

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:

4/13/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Hargrove Heights

Site Address:

Parcel ID:

63 30 09 32 4 001 024.000 & 63 30 09 32 4 001 025.000 & 63 30 09 32 4 001 023.000

Total Acres to be Subdivided:

2.3

Total Acreage Controlled by Owner:

2.3

Number of Existing Lots:

2

Number of Proposed Lots:

24

Number of Existing Structures:

2

Number of Proposed Structures:

24

Water Authority:

City Of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

Single Family Residential 4 (SFR-4)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Proposed rezoning and subdivision from SFR-1 to SFR-4 to support a two phase residential development to consist of townhomes.

Surveyor or Engineer Information:

Survey or Engineer Company:
Longleaf Engineering

Surveyor or Engineer Name:
Tom Sims

Property Owner Information:

Owner 1

Property Owner Name:
3311 Hargrove LLC

Preliminary Plat Checklist:

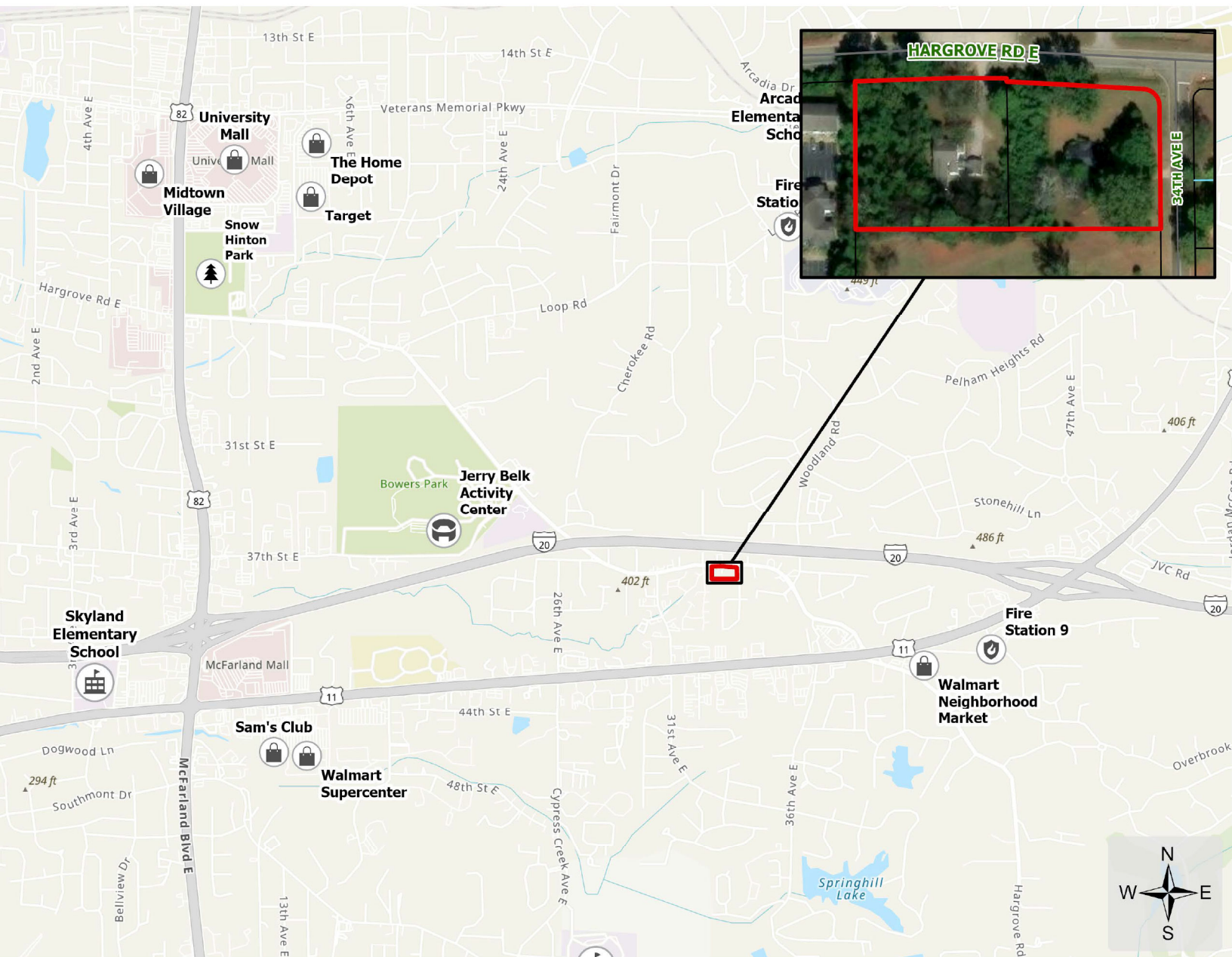
[Preliminary Plat Checklist](#)

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:





Section 32, Township 21 South, Range 9 W
Total Acres to be Subdivided: +/- 2.29 AC
Total Contiguous Acres Controlled by Developer: +/- 4.55 AC
Total Existing Lots: 2 Lots
Total Proposed Lots: 24 Lots + Open Spaces

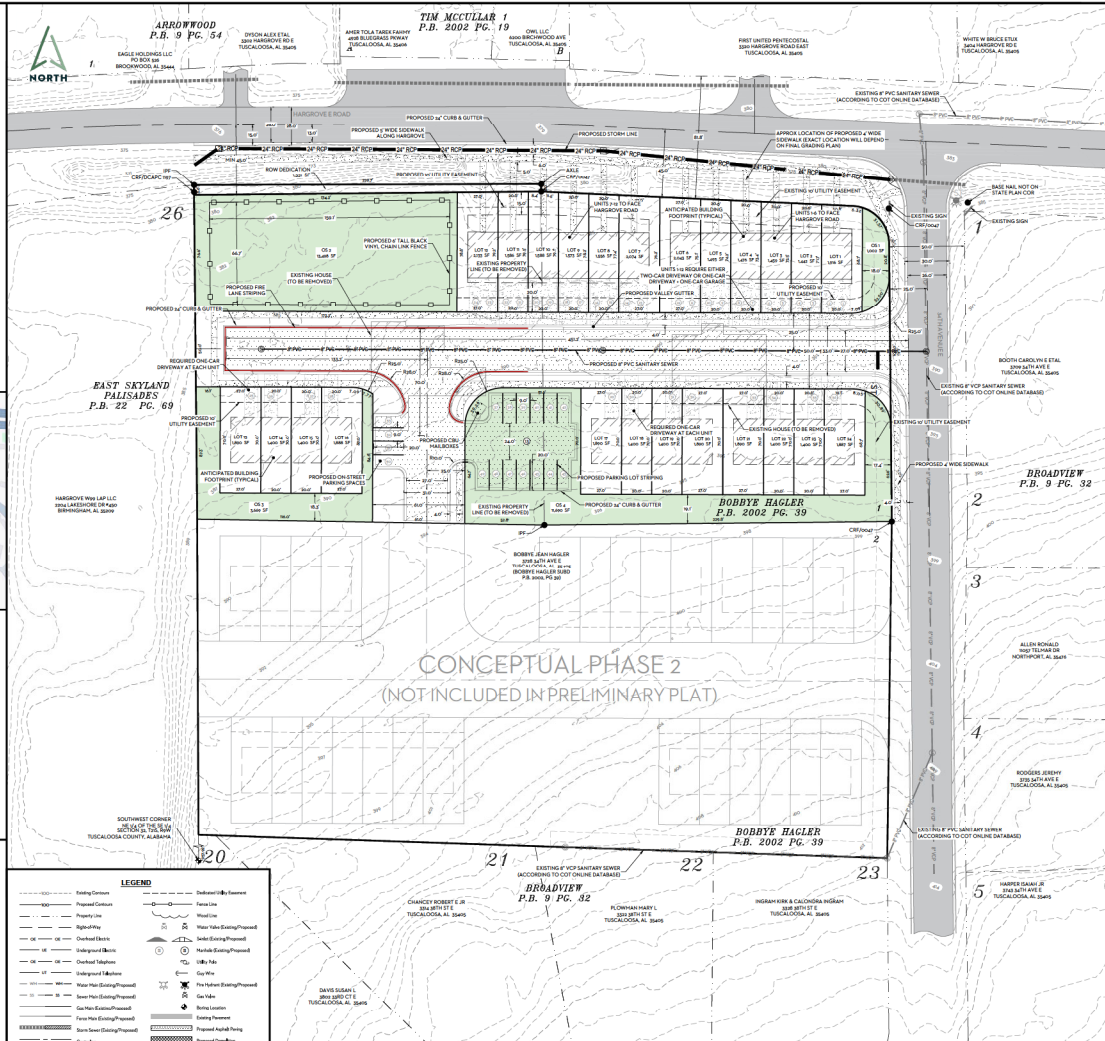
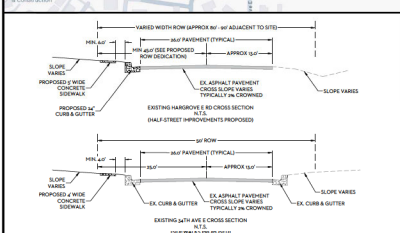
SFR-4 Setbacks (Townhouse):
Front: 15' *
Rear: 20'
Side: 7' on end units
Max Building Height: 35'

1. Parcels are located within Tuscaloosa City Limits. Proposed development is SFR to be used for residential.
2. Water service & sanitary sewer service for the site will be provided by City of Tuscaloosa.
3. Post-development site runoff will not exceed pre-development. Applicant to provide for more information.
4. No portion of this site falls within a 100-year flood zone (FIRM Map 01252CSGAS, Rev. 1/8/2004).
5. Property lies within Section 31, T15, R2W, Tuscaloosa County, Alabama.
6. Storm sewer easements outside of the ROW shall be private. Any private storm sewers shall be built to the City's standards.
7. Any existing sewage disposal systems on-site shall be removed. Applicant to provide for more information.
8. All residential lots shall have access to parking facilities or two off-street parking spaces. Proposed driveway shall be 10' wide. Applicant to provide for more information. Existing parking space has been numbered for clarity.
9. Sewer mains shown are preliminary and subject to change during design.
10. Proposed driveway 10.5 x 25.5 ft.

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Parking Calculations:	
Total Lots:	24 Lots
Required Parking:	2 Spaces/DU $\frac{5,940}{500} = 11.88$ for Guests
Required Parking:	53 Spaces
Proposed Parking:	53 Spaces
Driveway Spaces:	36 Spaces
Parking Lot Spaces:	13 Spaces
On-Street Spaces:	4 Spaces

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PRELIMINARY PLAT
ARGHOVE HEIGHTS TOWNHOMES - PHASE I
RESURVEY OF LOT 1 OF BOBBYE HAGLER SUBDIVISION & UNPLATTED LAND
ARGHOVE ROAD, 8th GRADE E

LONGLEAF
ENGINEERING

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

Rev	Date	Description
1	7/21/2016	

Division per City of Louisville Staff Comments

SHEET [] OF []

HARGROVE HEIGHTS TOWNHOMES - PHASE I
A RESURVEY OF LOT 1 OF BOBBY HAGLER SUBDIVISION & UNPLATTED LAND

Section 32, Township 21 South, Range 9 W
Total Acres to be Subdivided: +/- 2.29 AC
Total Contiguous Acres Controlled by Developer: +/- 4.55 AC
Total Existing Lots 2 Lots
Total Proposed Lots 24 Lots + Open Spaces

Owner: S. 3301 Hargrove LLC
1201 Dudley Circle
Northport, AL 36457

Surveyor: Lonnie J. Jantz, A.S.T.
P.L.S. AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35406

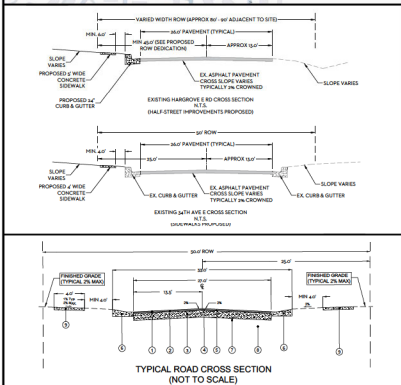
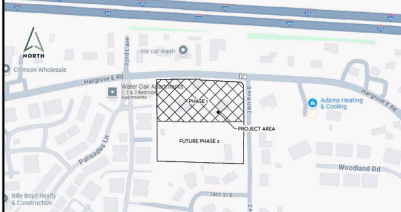
SFB-2a Setbacks (Townhomes)
Front: 10' ±
Rear: 30' ±
Side: 7' on end units
Hwy Building Height: 35'
* For townhome lots with driveway parking in the front yard, a 20' front setback is required

NOTES

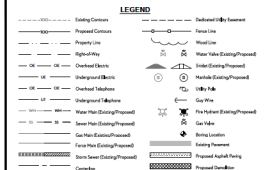
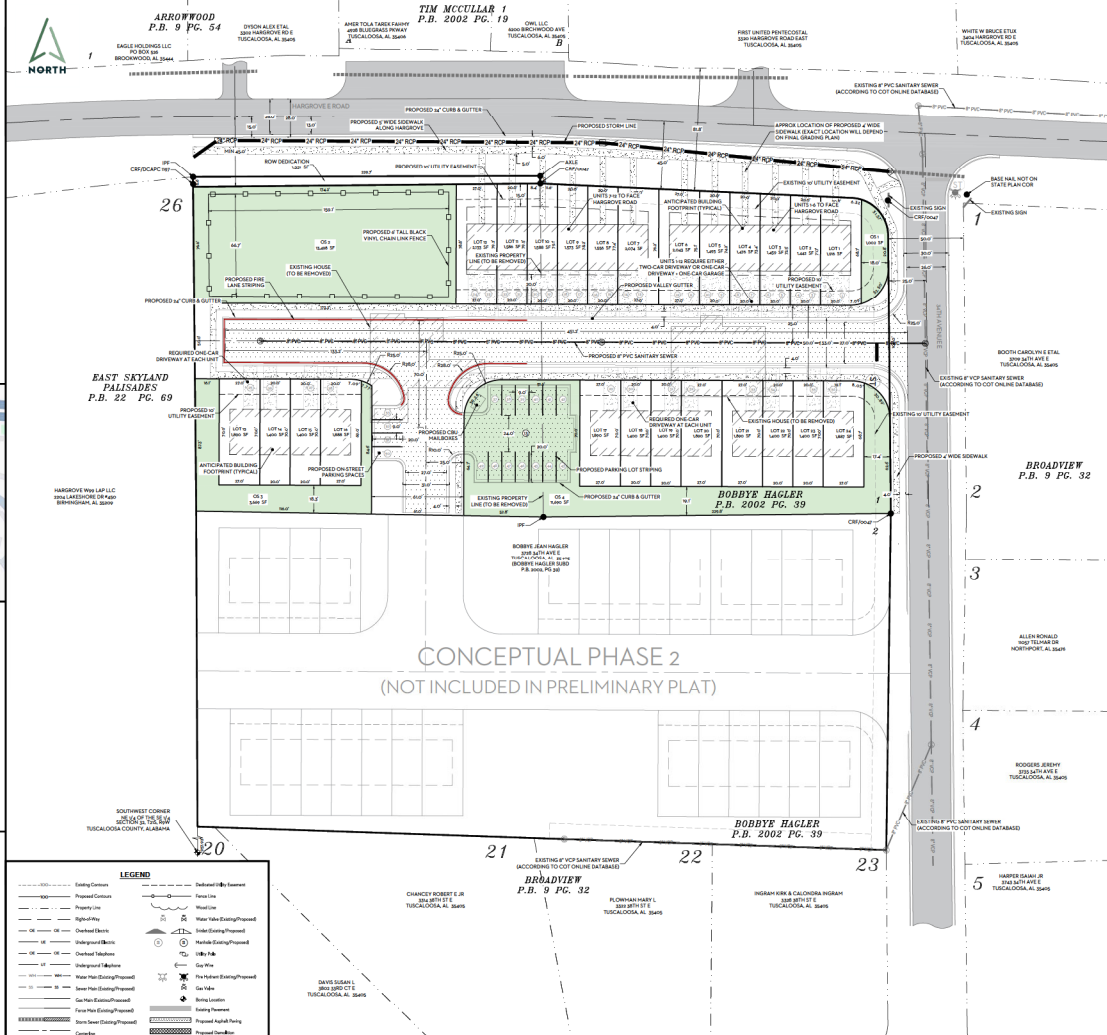
1. Parcels are located within Tuscaloosa City Limits. Proposed rezoning from SFB-1 to SFB-4.
2. Water service & sanitary sewer service for the site will be provided by City of Tuscaloosa.
3. Post-development site runoff will not exceed pre-development. See the project drainage study for more information.
4. No portion of this site lies within a 100-year flood zone (FIRM Map 15020C024G, Rev. 04/2016).
5. Property lies within Section 32, T15S, R9W, Tuscaloosa County, Alabama.
6. Storm sewer easements outside of the ROW shall be private. Any private storm sewers shall be built to the City standards.
7. Any existing sewage disposal systems on-site shall be removed.
8. All residential lots shall have access to parking facilities or two off-street parking spaces. Proposed driveways shall be constructed as a minimum of 4" thick 3000' concrete. Each parking space has been numbered for clarity.
9. Sewer mains shown are preliminary and subject to change during final design.
10. Proposed density: 10.2 units/acre

Requested Waivers: None
Requested Variances: Installation of cul-de-sac

Parking Calculations:
Total Lots: 24 Lots
Required Parking: 24 Spaces/DU + 1 Space x 4 DU for Guests = 53 Spaces
Proposed Parking: 53 Spaces
Driveway Spaces: 58 Spaces
Parking Lot Spaces: 13 Spaces
On-Street Spaces: 4 Spaces



1. REQUIRED: 4" APPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 10" MINIMUM AGGREGATE BASE (1")
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PRELIMINARY PLAT
HARGROVE HEIGHTS TOWNHOMES - PHASE I
RESURVEY OF LOT 1 OF BOBBY HAGLER SUBDIVISION & UNPLATTED LAND
TUSCALOOSA COUNTY, ALABAMA

1977th Street
Tuscaloosa, Alabama 36401
LONGLEAF ENGINEERING
Phone: (205) 340-5646

DATE: 11/1/2016
PROJECT: HARGROVE HEIGHTS TOWNHOMES - PHASE I
DRAWN BY: J. Jantz
CHECKED BY: J. Jantz
IN CHARGE: J. Jantz

GRAPHIC SCALE
1" = 30'

SHEET
1 OF 1



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

April 16, 2026

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

Re: *Hargrove Heights*
Tuscaloosa, Alabama

Planning Commission,

Please see the attached rezoning and preliminary plat submission for the proposed Hargrove Heights Subdivision, located south of Hargrove Road E.

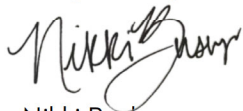
As part of this submission, the developer would like to request a variance from the cul-de-sac turnaround requirements in the subdivision regulations. In lieu of a traditional cul-de-sac, the developer would like to propose a hammerhead turnaround as defined in the 2021 International Fire Code (IFC) Appendix D.

Please see attached figure D.103.1 for more information.

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

Sincerely,

Longleaf Engineering, LLC



Nikki Busby