

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 Limis:

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

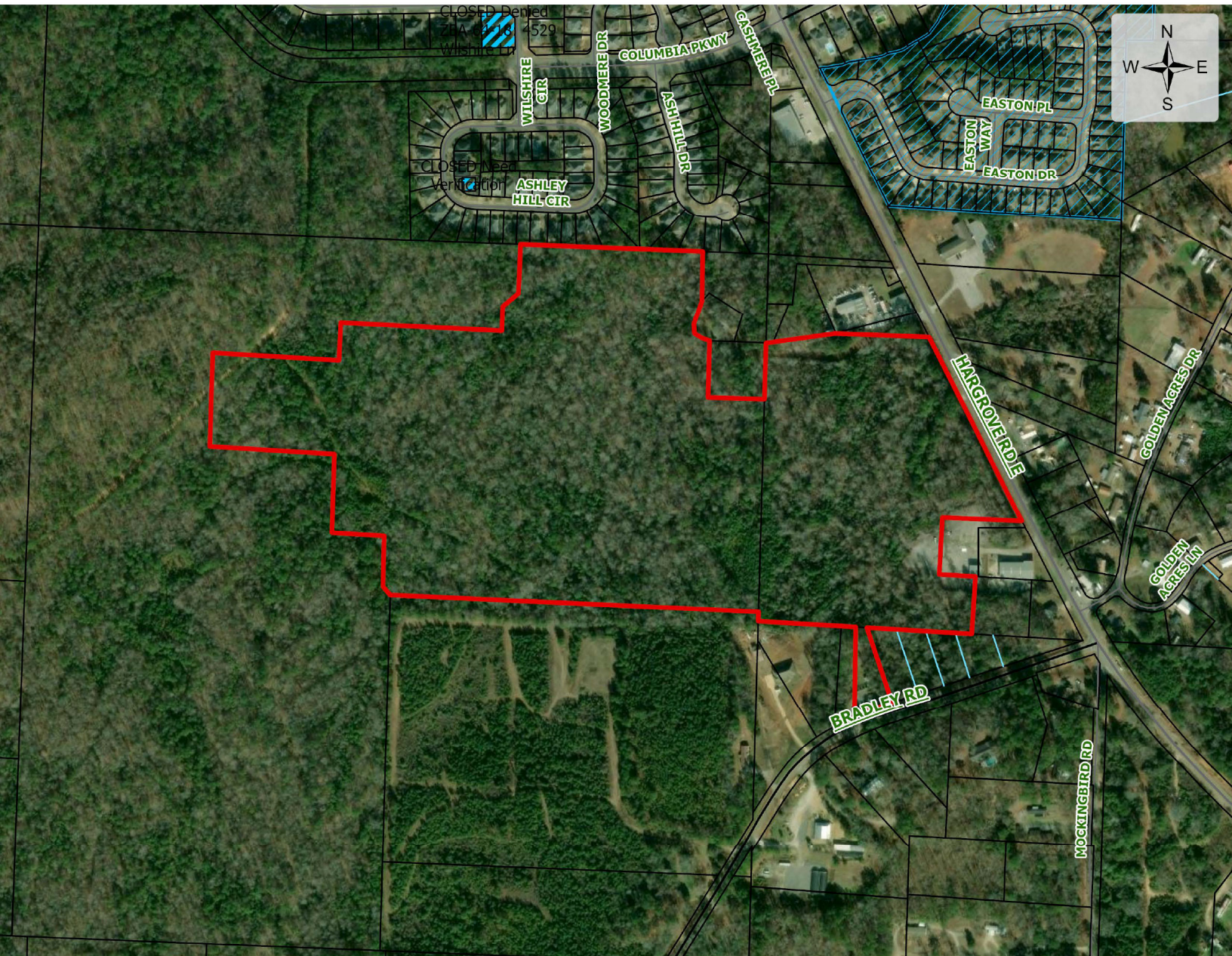
Property Owner Name:
Teresa Dockery

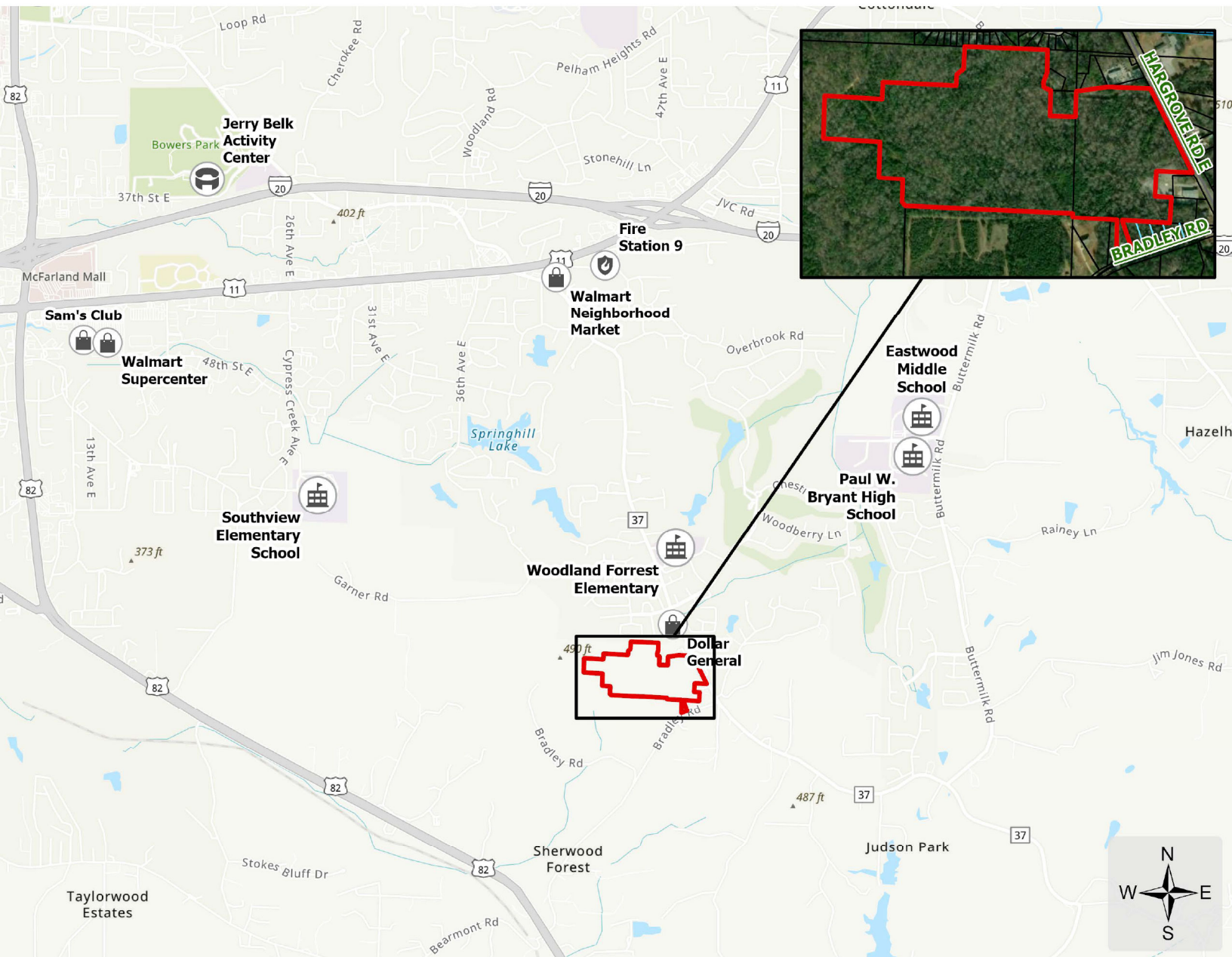
Owner 2

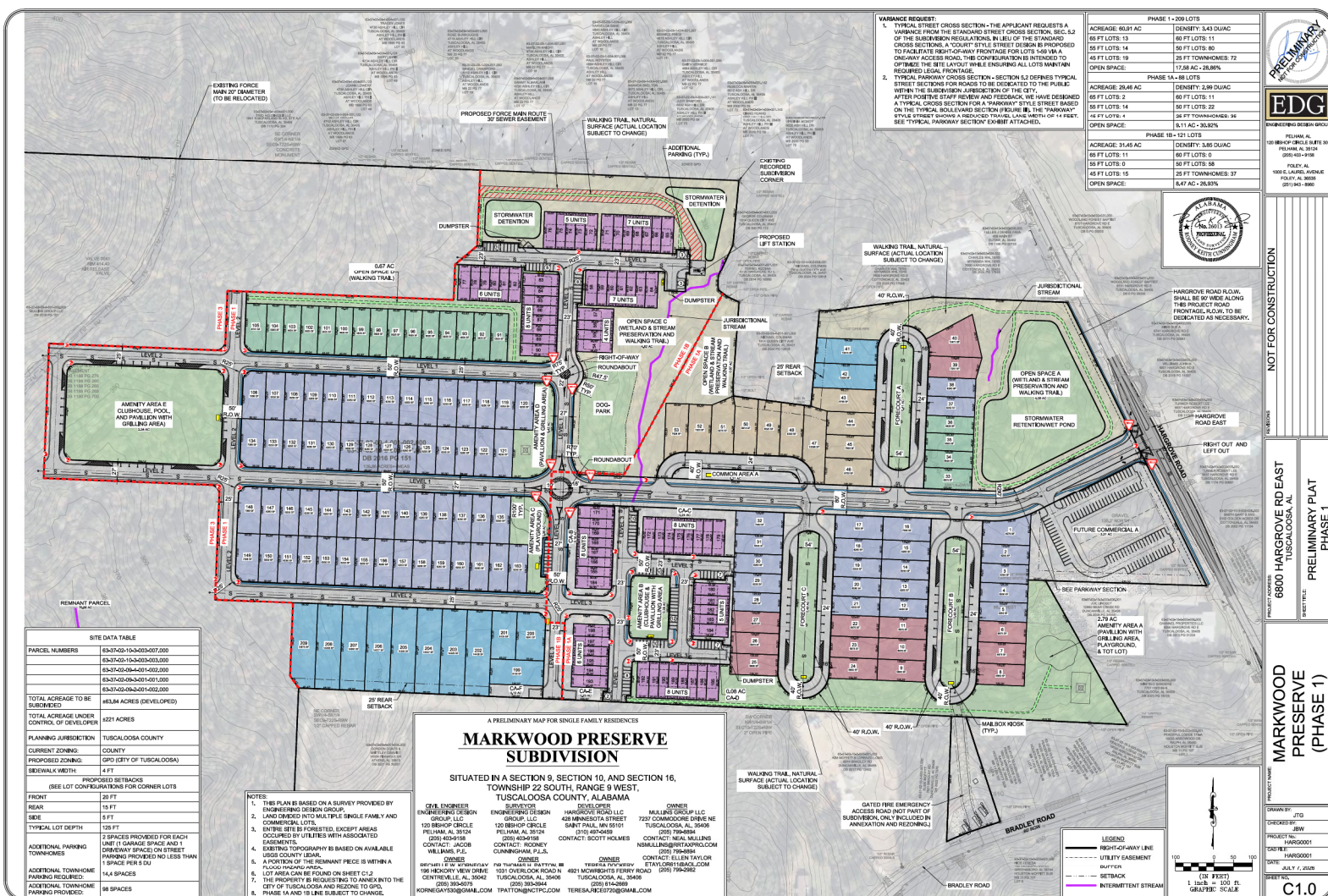
Property Owner Name:
Neal Mullins

Owner 3

Property Owner Name:
Ellen Taylor







EDG

PELHAM, AL
120 BISHOP CIRCLE SUITE 3
PELHAM, AL 35124
(205) 433-9158

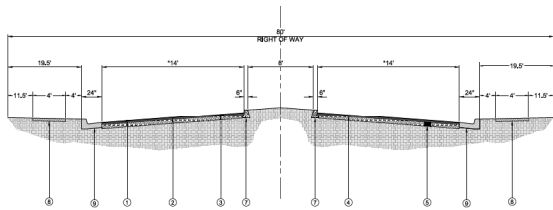
FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(205) 933-3000

NOT FOR CONSTRUCTION

PROJECT ADDRESS

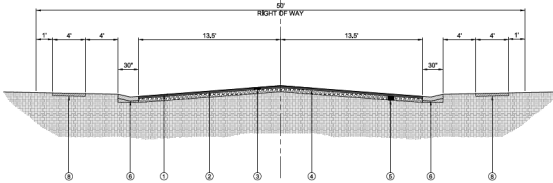
MARKWOOD
PRESERVE
(PHASE 1)

DRAWN BY: JTG
 CHECKED BY: JBW
 PROJECT No.: HARG0001
 CAST FILE: HARG0001
 DATE: JULY 7, 2025
 SHEET NO. C1.0

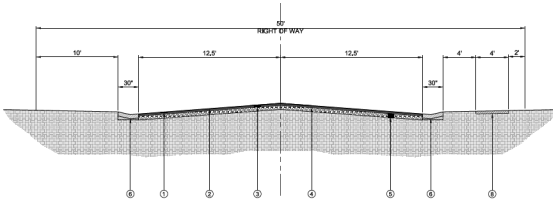


TYPICAL PARKWAY SECTION
N.T.S.

* VARIANCE REQUESTED FROM 24' TO 14' LANES.

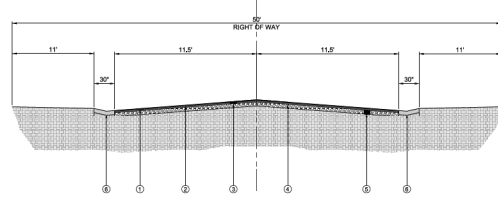


TYPICAL LEVEL 1 STREET SECTION
N.T.S.

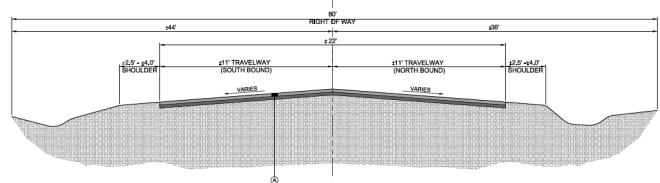


TYPICAL LEVEL 2 STREET SECTION
N.T.S.

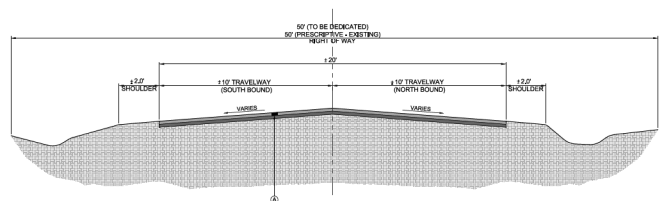
- ① REQUIRED 1.0 INCH BITUMINOUS CONCRETE, WEARING LAYER (ALDOT 424A - 2" MAX AGGREGATE SIZE)
- ② TACK COAT (ALDOT 405A)
- ③ REQUIRED 2.0 INCH BITUMINOUS CONCRETE, BINDER LAYER (ALDOT 424B - 2" MAX AGGREGATE SIZE)
- ④ PRIME COAT (ALDOT 401)
- ⑤ CRUSHED AGGREGATE BASE, ALDOT 825B (8" COMPACTED THICKNESS)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



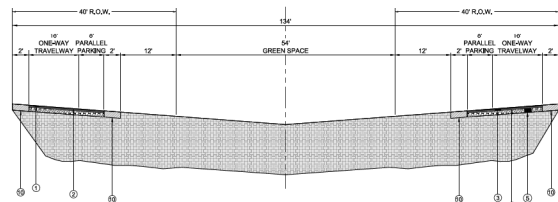
TYPICAL LEVEL 3 STREET SECTION
N.T.S.



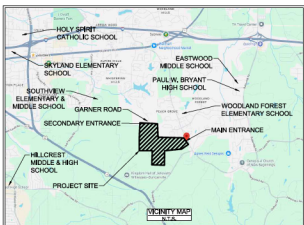
④ IN PLACE EXISTING ASPHALT PAVING
EXISTING STREET SECTION - HARGROVE ROAD
N.T.S.



④ IN PLACE EXISTING ASPHALT PAVING
EXISTING STREET SECTION - GARNER ROAD
(PRESCRIPTIVE R.O.W.)
N.T.S.



TYPICAL COURT SECTION
N.T.S.



EDG
ENGINEERING DESIGN GROUP
FELIX, AL
1000 W. BRUCE BLVD. SUITE 200
FELIX, AL 36508
(205) 452-1959
FELIX, AL
1000 W. BRUCE BLVD. SUITE 200
FELIX, AL 36508
(205) 452-1959

NOT FOR CONSTRUCTION

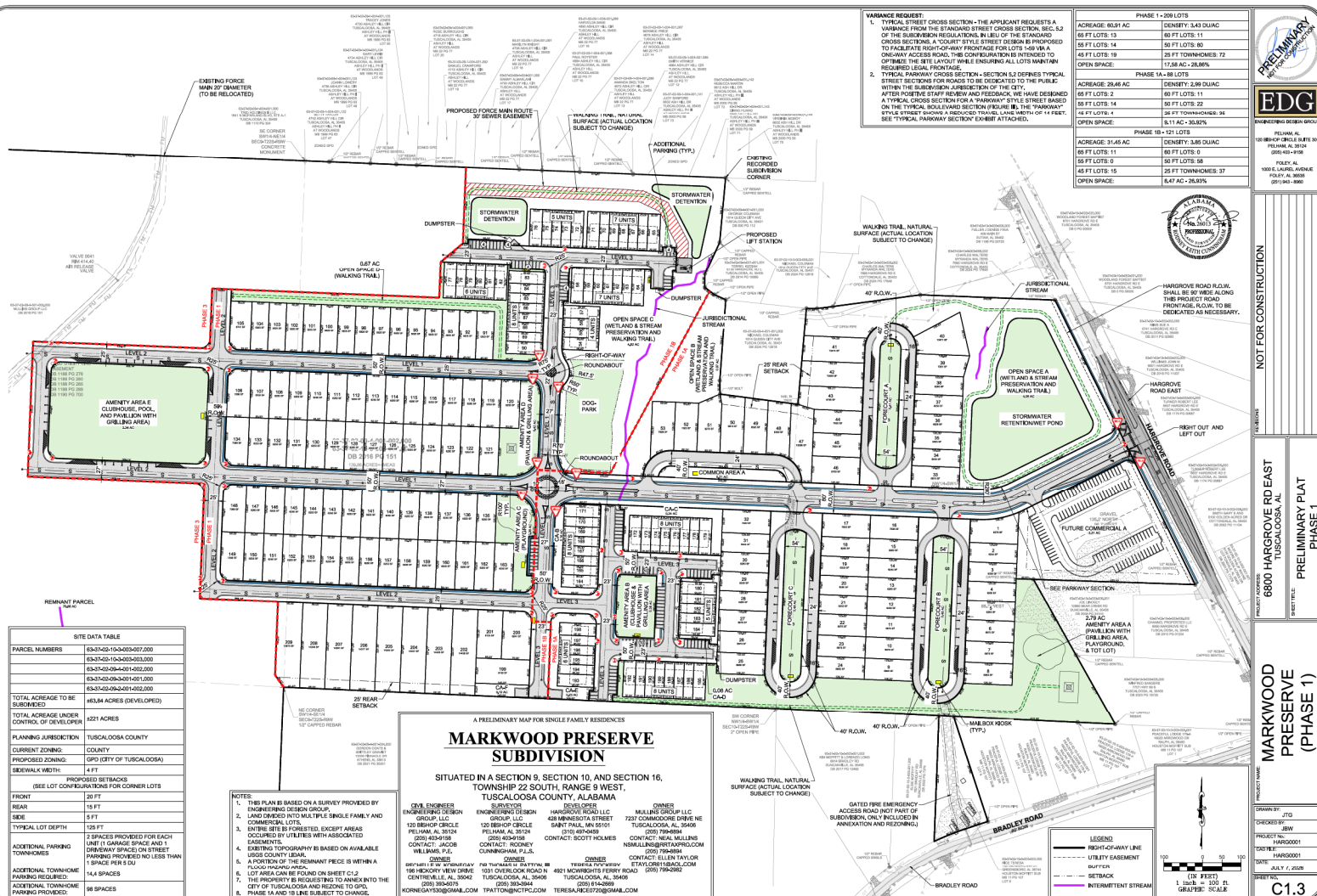
PROJECT LOCATION: 6800 HARGROVE RD EAST TUSCALOOSA, AL

SHEET TITLE: TYPICAL SECTIONS

MARKWOOD PRESERVE (PHASE 1)

PROJECT NAME: MARKWOOD PRESERVE (PHASE 1)
DESIGN BY: JTG
CHECKED BY: JBG
PROJECT NO.: 148000001
SHEET NO.: 148000001
DATE: JULY 1, 2020
SCALE: C1.1

QUEST NO.
C1.2



[illegible]

ROW
PG 5436
PG 7396
PG 294
PG 508
PG 12762
PG 145
RD ROAD

B. CO. (bush)
B. CO. (bush)
B. CO. (bush)
B. CO. (bush)

0 100 200

PRESERVE VISION

SECTION 10, AND SECTION 16,
1/4 RANGE 9 WEST,
1/4 TWP. 36N, R. 9E,
COUNTY, ALABAMA

DEVELOPER

OWE ROAD LLC
10000 COLUMBIA STREET
MAY, MISS 59101
404-881-0609
BOB HOLMES

OWNER

FERRIS TOWERS
CROWBETH'S FERRY ROAD
SCALA, ALAB, 35408
(205) 614-6666
JARECE750@GMAIL.COM

OWNER

MULLINS GROUP LLC
7237 COMANCHE DRIVE NE
MUSKOGEE, AL 35406
(205) 796-8884
CONTACT: NEAL MULLINS
NMULLINS@GT27APPRO.COM
(205) 796-8884

CONTACT: ELLEN TAYLOR
TAYLOR@GT27APPRO.COM
(205) 796-8884



This map is not a survey. It is for informational purposes only. It is not to be used for legal purposes. It is not to be used for title insurance. It is not to be used for zoning purposes. It is not to be used for any other purpose.

REMNANT PARCEL

A topographic map of the study area, showing contour lines and a highlighted path. The map includes labels for elevations such as 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7

100 Meters

Figure 1: Aerial map of the study area showing the location of the four monitoring wells (SP4, SP5, SP6, SP7) and the proposed wellhead. The map includes contour lines (100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000) and a scale bar (0 to 1000 feet). The proposed wellhead is located near the center of the map, and the four monitoring wells are located to its left. The map also shows the location of the proposed wellhead and the location of the four monitoring wells.

TOTAL ACRES UNDER CONTROL OF DEVELOPER		12.91 ACRES
PLANNING JURISDICTION		TULSA COUNTY
CURRENT ZONING		COUNTY
PROPOSED ZONING		GUY (CITY OF GUY)
SERIAL/ALY WIDTH:		4 FT
PROPOSED RETRACTIONS (SEE LOT CONFIGURATIONS FOR DETAILS)		
FRONT		20 FT
REAR		15 FT
SIDE		0 FT
TYPICAL LOT DEPTH		120 FT
PARKING SPACES		141 SPACES
ADDITIONAL PARKING TOWNSHIPS		UNIT (1 GARAGE) DRIVING SPACE UNIT (1 GARAGE) DRIVING SPACE PARKING PROVIDED: 141 SPACES PARKING PROVIDED: 141 SPACES
ADDITIONAL TOWNSHIP PARKING REQUIRED:		0 SPACES
ADDITIONAL TOWNSHIP PARKING PROVIDED:		0 SPACES
NOTES:		
1. THIS PLAN IS BASED ON A SURVEY BY ENGINEERING DESIGN GROUP.		
2. LAND DIVISION INTO LOTS.		

5. A PORTION OF THE REMNANT PIECE OF THE FLOOD HAZARD AREA.

6. LOT AREA CAN BE FOUND ON SHEET 7.

7. THE PROPERTY IS BELONGING TO THE CITY OF TUSCALOOSA AND REZONE PHASE 1A AND 1B LINE SUBJECT TO

LEGEND

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

100' 1" = 100' GROUPS

NOT FOR CONSTRUCTION

IS WITHIN A

C1.2
ANNEX INTO THE
TO GPD,
CHANGE.



0 50 100

FEET)
= 100 ft.
SCALE

PROJECT NAME

DRAWN BY: JTG

CHECKED BY: JBW

PROJECT NO. HARG0001

CAD FILE: HARG0001

DATE: JULY 7, 2025

SHEET NO. C1.5

1



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.

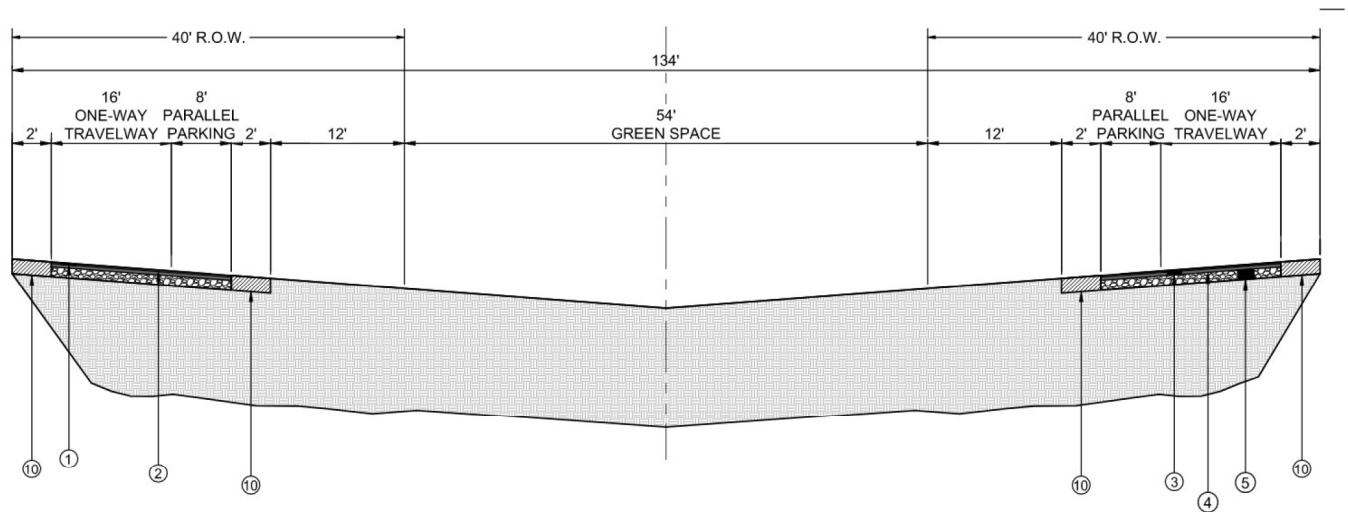
If you have any questions or need any additional information, please feel free to contact me. I may be reached at (205) 403-9158.

Respectfully submitted,
Engineering Design Group, LLC

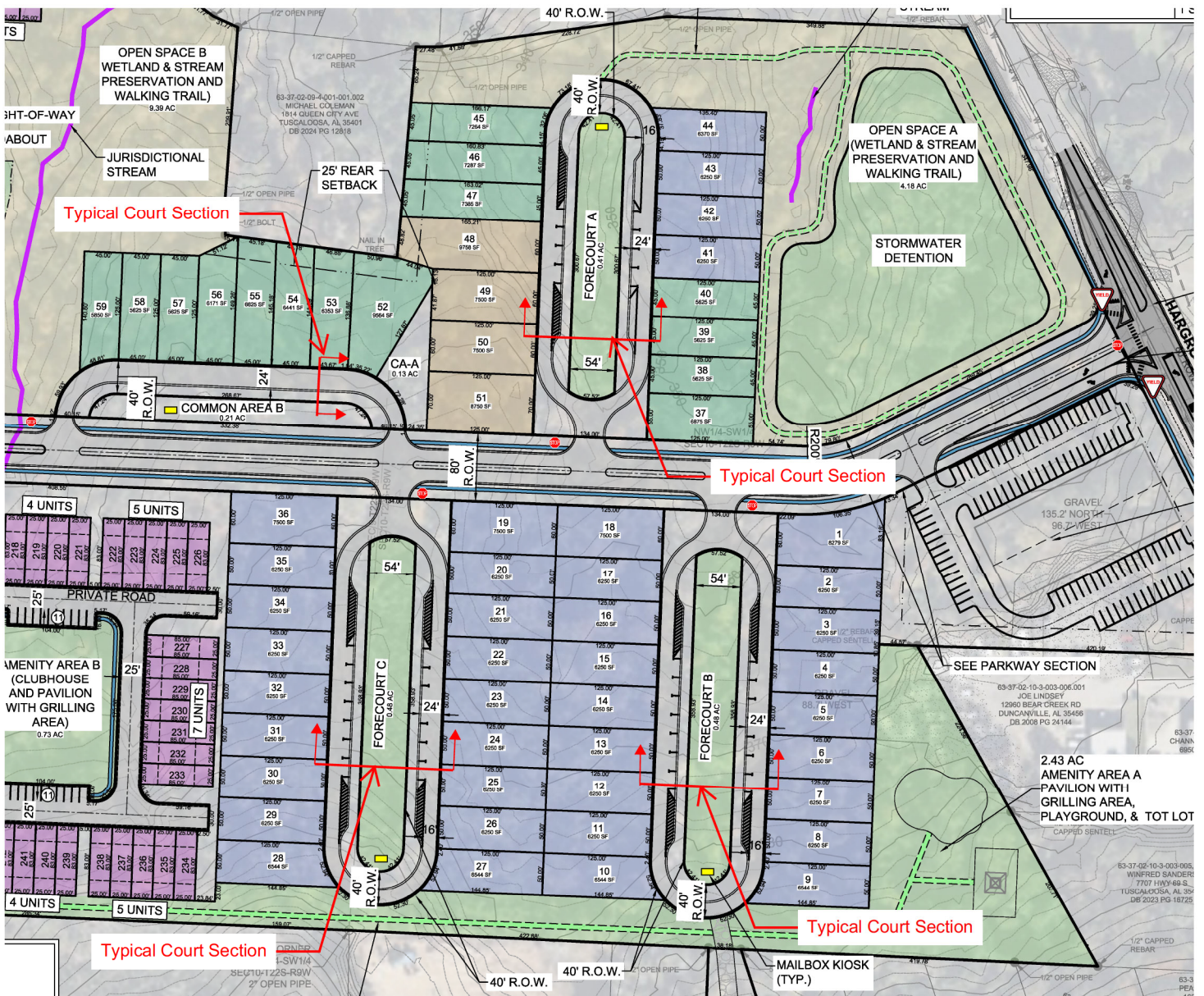
A handwritten signature in blue ink, appearing to read "Jake Williams", is positioned above the printed name.

Jake Williams, P.E.

Typical Court Section Exhibit



TYPICAL COURT SECTION
N.T.S.





July 8, 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 – Parkway Typical Section
6800 Hargrove Road East
Tuscaloosa, AL**

Dear Chairperson,

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

Section 5.2 outlines the standard public street dimensions within the City's subdivision jurisdiction, with Figure III specifying a Boulevard Cross Section with 24-foot wide travel lanes. Because 24-foot lanes exceed the requirements for a single-direction traffic, we propose reducing the lane width to 14 feet.

After positive staff review and feedback, we have designed a typical cross section for a "Parkway" style street based on the typical Boulevard Section (Figure III). The "Parkway" style street shows a reduced travel lane width of 14 feet. See "Typical Parkway 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

A handwritten signature in blue ink, appearing to read "Jake Williams", is written over the typed name.

Jake Williams, P.E.

80'
RIGHT OF WAY

19.5' *14' 8' *14' 19.5'

11.5' 4' 4' 24" 6" 6" 24" 4' 4' 11.5'

⑧ ⑨ ① ② ③ ⑦ ⑦ ④ ⑤ ⑨ ⑧

TYPICAL PARKWAY SECTION
N.T.S.

