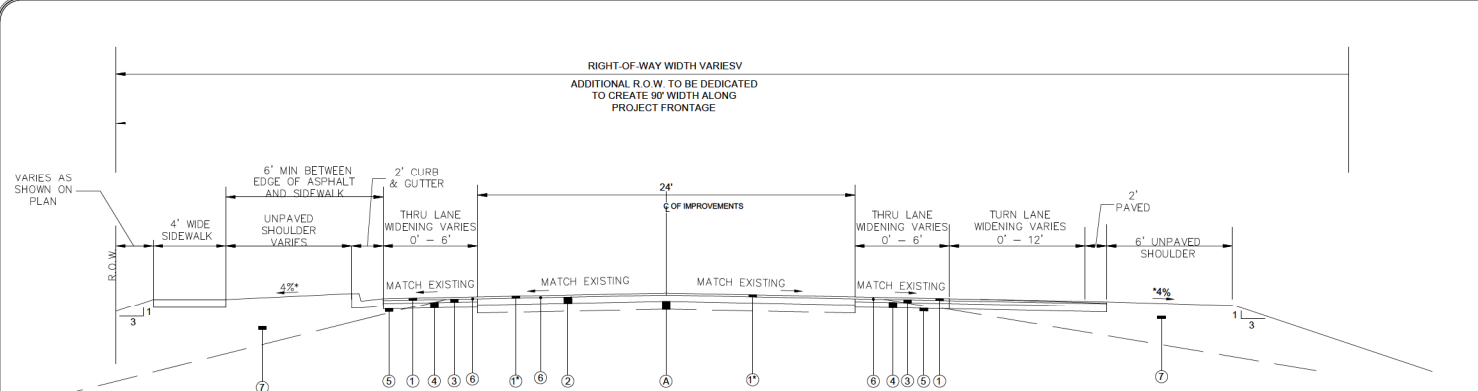
PROJECT ADDRESS: 6800 HARGROVE RD EAST TUSCALOOSA, AL

MARK TITLE

MARKWOOD PRESERVE

DESIGN BY: JTG
CHECKED BY: JEW
PROJECT NO.: HAR00001
DRAWING NO.: HAR00001
DATE: MAY 7, 2020

SCALE: C1.2



MAIL KIOSK

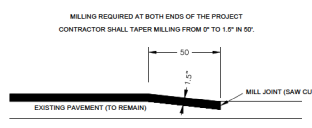
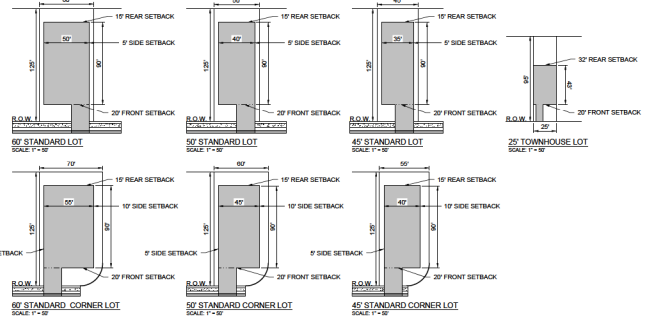
TYPICAL LOT CONFIGURATION:

- ① ALDOT 424-A SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, 3/4" MAXIMUM AGGREGATE SIZE @ APPROX. 1.5" MIN. ESAL RANGE C/D
- ② EXISTING BITUMINOUS CONCRETE PAVING SECTION - RETAIN
- ③ ALDOT 424-B SUPERPAVE BITUMINOUS CONCRETE UPPER BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE @ APPROX. 2" ESAL RANGE C/D
- ④ ALDOT 825 TYPE B CRUSHED AGGREGATE DENSE GRADED BASE @ 6" COMPACTED THICKNESS, PLACED IN 2 EQUAL LIFTS
- ⑤ SUBGRADE BUILDUP COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- ⑥ TACK COAT (TO BE PLACED ACCORDING TO ALDOT SPECIFICATIONS BETWEEN ALL ASPHALT LAYERS)
- ⑦ UNCLASSIFIED EXCAVATION
- A EXISTING SECTION - RETAIN

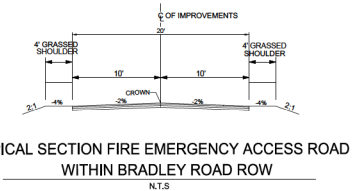
ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED PER ALDOT STANDARDS
*EXCEPTION: WHEN EXISTING CROSS SLOPE OF HARGROVE ROAD EXCEEDS 4%, THEN THE PROPOSED SHOULDER SHOULD MATCH THE EXISTING GRADE OF HARGROVE ROAD.

TYPICAL HARGROVE ROAD WIDENING SECTION
N.T.S.

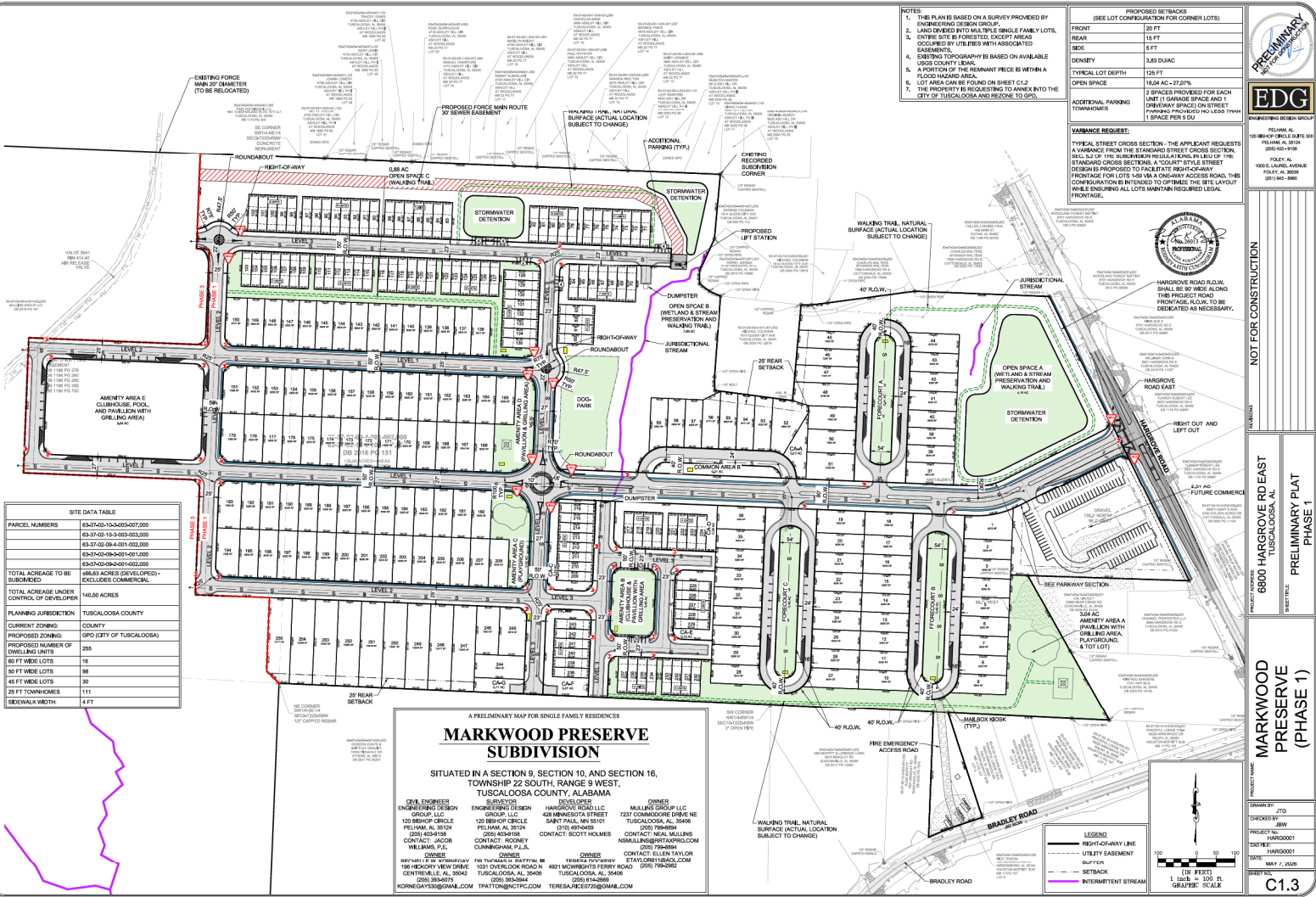
PARCELS	PARCELS	PARCELS	PARCELS	PARCELS	PARCELS
LOT #/BLK	LOT #/BLK	LOT #/BLK	LOT #/BLK	LOT #/BLK	LOT #/BLK
1 827A 41 8780A	102 2294A	103 2294A	104 2294A	105 2294A	106 2294A
2 827B 41 8780B	107 2294B	108 2294B	109 2294B	110 2294B	111 2294B
3 827C 41 8780C	112 2294C	113 2294C	114 2294C	115 2294C	116 2294C
4 827D 41 8780D	117 2294D	118 2294D	119 2294D	120 2294D	121 2294D
5 827E 41 8780E	122 2294E	123 2294E	124 2294E	125 2294E	126 2294E
6 827F 41 8780F	127 2294F	128 2294F	129 2294F	130 2294F	131 2294F
7 827G 41 8780G	132 2294G	133 2294G	134 2294G	135 2294G	136 2294G
8 827H 41 8780H	137 2294H	138 2294H	139 2294H	140 2294H	141 2294H
9 827I 41 8780I	142 2294I	143 2294I	144 2294I	145 2294I	146 2294I
10 827J 41 8780J	147 2294J	148 2294J	149 2294J	150 2294J	151 2294J
11 827K 41 8780K	152 2294K	153 2294K	154 2294K	155 2294K	156 2294K
12 827L 41 8780L	157 2294L	158 2294L	159 2294L	160 2294L	161 2294L
13 827M 41 8780M	162 2294M	163 2294M	164 2294M	165 2294M	166 2294M
14 827N 41 8780N	167 2294N	168 2294N	169 2294N	170 2294N	171 2294N
15 827O 41 8780O	172 2294O	173 2294O	174 2294O	175 2294O	176 2294O
16 827P 41 8780P	177 2294P	178 2294P	179 2294P	180 2294P	181 2294P
17 827Q 41 8780Q	182 2294Q	183 2294Q	184 2294Q	185 2294Q	186 2294Q
18 827R 41 8780R	187 2294R	188 2294R	189 2294R	190 2294R	191 2294R
19 827S 41 8780S	192 2294S	193 2294S	194 2294S	195 2294S	196 2294S
20 827T 41 8780T	197 2294T	198 2294T	199 2294T	200 2294T	201 2294T
21 827U 41 8780U	202 2294U	203 2294U	204 2294U	205 2294U	206 2294U
22 827V 41 8780V	207 2294V	208 2294V	209 2294V	210 2294V	211 2294V
23 827W 41 8780W	212 2294W	213 2294W	214 2294W	215 2294W	216 2294W
24 827X 41 8780X	217 2294X	218 2294X	219 2294X	220 2294X	221 2294X
25 827Y 41 8780Y	222 2294Y	223 2294Y	224 2294Y	225 2294Y	226 2294Y
26 827Z 41 8780Z	227 2294Z	228 2294Z	229 2294Z	230 2294Z	231 2294Z
27 827AA 41 8780AA	232 2294AA	233 2294AA	234 2294AA	235 2294AA	236 2294AA
28 827AB 41 8780AB	237 2294AB	238 2294AB	239 2294AB	240 2294AB	241 2294AB
29 827AC 41 8780AC	242 2294AC	243 2294AC	244 2294AC	245 2294AC	246 2294AC
30 827AD 41 8780AD	247 2294AD	248 2294AD	249 2294AD	250 2294AD	251 2294AD
31 827AE 41 8780AE	252 2294AE	253 2294AE	254 2294AE	255 2294AE	256 2294AE
32 827AF 41 8780AF	257 2294AF	258 2294AF	259 2294AF	260 2294AF	261 2294AF
33 827AG 41 8780AG	262 2294AG	263 2294AG	264 2294AG	265 2294AG	266 2294AG
34 827AH 41 8780AH	267 2294AH	268 2294AH	269 2294AH	270 2294AH	271 2294AH
35 827AI 41 8780AI	272 2294AI	273 2294AI	274 2294AI	275 2294AI	276 2294AI
36 827AJ 41 8780AJ	277 2294AJ	278 2294AJ	279 2294AJ	280 2294AJ	281 2294AJ
37 827AK 41 8780AK	282 2294AK	283 2294AK	284 2294AK	285 2294AK	286 2294AK
38 827AL 41 8780AL	287 2294AL	288 2294AL	289 2294AL	290 2294AL	291 2294AL
39 827AM 41 8780AM	292 2294AM	293 2294AM	294 2294AM	295 2294AM	296 2294AM
40 827AN 41 8780AN	297 2294AN	298 2294AN	299 2294AN	300 2294AN	301 2294AN
41 827AO 41 8780AO	302 2294AO	303 2294AO	304 2294AO	305 2294AO	306 2294AO
42 827AP 41 8780AP	307 2294AP	308 2294AP	309 2294AP	310 2294AP	311 2294AP
43 827AQ 41 8780AQ	312 2294AQ	313 2294AQ	314 2294AQ	315 2294AQ	316 2294AQ
44 827AR 41 8780AR	317 2294AR	318 2294AR	319 2294AR	320 2294AR	321 2294AR
45 827AS 41 8780AS	322 2294AS	323 2294AS	324 2294AS	325 2294AS	326 2294AS
46 827AT 41 8780AT	327 2294AT	328 2294AT	329 2294AT	330 2294AT	331 2294AT
47 827AU 41 8780AU	332 2294AU	333 2294AU	334 2294AU	335 2294AU	336 2294AU
48 827AV 41 8780AV	337 2294AV	338 2294AV	339 2294AV	340 2294AV	341 2294AV
49 827AW 41 8780AW	342 2294AW	343 2294AW	344 2294AW	345 2294AW	346 2294AW
50 827AX 41 8780AX	347 2294AX	348 2294AX	349 2294AX	350 2294AX	351 2294AX
51 827AY 41 8780AY	352 2294AY	353 2294AY	354 2294AY	355 2294AY	356 2294AY
52 827AZ 41 8780AZ	357 2294AZ	358 2294AZ	359 2294AZ	360 2294AZ	361 2294AZ
53 827BA 41 8780BA	362 2294BA	363 2294BA	364 2294BA	365 2294BA	366 2294BA
54 827BB 41 8780BB	367 2294BB	368 2294BB	369 2294BB	370 2294BB	371 2294BB
55 827BC 41 8780BC	372 2294BC	373 2294BC	374 2294BC	375 2294BC	376 2294BC
56 827BD 41 8780BD	377 2294BD	378 2294BD	379 2294BD	380 2294BD	381 2294BD
57 827BE 41 8780BE	382 2294BE	383 2294BE	384 2294BE	385 2294BE	386 2294BE
58 827BF 41 8780BF	387 2294BF	388 2294BF	389 2294BF	390 2294BF	391 2294BF
59 827BG 41 8780BG	392 2294BG	393 2294BG	394 2294BG	395 2294BG	396 2294BG
60 827BH 41 8780BH	397 2294BH	398 2294BH	399 2294BH	400 2294BH	401 2294BH
61 827BI 41 8780BI	402 2294BI	403 2294BI	404 2294BI	405 2294BI	406 2294BI
62 827BJ 41 8780BJ	407 2294BJ	408 2294BJ	409 2294BJ	410 2294BJ	411 2294BJ
63 827BK 41 8780BK	412 2294BK	413 2294BK	414 2294BK	415 2294BK	416 2294BK
64 827BL 41 8780BL	417 2294BL	418 2294BL	419 2294BL	420 2294BL	421 2294BL
65 827BM 41 8780BM	422 2294BM	423 2294BM	424 2294BM	425 2294BM	426 2294BM
66 827BN 41 8780BN	427 2294BN	428 2294BN	429 2294BN	430 2294BN	431 2294BN
67 827BO 41 8780BO	432 2294BO	433 2294BO	434 2294BO	435 2294BO	436 2294BO
68 827BP 41 8780BP	437 2294BP	438 2294BP	439 2294BP	440 2294BP	441 2294BP
69 827BQ 41 8780BQ	442 2294BQ	443 2294BQ	444 2294BQ	445 2294BQ	446 2294BQ
70 827BR 41 8780BR	447 2294BR	448 2294BR	449 2294BR	450 2294BR	451 2294BR
71 827BS 41 8780BS	452 2294BS	453 2294BS	454 2294BS	455 2294BS	456 2294BS
72 827BT 41 8780BT	457 2294BT	458 2294BT	459 2294BT	460 2294BT	461 2294BT
73 827BU 41 8780BU	462 2294BU	463 2294BU	464 2294BU	465 2294BU	466 2294BU
74 827BV 41 8780BV	467 2294BV	468 2294BV	469 2294BV	470 2294BV	471 2294BV
75 827BW 41 8780BW	472 2294BW	473 2294BW	474 2294BW	475 2294BW	476 2294BW
76 827BX 41 8780BX	477 2294BX	478 2294BX	479 2294BX	480 2294BX	481 2294BX
77 827BY 41 8780BY	482 2294BY	483 2294BY	484 2294BY	485 2294BY	486 2294BY
78 827BZ 41 8780BZ	487 2294BZ	488 2294BZ	489 2294BZ	490 2294BZ	491 2294BZ
79 827CA 41 8780CA	492 2294CA	493 2294CA	494 2294CA	495 2294CA	496 2294CA
80 827CB 41 8780CB	497 2294CB	498 2294CB	499 2294CB	500 2294CB	501 2294CB
81 827CC 41 8780CC	502 2294CC	503 2294CC	504 2294CC	505 2294CC	506 2294CC
82 827CD 41 8780CD	507 2294CD	508 2294CD	509 2294CD	510 2294CD	511 2294CD
83 827CE 41 8780CE	512 2294CE	513 2294CE	514 2294CE	515 2294CE	516 2294CE
84 827CF 41 8780CF	517 2294CF	518 2294CF	519 2294CF	520 2294CF	521 2294CF
85 827CG 41 8780CG	522 2294CG	523 2294CG	524 2294CG	525 2294CG	526 2294CG
86 827CH 41 8780CH	527 2294CH	528 2294CH	529 2294CH	530 2294CH	531 2294CH
87 827CI 41 8780CI	532 2294CI	533 2294CI	534 2294CI	535 2294CI	536 2294CI
88 827CJ 41 8780CJ	537 2294CJ	538 2294CJ	539 2294CJ	540 2294CJ	541 2294CJ
89 827CK 41 8780CK	542 2294CK	543 2294CK	544 2294CK	545 2294CK	546 2294CK
90 827CL 41 8780CL	547 2294CL	548 2294CL	549 2294CL	550 2294CL	551 2294CL
91 827CM 41 8780CM	552 2294CM	553 2294CM	554 2294CM	555 2294CM	556 2294CM
92 827CN 41 8780CN	557 2294CN	558 2294CN	559 2294CN	560 2294CN	561 2294CN
93 827CO 41 8780CO	562 2294CO	563 2294CO	564 2294CO	565 2294CO	566 2294CO
94 827CP 41 8780CP	567 2294CP	568 2294CP	569 2294CP	570 2294CP	571 2294CP
95 827CQ 41 8780CQ	572 2294CQ	573 2294CQ	574 2294CQ	575 2294CQ	576 2294CQ
96 827CR 41 8780CR	577 2294CR	578 2294CR	579 2294CR	580 2294CR	581 2294CR
97 827CS 41 8780CS	582 2294CS	583 2294CS	584 2294CS	585 2294CS	586 2294CS
98 827CT 41 8780CT	587 2294CT	588 2294CT	589 2294CT	590 2294CT	591 2294CT
99 827CU 41 8780CU	592 2294CU	593 2294CU	594 2294CU	595 2294CU	596 2294CU
100 827CV 41 8780CV	597 2294CV	598 2294CV	599 2294CV	600 2294CV	601 2294CV



MILL JOINT DETAIL
N.T.S.



TYPICAL SECTION FIRE EMERGENCY ACCESS ROAD WITHIN BRADLEY ROAD ROW
N.T.S.



- NOTES:
1. THE PLAN IS BASED ON A SURVEY PROVIDED BY ENGINEERING DESIGN GROUP.
 2. ENTIRE SITE IS FORESTED, EXCEPT AREAS OCCUPIED BY UTILITIES WITH ASSOCIATED EASEMENTS.
 3. EXISTING TOPOGRAPHY IS BASED ON AVAILABLE USGS COUNTY LEADS.
 4. A PORTION OF THE REMAINT PRICE IS WITHIN A FLOOD HAZARD AREA.
 5. LOT AREA CAN BE FOUND ON SHEET C1.2.
 6. THE PROPERTY IS REQUESTING TO ANNEX TO THE CITY OF TUSCALOOSA AND BECOME TO GPS.

PROPOSED SETBACKS (SEE LOT CONFIGURATION FOR CORNER LOTS)	
FRONT	30 FT
REAR	15 FT
SIDE	5 FT
DENSITY	3.00 DWG/A
TYPICAL LOT DEPTH	120 FT
OPEN SPACE	18.04 AC - 27.0%
ADDITIONAL PARKING TOWNSHIP: 2 SPACES PROVIDED FOR EACH UNIT (10000 SQ FT) AND 1 DRIVEWAY SPACE ON STREET FRONTAGE. SEE SHEET C1.3 FOR MORE DETAILS.	

VARIANCE REQUEST:
TYPICAL STREET CROSS SECTION: THE APPLICANT REQUESTS A VARIANCE FROM THE STANDARD STREET CROSS SECTION, SEE C1.3 OF THE SUBDIVISION REGULATIONS. THE RESULTS OF THE STANDARD CROSS SECTION, A "COURT" STYLE STREET DESIGN IS PROPOSED TO FACILITATE FRONT-YARD FRONTAGE FOR LOTS 1-50 VIA A DRIVEWAY ACCESS ROAD. THIS COMBINATION IS INTENDED TO OPTIMIZE THE SITE LAYOUT WHILE ENSURING ALL LOTS MAINTAIN REQUIRED LEGAL FRONTAGE.

SITE DATA TABLE	
PARCEL NUMBERS	63-37-02-10-4-001-007,000
	63-37-02-10-4-003-003,000
	63-37-02-09-4-001-002,000
	63-37-02-09-4-001-001,000
	63-37-02-09-4-001-001,000
TOTAL ACREAGE TO BE SUBDIVIDED	48.63 ACRES (DEVELOPED) + EXCLUDES COMMERCIAL
TOTAL ACREAGE UNDER CONTROL OF DEVELOPER	140.26 ACRES
PLANNING JURISDICTION	TUSCALOOSA COUNTY
CURRENT ZONING	COUNTY
PROPOSED ZONING	GPD (CITY OF TUSCALOOSA)
PROPOSED NUMBER OF DWELLING UNITS	256
60 FT WIDE LOTS	16
50 FT WIDE LOTS	36
40 FT WIDE LOTS	30
25 FT TOWNHOMES	111
SIDEWALK WIDTH	4 FT

MARKWOOD PRESERVE SUBDIVISION

SITUATED IN A SECTION 9, SECTION 10, AND SECTION 16, TOWNSHIP 22 SOUTH, RANGE 9 WEST, TUSCALOOSA COUNTY, ALABAMA

OWNER: HARBOURSIDE DEVELOPMENT, LLC
DEVELOPER: HARBOURSIDE DEVELOPMENT, LLC
ENGINEERING DESIGN GROUP, LLC: 120 BISHOP CIRCLE, PELHAM, AL 35124
CONTACT: JACOB WELLS, P.E.
OWNER: HARGROVE ROAD DEVELOPMENT, LLC
DEVELOPER: HARGROVE ROAD DEVELOPMENT, LLC
ENGINEERING DESIGN GROUP, LLC: 120 BISHOP CIRCLE, PELHAM, AL 35124
CONTACT: JACOB WELLS, P.E.
OWNER: BRADLEY ROAD DEVELOPMENT, LLC
DEVELOPER: BRADLEY ROAD DEVELOPMENT, LLC
ENGINEERING DESIGN GROUP, LLC: 120 BISHOP CIRCLE, PELHAM, AL 35124
CONTACT: JACOB WELLS, P.E.



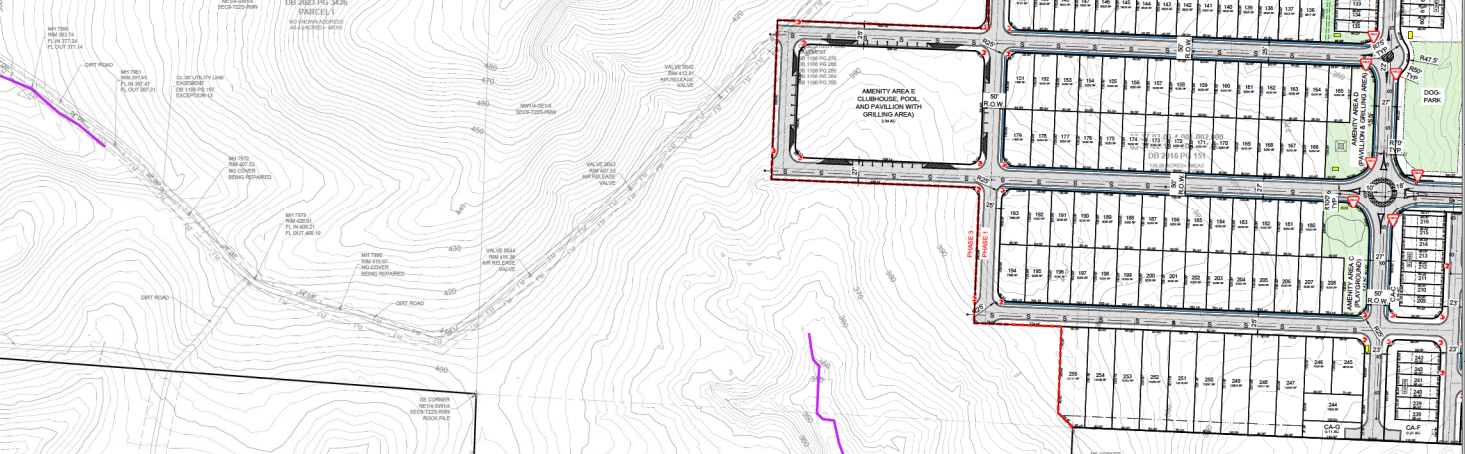
PELHAM, AL 35124
 PHONE: 205-336-9000
 FAX: 205-336-9000
 WWW.EDGAL.COM

PROJECT NUMBER: 6800 HARGROVE RD EAST, TUSCALOOSA, AL
 SHEET TITLE: PRELIMINARY PLAT PHASE 1

PROJECT NAME: MARKWOOD PRESERVE (PHASE 1)
 DESIGN BY: JTD
 CHECKED BY: JWW
 PROJECT NO.: HAR00001
 DATE: MAY 7, 2024
 SCALE: 1" = 100' GRAPHIC SCALE

- NOTES:
1. THIS PLAN IS BASED ON A SURVEY PROVIDED BY ENGINEERING DESIGN GROUP.
 2. LAND DIVIDED INTO MULTIPLE SINGLE FAMILY LOTS.
 3. ENTIRE SITE IS FORESTED, EXCEPT AREAS OCCUPIED BY UTILITIES WITH ASSOCIATED EASEMENTS.
 4. EXISTING TOPOGRAPHY IS BASED ON AVAILABLE USGS COUNTY LIDAR.
 5. A PORTION OF THE REMNANT PIECE IS WITHIN A FLOOD HAZARD AREA.
 6. LOT AREA CAN BE FOUND ON SHEET C1.2
 7. THE PROPERTY IS REQUESTING TO ANNEX INTO THE CITY OF TUSCALOOSA AND REZONE TO GPD.

SITE DATA TABLE	
PARCEL NUMBERS	63-37-02-10-3-003-007.000
	63-37-02-10-3-003-003.000
	63-37-02-04-4-001-002.000
	63-37-02-06-3-001-001.000
	63-37-02-09-2-001-002.000
TOTAL ACREAGE TO BE SUBDIVIDED	~66.83 ACRES (DEVELOPED - EXCLUSIVES COMMERCIAL)
TOTAL ACREAGE UNDER CONTROL OF DEVELOPER	140.50 ACRES
PLANNING JURISDICTION	TUSCALOOSA COUNTY
CURRENT ZONING	COUNTY
PROPOSED ZONING	GPD (CITY OF TUSCALOOSA)
PROPOSED NUMBER OF DWELLING UNITS	266
60 FT WIDE LOTS	18
50 FT WIDE LOTS	96
40 FT WIDE LOTS	30
24 TOWNHOMES	111
SIDEWALK WIDTH	4 FT



A PRELIMINARY MAP FOR SINGLE FAMILY RESIDENCES

MARKWOOD PRESERVE SUBDIVISION

SITUATED IN A SECTION 9, SECTION 10, AND SECTION 16, TOWNSHIP 22 SOUTH, RANGE 9 WEST, TUSCALOOSA COUNTY, ALABAMA

CIVIL ENGINEER ENGINEERING DESIGN GROUP, LLC 132 BRUSH CIRCLE PELHAM, AL 35124 (205) 463-7159 CONTACT: JACOB WILLIAMS, P.E. OWNER: JACOB WILLIAMS, P.E. 196 HICKORY VIEW DRIVE CENTREVILLE, AL 36007 (205) 363-5275 HORNSHAWJ@GMAIL.COM	SURVEYOR ENGINEERING DESIGN GROUP, LLC 132 BRUSH CIRCLE PELHAM, AL 35124 (205) 463-7159 CONTACT: RODNEY CUNNINGHAM, P.L.S. OWNER: TONY PATTON 1831 OVERLOOK ROAD N TUSCALOOSA, AL 36689 (205) 363-3844 TPATTON@MCTPC.COM	DEVELOPER MANORLAND LLC 420 MINNESOTA STREET SAINT PAUL, MN 55101 (612) 497-0459 CONTACT: SCOTT HIKMES NSKILLING@RTAPRO.COM OWNER: THERESA RICE 4621 MCKENRIGTS FERRY ROAD TUSCALOOSA, AL 36689 (205) 814-2869 THERESA.RICE@DZGMAIL.COM	OWNER MANORLAND GROUP LLC 7221 COMMODORE DRIVE NE TUSCALOOSA, AL 36689 (205) 799-8984 CONTACT: NEAL MILLING NSKILLING@RTAPRO.COM OWNER: ELLEN TAYLOR 2744 DORTCH ROAD ETAWAH, AL 36622 (205) 799-2962
--	---	---	--

LEGEND

- RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- EASEMENT
- INTERMITTENT STREAM

SCALE: 1" = 100 FT
GRAPHIC SCALE

PRELIMINARY

EDG
ENGINEERING DESIGN GROUP

PELHAM, AL
132 BRUSH CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 463-7159

FOLEY, AL
1000 LAUREL AVENUE
FOLEY, AL 36505
(205) 940-9985

PROJECT NUMBER: 6800 HARGROVE RD EAST, TUSCALOOSA, AL

SHEET TITLE: PHASE 1 - REMNANT PIECES

MARKWOOD PRESERVE (PHASE 1)

PROJECT DATE: JTG

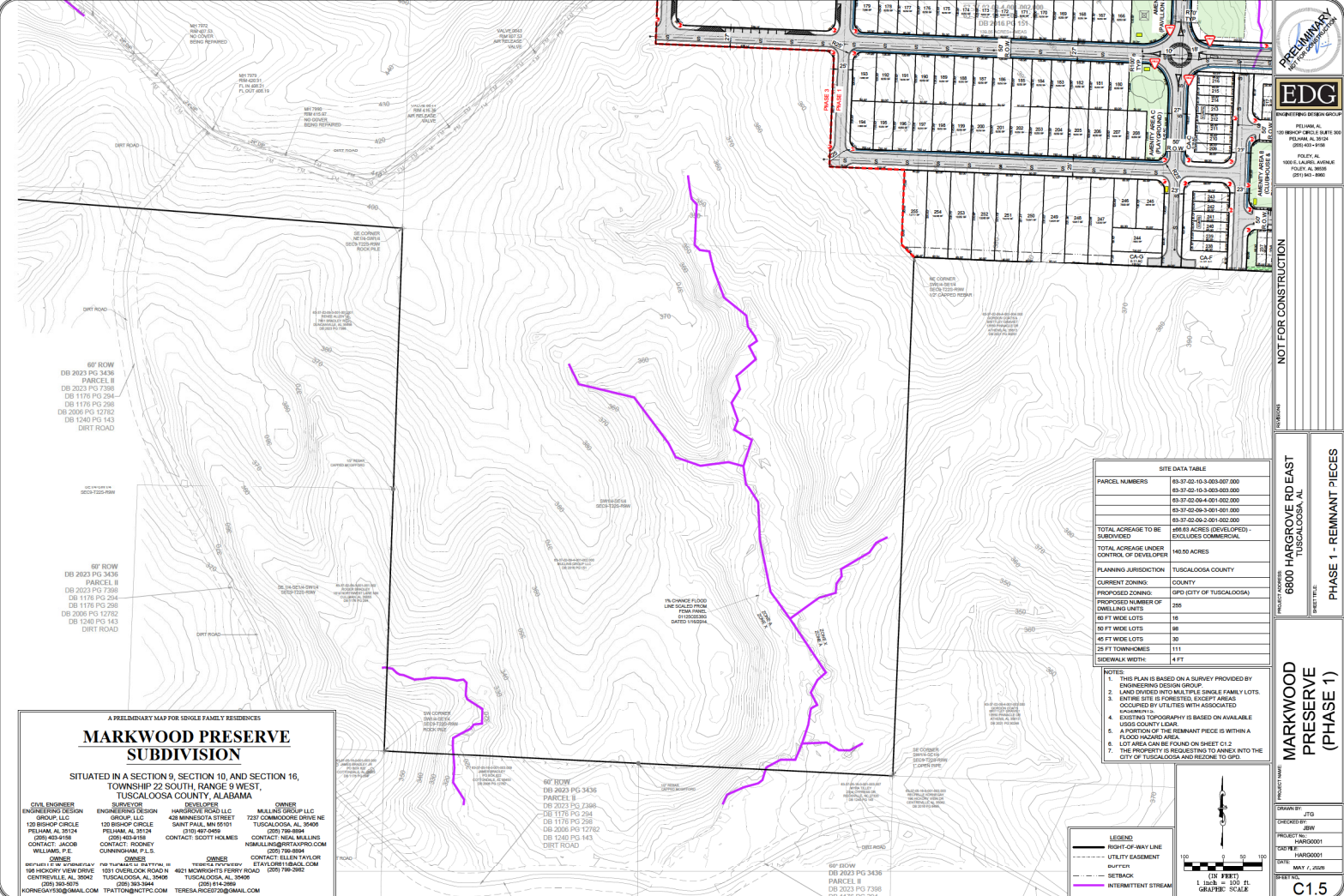
CHECKED BY: JEW

PROJECT NO.: HAR00001

DRAWN BY: HAR00001

DATE: MAY 7, 2024

SCALE: C1.4



**MARKWOOD PRESERVE
SUBDIVISION**

SITUATED IN A SECTION 9, SECTION 10, AND SECTION 16,
TOWNSHIP 22 SOUTH, RANGE 9 WEST,
TUSCALOOSA COUNTY, ALABAMA

CIVIL ENGINEER
ENGINEERING DESIGN GROUP, LLC
125 BRIMOP CIRCLE
PELHAM, AL 35124
(205) 403-1158
CONTACT: JACOB WILLIAMS, P.E.

SURVIVOR
ENGINEERING DESIGN GROUP, LLC
125 BRIMOP CIRCLE
PELHAM, AL 35124
(205) 403-1158
CONTACT: RODNEY CONNINGHAM, P.L.L.C.

DEVELOPER
HARRINGTON ROAD LLC
409 MINNESOTA STREET
SAINT PAUL, MN 55101
(612) 497-0459
CONTACT: SCOTT HICKMES
NSKILLING@RTA.VP.DR.COM
(201) 799-8594

OWNER
MALLARD GROUP LLC
727 COMMODORE DRIVE NE
TUSCALOOSA, AL 35602
(205) 799-8584
CONTACT: NEAL MILLING
NSKILLING@RTA.VP.DR.COM
(201) 799-8594

OWNER
TERESA REED
4621 MCKENRIGTS FERRY ROAD
TUSCALOOSA, AL 35605
(205) 814-2869
TERESA.REED@GMAIL.COM
(205) 799-2862
ETAW.OWEN@MALL.COM
(205) 799-2862

OWNER
TERRA GROUP
1031 OVERLOOK ROAD N
TUSCALOOSA, AL 35604
(205) 363-5575
TERRA@TERRA.COM
TPATTON@TERRA.COM

SITE DATA TABLE

PARCEL NUMBERS	83-37-02-10-3-003-007-000 83-37-02-10-3-003-003-000 83-37-02-04-4-001-002-000 83-37-02-04-3-001-001-000 83-37-02-04-2-002-002-000
TOTAL ACRES TO BE SUBDIVIDED	459.83 ACRES (DEVELOPED) - EXCLUDES COMMERCIAL
TOTAL ACRES UNDER CONTROL OF DEVELOPER	140.90 ACRES
PLANNING JURISDICTION	TUSCALOOSA COUNTY
CURRENT ZONING	COUNTY
PROPOSED ZONING	(CITY OF CITY OF TUSCALOOSA)
PROPOSED NUMBER OF DWELLING UNITS	288
80 FT WIDE LOTS	88
50 FT WIDE LOTS	88
45 FT WIDE LOTS	30
25 FT TOWNHOMES	111
SIDEWALK WIDTH	4 FT

- NOTES**
1. THIS PLAN IS BASED ON A SURVEY PROVIDED BY ENGINEERING DESIGN GROUP.
 2. LAND DIVIDED INTO MULTIPLE SINGLE FAMILY LOTS.
 3. ENTIRE SITE IS FORESTED, EXCEPT AREAS OCCUPIED BY UTILITIES WITH ASSOCIATED EASEMENTS.
 4. EXISTING TOPOGRAPHY IS BASED ON AVAILABLE USGS COUNTY LOTS.
 5. A PORTION OF THE REMNANT PIECE IS WITHIN A FLOOD HAZARD AREA.
 6. LOT AREA CAN BE FOUND ON SHEET C1-2.
 7. THE PROPERTY IS REQUESTING TO ANNEX INTO THE CITY OF TUSCALOOSA AND REZONE TO SPD.

PRELIMINARY
PROPOSED

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL 35604
125 BRIMOP CIRCLE
PELHAM, AL 35604
(205) 403-1158
CONTACT: JACOB WILLIAMS, P.E.

NOT FOR CONSTRUCTION

PROJECT ADDRESS
6800 HARGROVE RD EAST
TUSCALOOSA, AL

SHEET TITLE
PHASE 1 - REMNANT PIECES

MARKWOOD PRESERVE (PHASE 1)

DESIGN BY
JTG

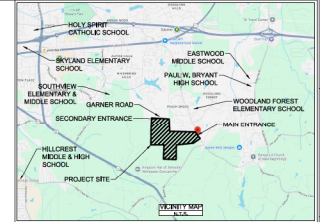
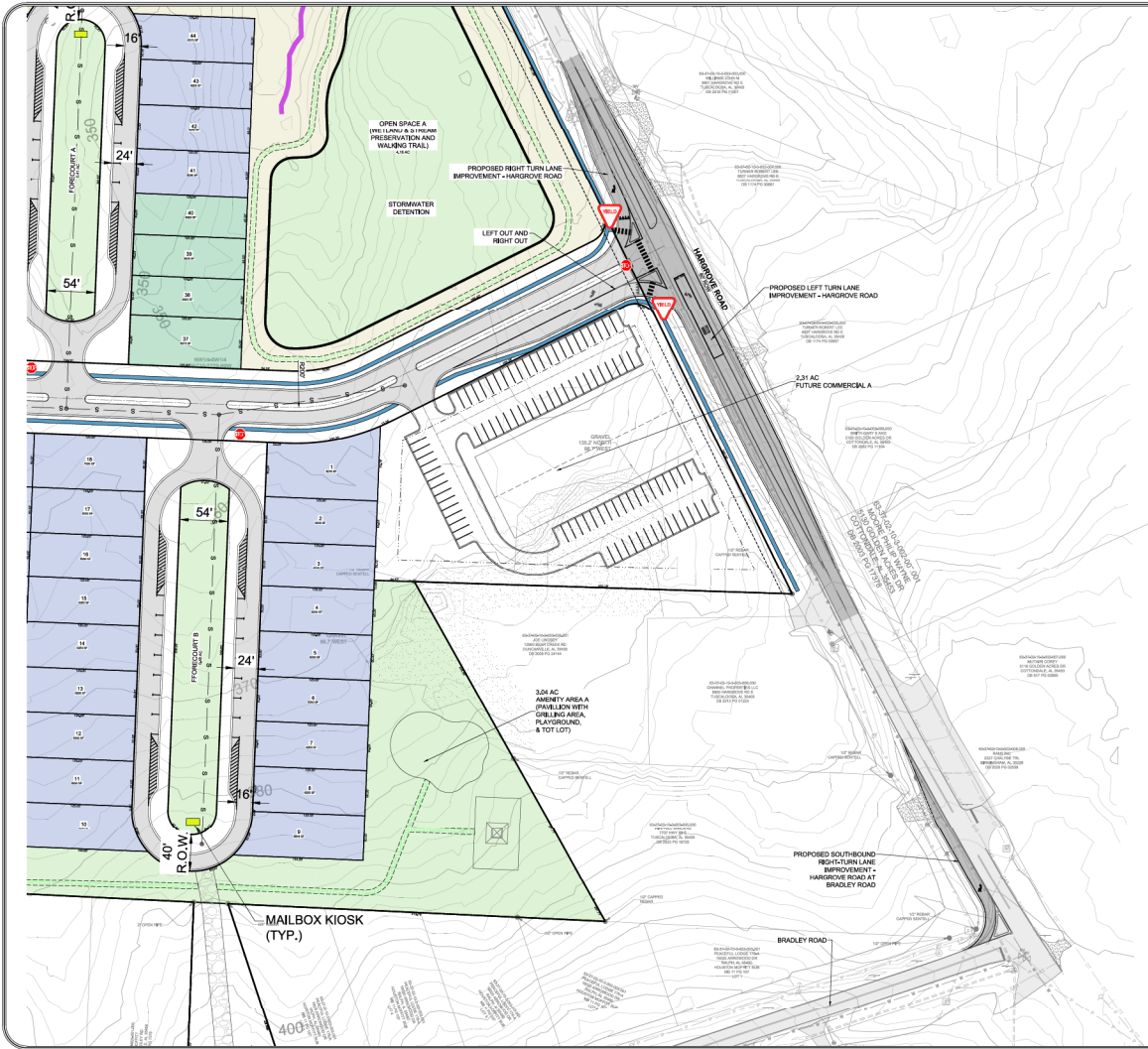
CHECKED BY
JWW

PROJECT NO.
TERRA00001

DATE
MAY 7, 2024

SCALE
1" = 100' FL. GRAPHIC SCALE

C1.5



PRELIMINARY
EDG
 ENGINEERING DESIGN GROUP
 PELHAM, AL
 1000 W. LANTANA AVENUE
 PELHAM, AL 36069
 205.334.9999

NOT FOR CONSTRUCTION

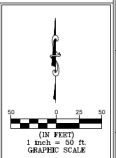
PROJECT NUMBER: 6800 HARGROVE RD EAST TUSCALOOSA, AL
 SHEET TITLE: ROADWAY IMPROVEMENTS

MARKWOOD PRESERVE (PHASE 1)

DESIGN BY: JTG
 CHECKED BY: JEW
 PROJECT NO.: HAR0001
 DATE: MAY 7, 2024
C1.6

LEGEND

- RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- BUFFER
- SETBACK
- INTERMITTENT STREAM





April 17, 2026

Ms. Leota Coyne
Principal Planner
Office of Urban Development
2201 University Blvd
Annex III, 3rd Floor
Tuscaloosa, AL 35401
Email: lcoyne@tuscaloosa.com

**Re: Markwood Subdivision Variance Request Letter
6800 Hargrove Road East
Tuscaloosa, AL**

Dear Chairperson,

I am writing to request a variance from the City's Subdivision Regulation Section 5.2 for the proposed Markwood Subdivision.

Section 5.2 defines typical street sections for roads to be dedicated to the public within the subdivision jurisdiction of the City.

After positive staff review and feedback, we have designed a typical cross section for a "Court" style street. The "Court" style street design is proposed to facilitate right-of-way frontage for lots 1-59 via a one-way access road. This configuration is intended to optimize the site layout while ensuring all lots maintain required legal frontage. See "Typical Court Section" exhibit attached.

If you have any questions or need any additional information, please feel free to contact me. I may be reached at (205) 403-9158.

Respectfully submitted,
Engineering Design Group, LLC


Jake Williams, P.E.

