



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Resurvey of Lots 1 & 2 Old North River Point Parcel ID: See attached Total Acres: 5.92

Surveyor or Engineer

Name: AI Cabaniss, PE, PLS Email: acabaniss@cabanisseng.com Phone: 205.758.9032
 Address: PO Box 020440 City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner

Name: Lonnie & Kitty Strickland Email: _____ Phone: _____
 Address: 1 Old North River Point City/State: Tuscaloosa / AL ZIP Code: 35406

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 _____	<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 type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Variance request letter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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.

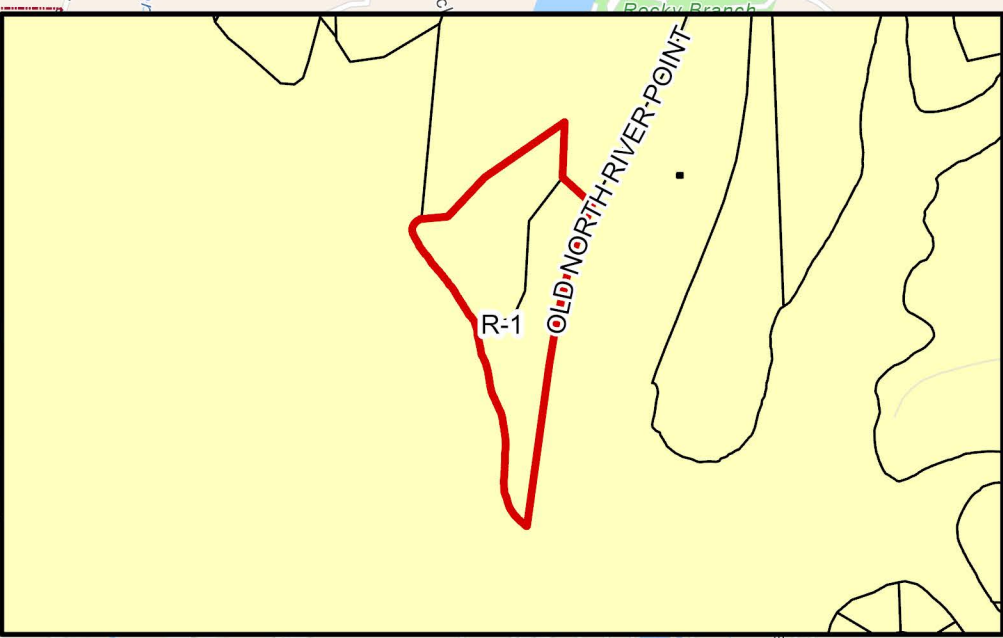
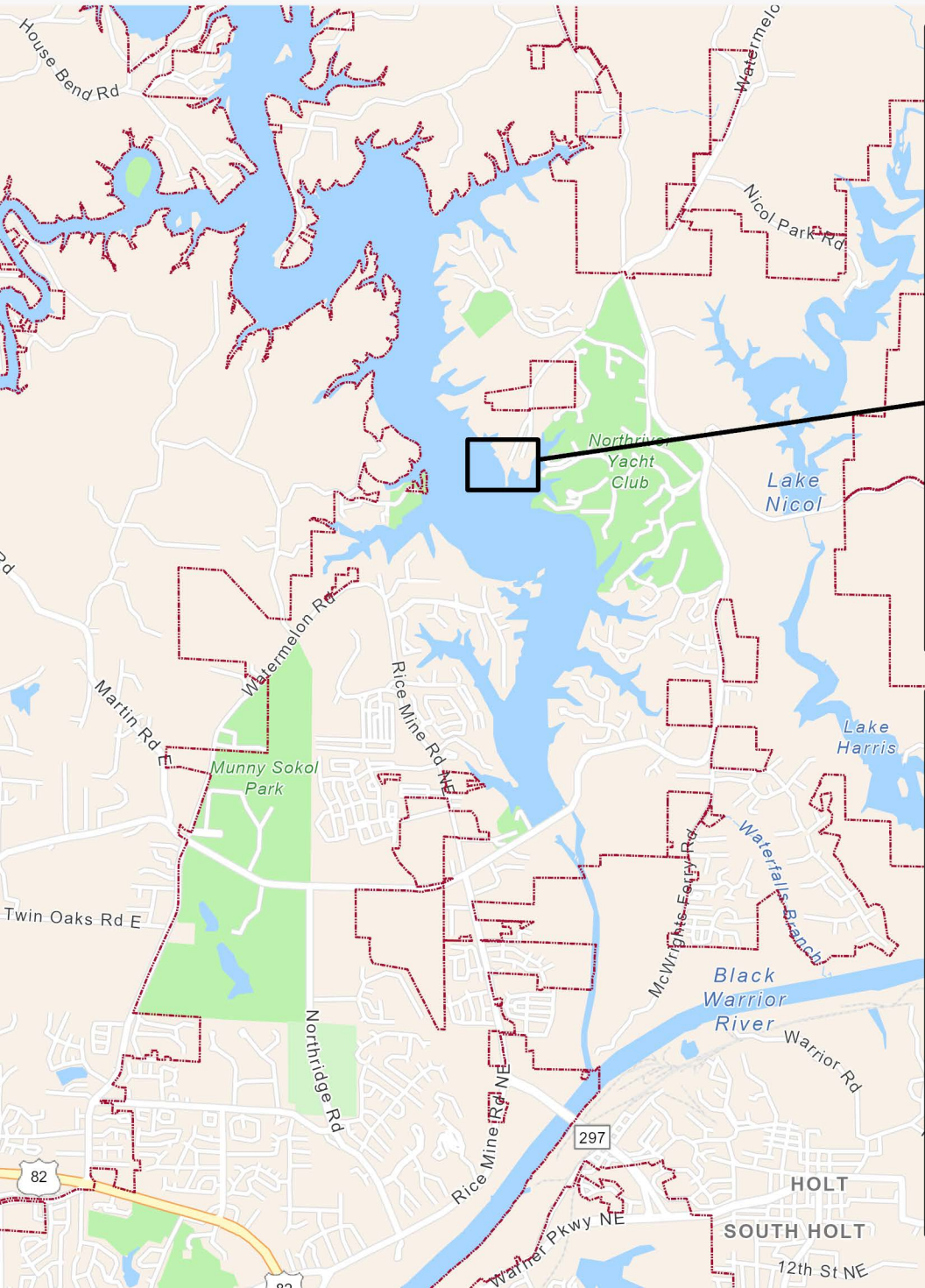
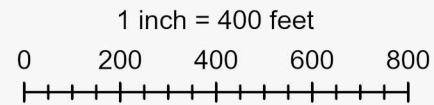
I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: [Handwritten Signature] Date: 09/14/2021

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

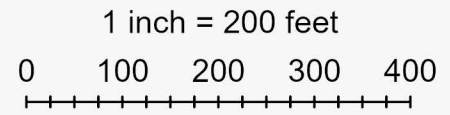


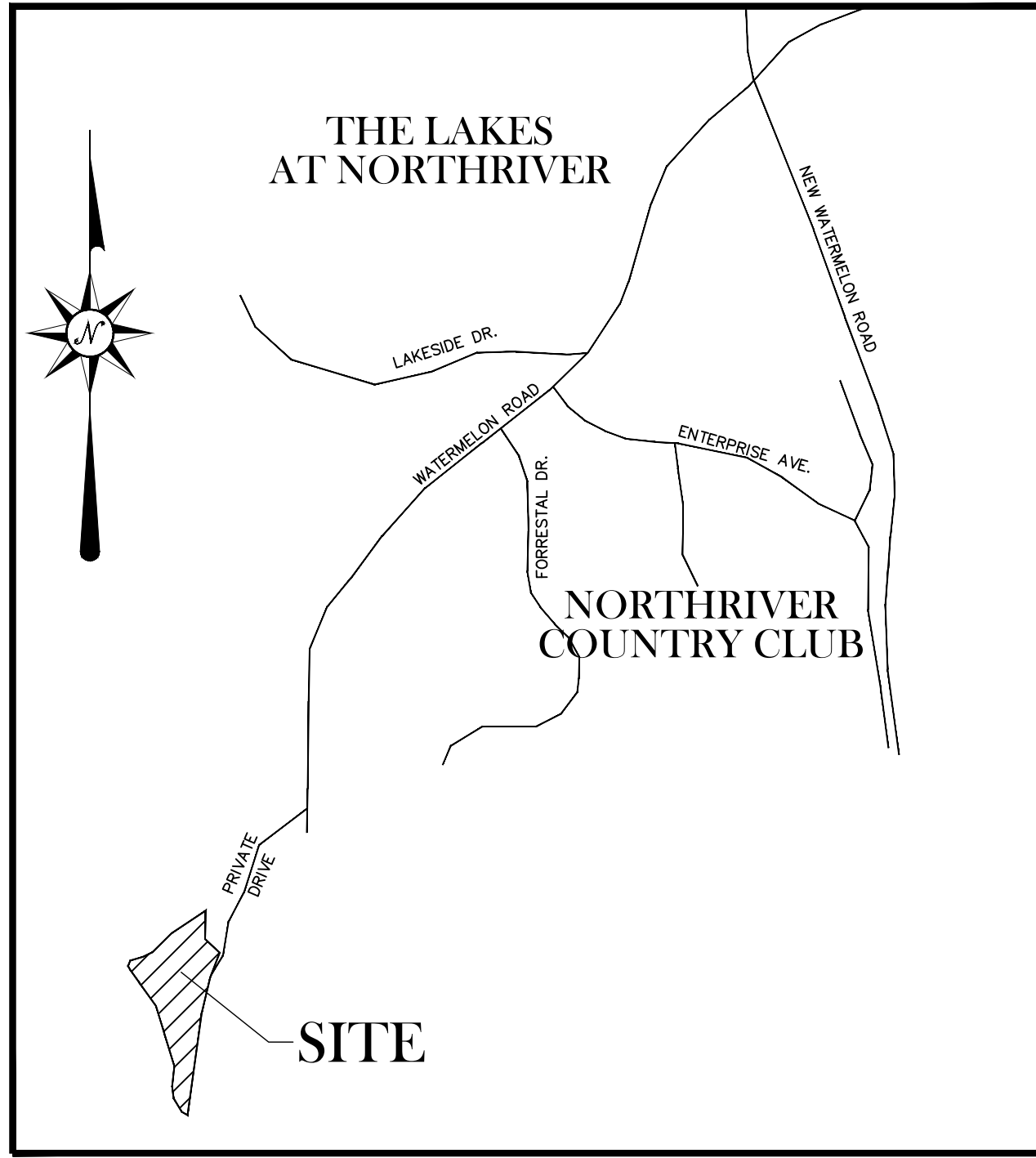
Resurvey of Lots 1 & 2 and 2 Old North River Point





Resurvey of Lots 1 & 2 and 2 Old North River Point

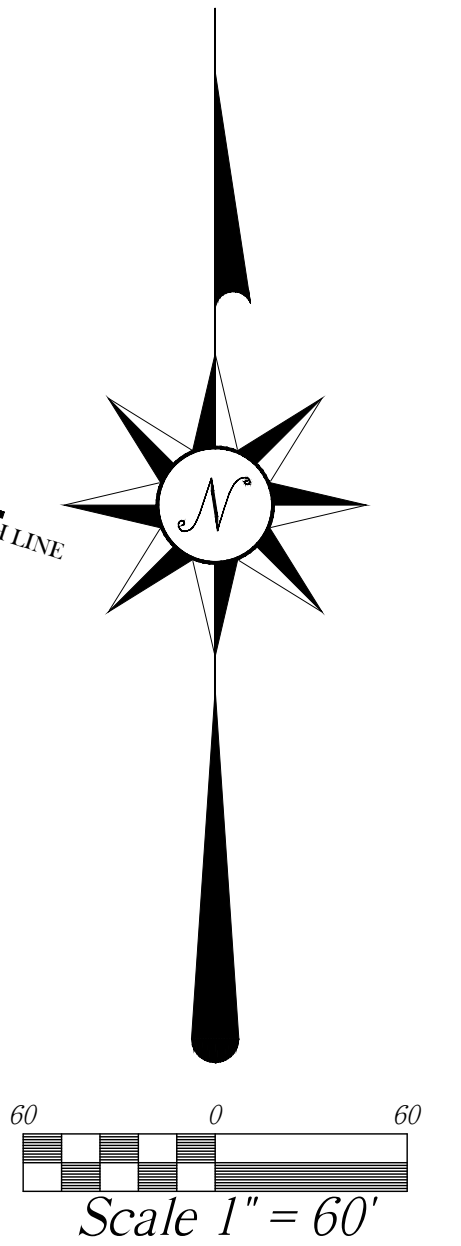




VICINITY MAP
(NTS)

LEGEND

○	IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION
○	1/2" IRON PIN SET	(p)	PLAT DIMENSION
□	CONCRETE	(d)	DEED DIMENSION
○	UTILITY POLE	DB	DEED BOOK
○	UTILITY POLE W/ GUY	PB	PLAT BOOK
○	NOT TO SCALE	Pp	PAGE
○	CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY
○	WOODEN FENCE	MBL	MINIMUM BLDG LINE
○	OTHER FENCE	—	CHAIN LINK FENCE
○		△	POINT NOT MONUMENTED



Parcel ID #: 21-04-19-4-001-001.000
21-04-19-3-001-007.001
21-04-19-3-001-003.000
John H. Plotz & E. Wendell Shirley
P.O. Box 20183
Tuscaloosa, AL 35402-0183

Parcel ID #: 21-04-19-2-001-007.000
James & Paula Barnett
13680 Sharpes Lake Road
Northport, AL 35473

Parcel ID #: 21-04-19-1-001-406.000
Robert Bohorofus
3405 Pine Ridge Road
Birmingham, AL 35213

Parcel ID #: 21-04-19-1-001-406.003
Ronald & M. Deane Giles
2124 Lake Heather Way
Birmingham, AL 35242

Parcel ID #: 21-04-19-1-001-406.004
Leslie D. Ashford
8300 Old Watermelon Road
Tuscaloosa, AL 35406

Parcel ID #: 21-04-19-1-001-406.005
John H. Roberts
8300-A Old Watermelon Road
Tuscaloosa, AL 35401

Mariner's Cove Condominium
Plat Book 17, Page 86

September 15, 2021:
The 'Site Notes' and 'Notes' below appeared on this Preliminary Plat when it was heard and approved by the Planning and Zoning Commission of the City of Tuscaloosa on February 19, 2007, Case No. S-11-07.

SITE NOTES:

Owner/Developer:
Lennie & Kitty Strickland
1 Old North River Point
Tuscaloosa, AL 35406

Engineer:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
PO Box 020440
Tuscaloosa, AL 35402

- Total acreage to be subdivided: 5.92 Acres
Total acreage under control of developer: 5.92 Acres
- There are no sanitary or storm sewer structures on the subject property nor within the 200' perimeter.
- Each of the lots shown on this plat have existing homes with existing septic tanks, it is assumed that appropriate waivers were previously granted.
- Property lies in Section 19, Township 20 South, Range 9 West, Tuscaloosa County, Alabama.
- Property currently zoned R-1.
- Property is located in a Special Flood Hazard Area, FEMA Flood Map No. 01123C0342G, Revised January 16, 2014, as shown hereon.

Variance Request:
• The Developer requests a Variance for the Public Street Frontage.

Note Pertaining to this Resurvey & Variance Request:

This Plat depicts a proposed resurvey of two previously platted lots as shown on 'Old North River Point', as recorded in Plat Book 15 at page 78 in the Probate Office of Tuscaloosa County, Alabama, in 1981. 'Old North River Point' was platted with the 30' access easement as shown hereon. During discussions with staff members at the pre-design conference in 2007, it was determined that whatever waivers of street frontage and public street requirements that were necessary to accomplish approval of 'Old North River Point' were obtained at that time. Otherwise, the signatures of the City Engineer and City Planner would not have been placed on said Plat. As this Plat depicts a relatively insignificant adjustment of a common lot line, it was determined in 2007 that street and street frontage requirements were effectively met and no waivers or other action relative to street and street cross-sections and public access were required. The Preliminary Plat was approved as submitted by the Planning and Zoning Commission of the City of Tuscaloosa at the February 2007 meeting, but the Final Plat was not recorded at that time. The owner is now ready to record the Final Plat.

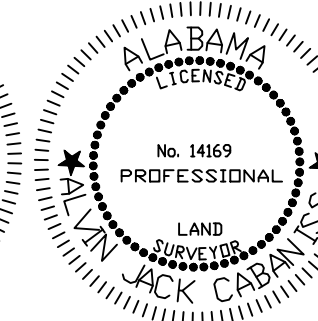
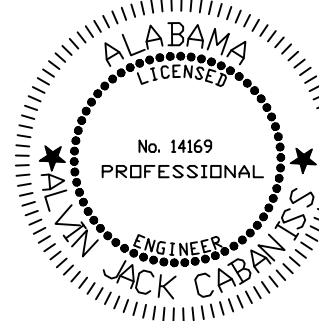
NOTE: Prior to the Development of any lot in this subdivision that abuts the Lake Tuscaloosa Acquisition Line, the Developer, or person in charge or control thereof, shall submit a plan for approval by the City Engineer meeting all pertinent Land Development Permit Requirements for tree removal, natural vegetation, stormwater runoff control, and water quality. This note shall also appear in the Deed of Conveyance for any lot in this subdivision that abuts the Lake Tuscaloosa Acquisition Line.

NOTE: The property on the Lake side of the Lake Tuscaloosa Acquisition Line being previously recorded as Tract # xxx is property of the City of Tuscaloosa, and may not be built upon, dredged, filled, or otherwise altered except in conformity with applicable ordinances and regulations of The City and pursuant to all required permits and licenses.

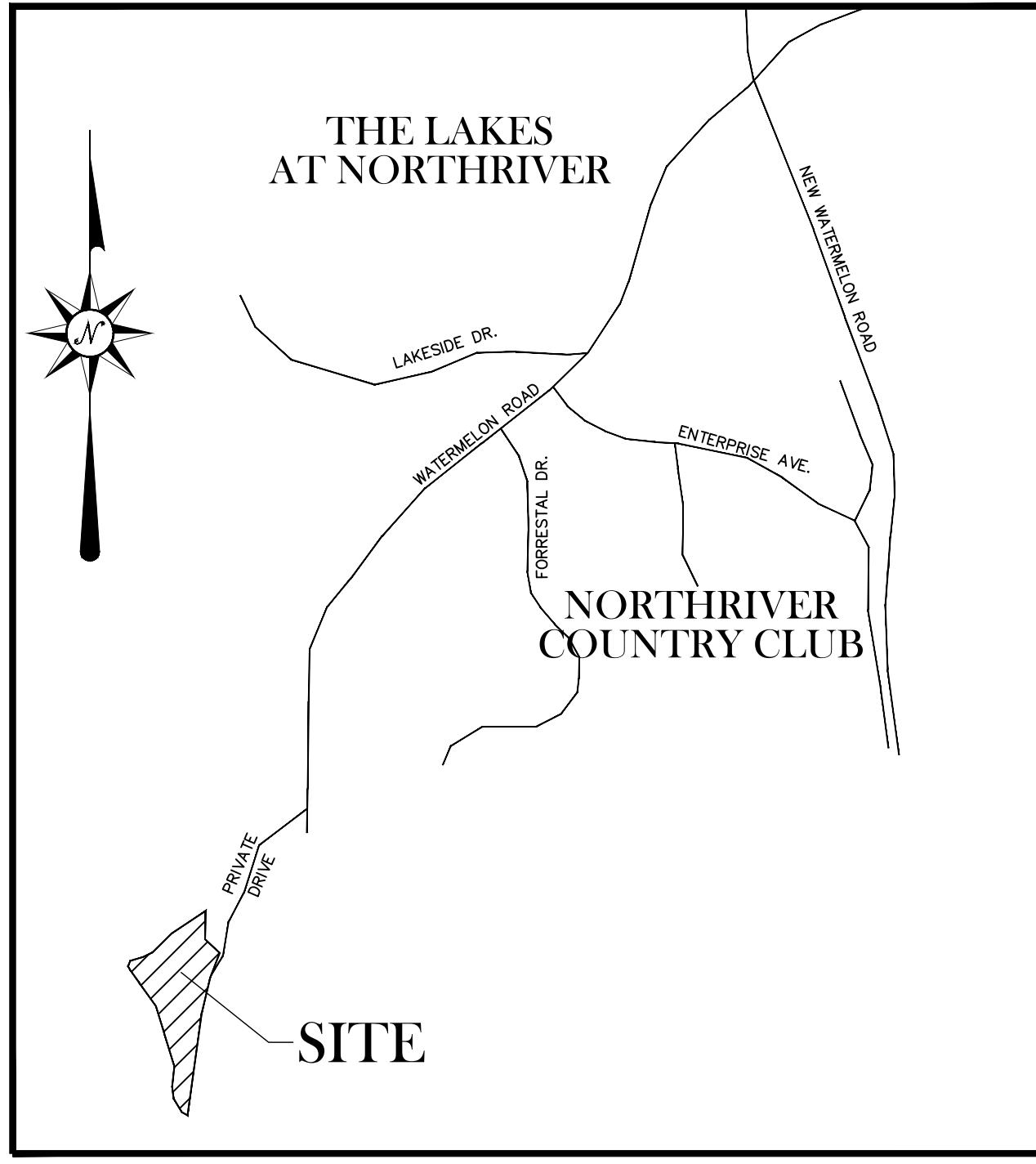
JOB NO:	07-01-009
DATE OF SURVEY:	Jan. 24, 2007
FB/PB:	222/96
FILE NAME:	0701009.dwg
DATE:	09/13/2021
SOURCES OF TITLE:	N.B. 200b, P.C. 8003
SCALE:	1" = 60'
DWN/CHK BY:	THS/AJC
REVISION:	
SHEET:	1 OF 1

CABANISS ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

THIS DRAWING AND ALL INFORMATION SHOWN HEREON REPRESENTS DESIGNS AND OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.



**Preliminary Subdivision Plat
Resurvey of Lots 1 and 2
Old North River Point
Tuscaloosa Alabama**



VICINITY MAP (NTS)

Parcel ID #: 21-04-19-4-001-001.000
 21-04-19-3-001-007.001
 21-04-19-3-001-003.000
 John H. Plotz & E. Wendell Shirley
 P.O. Box 20183
 Tuscaloosa, AL 35402-0183

Parcel ID #: 21-04-19-2-001-007.000
 James & Paula Barnett
 13680 Sharpes Lake Road
 Northport, AL 35473

September 15, 2021:
 The 'Site Notes' and 'Notes' below appeared on this Preliminary Plat when it was heard and approved by the Planning and Zoning Commission of the City of Tuscaloosa on February 19, 2007, Case No. S-11-07.

SITE NOTES:

Owner/Developer:
 Loumie & Kitty Strickland
 1 Old North River Point
 Tuscaloosa, AL 35406

Engineer:
 AJ Cabaniss, PE, PLS
 Cabaniss Engineering, Inc.
 PO Box 020440
 Tuscaloosa, AL 35402

- Total acreage to be subdivided: 5.92 Acres
 Total acreage under control of developer: 5.92 Acres
- There are no sanitary or storm sewer structures on the subject property nor within the 200' perimeter.
- Each of the lots shown on this plat have existing homes with existing septic tanks, it is assumed that appropriate waivers were previously granted.
- Property lies in Section 19, Township 20 South, Range 9 West, Tuscaloosa County, Alabama.
- Property currently zoned R-1.
- Property is located in a Special Flood Hazard Area, FEMA Flood Map No. 01123C03342G, Revised January 16, 2014, as shown hereon.

Variance Request:
 • The Developer requests a Variance for the Public Street Frontage.

Note Pertaining to this Resurvey & Variance Request:

This Plat depicts a proposed resurvey of two previously platted lots as shown on 'Old North River Point', as recorded in Plat Book 15 at page 78 in the Probate Office of Tuscaloosa County, Alabama, in 1981. 'Old North River Point' was platted with the 30' access easement as shown hereon. During discussions with staff members at the pre-design conference in 2007, it was determined that whatever waivers of street frontage and public street requirements that were necessary to accomplish approval of 'Old North River Point' were obtained at that time. Otherwise, the signatures of the City Engineer and City Planner would not have been placed on said Plat. As this Plat depicts a relatively insignificant adjustment of a common lot line, it was determined in 2007 that street and street frontage requirements were effectively met and no waivers or other action relative to street and street cross-sections and public access were required. The Preliminary Plat was approved as submitted by the Planning and Zoning Commission of the City of Tuscaloosa at the February 2007 meeting, but the Final Plat was not recorded at that time. The owner is now ready to record the Final Plat.

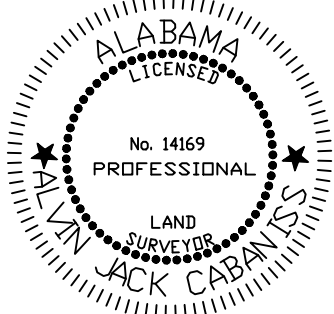
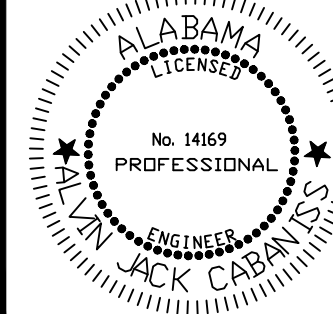
NOTE: Prior to the Development of any lot in this subdivision that abuts the Lake Tuscaloosa Acquisition Line, the Developer, or person in charge or control thereof, shall submit a plan for approval by the City Engineer meeting all pertinent Land Development Permit Requirements for tree removal, natural vegetation, stormwater runoff control, and water quality. This note shall also appear in the Deed of Conveyance for any lot in this subdivision that abuts the Lake Tuscaloosa Acquisition Line.

NOTE: The property on the Lake side of the Lake Tuscaloosa Acquisition Line being previously recorded as Tract # xxx is property of the City of Tuscaloosa, and may not be built upon, dredged, filled, or otherwise altered except in conformity with applicable ordinances and regulations of The City and pursuant to all required permits and licenses.

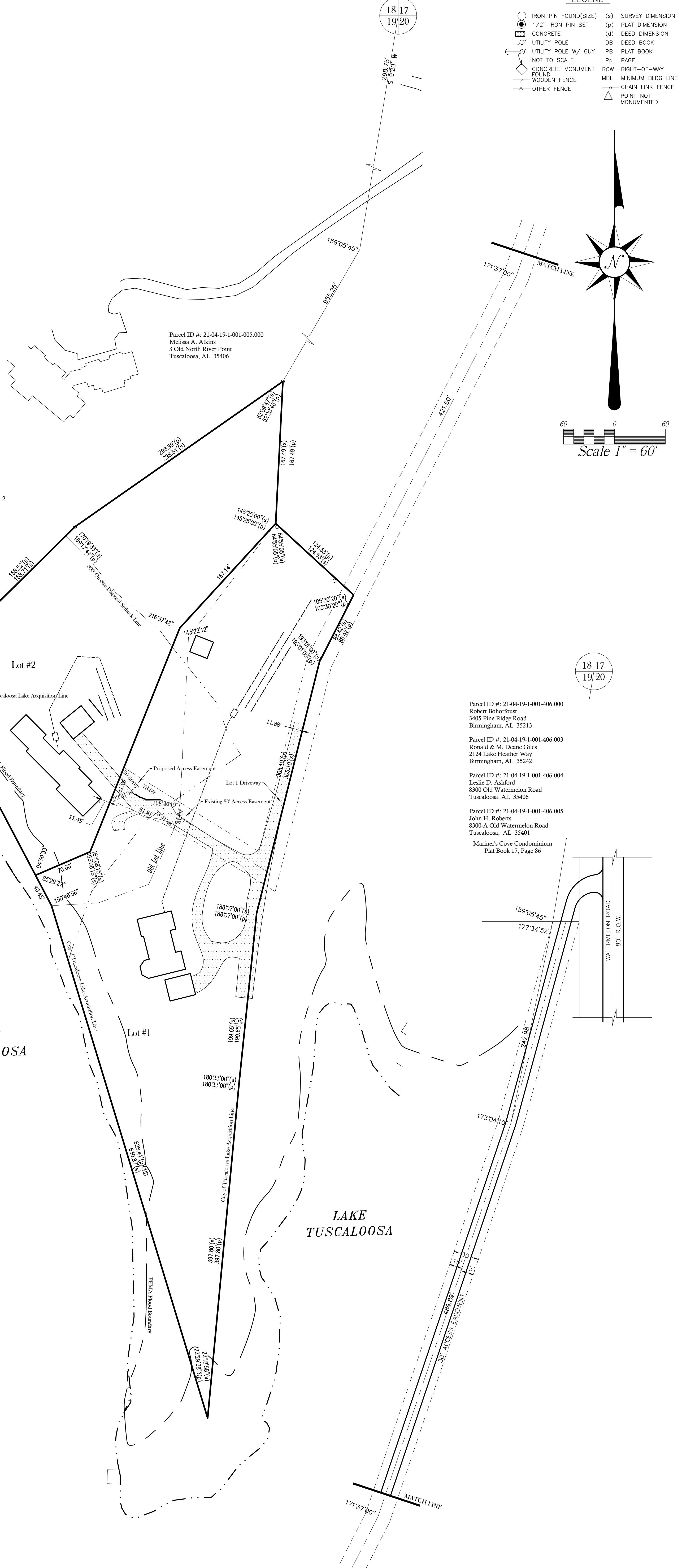
JOB NO.:	07-01-009
DATE OF SURVEY:	Jan. 24, 2007
SOURCES OF TITLE:	N.B. 200b, P.C. 8003
FB/P/S:	2/22/96
FILE NAME:	0701009.dwg
DATE:	09/13/2021
SCALE:	1" = 60'
DWN/CHK BY:	THS/AJC
REVISION:	
SHEET:	1 OF 1

CABANISS ENGINEERING, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

THIS DRAWING AND ALL INFORMATION SHOWN HEREON REPRESENTS DESIGNS AND OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

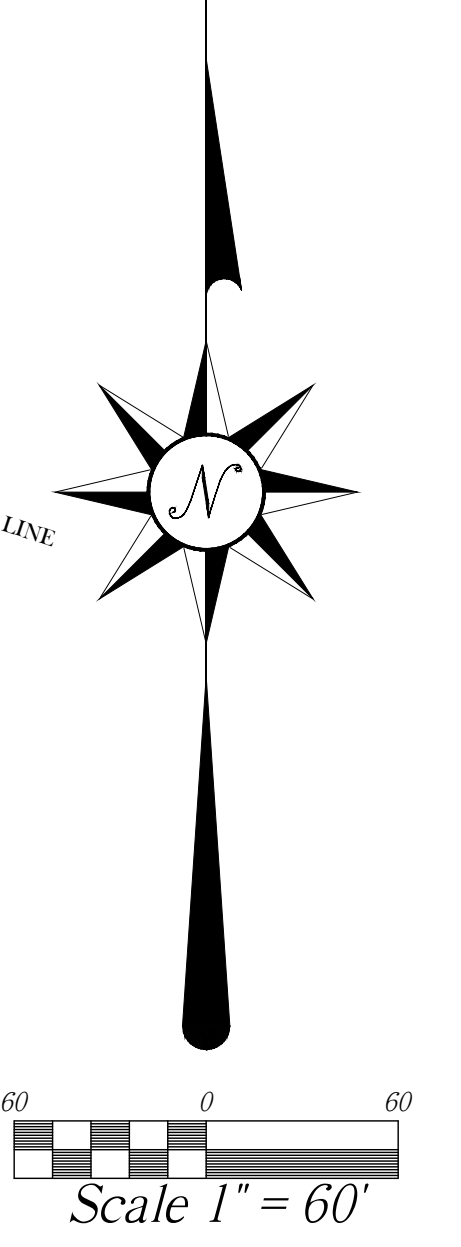


**Preliminary Subdivision Plat
 Resurvey of Lots 1 and 2
 Old North River Point
 Tuscaloosa Alabama**



LEGEND

○	IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION
○	1/2" IRON PIN SET	(p)	PLAT DIMENSION
□	CONCRETE	(d)	DEED DIMENSION
○	UTILITY POLE	DB	DEED BOOK
○	UTILITY POLE W/ GUY	PB	PLAT BOOK
○	NOT TO SCALE	Pp	PAGE
○	CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY
○	WOODEN FENCE	MBL	MINIMUM BLDG LINE
○	OTHER FENCE	—	CHAIN LINK FENCE
○		△	POINT NOT MONUMENTED



18 17
19 20

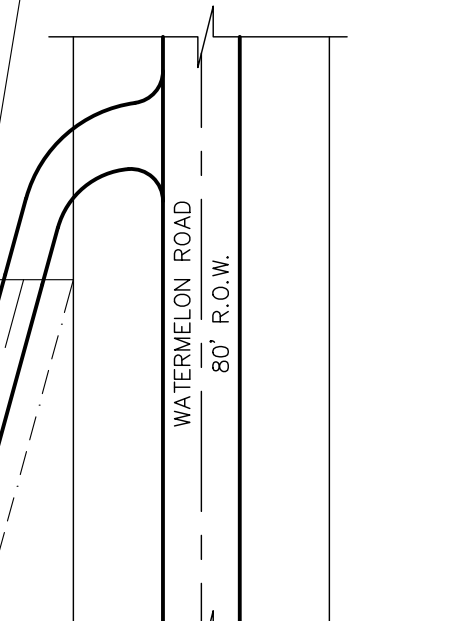
Parcel ID #: 21-04-19-1-001-406.000
 Robert Bohorfoos
 3405 Pine Ridge Road
 Birmingham, AL 35213

Parcel ID #: 21-04-19-1-001-406.003
 Ronald & M. Deane Giles
 2124 Lake Heather Way
 Birmingham, AL 35242

Parcel ID #: 21-04-19-1-001-406.004
 Leslie D. Ashford
 8300 Old Watermelon Road
 Tuscaloosa, AL 35406

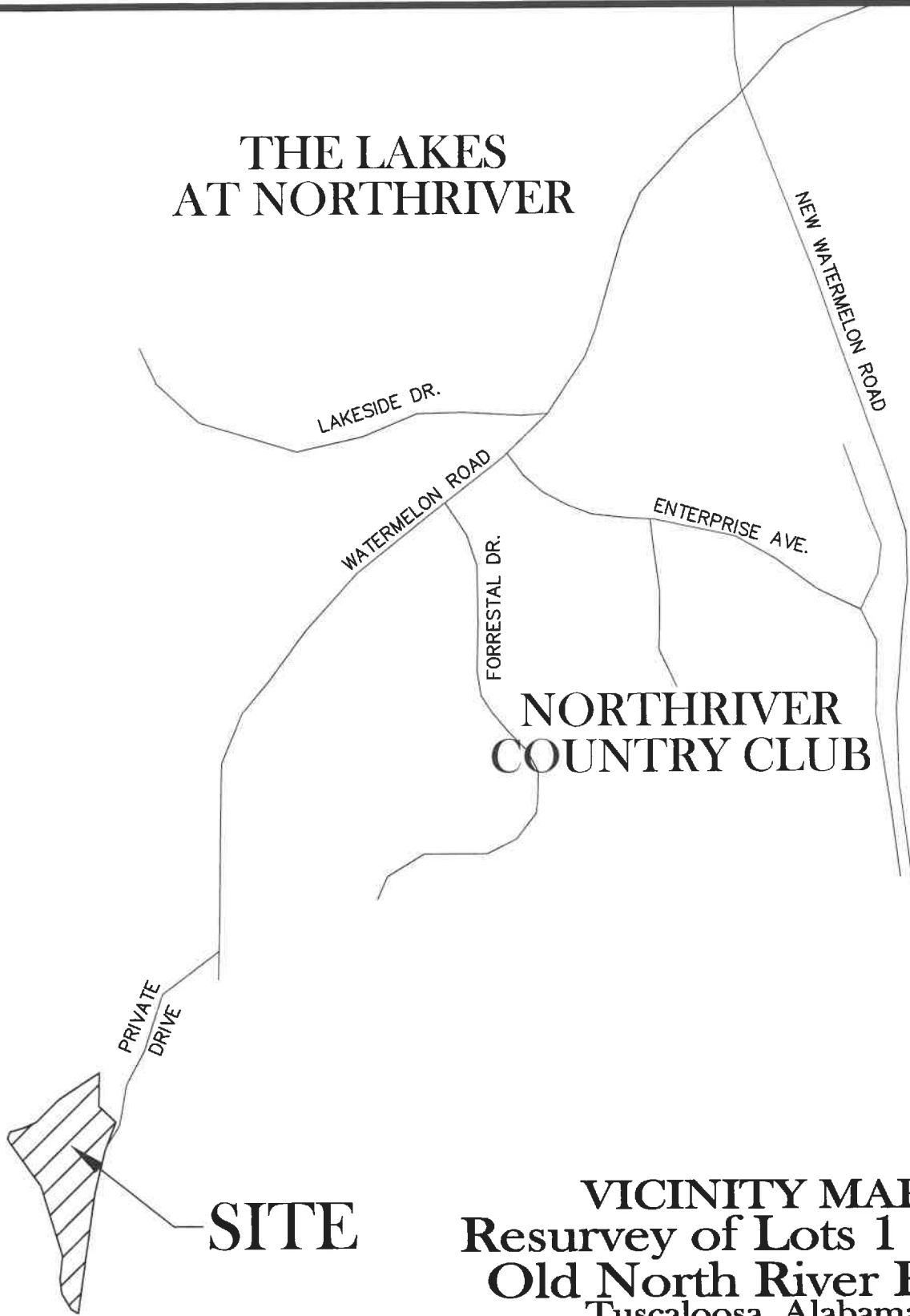
Parcel ID #: 21-04-19-1-001-406.005
 John H. Roberts
 8300-A Old Watermelon Road
 Tuscaloosa, AL 35401

Mariner's Cove Condominium
 Plat Book 17, Page 86





THE LAKES AT NORTHRIVER



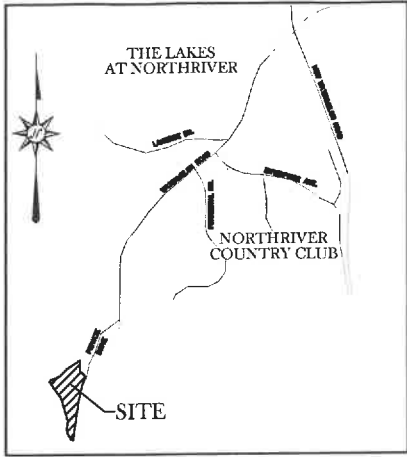
SITE

VICINITY MAP
Resurvey of Lots 1 and 2
Old North River Point
Tuscaloosa Alabama

JOB NO: 07-01-009	DATE: 09/15/2021
DATE OF SURVEY: N/A	SOURCE OF TITLE: N/A
FB/PG: N/A	SCALE: NTS
FILE NAME: 0701009.DWG	DWN/CHK BY: CWS/AJC

CABANISS ENGINEERING, INC.

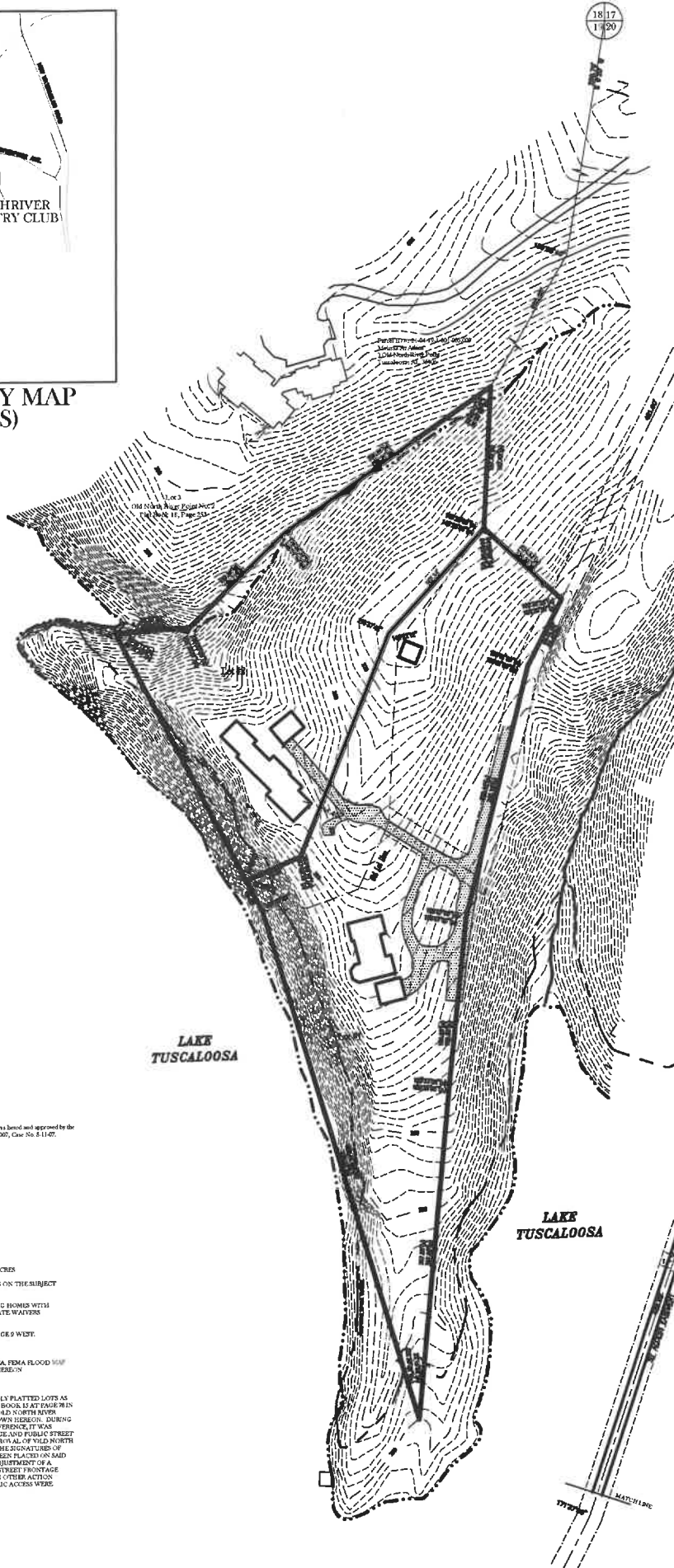
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032



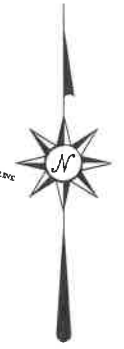
VICINITY MAP (NTS)

Parcel ID #: 21-04-19-4-001-000-000
 21-04-19-4-001-001-001
 21-04-19-3-001-000-000
 21-04-19-3-001-001-001
 John N. Pitts & E. Wendell Staley
 P.O. Box 20383
 Tuscaloosa, AL 35601-0183

Parcel ID #: 21-04-19-2-001-001-000
 James A. Fausl Barrett
 1580 Shaper Lake Road
 Northport, AL 36771



- LEGEND**
- 1/4" IRON PIN SET
 - 1/2" IRON PIN SET
 - CONCRETE
 - UTILITY POLE
 - UTILITY POLE 1/2" Ø 1/2" Ø 1/2" Ø
 - NOT TO SCALE
 - CONCRETE MEMENTO
 - EXISTING FENCE
 - OTHER FENCE
 - SURVEY BENCHMARK
 - PLAT BENCHMARK
 - CREEK BENCHMARK
 - CREEK BENCH
 - PLAT BENCH
 - PAVE
 - POINT-OF-BEYOND
 - ANCHOR BENCH LINE
 - OPEN LINK FENCE
 - POINT NOT SUBMITTED



Scale 1" = 60'

1817
14370

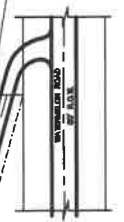
Parcel ID #: 21-04-19-1-001-000-000
 Robert Bobbitt
 4605 Pope Ridge Road
 Northport, AL 36531

Parcel ID #: 21-04-19-1-001-000-001
 Russell R. M. Tison-Cole
 2118 Lake Timber Way
 Dunningham, AL 35542

Parcel ID #: 21-04-19-1-001-000-004
 Linda D. Aulford
 8300 Old W. Waterboro Road
 Tuscaloosa, AL 35860

Parcel ID #: 21-04-19-1-001-000-005
 John E. Roberts
 8300-A Old Waterboro Road
 Tuscaloosa, AL 35861

Mattison's Cove Condominium
 Plat Book 17, Page 96



September 12, 2023
 The "Site Notes" and "Notes" below appear on this Preliminary Plat when it is filed and approved by the Planning and Zoning Commission of the City of Tuscaloosa on February 19, 2024, Case No. 811-07.

- SITE NOTES:**
- 1. OWNER/DEVELOPER: LONNIE & SUTTY STRICKLAND 1 OLD NORTHRIVER POINT TUSCALOOSA, AL 35406
 - 2. ENGINEER: AL CABANISS, PE, RL S CABANISS ENGINEERING, INC. 600 LURLEEN WALLACE BLVD. SOUTH SUITE 140 TUSCALOOSA, AL 35402
 - 3. TOTAL ACREAGE TO BE SUBDIVIDED: 4.99 ACRES
 TOTAL ACREAGE UNDER CONTROL OF DEVELOPER: 4.89 ACRES
 - 4. THERE ARE NO SANITARY OR STORM SEWER STRUCTURES ON THE SUBJECT PROPERTY NOR WITHIN THE 500 PERIMETER.
 - 5. EACH OF THE LOTS SHOWN ON THIS PLAT HAVE EXISTING HOMES WITH EXISTING SEPTIC TANKS. IT IS ASSUMED THAT APPROPRIATE WAIVERS WERE PREVIOUSLY GRANTED.
 - 6. PROPERTY LIES IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 9 WEST.
 - 7. PROPERTY CURRENTLY ZONED R4.
 - 8. PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, FEMA FLOOD 5974 NO. 011603480, REVISED JANUARY 16, 2014, AS SHOWN HEREON.

NOTE:

THIS PLAT DEPICTS A PROPOSED RESURVEY OF TWO PREVIOUSLY PLATTED LOTS AS SHOWN ON 'OLD NORTHRIVER POINT', AS RECORDED IN PLAT BOOK 18 AT PAGE 1817 IN THE PUBLIC OFFICE OF TUSCALOOSA COUNTY, ALABAMA. 'OLD NORTHRIVER POINT' WAS PLATTED WITH THE 27 ACRES PARCELS AS SHOWN HEREON. DURING DISCUSSIONS WITH STAFF MEMBERS AT THE PREVIOUS CONFERENCE, IT WAS DETERMINED THAT WHATEVER WAIVERS OF STREET FRONTAGE AND PUBLIC STREET REQUIREMENTS THAT WERE NECESSARY TO FACILITATE APPROVAL OF 'OLD NORTHRIVER POINT' WERE OBTAINED AT THAT TIME. OTHERWISE, THE SIGNATURES OF THE CITY ENGINEER AND CITY PLANNER WOULD NOT HAVE BEEN PLACED ON SAID PLAT. AS THIS PLAT DEPICTS A RELATIVELY INSIGNIFICANT ADJUSTMENT OF A CORNER ON A LOT LINE, IT WAS DETERMINED THAT STREET AND STREET FRONTAGE REQUIREMENTS WERE EFFECTIVELY MET AND NO WAIVERS OR OTHER ACTION RELATIVE TO STREET AND STREET CROSS-SECTIONS AND PUBLIC ACCESS WERE REQUIRED.

DATE: 09/12/23
 SHEET NO: 1 OF 1
 SCALE: AS SHOWN
 PLAT NO: 1817
 14370
 COUNTY: TUSCALOOSA
 CITY: TUSCALOOSA

CABANISS ENGINEERING, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35409 (205) 738-3032



**Preliminary Subdivision Plat
 Resurvey of Lots 1 and 2
 Old North River Point
 Tuscaloosa Alabama**

Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

Al Cabaniss, PE, PLS

Resurvey of Lots 1 & 2 Old North River Point Variance Requests

The Developer requests a Variance for the Public Street Frontage.