City of TUSCALOOSA
URBAN DEVELOPMENT

July 6, 2020

TO: ADJACENT PROPERTY OWNERS

The Planning Commission has received the preliminary plat of a subdivision to be known as:

S-47-20: Gurganus Number 2, consisting of three lots on approximately 5 acres north of 4393 Joe Mallisham Parkway and east of 4200 & 4300 Joe Mallisham Parkway. (Not in City Limits)

Due to COVID-19, the Planning Commission will hold a public hearing with virtual participation capabilities to discuss this proposal. The meeting will be held on **Monday, July 20, 2020, in the City Council Chambers at 2201 University Boulevard, City Hall at 5:00 p.m.**

In-person attendance will be by appointment only; there are several options available to provide input for consideration which are listed on the following page.

The public hearing will also be livestreamed through the City's cable TV channel and Facebook page – www.facebook.com/TuscaloosaCity/ - at the scheduled date and time above.

All case files including drawings and/or site plans are also available for your inspection in the Office of Urban Development's Planning Division office at 2201 University Boulevard (third floor, City Hall Annex III) **by appointment** between the hours of 8:00 a.m. and 4:00 p.m. Please contact staff at 205-248-5100 or visit http://www.tuscaloosa.com/planningcommission to schedule an appointment if you cannot view them online.

If special accommodations or auxiliary aids are needed for participation at the hearing by persons with disabilities, please contact our office at 248-5100 at least forty-eight hours in advance.

(Turn over to page 2)

PLANNING
2201 University Blvd. • Tuscaloosa, AL 35401 • Phone 205-248-5110 • Fax 205-349-0136 • City Hall 205-248-5311
TUSCALOOSA.COM @TuscaloosaCity

All case files including drawings and/or site plans can be found at www.tuscaloosa.com/planningcommission approximately one (1) week before the meeting. They may be available online upon receipt of this letter.

You can provide comments on the application through one of four options:

1. **In advance by written comment.** There's no need to attend in-person. Submit written comments by email or the City's website - www.tuscaloosa.com/planningcommission - no later than 3:00 p.m. on the meeting date. Written comments will be provided to the commission for consideration and read into the record during the meeting.
2. **During the meeting, by phone**. Comments can also be provided through phone by making an appointment with Staff no later than 10:00 a.m. on the meeting date. Following your request, you will receive instructions on joining the meeting via phone to provide your comments.
3. **During the meeting, by video conference.** To speak for or against this application by video conference, you must schedule an appointment with Staff no later than 10:00 a.m. on the meeting date or put in your request through the website. Visit www.tuscaloosa.com/planningcommission to submit a request. You will receive instructions on joining the meeting by email.
4. **During the meeting, in person.** You can attend the meeting in-person to speak, but you must make a request with Staff no later than 10:00 a.m. on the meeting date. For health and safety reasons, participants will be required to wear appropriate face coverings. During the meeting, you will wait in designated areas and enter Council Chambers when called to comment on the specific application.

City of TUSCALOOSA URBAN DEVELOPMENT

TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Gurganus Number 2 Parcel ID: 63-31-09-32-3-001-003.014 Total Acres: 5.00

Surveyor or Engineer

Name: Montgomery and Hinkle, Inc. (Marty) Email: marty@mhisurvey.com Phone: _____

Address: 203 Hargrove Road East City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner

Name: Gurganus and Sons LLC Email: _____ Phone: _____

Address: 14489 Highway 43 North City/State: Northport / AL ZIP Code: 35475

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 ½" x 11"	☑ YES	☐ NO	☐ N/A
Digital copy of Plat (with & without contours)	☑ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☐ YES _____	☐ NO	☑ N/A
Master Plan provided	☐ YES	☐ NO	☑ N/A
Drainage study	☐ YES	☐ NO	☑ N/A
Variance request letter	☑ YES	☐ NO	☐ N/A
Designation of Agent form	☑ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 ½" X 11" scale	☑ YES	☐ NO	☐ 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)	☑ YES	☐ NO	☐ 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 SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.**

Signature: _____ Date: 6-19-2020

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT AND ALL NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: Planning Division
2201 University Boulevard, Annex III, 3rd Fl Tuscaloosa, AL 35401
planningcommission@tuscaloosa.com

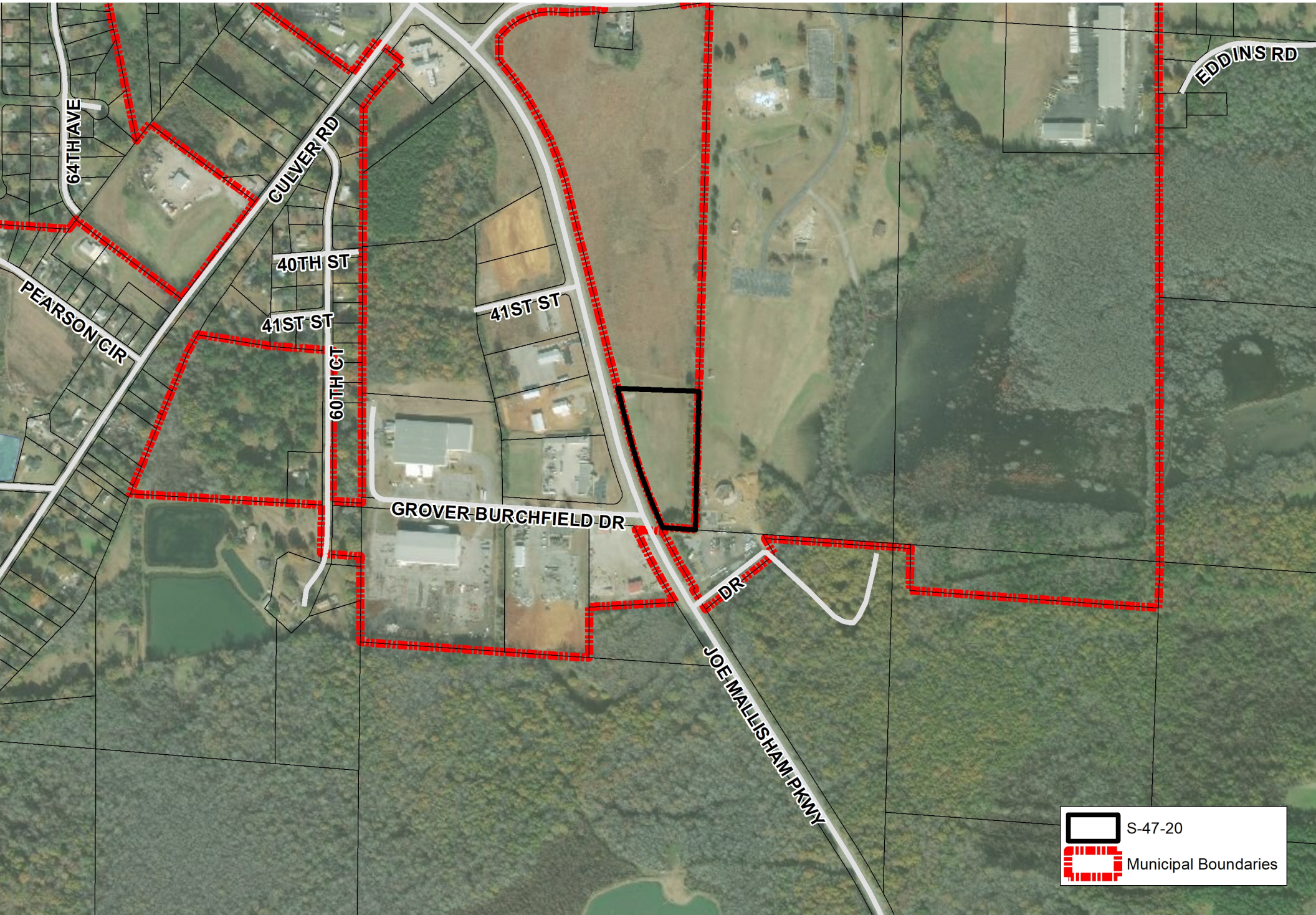
SUBMIT FORM

S-47-20 Vicinity Map

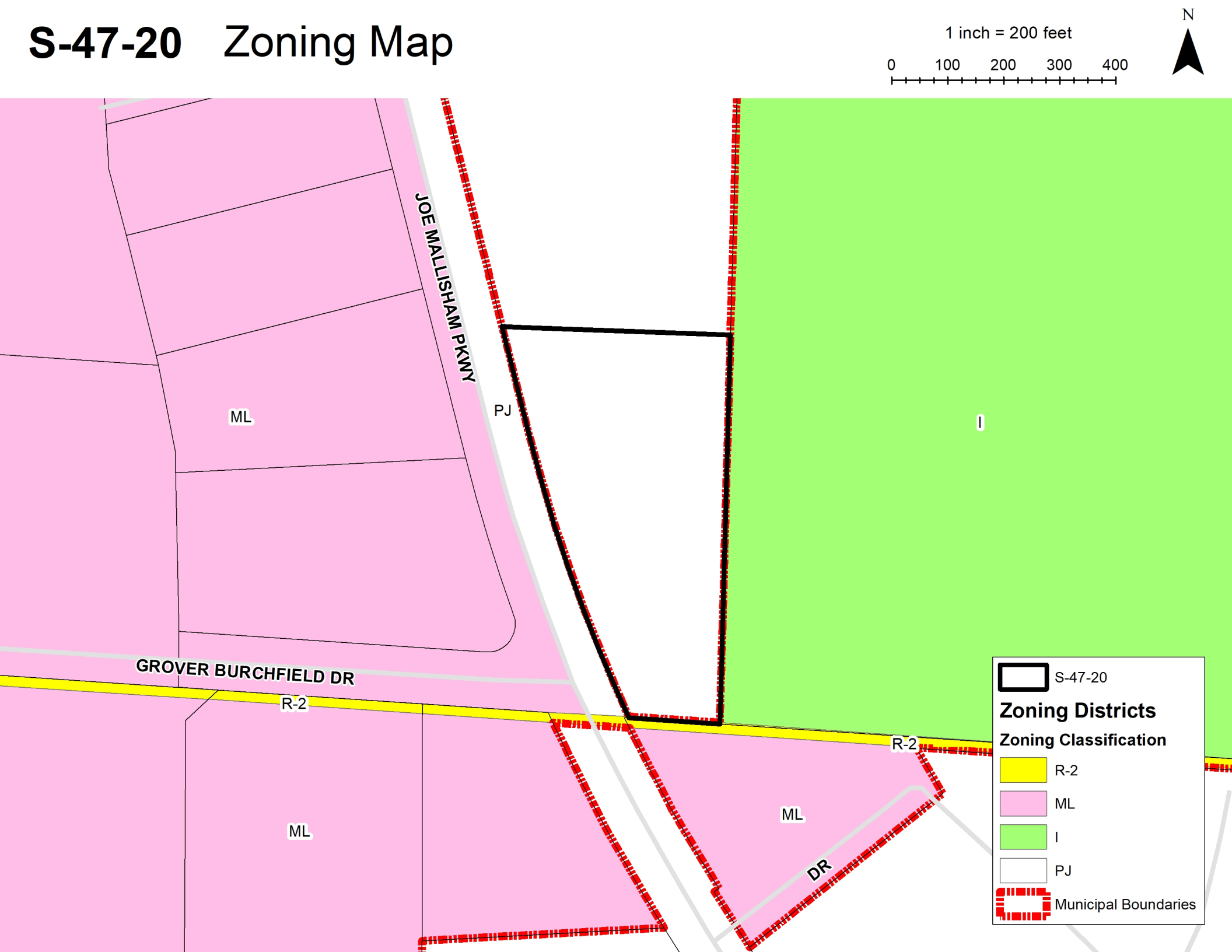
1 inch = 600 feet

0 300 600 900 1,200

N



S-47-20 Zoning Map

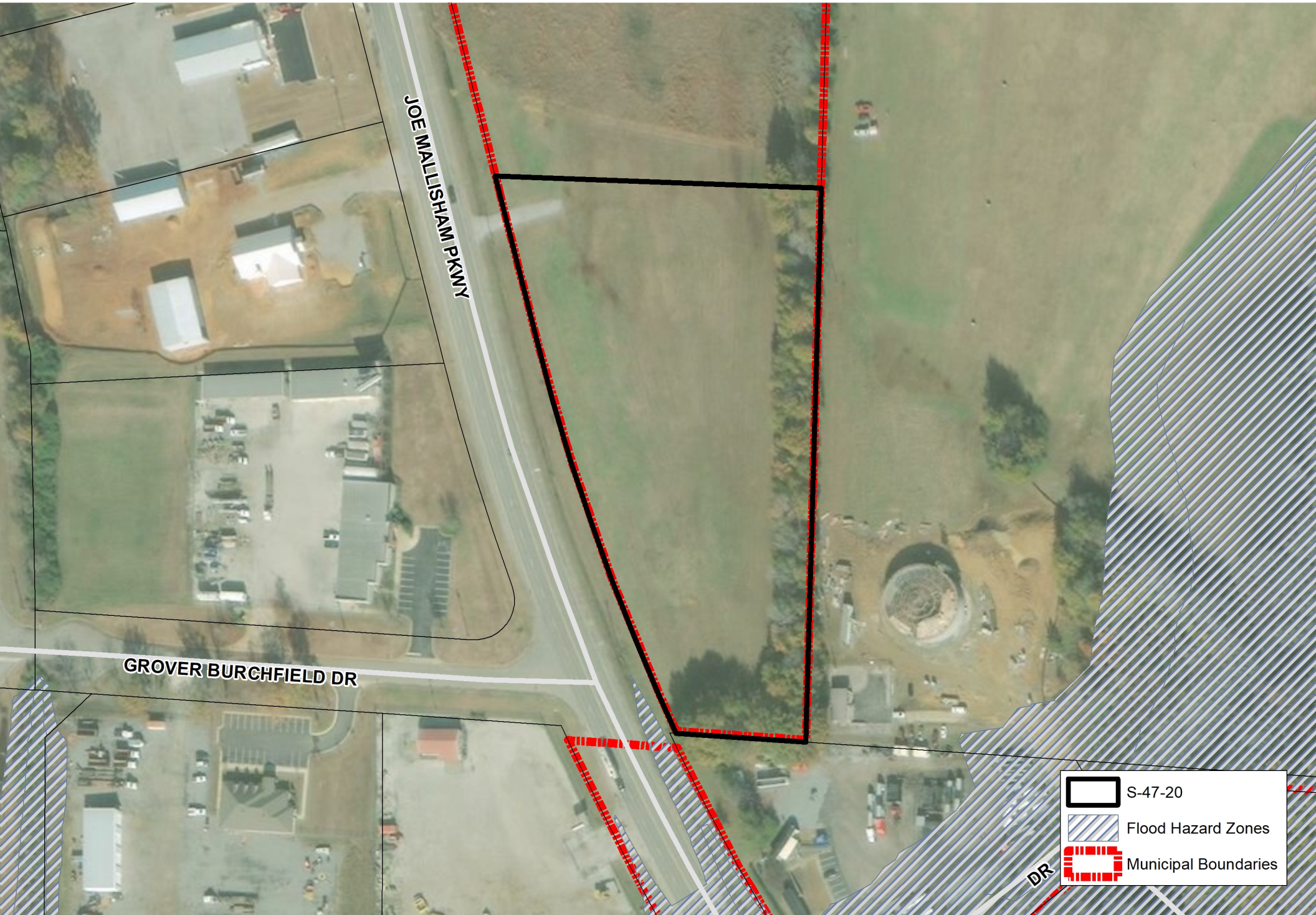


S-47-20 Flood Hazard Map

1 inch = 150 feet

0 75 150 225 300

N



S-47-20 Aerial Map

PB 2002 PG 29

SW1/4 SW1/4

SE1/4 SW1/4

120' R.O.W.

JOE MALLISHAM PARKWAY

LLL LLC
PO DRAWER 1460
TUSCALOOSA, AL 35403
31-09-32-3-001-003-002

LOT 2
RESURVEY OF LOT 2
WIGGINS LAND DEVELOPMENT
PLAT BOOK 2016,
PAGE 36

M J C REAL ESTATE LLC
PO BOX 20040
TUSCALOOSA, AL 35402
31-09-32-3-001-003-010

LOT 4
ELLIS PROPERTY
DEVELOPMENT 2 PHASE 1
PB 2002 PG 29

M L C OF TUSCALOOSA LLC
PO BOX 3014
TUSCALOOSA, AL 35403
31-09-32-3-001-003-000

LOT 2
ELLIS PROPERTY
DEVELOPMENT 1
PB 2000 PG 33

LOT 1
2.00 ACRES
+/-

LOT 3
RESURVEY OF LOT 2
WIGGINS LAND DEVELOPMENT
PLAT BOOK 2016,
PAGE 36

LOT 2
1.50 ACRES
+/-

LOT 3
1.50 ACRES
+/-

426'
361'
295'
222'
198'
275'
174'
233'
211'
305'
550.35'
60'
60'
10' M.B.L.
30' M.B.L.
35' M.B.L.

PROPOSED PRIVATE JOINT USE
DRIVEWAY EASEMENT

20' UTILITY EASEMENT

UNPLATTED LAND
DB 962 PG 565

CITY OF TUSCALOOSA
PO BOX 2090
TUSCALOOSA, AL 35403-2090
31-09-32-3-001-001-000

FORCE MAIN

CROVER BURCHFIELD DRIVE

CITY OF TUSCALOOSA
PUMPING STATION

SOUTHEAST CORNER OF THE
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION
32, TOWNSHIP 21 SOUTH,
RANGE 10 WEST, TUSCALOOSA
COUNTY, ALABAMA

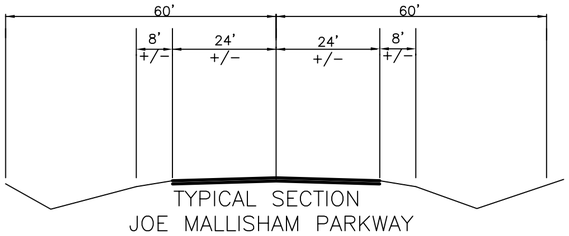
LOT 1
ALABAMA TRUCK
AND EQUIPMENT
SUBDIVISION

ASPHALT CONSULTANTS INC
11009 TIERCE PATTON RD
NORTHPORT, AL 35475-4042
36-03-05-2-001-001-004

WIGGINS LAND DEVELOPMENT LLC
4400 JOE MALLISHAM PKWY
TUSCALOOSA, AL 35401
36-03-05-2-001-001-006

LOT 1
ACI SUBDIVISION
PB 2011 P 13

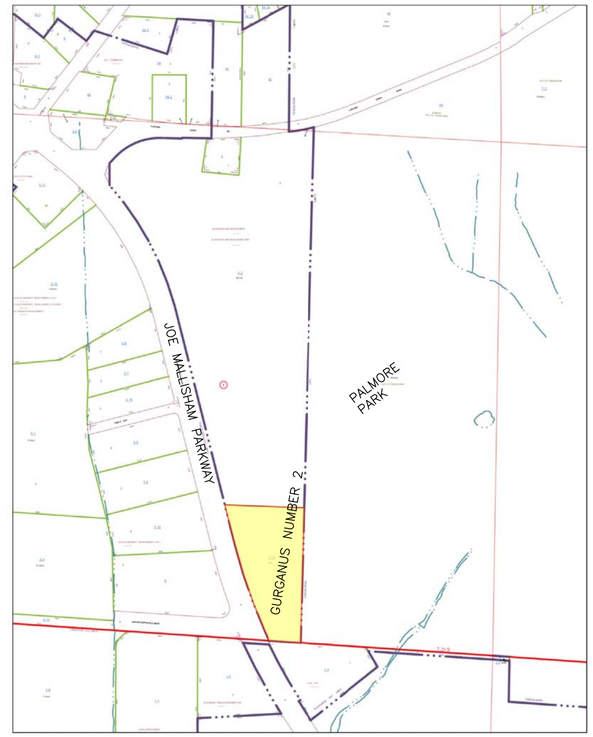
GRAVITY SEWER



TYPICAL SECTION
JOE MALLISHAM PARKWAY

ASPHALT PAVEMENT (NO IMPROVMENTS PLANNED)

GURGANUS NUMBER 2



NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 0011250C511G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES PARTIALLY IN UNSHADED ZONE X (" AREA ABOVE THE 0.2% FLOOD ELEVATION").

2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.

3) ALL DISTANCES IN CURVES ARE TO THE CHORD.

4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.

5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.

6) THIS PROPERTY IS LOCATED OUTSIDE THE CITY OF TUSCALOOSA AND IS NOT ZONED. THIS PROPERTY LIES IN THE PLANNING JURISDICTION.

7) LOTS 1-3 TO BE SERVED BY ON SITE SEWAGE DISPOSABLE SYSTEMS.

8) LOTS 2 AND 3 SHALL BE DENIED DIRECT ACCESS TO JOE MALLISHAM PARKWAY OTHER THAN THE PROPOSED SHARED DRIVE WITH DETAILS OF CONSTRUCTION TO BE ADDRESSED AT THE TIME OF LAND DEVELOPMENT PERMIT FOR SAID LOTS.

9) A VARIANCE FOR CAPPED SEWER AND SIDEWALKS, HAVE BEEN SUBMITTED.

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
- CALCULATED POINT-NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ( ) DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- —X— FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE W/ GUY WIRE
- UTILITY POLE W/O GUY WIRE
- —P— POWER LINE
- WATER METER
- CONCRETE SURFACE
- FIRE HYDRANT
- TELEPHONE
- LIGHT POLE
- — T — FIBER OPTIC LINE
- TELE. BOX
- MANHOLE
- — W — WATER LINE
- POWER BOX

OWNER:
GURGANUS AND SONS, L.L.C.
14489 HIGHWAY 43 NORTH
NORTHPORT, ALABAMA 35475
5.00 ACRES OWNED/DEVELOPED
NO OTHER ADDITION PROPERTY OWNED

ALL IMPROVEMENTS NOT SHOWN

SCALE: 1"=100 FEET

0 50 100 200

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

CITY OF TUSCALOOSA PRELIMINARY PLAT

Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Hargove Road East
Tuscaloosa, Alabama 35401
205-248-7396
marty@mhisurvey.com

GURGANUS NUMBER 2

RESURVEY OF LOT 3 OF RESURVEY OF LOT 2 WIGGINS LAND DEVELOPMENT AND A PART OF THE
SOUTHWEST QUARTER
SEC. 32, T21S, R10W
TUSCALOOSA COUNTY, ALABAMA

REVISION
REVISION

Drawn By	Appd. By	Surveyed By	Field Work	Date
EEC	MMM	-	-	06/04/2020
Scale	**Source of Information**	**Survey Type**	**Drawing No.**	**Job No.**
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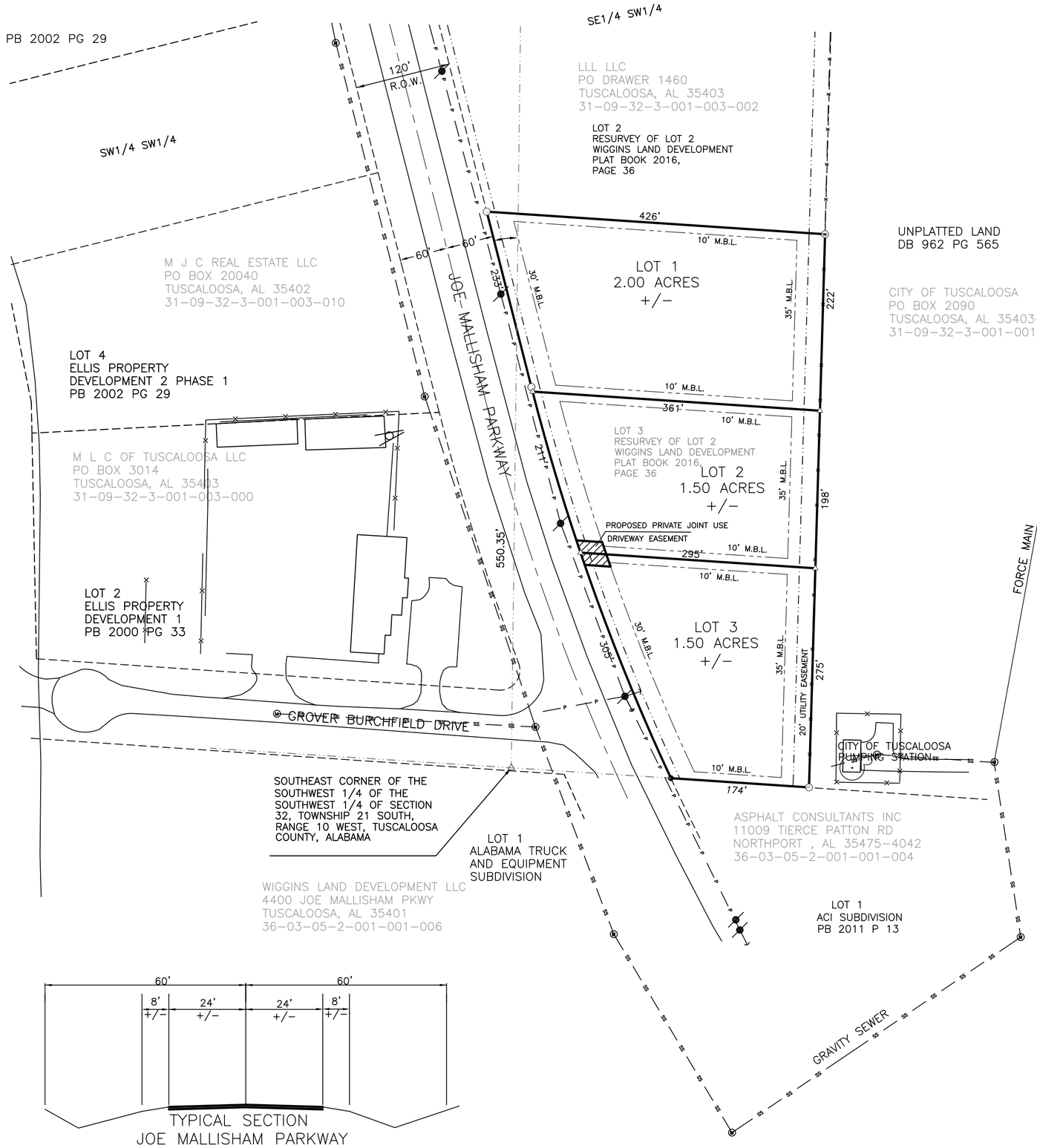

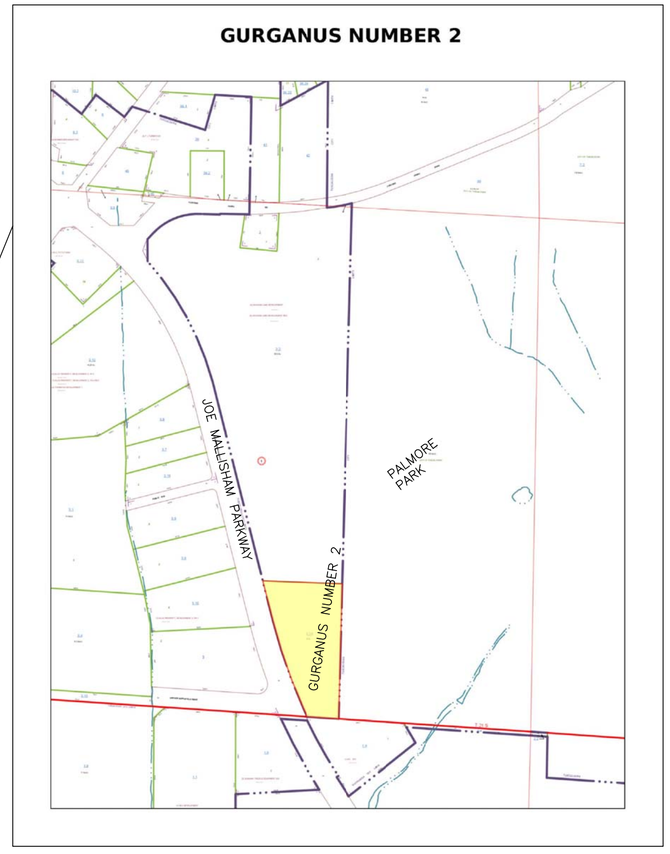

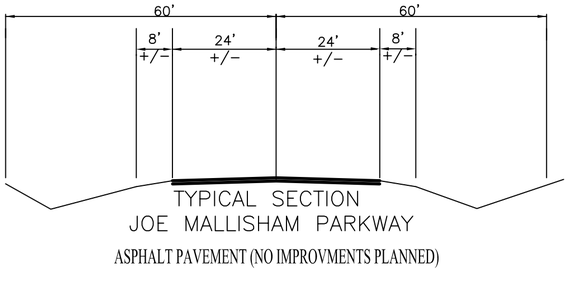

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GURGANUS NUMBER 2

RESURVEY OF LOT 3 OF RESURVEY OF LOT 2 WIGGINS LAND DEVELOPMENT AND A PART OF THE SOUTHWEST QUARTER SEC. 32, T21S, R10W TUSCALOOSA COUNTY, ALABAMA

REVISION				
REVISION				PAGE 1 OF 1 PAGES
Drawn By EEC	Appd. By MMM	Surveyed By -	Field Work -	Date 06/04/2020
Scale 1"=100'	Source of Information DB 2016 PG 9930	Survey Type SUBDIVISION	Drawing No. 2005-047 P1 Pt.dwg	Job No. 2005-047

MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST: CAPPED SEWER

GURGANUS NUMBER 2

05/04/2020

Planning Commission

GURGANUS NUMBER 2 is requesting a variance of capped sewer on this development. This 3 Lot subdivision will be serviced at this time with septic tank and field lines. Gravity sewer is currently across Joe Mallisham Parkway and to the south of this project and within a reasonable distance to these lots. The City of Tuscaloosa pumping station on the City property southeast of this site has no easement to this property. Joe Mallisham Parkway is not a City of Tuscaloosa right-of-way and would require easements and permitting for construction. There is an existing utility easement on the rear of the proposed three lots for later sewer expansion. Without knowledge of what is to be constructed on these lots, development and placement of said sanitary sewer would be designed and constructed for the individual developers as lots are incorporated into the City and as the City grants access to their sewer system.

Martin McDuff Montgomery, PLS
Montgomery and Hinkle, Inc.
205-248-7396
marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396

MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST: SIDEWALKS

GURGANUS NUMBER 2

05/04/2020

Planning Commission

GURGANUS NUMBER 2 is requesting a variance of sidewalks on this 3 lot development. There are no existing sidewalks in this area. There are no existing sidewalks along Joe Mallisham Parkway, most of this area along the Parkway is commercial or industrial.

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Montgomery and Hinkle, Inc.
205-248-7396
marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396

JUN 19 2020
City of
Tuscaloosa