



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Willis-Tidwell Subdivision Parcel ID: 1503060001010000.010001&011000 Total Acres: 6.1

Surveyor or Engineer

Name: Black Warrior Surveying, LLC Email: gcobb.bws10@yahoo.com Phone: 393-4264
 Address: 949 Pin Brook Lane City/State: Tuscaloosa / AL ZIP Code: 35406

Property Owner

Name: Billy Willis & Bonnie Tidwell Email: _____ Phone: _____
 Address: 12772 & 12766 Lesueur Road 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 1/2" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES <u>6/4/21</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	<input checked="" 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 checked="" 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 SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

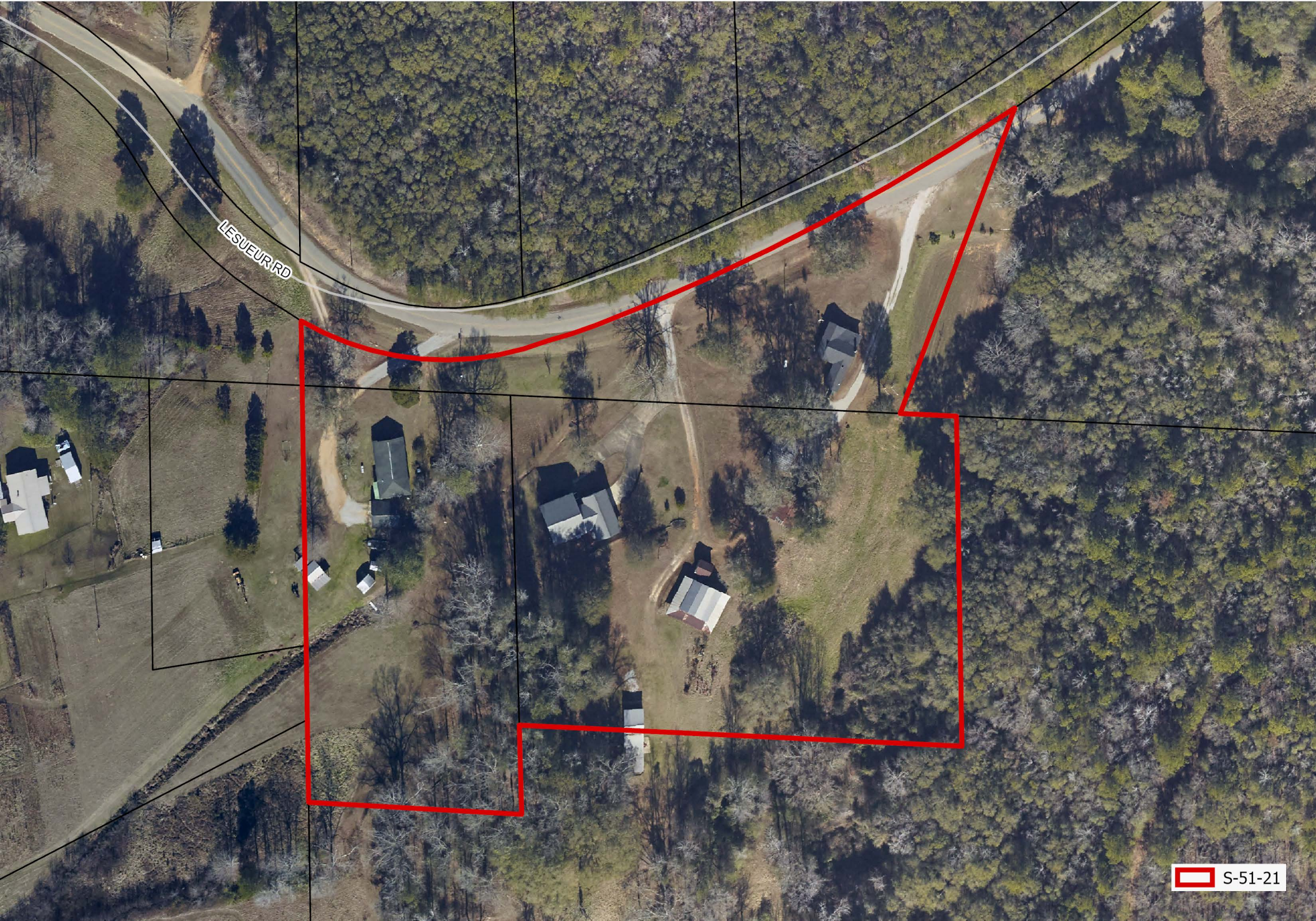
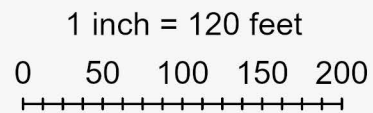
Signature: James Hay Cobb Date: 6/9/21

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 SUBMIT FORM



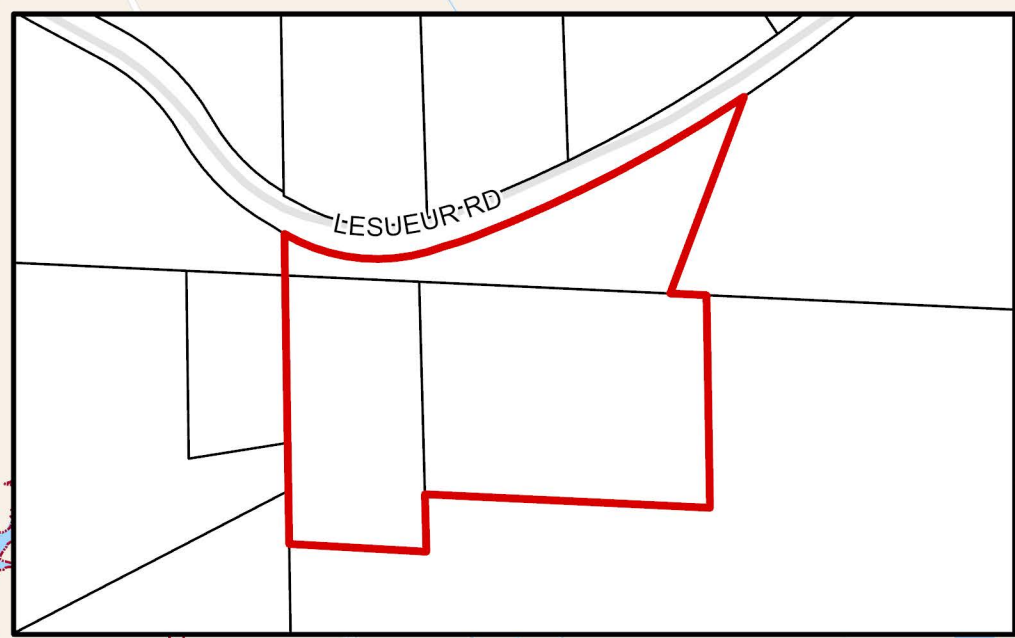
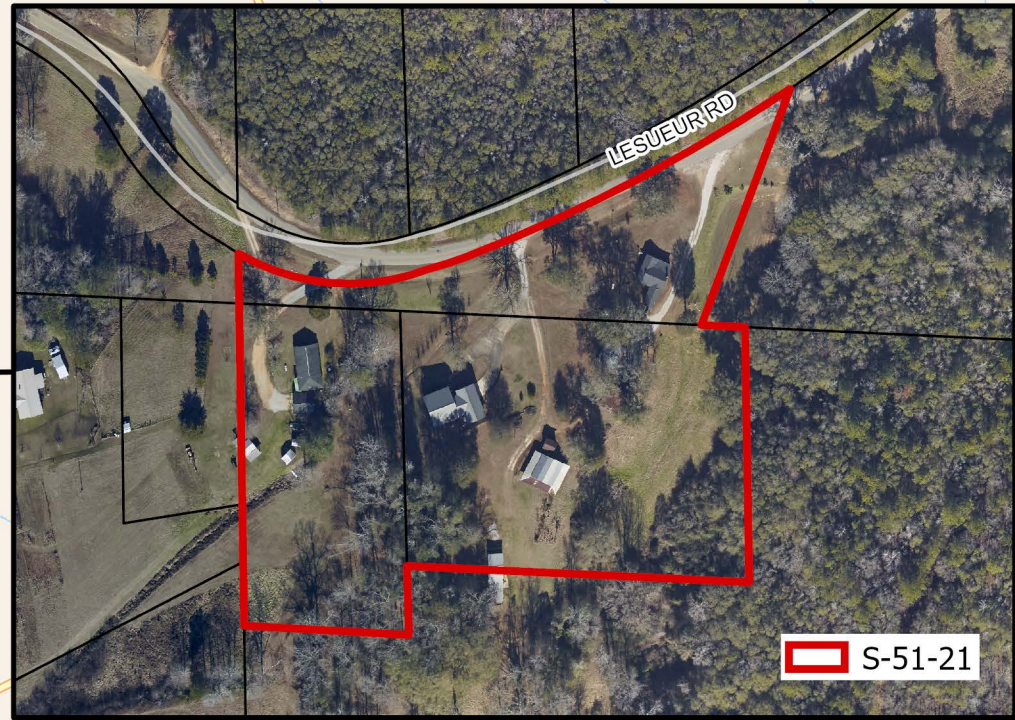
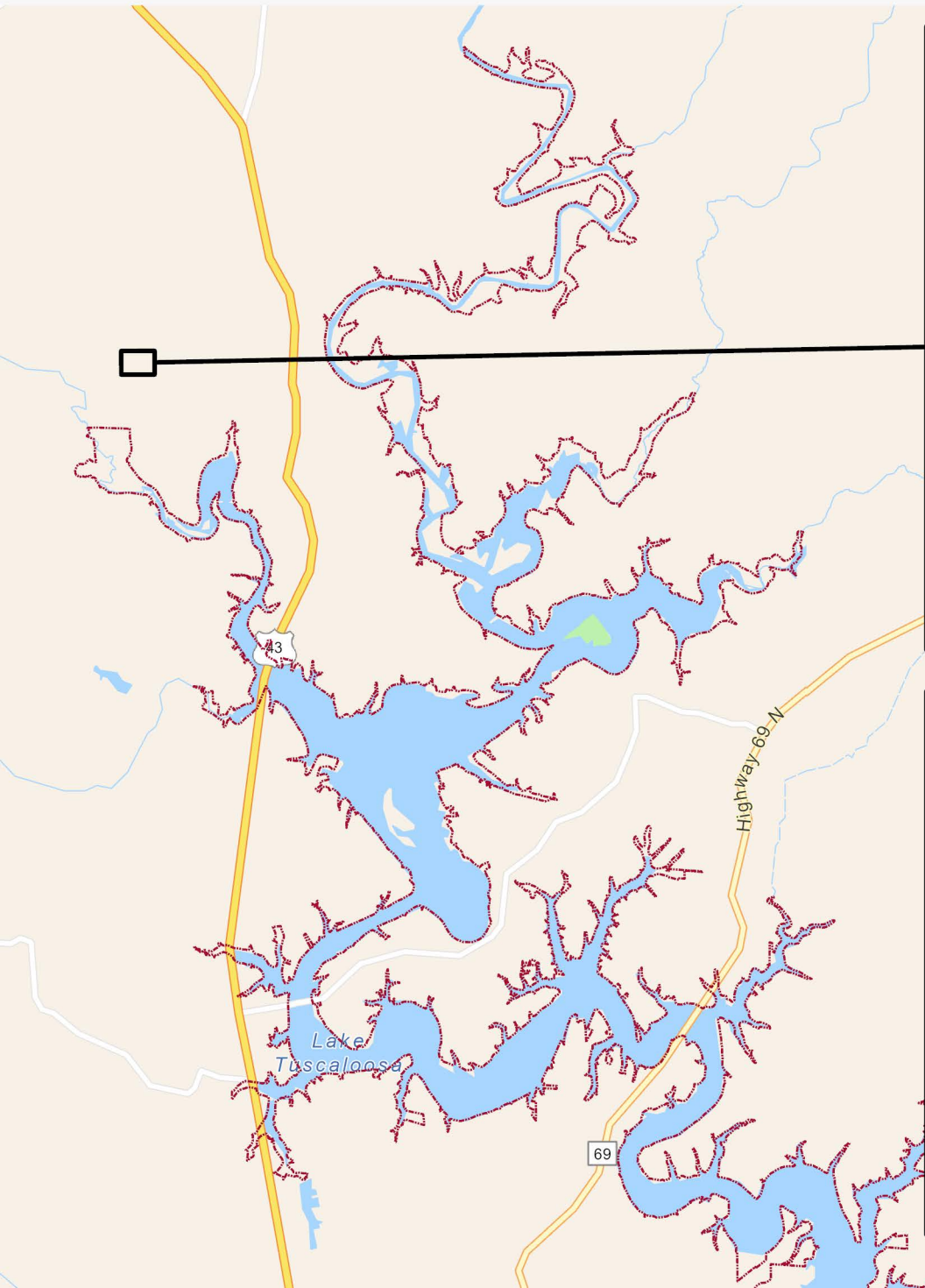
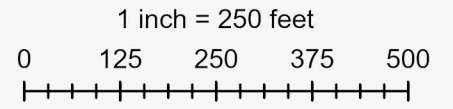
S-51-21: Willis-Tidwell Subdivision



 S-51-21



S-51-21: Willis-Tidwell Subdivision



NW-SE

NE-SW

SE-SW

SW-SW

TYLER TRACE
PLAT BOOK 2017
PAGES 114-115

GLEENDA LEE
17701 DRY BRANCH LOOP
NORTHPORT, AL. 35475

MARTHA CHAMPION
25351 CANAL ROAD LOT 6
ORANGE BEACH, AL. 36561

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ORANGE BEACH, AL. 36561

AMANDA SKELTON
12715 LESUEUR ROAD
NORTHPORT, AL. 35475

AARON DUNN
12850 LESUEUR ROAD
NORTHPORT, AL. 35475

MARTHA CHAMPION
25351 CANAL ROAD LOT 6
ORANGE BEACH, AL. 36561

JEFF NORRIS
12882 LESUEUR ROAD
NORTHPORT, AL. 35475

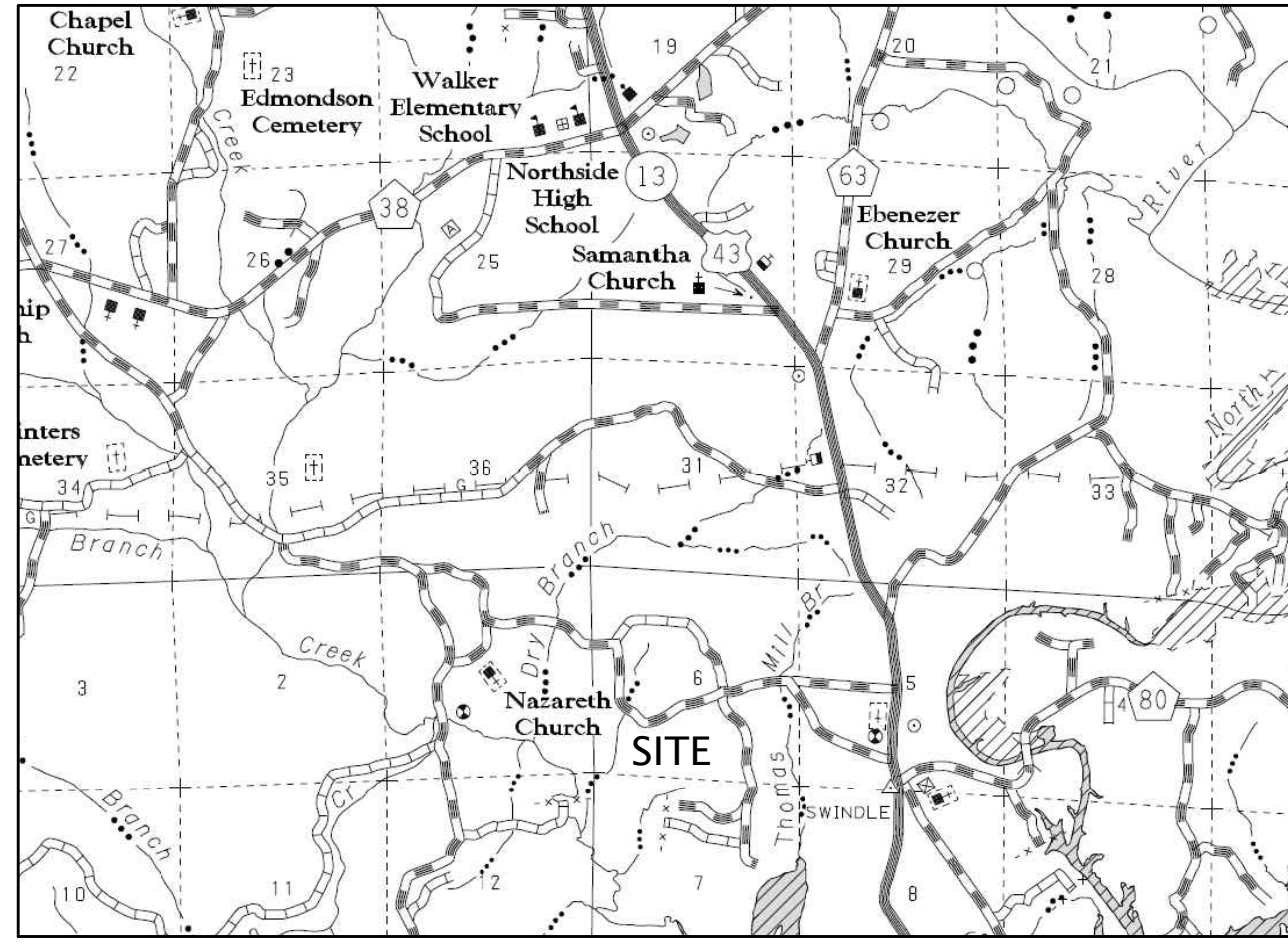
NICK STINNETT
12799 BAXTER DRIVE
NORTHPORT, AL. 35475

JEFF NORRIS SUBDIVISION
PLAT BOOK 2018
PAGE 43

SHANE SMITH
12768 LESUEUR ROAD
NORTHPORT, AL. 35475

LYNN WATKINS
12894 LESUEUR ROAD
NORTHPORT, AL. 35475

NICK STINNETT
12799 BAXTER DRIVE
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VICINITY MAP

OWNERS OF RECORD

BILLY WILLIS
12772 LESUEUR ROAD
NORTHPORT, AL. 35475

BONNIE TIDWELL
12766 LESUEUR ROAD
NORTHPORT, AL. 35475

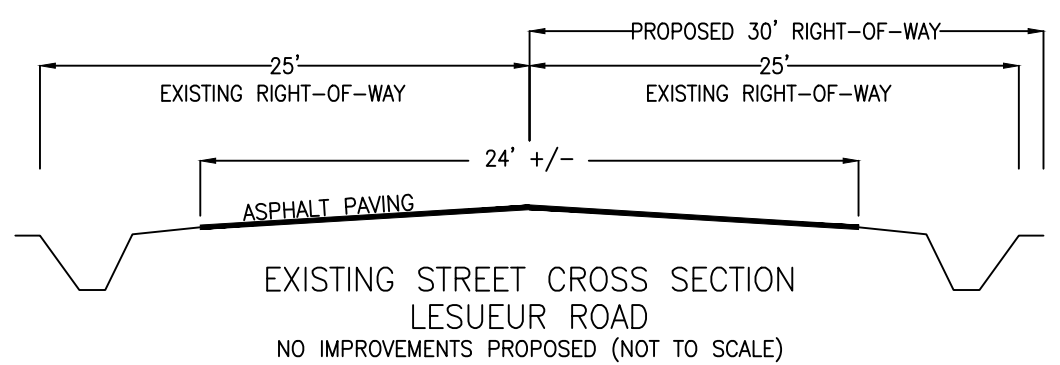
- NOTES:
1.) TOTAL ACREAGE TO BE SUBDIVIDED - 6.1 ACRES.
2.) TOTAL ACREAGE UNDER CONTROL OF OWNERS - 6.1 ACRES.
3.) PROPERTY IS SERVED BY CARROLL'S CREEK WATER AUTHORITY.
4.) PROPERTY IS SERVED BY INDIVIDUAL ON SITE SEPTIC SYSTEMS.
5.) PROPERTY IS SPECIFICALLY OUTSIDE THE CITY LIMITS OF TUSCALOOSA.
6.) PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AS PER FEMA MAP 01125C175G, 1/16/2014.
7.) MINIMUM BUILDING LINES:
FRONT - 30 FEET
SIDES - 10 FEET
REAR - 35 FEET
8.) ALL DISTANCES IN CURVES ARE CHORD DISTANCES.

REQUESTED VARIANCES:

- 1.) CAPPED SANITARY SEWER
2.) LOT CONFIGURATION

LEGEND

Table with 2 columns: Symbol/Line Style and Description. Includes symbols for PROPERTY LINE, ADJOINING PROPERTY LINE, QUARTER SECTION LINE, ROADWAY CENTERLINE, MINIMUM BUILDING LINE, CONTOUR LINE (EXISTING), PIPE FOUND, CAPPED REBAR FOUND, CAPPED REBAR SET, AREA OF EXISTING SEPTIC TANK & FIELD LINES.



REVISED - 7/1/21
TYPE OF DRAWING: PRELIMINARY PLAT
DATE OF DRAWING: 5/24/21
SOURCE OF TITLE: DEED BOOK 1184 PAGE 515 & DEED BOOK 2020 PAGE 23800
FILE NAME : 21-0521 WILLIS
SCALE 1" = 60'

PRELIMINARY PLAT
WILLIS - TIDWELL SUBDIVISION
BLACK WARRIOR SURVEYING, LLC
949 PIN BROOK LANE
TUSCALOOSA, ALABAMA 35406
205-391-8878 205-393-4264

NW-SE

NE-SW

SE-SW

SW-SW

TYLER TRACE
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LOT 4

LOT 3

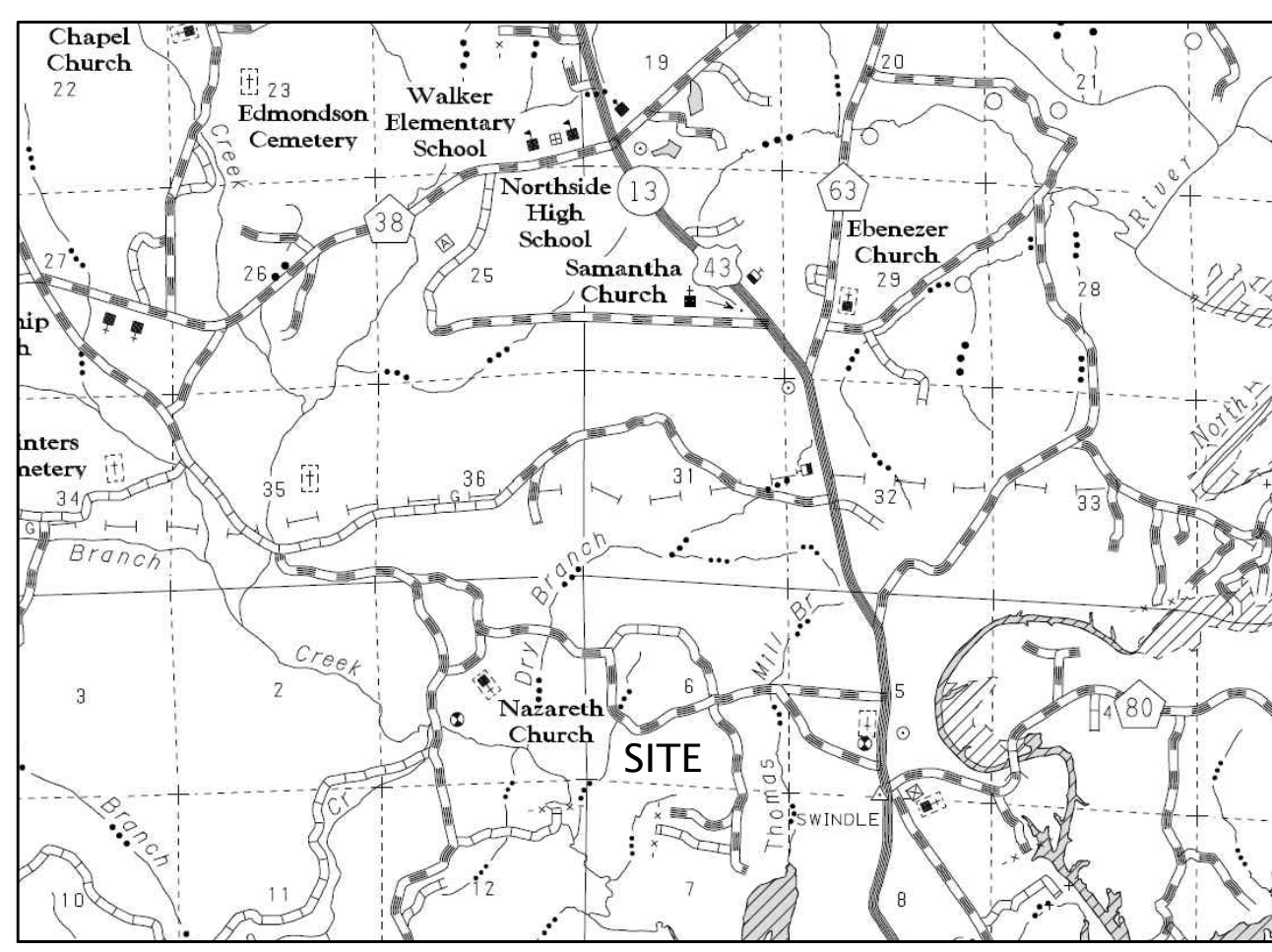
LOT 3

LOT 2

LOT 2
2.2 ACRES

LOT 1
3.9 ACRES

LESUEUR ROAD



OWNERS OF RECORD

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NORTHPORT, AL. 35475

BONNIE TIDWELL
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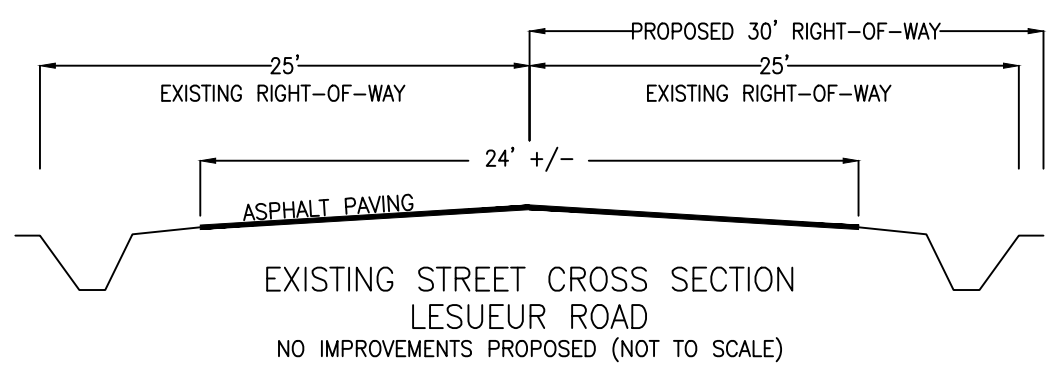
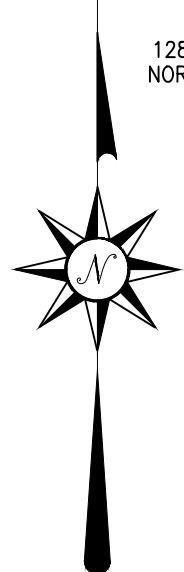
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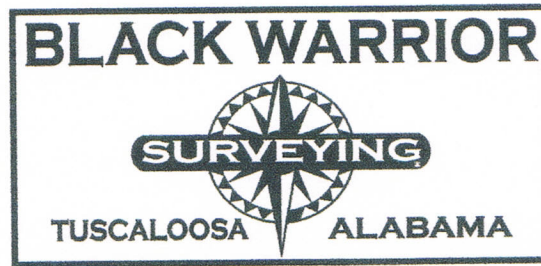
LEGEND

PROPERTY LINE	—————
ADJOINING PROPERTY LINE	- - - - -
QUARTER SECTION LINE	—————
ROADWAY CENTERLINE	- - - - -
MINIMUM BUILDING LINE	—————
CONTOUR LINE (EXISTING)	- - - 320 - - -
PIPE FOUND	●
CAPPED REBAR FOUND	■
CAPPED REBAR SET CA-915-S	⊗
AREA OF EXISTING SEPTIC TANK & FIELD LINES	⊕



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 BLACK WARRIOR SURVEYING, LLC
 949 PIN BROOK LANE
 TUSCALOOSA, ALABAMA 35406
 205-391-8878 205-393-4264



June 7, 2021

Office of Urban Development
Attn: Will Smith, Associate Director of Planning City of Tuscaloosa
2201 University Boulevard
Tuscaloosa, AL 35401

Re: Variance Request / Willis-Tidwell Preliminary Plat

Dear Mr. Smith:

The Willis-Tidwell Subdivision is a 6.1 acre proposed subdivision consisting of two lots located along Lesueur Road in Section 6, Township 19 South, Range 10 West in Tuscaloosa County. The purpose of this subdivision is to realign the three existing tax parcels in order to give Mr. Willis frontage on Lesueur Road and to incorporate the area around the existing barn that Mr. Willis is rehabbing. We have requested a variance from the following:

1. Lot Configuration - The interior lot line has been agreed upon by both owners and does not pose a traffic safety threat.
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.

James Gary Cobb, PLS
949 Pin Brook Lane
Tuscaloosa, AL 35406