

# CITY OF TUSCALOOSA PLANNING COMMISSION SUBDIVISION CHECKLIST

**NOTE: ALL THE NECESSARY INFORMATION FOR SUBDIVISION APPROVAL AS REQUIRED BY THE SUBDIVISION REGULATIONS MUST BE SUBMITTED WITH THIS APPLICATION AS WELL AS ALL ITEMS BELOW. OTHERWISE, THIS APPLICATION WILL NOT BE ACCEPTED.**

NAME OF SUBDIVISION: LEE-SANFORD SUBDIVISION

PARCEL NUMBER: 1503060001008000  
1503060001008001 TOTAL ACRES 41.3

SURVEYOR'S NAME BLACK WARRIOR SURVEYING, LLC

ADDRESS: 949 PIN BROOK LANE TUSCALOOSA, AL. ZIP: 35406

TELEPHONE NUMBER: 205-393-4264 FAX NUMBER: 205-752-3000

OWNER'S NAME: GLEND A LEE & JIMMY SANFORD

ADDRESS: 12873 & 12878 LESUEUR ROAD NORTHPORT, AL. ZIP 35475

**ALL 12 PLATS MUST BE FOLDED (8 1/2" X 11" not smaller or larger) MAP FOLD.**

PRE-DESIGN CONFERENCE  YES  NO  N/A

MASTER PLAN PROVIDED  YES  NO  N/A

(Required if developer owns or has options on 20 or more additional acres - Not required if developer has written waiver from Planning Director)

DRAINAGE STUDY  YES  NO  N/A

(Required if developer owns or controls more than ten acres in one watershed - Copy provided to Planning & TDOT)

WAIVER REQUEST PROPERLY SUBMITTED  YES  NO  N/A

(Cost analysis provided to Planning & TDOT for waiver request of sanitary sewer)

REDUCED COPIES OF DEVELOPMENT  YES  NO  N/A

(8 1/2" X 11")

(TAX MAP - VICINITY MAP - SUBDIVISION PLAT WITHOUT CONTOUR LINES)

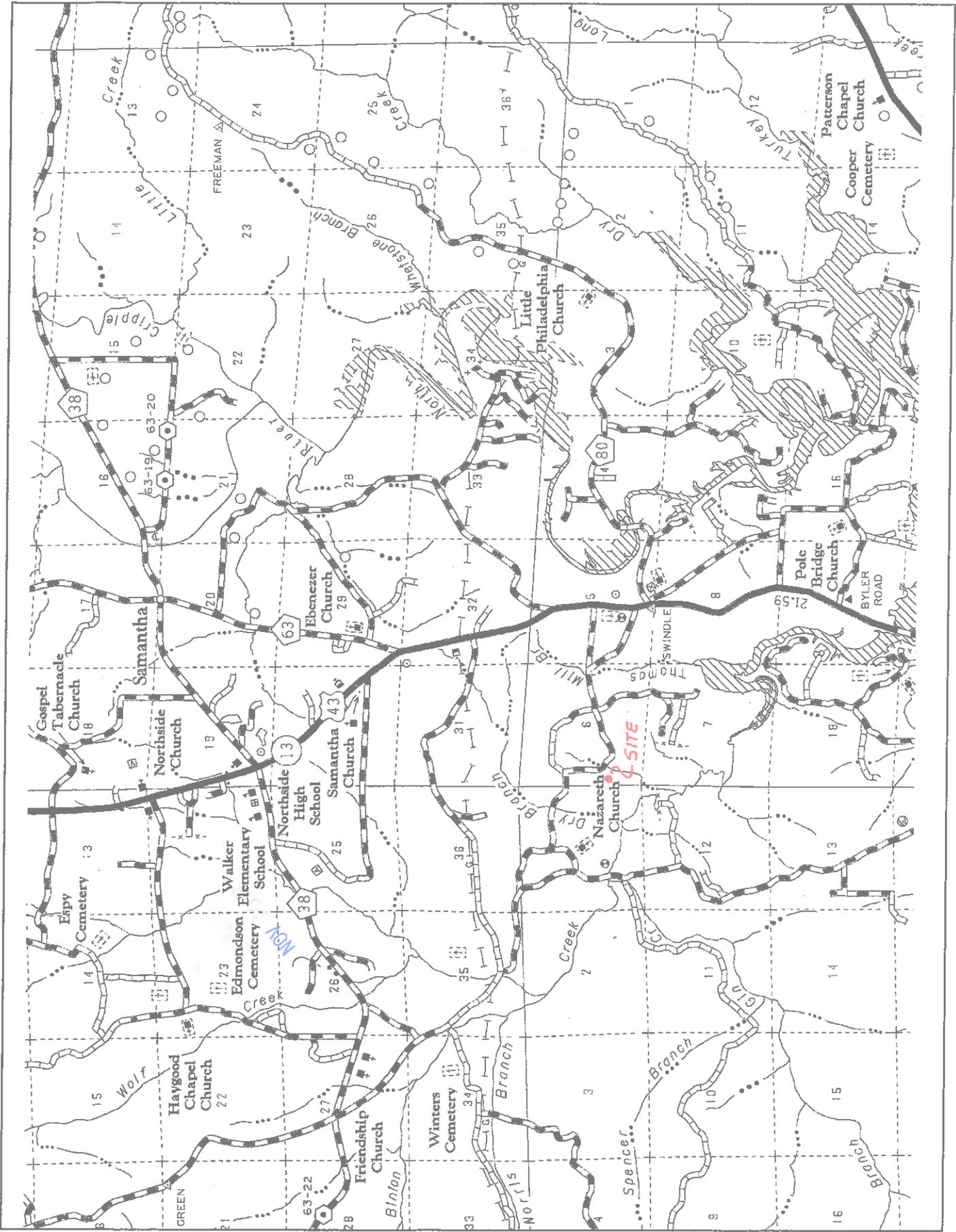
DESIGNATION OF AGENT FORM  YES  NO  N/A

Three labels (1" x 2 5/8" white self-adhesive) must be submitted for each name and address of adjacent property owners, including three labels with the applicant's and owner's name and address.

**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.**

**It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.**

APPLICANT'S SIGNATURE: James Gary Cobb DATE: 11/14/16



# VICINITY MAP

TYPE OF DRAWING: PRELIMINARY PLAT  
 DATE OF DRAWING: 11/14/16  
 FILE NAME: 16-1113 LEE PP  
 SCALE: 1" = 120'  
 REVISED 12/26/16



**LEGEND**

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT BOUNDARY LINE
- ROADWAY CENTERLINE
- MINIMUM BUILDING LINE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- APPROXIMATE LOCATION EXISTING FIELD LINES

NORTHWEST CORNER NW1/4 OF THE SW1/4 SECTION 16, T15S, R10W TUSCALOOSA COUNTY ALABAMA

MERYL SHERWOOD  
 601 5TH AVE EAST APT. 327  
 TUSCALOOSA, AL. 35401

MERYL SHERWOOD  
 601 5TH AVE EAST APT. 327  
 TUSCALOOSA, AL. 35401

MERYL SHERWOOD  
 601 5TH AVE EAST APT. 327  
 TUSCALOOSA, AL. 35401

NORTH BOUNDARY NE1/4 OF THE SW1/4  
 600.86'



JOHN MORRIS  
 12715 LESUEUR ROAD  
 NORTHPORT, AL. 35475

AMANDA SKELTON  
 12715 LESUEUR ROAD  
 NORTHPORT, AL. 35475

MARTHA CAMPBON  
 1806 MARILLA DRIVE  
 DEMOPOLIS, AL. 35732

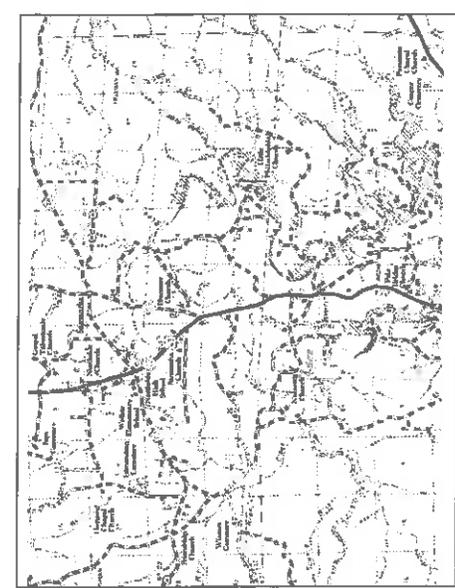
**LOT 4**  
 (18.0 ACRES)

**LOT 1**  
 (16.0 ACRES)

**MS-MN**

**LOT 2**  
 (4.5 ACRES)

**LOT 3**  
 (2.8 ACRES)



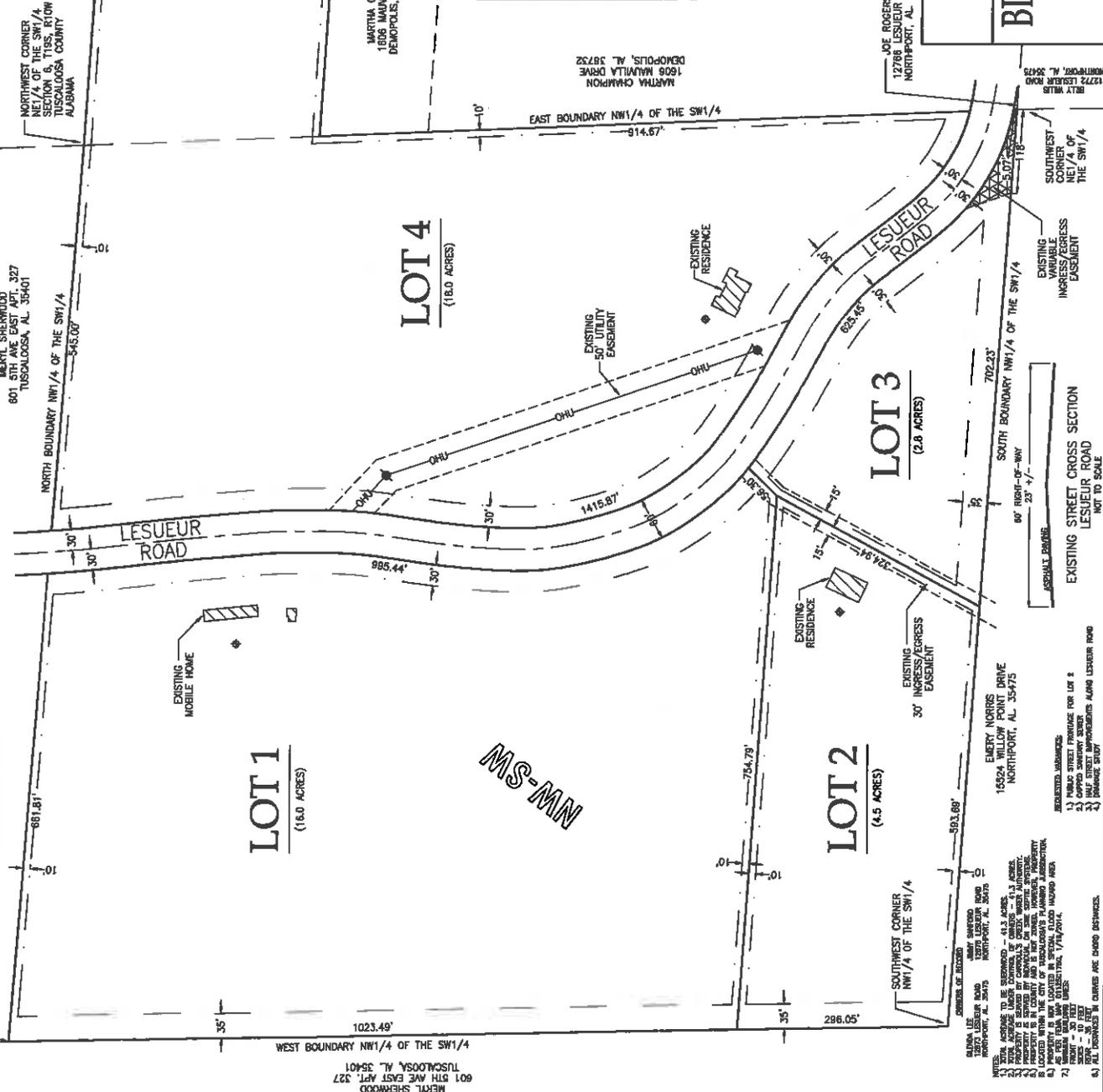
VICINITY MAP

JOE ROGERS  
 12786 LESUEUR ROAD  
 NORTHPORT, AL. 35475

**MASTER PLAN & PRELIMINARY PLAT  
 LEE-SANFORD SUBDIVISION**

**BLACK WARRIOR SURVEYING, LLC**  
 949 PIN BROOK LANE  
 TUSCALOOSA, ALABAMA 35406

205-391-8878 205-393-4264 FAX 752-3000



- GENERAL NOTES:**
- 1) TOTAL AREA TO BE SUBDIVIDED - 41.3 ACRES, 1.3 ACRES
  - 2) PROPERTY IS OWNED BY CARROLL'S CROSS WOODS AUTHORITY.
  - 3) PROPERTY IS IN EXISTING 1/4 SECTION 16, T15S, R10W, W/4.
  - 4) LOCATED WITHIN THE CITY OF TUSCALOOSA'S PLANNING JURISDICTION.
  - 5) ALL FIELD LINES AND BOUNDARIES SHOWN ARE APPROXIMATE.
  - 6) PERMITS - 30 FEET
  - 7) FRONT - 30 FEET
  - 8) ALL DIMENSIONS IN CURVES ARE CHORD DIMENSIONS.

EXISTING STREET CROSS SECTION  
 LESUEUR ROAD  
 NOT TO SCALE

EXISTING 50' UTILITY EASEMENT  
 OHU  
 EXISTING RESIDENCE  
 SOUTH WEST CORNER NE1/4 OF THE SW1/4

EXISTING INGRESS/EGRESS EASEMENT  
 23' +/-  
 60' RIGHT-OF-WAY

RECORDED WARNINGS:  
 1) PUBLIC STREET FRONTAGE FOR LOT 2  
 2) 1/4" STREET IMPROVEMENTS ALONG LESUEUR ROAD  
 3) 1/4" STREET IMPROVEMENTS ALONG LESUEUR ROAD  
 4) 1/4" STREET IMPROVEMENTS ALONG LESUEUR ROAD



December 9, 2016

City of Tuscaloosa Planning & Development Services  
Attn: Ashley Crites, Land Use Controls Manager  
2201 University Boulevard  
Tuscaloosa, Al. 35401

Re: Variance Request / Lee-Sanford Master Plan-Preliminary Plat

Dear Ms. Crites:

The Lee-Sanford Preliminary Subdivision is a 41.3 acre subdivision consisting of four lot located along Lesueur Road in Section 6, Township 19 South, Range 10 West in Tuscaloosa County. The four lots range in size from 2.8 to 18.0 acres in size. Lot 2 is currently owned by Mr. Jimmy Sanford and the remaining three lots are owned by Glenda Lee. The purpose of this subdivision plat is to correct the illegal transfer of title of Lot 2 from Glenda Lee to Jimmy Sanford. We have requested a variance from the following:

1. Public Street Frontage for Lot 2 - Lot 2 has existing access to Lesueur Road by means of an existing thirty foot ingress/egress easement as recorded in Deed Book 2016 at Page 17587.
2. Capped Sanitary Sewers - The nearest sanitary sewer system to this subdivision is located in the Grand Point Subdivision located North of Tuscaloosa County High School and is operated by the City of Northport. The nearest sanitary sewer system operated by the City of Tuscaloosa is located at the Ol' Colony Golf Course. In order to connect to any of these two sanitary sewer systems, this subdivision would have to be served by its water system. This proposed subdivision is currently served by Carroll's Creek Water Authority. The estimated cost to connect to one of these two sanitary sewer systems could easily exceed three to four million dollars including: multiple pumping stations, utility realignments, bridge crossing over Lake Tuscaloosa and other road crossing conflicts. The property is currently served by on site septic systems. The size of the proposed lots and the estimated costs to connect to existing sanitary sewer systems would be very cost prohibitive.

3. **Half Street Improvements along Lesueur Road** - Lesueur Road is currently a low volume road. The width of paving along Lesueur Road is currently 22-23 feet. The proposed subdivision will not generate an adverse effect of traffic along this road. The cost of extra paving or the placement of curb and gutter would be very cost prohibitive.
4. **Drainage Study** - There is no proposed development for this subdivision with the exception of house construction.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "James Gary Cobb". The signature is written in a cursive, flowing style.

James Gary Cobb, PLS  
949 Pin Brook Lane  
Tuscaloosa, Al. 35406  
Alabama Registration No. 30339  
205-393-4264