



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Tuscaloosa Farms Subdivision Parcel ID: 4 tax parcels Total Acres: 334

Surveyor or Engineer

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

Property Owner

Name: Tuscaloosa Farms LLC Email: _____ Phone: _____
Address: 5356 Anna Lane 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 <u>2/11/22</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input 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 type="checkbox"/> YES	<input checked="" 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 Cobb Date: 2/17/22

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

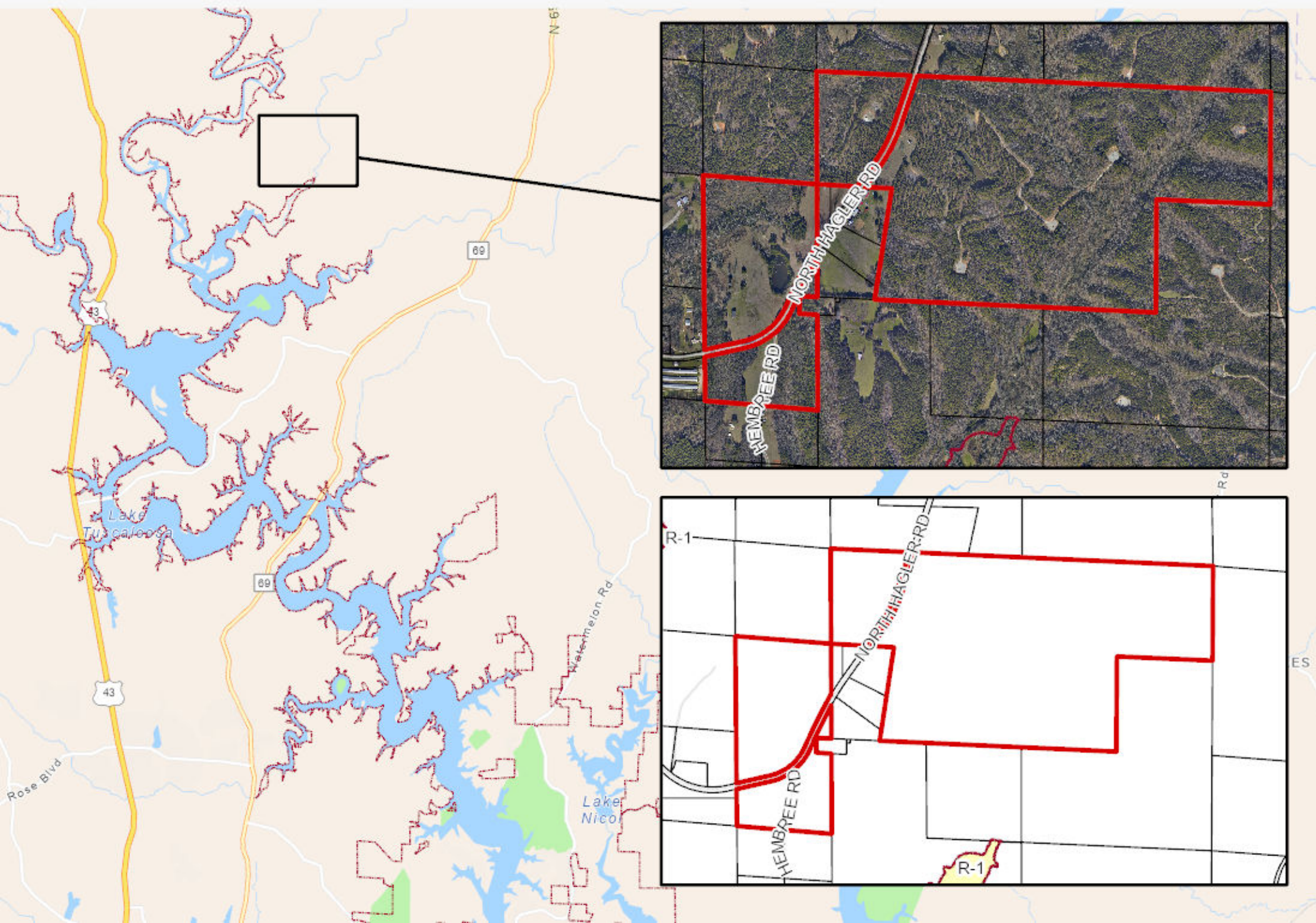
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401 **SUBMIT FORM**

TAX PARCELS 15-01-02-0-001-001.000, 002.000, 002.001 &
15-02-03-0-001-008.000



Tuscaloosa Farms

1 inch = 1,403 feet
0 700 1,400 2,100 2,800

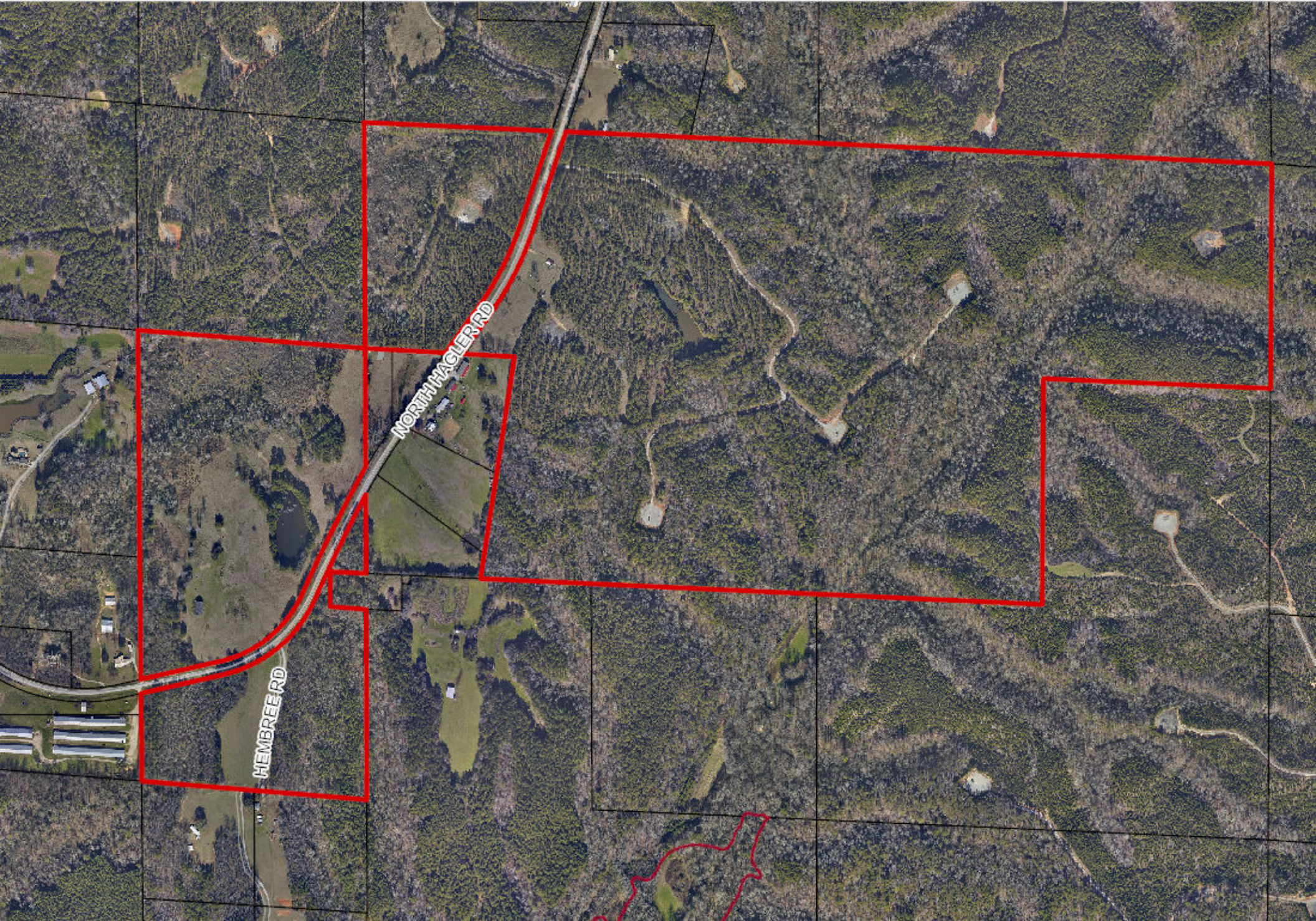


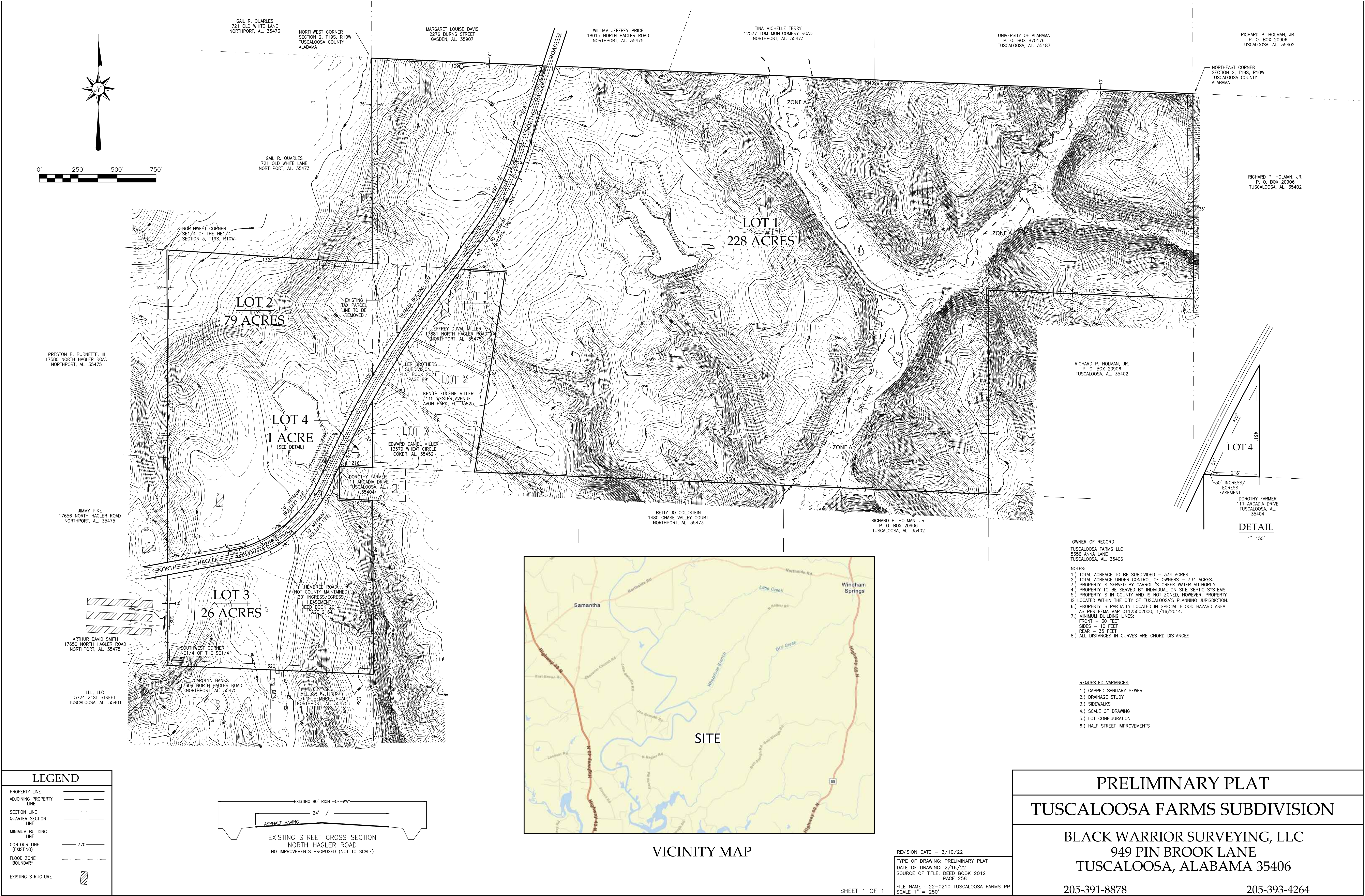


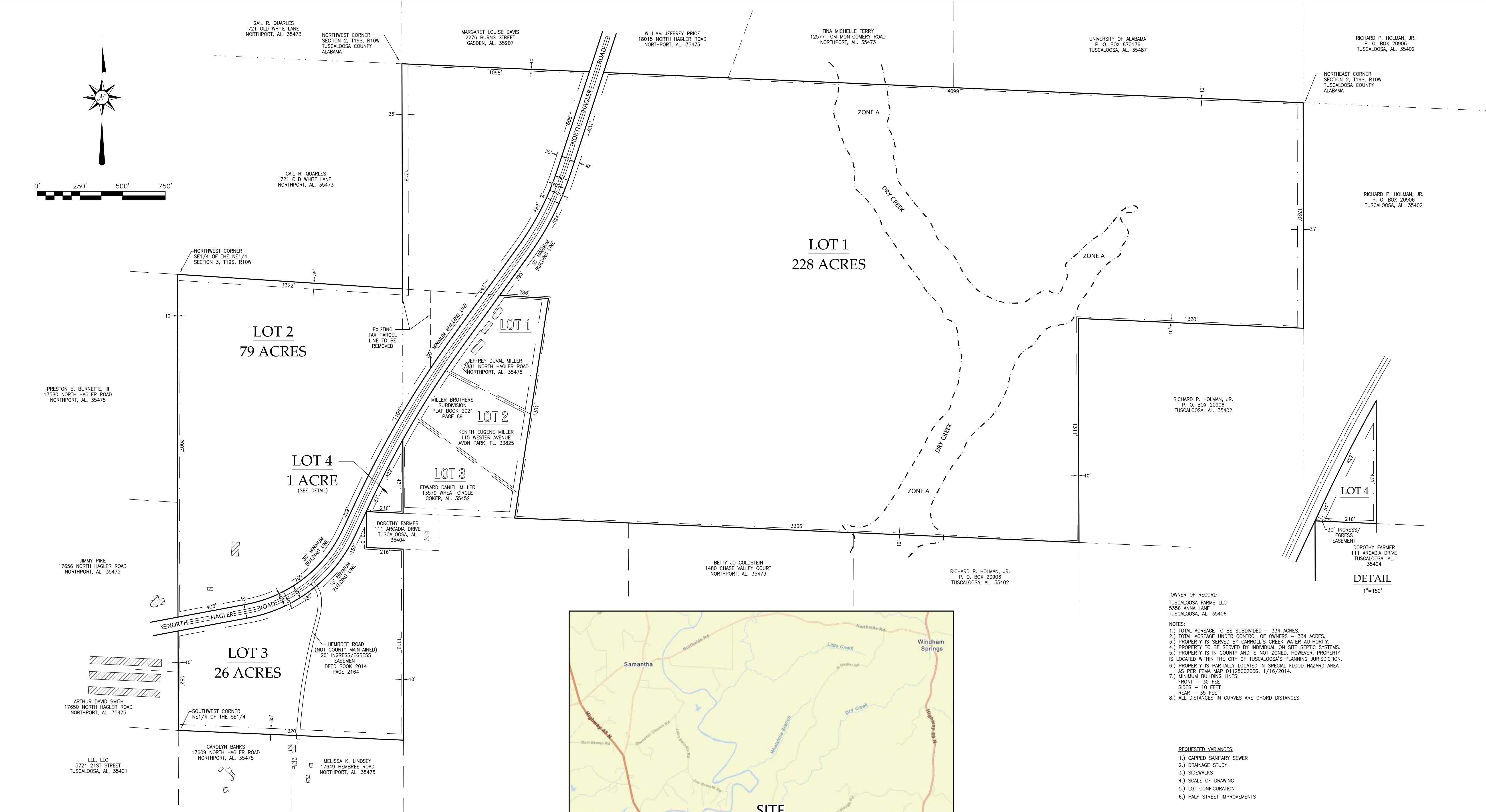
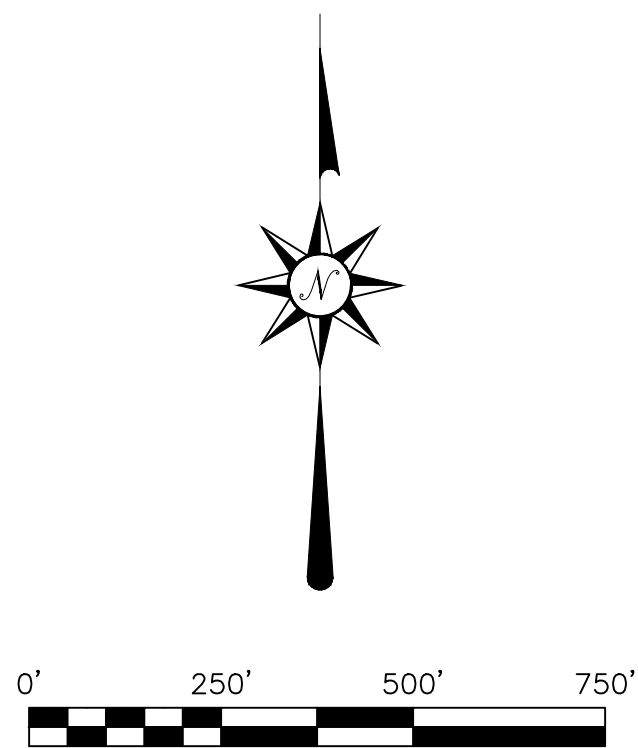
Tuscaloosa Farms

1 inch = 700 feet
0 350 700 1,050 1,400

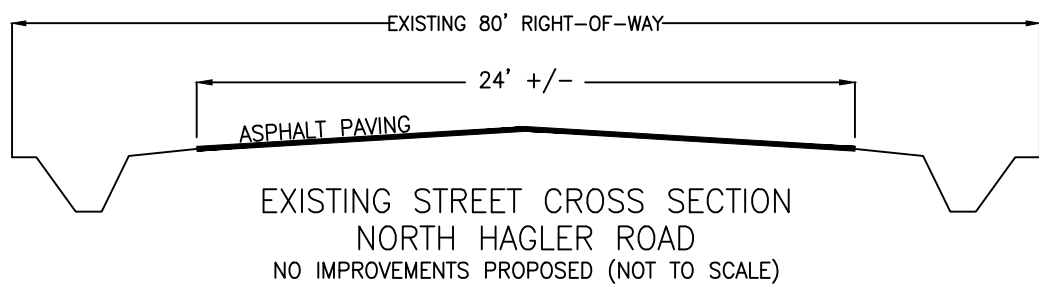
N







LEGEND	
PROPERTY LINE	———
ADJOINING PROPERTY LINE	- - - - -
SECTION LINE	———
QUARTER SECTION LINE	———
MINIMUM BUILDING LINE	———
CONTOUR LINE (EXISTING)	370
FLOOD ZONE BOUNDARY	- - - - -
EXISTING STRUCTURE	



VICINITY MAP

REVISION DATE - 3/10/22
TYPE OF DRAWING: PRELIMINARY PLAT
DATE OF DRAWING: 2/16/22
SOURCE OF TITLE: DEED BOOK 2012
PAGE 258
FILE NAME : 22-0210 TUSCALOOSA FARMS PP
SCALE 1" = 250'

PRELIMINARY PLAT

TUSCALOOSA FARMS SUBDIVISION

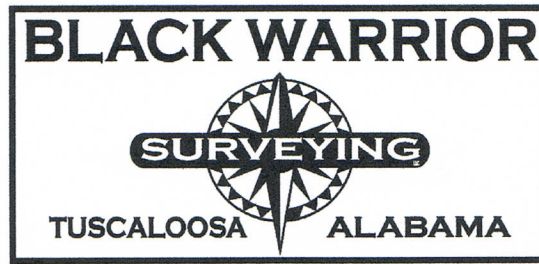
BLACK WARRIOR SURVEYING, LLC
949 PIN BROOK LANE
TUSCALOOSA, ALABAMA 35406

205-391-8878205-393-4264

OWNER OF RECORD
TUSCALOOSA FARMS LLC
5356 ANNA LANE
TUSCALOOSA, AL. 35406

- NOTES:
- 1.) TOTAL ACREAGE TO BE SUBDIVIDED - 334 ACRES.
 - 2.) TOTAL ACREAGE UNDER CONTROL OF OWNERS - 334 ACRES.
 - 3.) PROPERTY IS SERVED BY CARROLL'S CREEK WATER AUTHORITY.
 - 4.) PROPERTY TO BE SERVED BY INDIVIDUAL ON SITE SEPTIC SYSTEMS.
 - 5.) PROPERTY IS IN COUNTY AND IS NOT ZONED, HOWEVER, PROPERTY IS LOCATED WITHIN THE CITY OF TUSCALOOSA'S PLANNING JURISDICTION.
 - 6.) PROPERTY IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA AS PER FEMA MAP 01125C0200G, 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.) DRAINAGE STUDY
 - 3.) SIDEWALKS
 - 4.) SCALE OF DRAWING
 - 5.) LOT CONFIGURATION
 - 6.) HALF STREET IMPROVEMENTS



February 17, 2022

City of Tuscaloosa Urban Development
Attn: Zach Ponds
2201 University Boulevard
Tuscaloosa, Al. 35401

Re: Variance Request / Preliminary Plat Tuscaloosa Farms Subdivision

Dear Mr. Ponds:

This preliminary subdivision is a 334 acre subdivision and located along North Hagler Road in Sections 2 & 3, Township 19 South, Range 10 West in Tuscaloosa County. The four lots range in size from 228 acres to 1 acre. This is a subdivision of the late Ray Perkins property among three individuals. We have requested a variance from the following:

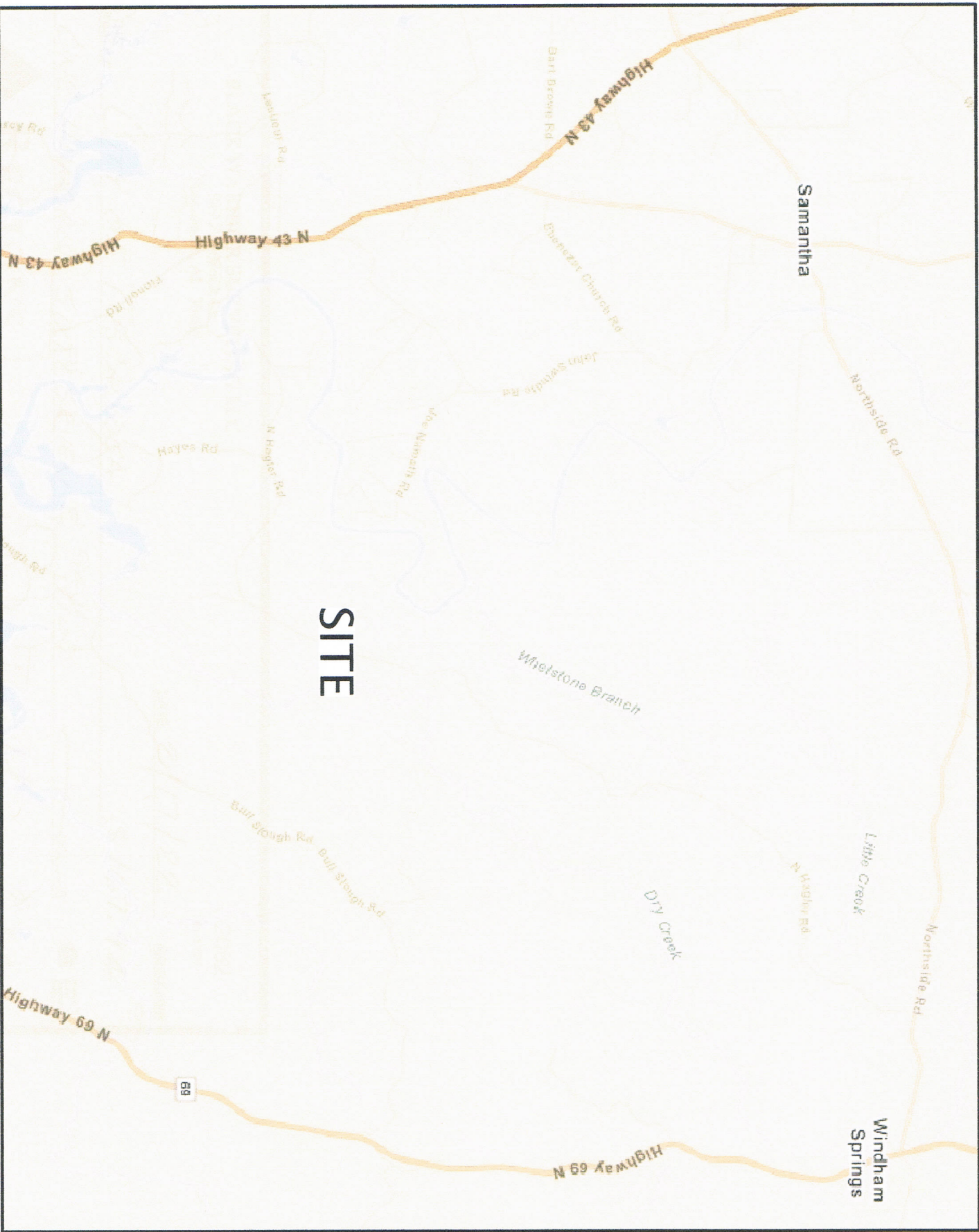
1. Capped Sanitary Sewers - The nearest sanitary sewer system to this subdivision is located in the Grand Point Subdivision located North of Tuscaloosa County High School and is operated by the City of Northport. The nearest sanitary sewer system operated by the City of Tuscaloosa is located at the Ol' 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.

2. Drainage Study - There is no proposed development for this subdivision with the exception of possible house construction.
3. Sidewalks along North Hagler Road - The nearest sidewalks are located at the Northside School. We are anticipating a waiver of sidewalks along North Hagler Road from the Tuscaloosa County Public Works.
4. Scale of Drawing - This is a large subdivision and cannot be depicted on the required scale.
5. Lot Configuration
6. Half Street Improvement - There is no anticipated development within this subdivision that would require half street improvements. Tuscaloosa County Public Works did not require these improvements when we submitted the Miller Brothers Subdivision.

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

Sincerely,

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



VICINITY MAP