



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: _____ Parcel ID: _____ Total Acres: _____

Surveyor or Engineer

Name: _____ Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

Property Owner

Name: _____ Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

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

| | | | |
|---|------------------------------------|-----------------------------|------------------------------|
| 6 Plats MAP FOLDED to 8 ½" x 11" | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Digital copy of Plat (with & without contours) | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Pre-design conference (if so, list date) | <input type="checkbox"/> YES _____ | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Master Plan provided | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Drainage study | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Variance request letter | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Designation of Agent form | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| Vicinity & Tax maps at 8 ½" X 11" scale | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> 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) | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> 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.

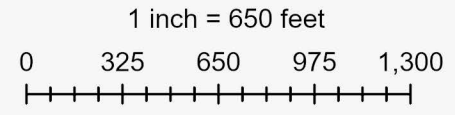
Signature: _____ Date: _____

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

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

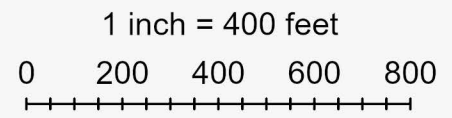



S-105-20: Havenridge

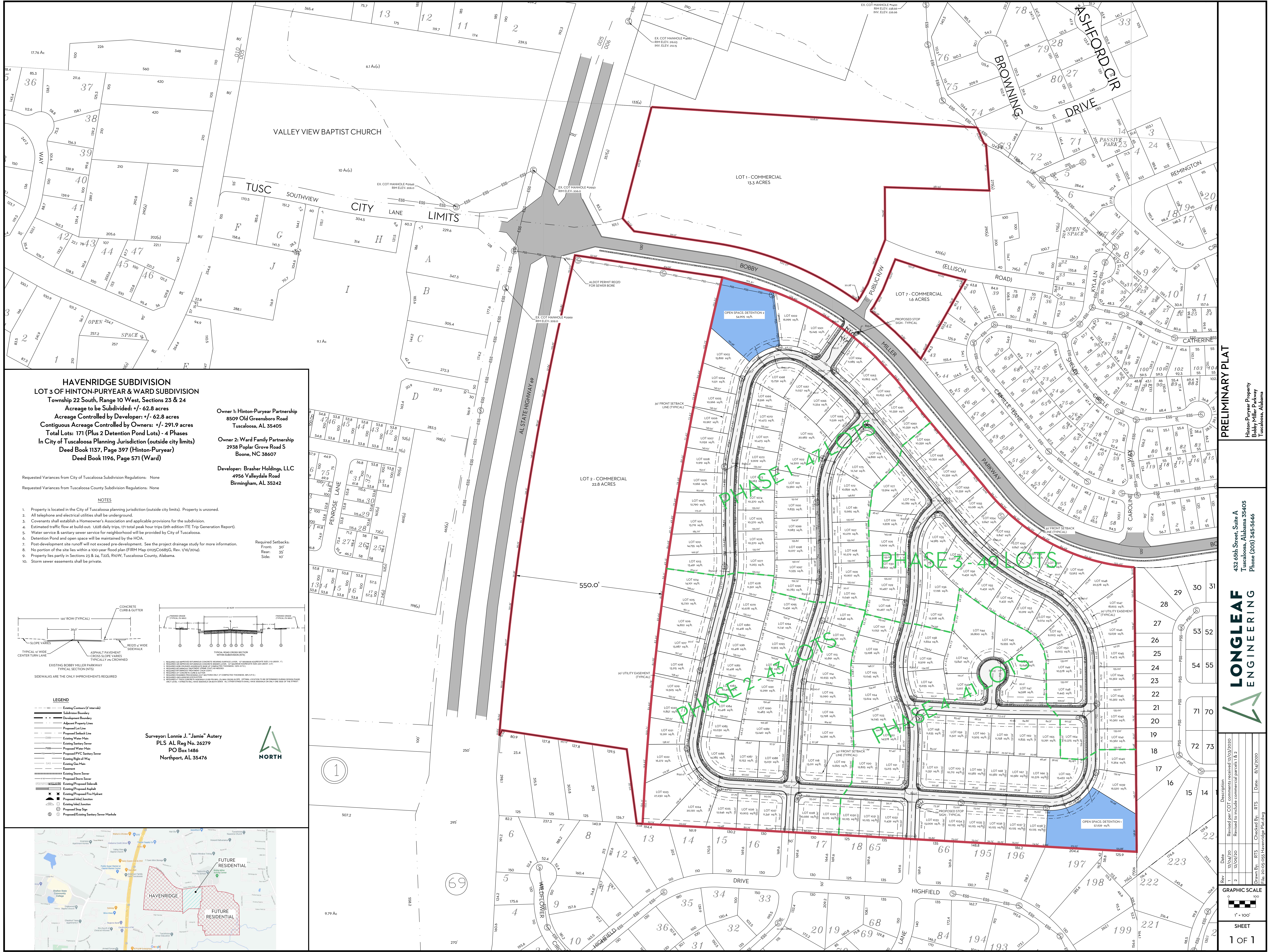




S-105-20:Havenridge



 S-105-20



HAVENRIDGE SUBDIVISION
LOT 3 OF HINTON-PURYEAR & WARD SUBDIVISION
 Township 22 South, Range 10 West, Sections 23 & 24
 Acreage to be Subdivided: +/- 62.8 acres
 Acreage Controlled by Developer: +/- 62.8 acres
 Contiguous Acreage Controlled by Owners: +/- 291.9 acres
 Total Lots: 171 (Plus 2 Detention Pond Lots) - 4 Phases
 In City of Tuscaloosa Planning Jurisdiction (outside city limits)
 Deed Book 1137, Page 397 (Hinton-Puryear)
 Deed Book 1196, Page 571 (Ward)

Owner 1: Hinton-Puryear Partnership
 8509 Old Greensboro Road
 Tuscaloosa, AL 35405

Owner 2: Ward Family Partnership
 2938 Poplar Grove Road S
 Boone, NC 38607

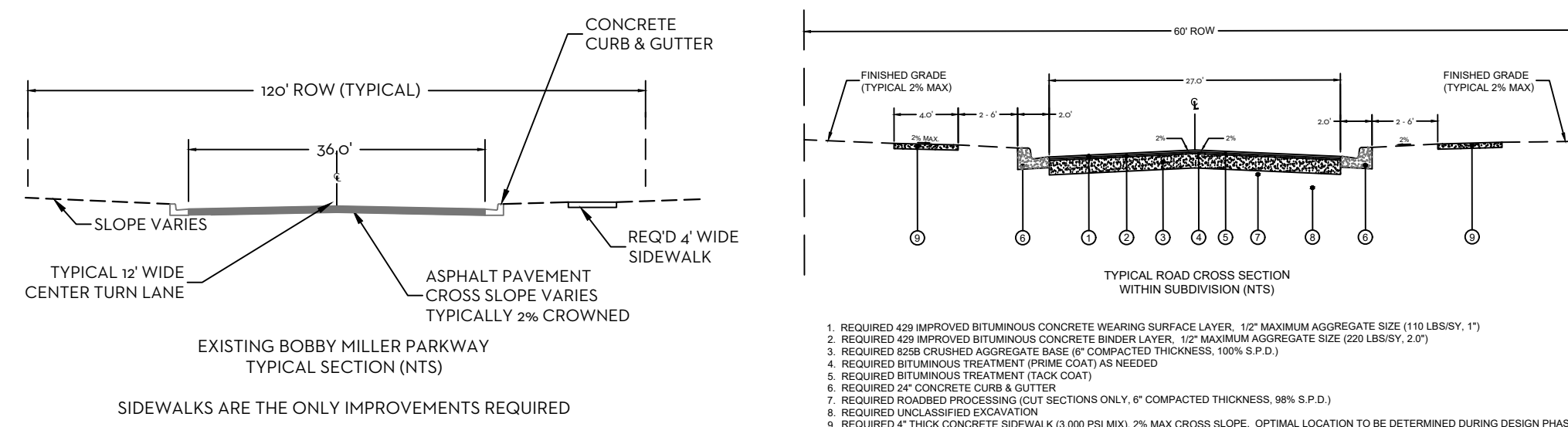
Developer: Brazher Holdings, LLC
 4956 Valleydale Road
 Birmingham, AL 35242

Requested Variances from City of Tuscaloosa Subdivision Regulations: None
 Requested Variances from Tuscaloosa County Subdivision Regulations: None

NOTES

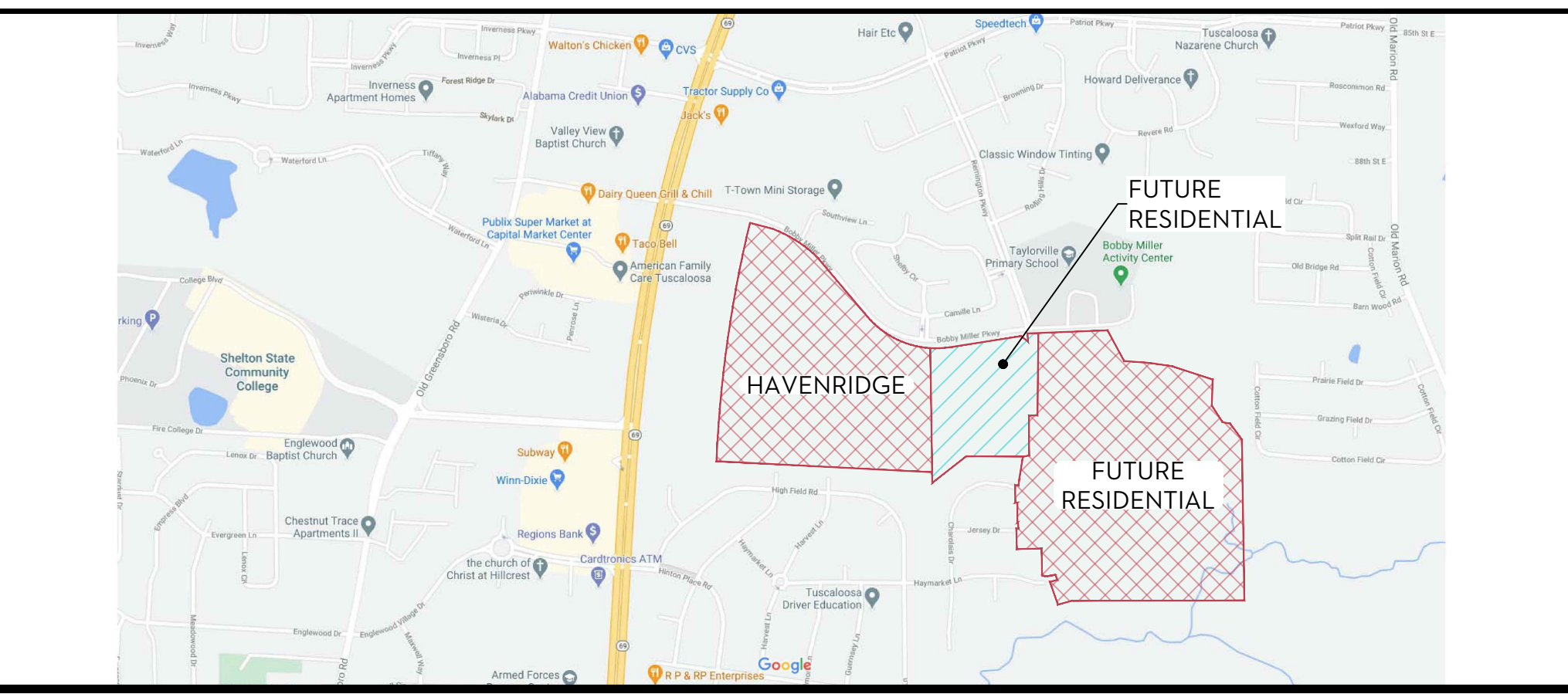
- Property is located in the City of Tuscaloosa planning jurisdiction (outside city limits). Property is unzoned.
- All telephone and electrical utilities shall be underground.
- Covenants shall establish a Homeowner's Association and applicable provisions for the subdivision.
- Estimated traffic flow at build-out: 1088 daily trips, 171 total peak hour trips (8th edition ITE Trip Generation Report).
- Water service & sanitary sewer service for neighborhood will be provided by City of Tuscaloosa.
- Detention Pond and open space will be maintained by the HOA.
- Post-development site runoff will not exceed pre-development. See the project drainage study for more information.
- No portion of the site lies within a 100-year flood plain (FIRM Map 0125C0485G, Rev. 1/16/2014).
- Property lies partly in Sections 23 & 24, T25, R10W, Tuscaloosa County, Alabama.
- Storm sewer easements shall be private.

Required Setbacks:
 Front: 30'
 Rear: 35'
 Side: 10'



- LEGEND**
- Existing Center Line (Interval)
 - Subdivision Boundary
 - Development Boundary
 - Adjacent Property Lines
 - Proposed Lot Line
 - Proposed Sidewalk Line
 - Existing Water Main
 - Existing Sanitary Sewer
 - Proposed Water Main
 - Proposed PVC Sanitary Sewer
 - Existing Right-of-Way
 - Existing Gas Main
 - Existing Storm Sewer
 - Proposed Storm Sewer
 - Existing/Proposed Sidewalk
 - Existing/Proposed Asphalt
 - Existing/Proposed Fire Hydrant
 - Proposed Island/Junction
 - Existing Island/Junction
 - Proposed Stop Sign
 - Proposed/Existing Sanitary Sewer Manhole

Surveyor: Lonnie J. "Jamie" Autery
 PLS AL Reg No. 26279
 PO Box 1486
 Northport, AL 35476

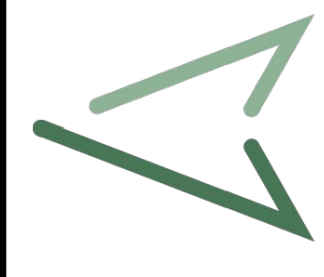


PRELIMINARY PLAT

Hinton-Puryear Property
 Bobby Miller Parkway
 Tuscaloosa, Alabama

432 6th Street, Suite A
 Tuscaloosa, Alabama 35405
 Phone: (205) 345-5646

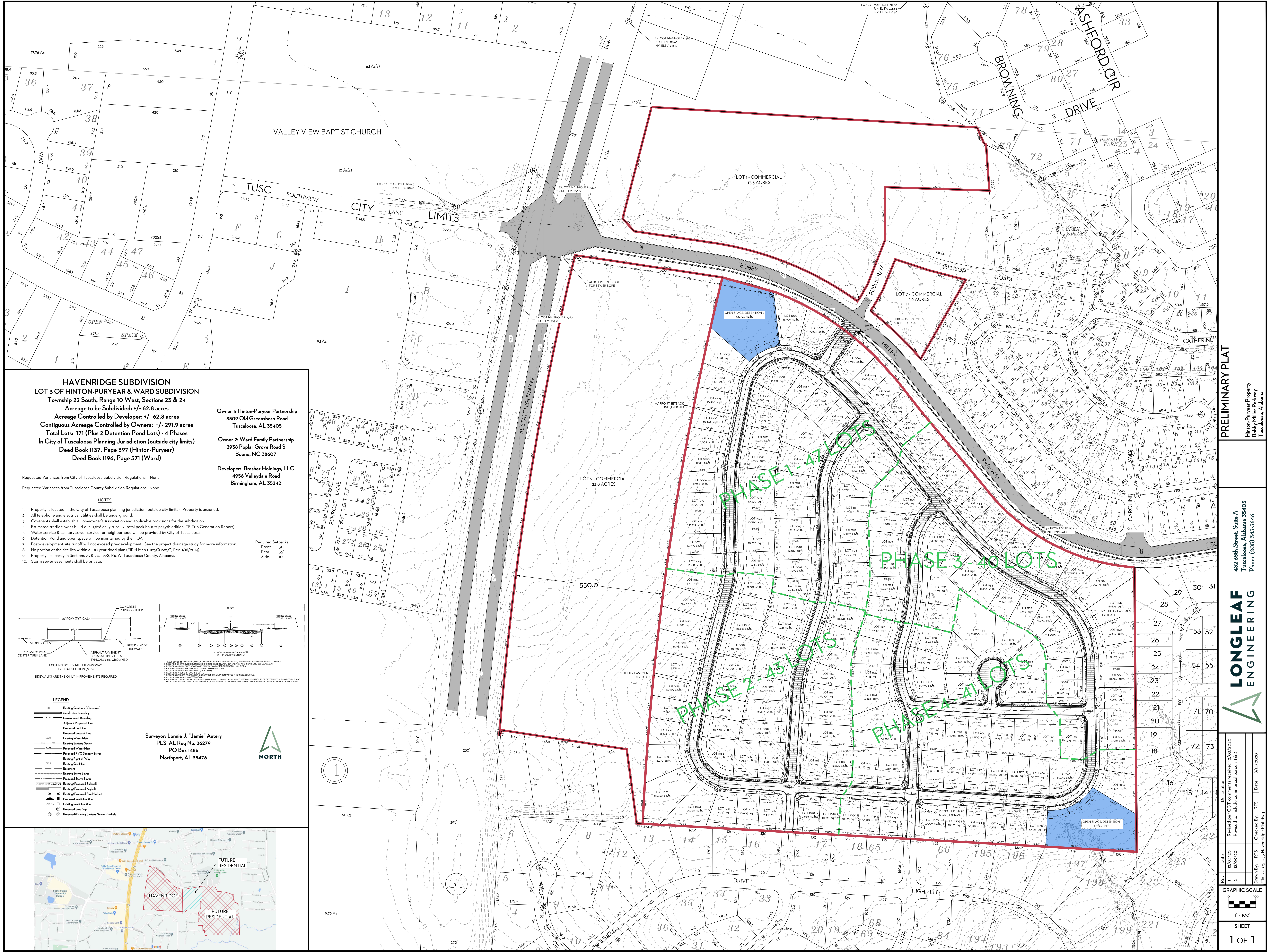
LONGLEAF
 ENGINEERING



| Rev. | Date | Description |
|------|----------|--|
| 1 | 12/04/20 | Revised per COI comments received 12/02/2020 |
| 2 | 12/09/20 | Revised to include commercial parcels 1 & 2 |

Drawn By: RTS Checked By: RTS Date: 8/12/2020
 File: 20-05-055-Havenridge Platting

GRAPHIC SCALE
 1" = 100'
 SHEET
 1 OF 1



HAVENRIDGE SUBDIVISION
LOT 3 OF HINTON-PURYEAR & WARD SUBDIVISION
 Township 22 South, Range 10 West, Sections 23 & 24
 Acreage to be Subdivided: +/- 62.8 acres
 Acreage Controlled by Developer: +/- 62.8 acres
 Contiguous Acreage Controlled by Owners: +/- 291.9 acres
 Total Lots: 171 (Plus 2 Detention Pond Lots) - 4 Phases
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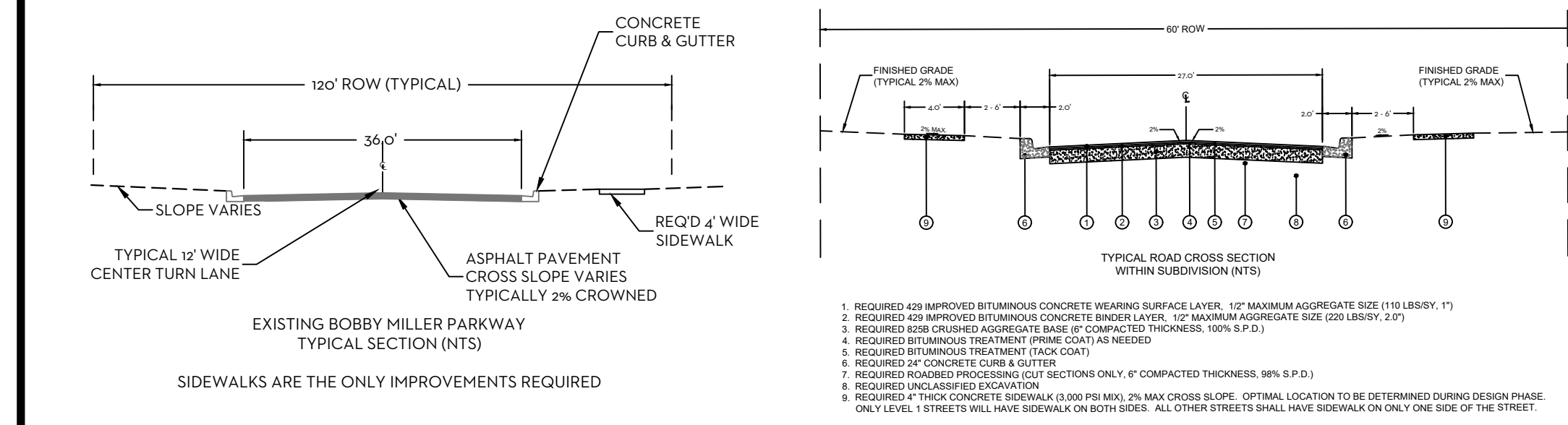
Owner 1: Hinton-Puryear Partnership
 8509 Old Greensboro Road
 Tuscaloosa, AL 35405

Owner 2: Ward Family Partnership
 2938 Poplar Grove Road S
 Boone, NC 38607

Developer: Brasler Holdings, LLC
 4956 Valldale Road
 Birmingham, AL 35242

Requested Variances from City of Tuscaloosa Subdivision Regulations: None
 Requested Variances from Tuscaloosa County Subdivision Regulations: None

- NOTES**
- Property is located in the City of Tuscaloosa planning jurisdiction (outside city limits). Property is unzoned.
 - All telephone and electrical utilities shall be underground.
 - Covenants shall establish a Homeowner's Association and applicable provisions for the subdivision.
 - Estimated traffic flow at build-out: 1608 daily trips, 171 total peak hour trips (8th edition ITE Trip Generation Report).
 - Water service & sanitary sewer service for neighborhood will be provided by City of Tuscaloosa.
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 - Property lies partly in Sections 23 & 24, T25, R10W, Tuscaloosa County, Alabama.
 - Storm sewer easements shall be private.
- Required Setbacks:
 Front: 30'
 Rear: 35'
 Side: 10'

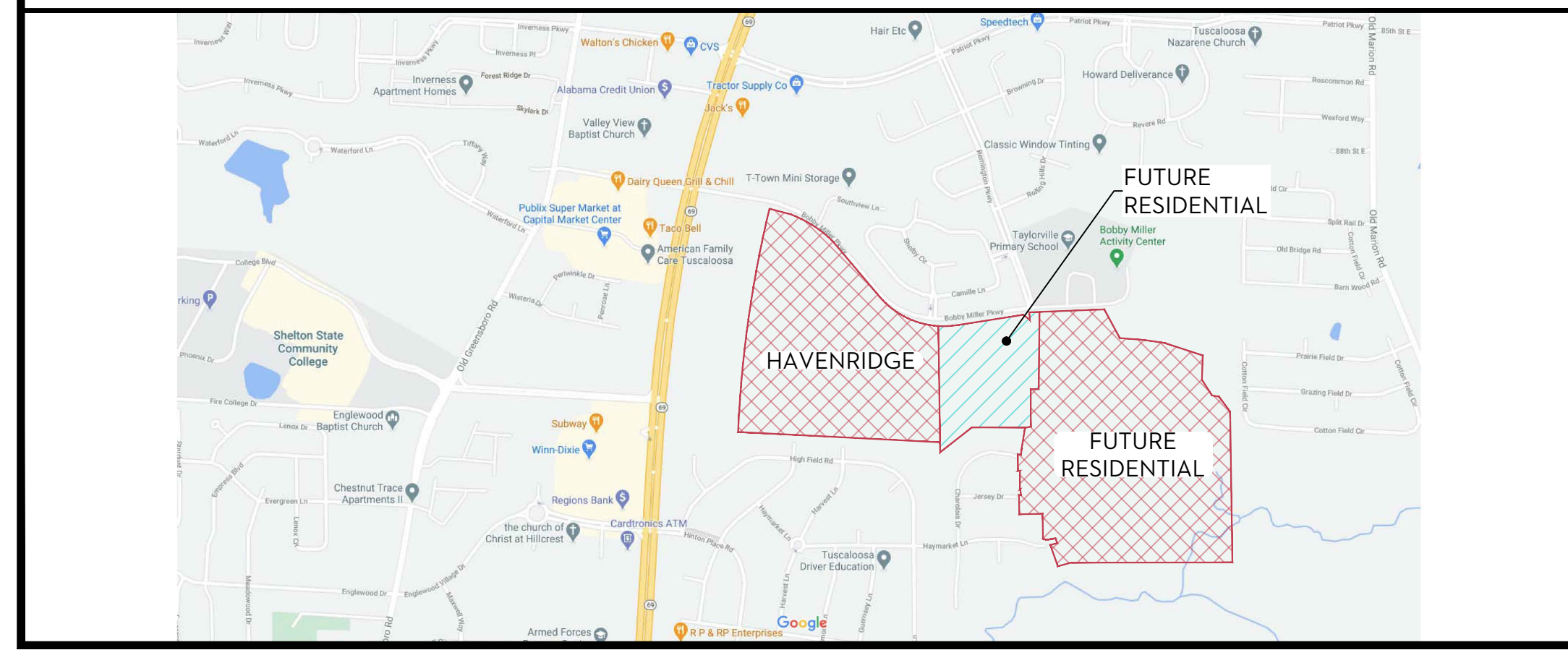


LEGEND

- 100' --- Existing Center Line Interval
- --- Existing Boundary
- --- Development Boundary
- --- Adjacent Property Lines
- --- Proposed Lot Line
- --- Proposed Sublot Line
- --- Existing Water Main
- --- Existing Sanitary Sewer
- --- Proposed Water Main
- --- Proposed PVC Sanitary Sewer
- --- Existing Right-of-Way
- --- Existing Gas Main
- --- Easement
- --- Existing Storm Sewer
- --- Proposed Storm Sewer
- --- Existing/Proposed Sidewalk
- --- Existing/Proposed Asphalt
- --- Existing/Proposed Fire Hydrant
- --- Proposed Island/Junction
- --- Existing Island/Junction
- --- Proposed Stop Sign
- --- Existing Stop Sign
- --- Proposed/Existing Sanitary Sewer Manhole

Surveyor: Lonnie J. "Jamie" Autery
 PLS AL Reg No. 26279
 PO Box 1486
 Northport, AL 35476

NORTH



PRELIMINARY PLAT
 Hinton-Puryear Property
 Bobby Miller Parkway
 Tuscaloosa, Alabama

432 6th Street, Suite A
 Tuscaloosa, Alabama 35405
 Phone: (205) 345-5646

LONGLEAF ENGINEERING

| Rev. | Date | Description |
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GRAPHIC SCALE
 1" = 100'
SHEET
 1 OF 1



HINTON-PURYEAR & WARD FAMILY MASTER PLAN

Township 22 South, Range 10 West, Sections 23 & 24
 Contiguous Acreage Controlled by Owners: +/- 291.9 acres
 In City of Tuscaloosa Planning Jurisdiction (outside city limits)
 Deed Book 1137, Page 397 (Hinton-Puryear)
 Deed Book 1196, Page 571 (Ward)

Owner 1: Hinton-Puryear Partnership
 8509 Old Greensboro Road
 Tuscaloosa, AL 35405

Owner 2: Ward Family Partnership
 2938 Poplar Grove Road S
 Boone, NC 38607

- LEGEND**
- Existing Contours
 - - - Subdivision Boundary
 - - - Development Boundary
 - - - Adjacent Property Lines
 - - - Proposed Lot Line
 - - - Proposed Setback Line
 - - - Existing Water Main
 - - - Existing Sanitary Sewer
 - - - Proposed Water Main
 - - - Proposed PVC Sanitary Sewer
 - - - Existing Right-of-Way
 - - - Existing Gas Main
 - - - Easement
 - - - Existing Storm Sewer
 - - - Proposed Storm Sewer
 - - - Existing/Proposed Sidewalk
 - - - Existing/Proposed Fire Hydrant
 - Proposed Inlet/Junction
 - Existing Inlet/Junction
 - Proposed Stop Sign
 - Proposed/Existing Sanitary Sewer Manhole

PHASING PLAN

PHASE 1: THE ENTIRE PARCEL WILL BE SUBDIVIDED INTO THE 7 LOTS SHOWN ON THIS MASTER PLAN. NO PHYSICAL IMPROVEMENTS WILL BE PERFORMED DURING THIS PHASE.

PHASE 2: LOT 3 WILL BE SUBDIVIDED INTO THE HAVENRIDGE RESIDENTIAL SUBDIVISION. SEE ACCOMPANYING PRELIMINARY PLAT FOR THIS LOT.

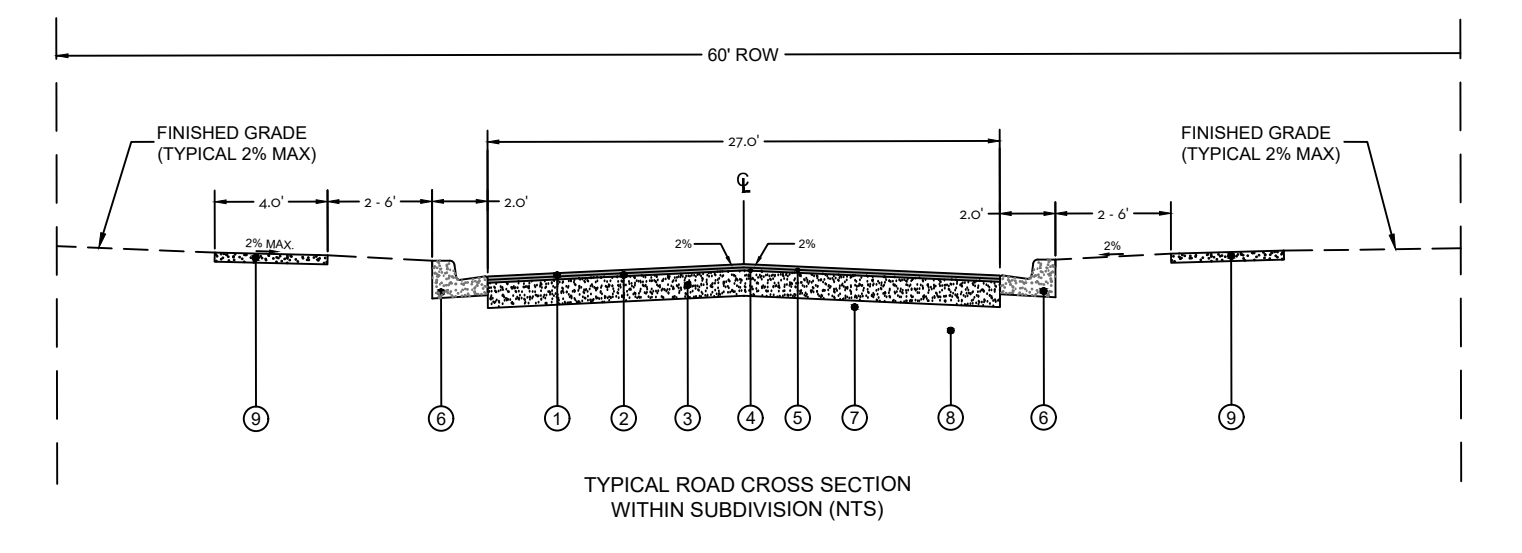
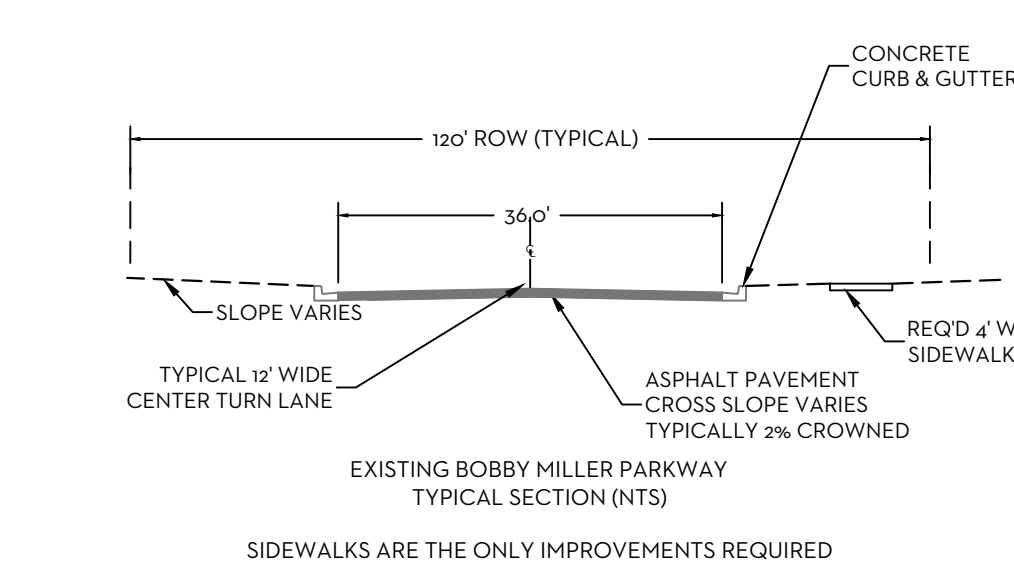
PHASE 3: LOT 4 WILL BE SUBDIVIDED INTO THE PARKWAY GARDENS RESIDENTIAL SUBDIVISION.

TIMING FOR FUTURE PHASES OF COMMERCIAL DEVELOPMENT AND/OR RESIDENTIAL DEVELOPMENT ARE UNKNOWN AT THIS TIME.

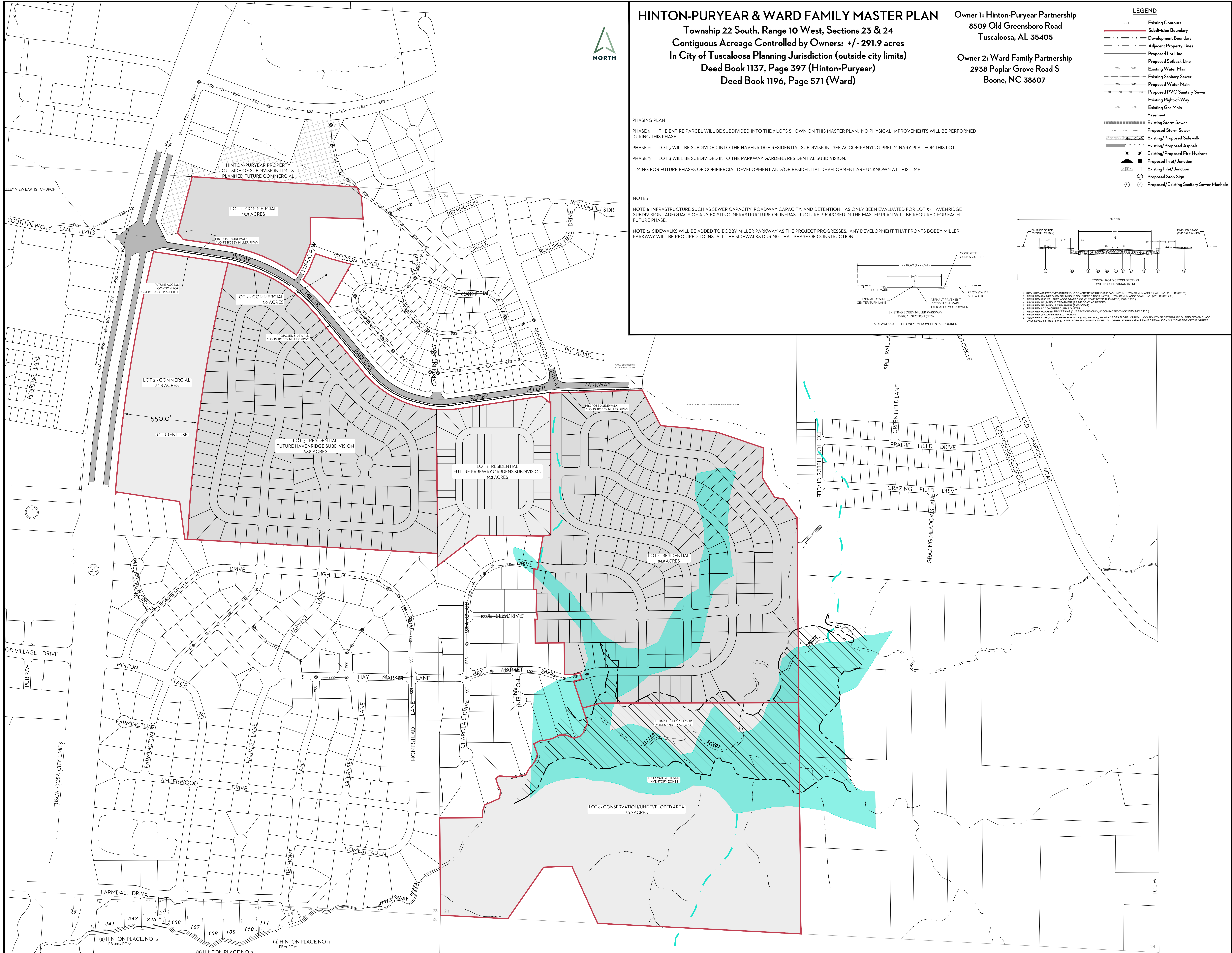
NOTES

NOTE 1: INFRASTRUCTURE SUCH AS SEWER CAPACITY, ROADWAY CAPACITY, AND DETENTION HAS ONLY BEEN EVALUATED FOR LOT 3 - HAVENRIDGE SUBDIVISION. ADEQUACY OF ANY EXISTING INFRASTRUCTURE OR INFRASTRUCTURE PROPOSED IN THE MASTER PLAN WILL BE REQUIRED FOR EACH FUTURE PHASE.

NOTE 2: SIDEWALKS WILL BE ADDED TO BOBBY MILLER PARKWAY AS THE PROJECT PROGRESSES. ANY DEVELOPMENT THAT FRONTS BOBBY MILLER PARKWAY WILL BE REQUIRED TO INSTALL THE SIDEWALKS DURING THAT PHASE OF CONSTRUCTION.



1. REQUIRED 40' IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 10" MAXIMUM AGGREGATE SIZE (10.5 LB/SY)
 2. REQUIRED 40' IMPROVED BITUMINOUS CONCRETE BASE LAYER, 10" MAXIMUM AGGREGATE SIZE (20.5 LB/SY)
 3. REQUIRED 40' IMPROVED BITUMINOUS CONCRETE SUB-BASE LAYER, 10" MAXIMUM AGGREGATE SIZE (20.5 LB/SY)
 4. REQUIRED 40' IMPROVED BITUMINOUS CONCRETE TREATMENT (PRIME COAT) AS NEEDED
 5. REQUIRED 40' IMPROVED BITUMINOUS CONCRETE TREATMENT (FACE COAT)
 6. REQUIRED 2" OF CONCRETE CURB & GUTTER
 7. REQUIRED 12" MINIMUM PROTECTIVE CUT SECTIONS ONLY, 6" COMPACTED THICKNESS (W/ 8" P.D.)
 8. REQUIRED 12" MINIMUM PROTECTIVE SECTION
 9. REQUIRED 12" THICK CONCRETE SIDEWALK (1,500 PSI MIN), 2% MAX CROSS SLOPE. OPTIMAL LOCATION TO BE DETERMINED DURING DESIGN PHASE.
 10. REQUIRED 12" THICK CONCRETE SIDEWALK (1,500 PSI MIN), 2% MAX CROSS SLOPE. OPTIMAL LOCATION TO BE DETERMINED DURING DESIGN PHASE.
- ONLY LEVEL 1 STREETS WILL HAVE SIDEWALKS ON BOTH SIDES. ALL OTHER STREETS SHALL HAVE SIDEWALKS ON ONLY ONE SIDE OF THE STREET.



MASTER PLAN

Hinton-Puryear Property
 Bobby Miller Parkway
 Tuscaloosa, Alabama

432 6th Street, Suite A
 Tuscaloosa, Alabama 35405
 Phone (205) 345-5646



| Rev. | Date | Description |
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| 1 | 12/04/20 | Revised per COI comments received 12/02/2020 |

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