

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

3/16/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Capitol Farms Subdivision

Site Address:

Parcel ID:

63 37 05 16 0 001 007.000

Total Acres to be Subdivided:

48.75

Total Acreage Controlled by Owner:

54

Number of Existing Lots:

1

Number of Proposed Lots:

56

Number of Existing Structures:

Approx. 14

Number of Proposed Structures:

56

Water Authority:

Mitchell Water System

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Proposed single family residential subdivision with individual septic systems.

Surveyor or Engineer Information:

Survey or Engineer Company:

Longleaf Engineering

Surveyor or Engineer Name:

Tom Sims

Property Owner Information:

Owner 1

Property Owner Name:

Johnny Montgomery

Preliminary Plat Checklist:

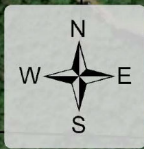
[Preliminary Plat Checklist](#)

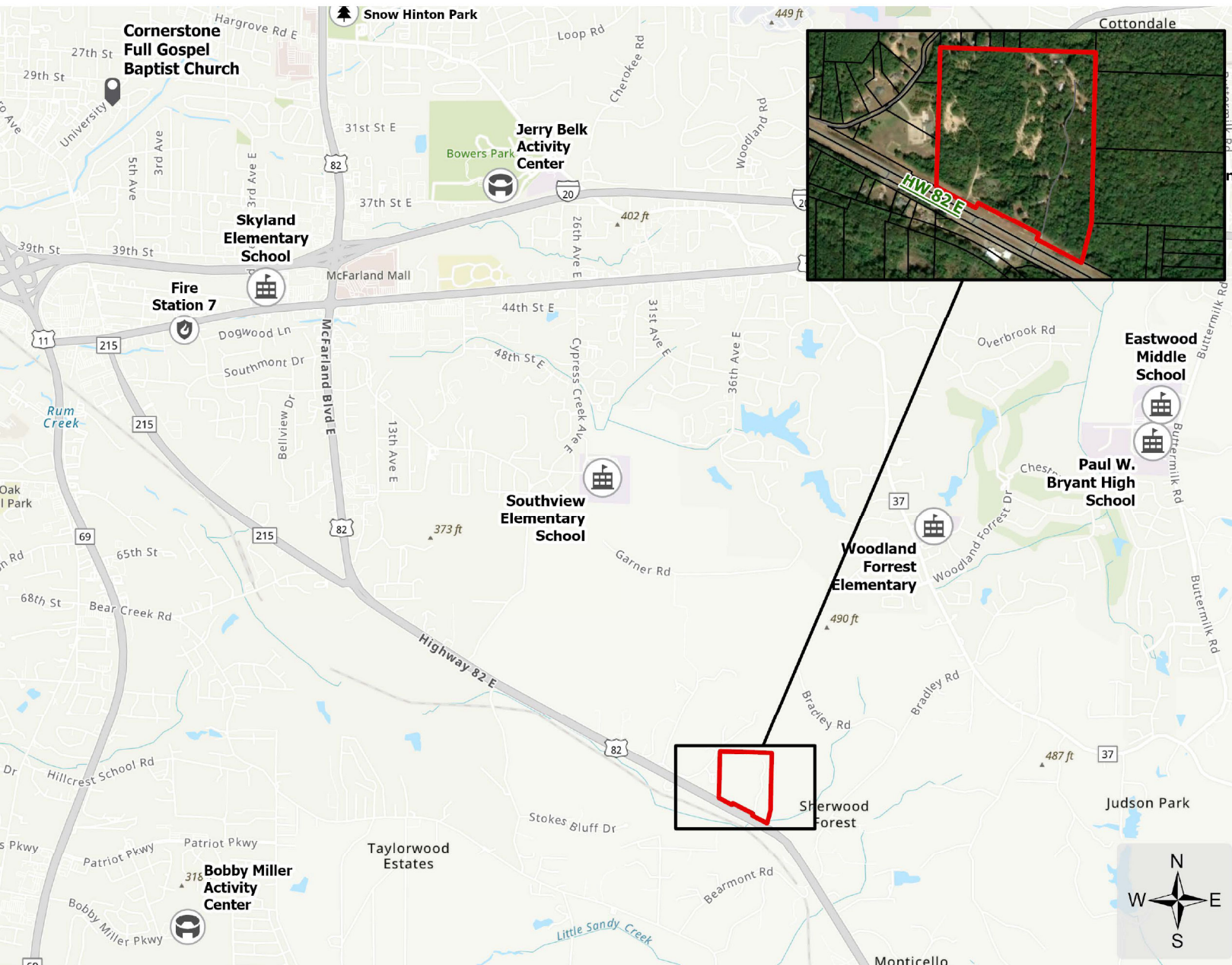
By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

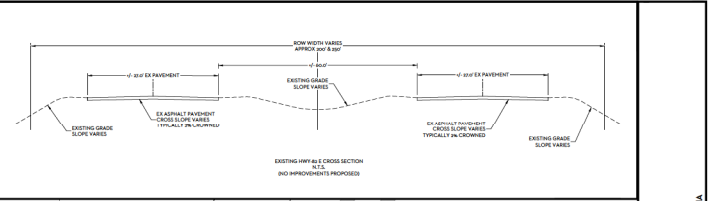
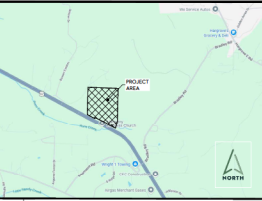
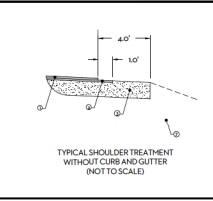
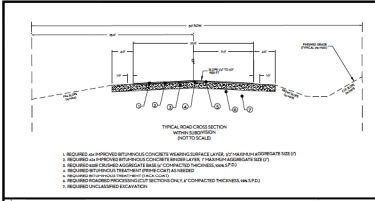
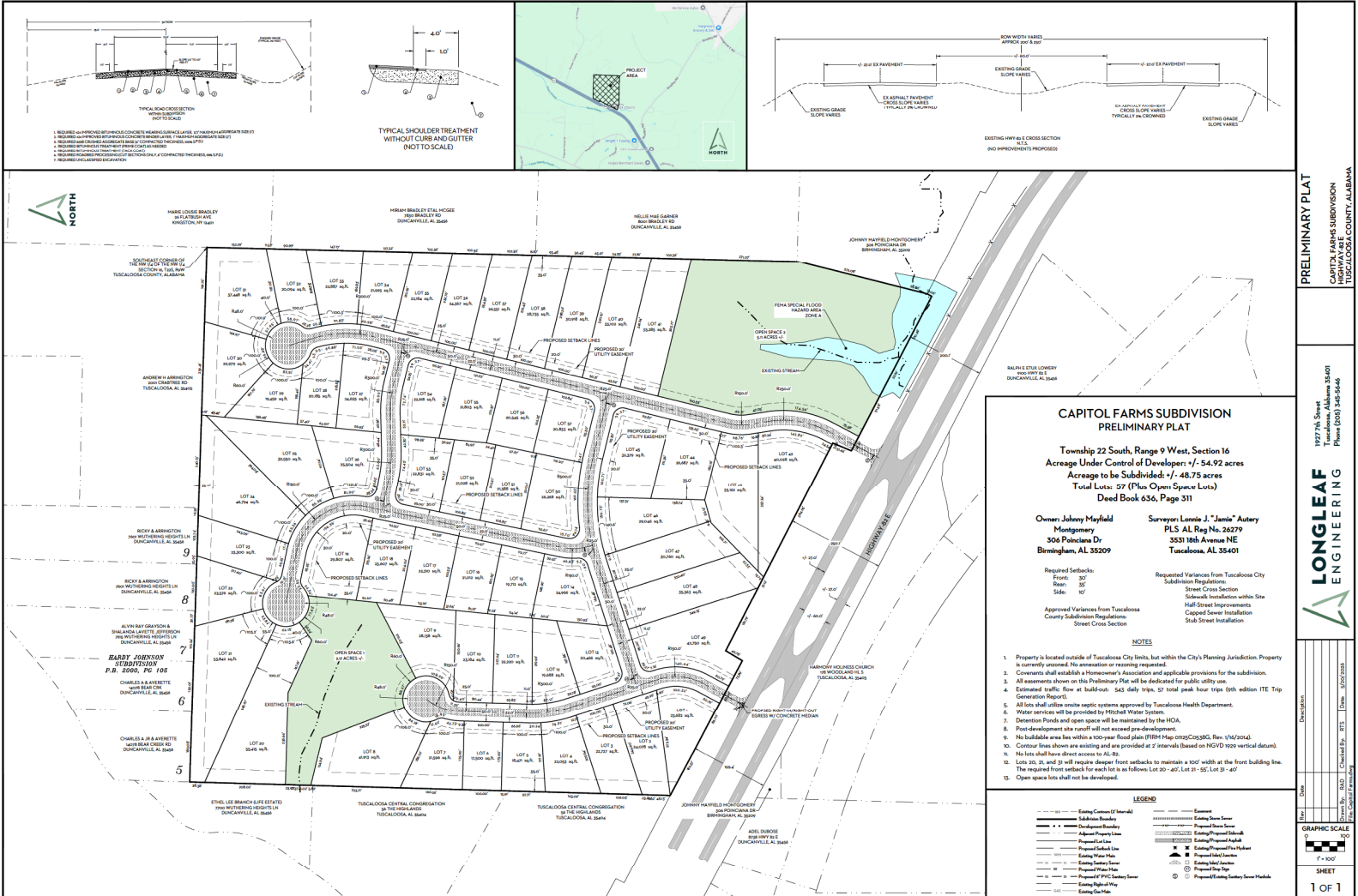
I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:







REQUIREMENTS:

- 1. REQUIRE ALL IMPROVED SURFACES TO BE CONCRETE OR ASPHALT CONCRETE WITH A MINIMUM OF 4% SLOPE TO THE DRAINAGE DITCH.
- 2. REQUIRE ALL IMPROVED SURFACES TO BE CONCRETE OR ASPHALT CONCRETE WITH A MINIMUM OF 4% SLOPE TO THE DRAINAGE DITCH.
- 3. REQUIRE ALL IMPROVED SURFACES TO BE CONCRETE OR ASPHALT CONCRETE WITH A MINIMUM OF 4% SLOPE TO THE DRAINAGE DITCH.
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CAPITOL FARMS SUBDIVISION PRELIMINARY PLAT

Township 22 South, Range 9 West, Section 16
Acreage Under Control of Developer: +/- 48.75 acres
Acreage to be Subdivided: +/- 48.75 acres
Total Lots: 57 (Plus Open Space Lots)
Deed Book 636, Page 311

Owner: Johnny Mayfield
Montgomery
306 Poinciana Dr
Birmingham, AL 35209

Surveyor: Lonnie J. "Jama" Astery
PLS AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35401

Required Setbacks:
Front: 30'
Rear: 30'
Side: 10'

Requested Variances from Tuscaloosa City Subdivision Regulations:
Street Cross Section
Sidewalk Installation within Site
Half Street Improvements
Capped Storm Installation
Stub Street Installation

APPROVED VARIANCES FROM TUSCALOOSA COUNTY SUBDIVISION REGULATIONS:
Street Cross Section

NOTES:

1. Property is located outside of Tuscaloosa City limits, but within the City's Planning Jurisdiction. Property is currently unimproved. No excavation or re-zoning requested.
2. Covenants shall establish a Homeowners' Association and applicable provisions for the subdivision.
3. All easements shown on this Preliminary Plat will be dedicated for public utility use.
4. Estimated traffic flow at build-out: 543 daily trips, 57 total peak hour trips (for within ITE Trip Generation Report).
5. All lots shall utilize on-site septic systems approved by Tuscaloosa Health Department.
6. Water services will be provided by Municipal Water System.
7. Detention Ponds and open space will be maintained by the HOA.
8. Post-development site runoff will not exceed pre-development.
9. No buildable area lies within a 100-year flood plain (FIRM Map 0952C-0538G, Rev. 1/14/2014).
10. Contour lines shown are existing and are provided at 2' intervals (based on NGVD 1929 vertical datum).
11. No lots shall have direct access to AL-88.
12. Lots 20, 21, and 31 will require deeper front setbacks to maintain a 100' width at the front building line. The required front setbacks for each lot is as follows: Lot 20 - 40', Lot 21 - 35', Lot 31 - 40'.
13. Open space lots shall not be developed.

LEGEND:

| | |
|-------------------------------|---------------------------------|
| Existing Curbside of Roadway | Existing Easement |
| Proposed Subdivision Boundary | Existing Drainage Swale |
| Proposed Street Right-of-Way | Proposed Drainage Swale |
| Proposed Lot Line | Existing Proposed Asphalt |
| Proposed Setback Line | Existing Proposed Paved Surface |
| Existing Water Main | Proposed Utility Location |
| Existing Sewer Main | Existing Utility Location |
| Proposed Water Main | Proposed Street Top |
| Proposed Sewer Main | Proposed Paved Utility Swale |
| Proposed Paved Utility Swale | Existing Right-of-Way |
| Existing Right-of-Way | Existing Utility Swale |
| Existing Utility Swale | |

GRAPHIC SCALE: 1" = 100'

DATE: 12/20/2024
BY: JMA
CHECKED BY: JMA
DATE: 12/20/2024

PRELIMINARY PLAT
 CAPITOL FARMS SUBDIVISION
 TUSCALOOSA COUNTY, ALABAMA
 1927 7th Street
 Tuscaloosa, Alabama 35401
LONGLEAF ENGINEERING
 Phone: (205) 349-9666



1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

May 20, 2026

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

Re: *Capitol Farms Subdivision*
Tuscaloosa, Alabama

Planning Commission,

Please see the attached preliminary plat submission for the proposed Capitol Farms Subdivision, located in Tuscaloosa County, north of Highway 82 E, and in the City's planning jurisdiction.

As part of this submission, the developer would like to request the following variances:

Variance From Typical Street Cross Section - The Developer requests a variance from the typical street cross section to allow use of a slightly modified alternate street cross section from the County Subdivision Regulations. The County approved the proposed cross section at the May 20th, 2026 County Commission meeting. Please refer to the plat for additional details.

Variance From Internal Sidewalk Requirement - The Developer requests a variance from the internal sidewalk requirement in accordance with the proposed alternate street cross section.

Variance From Half Street Improvement Requirement Along Highway 82 - The Developer is requesting a variance from the half street improvement requirements along AL Highway 82, as the requested improvements would not be consistent with the existing roadway or surrounding infrastructure along this portion of the highway.

Variance From Capped Sewer Installation - Due to the significant distance from existing sanitary sewer, the Developer would like to request a variance of the capped sewer requirement in the subdivision regulations. Lots are to be serviced by individual on-site septic systems. The estimated cost to extend sanitary sewer service to the front of the property is approximately \$416,000, which makes connection to the existing sewer network impractical for this development.

Variance From Stub Street Installation - The Developer is requesting a variance from the stub street requirement as a result of feedback provided by Tuscaloosa County. As the new streets will be owned and maintained by the County, it is their preference to avoid stub streets in this instance. They stated concerns regarding road maintenance, delivery/maintenance/trash truck maneuverability, and

unauthorized parking and activities. A letter from Tuscaloosa County in support of the cul-de-sac option shown is included in this resubmission.

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

Sincerely,

Longleaf Engineering, LLC

A handwritten signature in black ink, appearing to read "Nikki Busby". The signature is written in a cursive, flowing style.

Nikki Busby