



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Resurvey of Lots 51-52 Northriver Country Club Sector 2 Parcel ID: 1508340001020000 Total Acres: 2.8

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: Guy Patterson Email: _____ Phone: _____
 Address: 340 Lucerne Blvd City/State: Birmingham / AL ZIP Code: 35209

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>11/3/22</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 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 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 Bay Cobb Date: 11/9/22

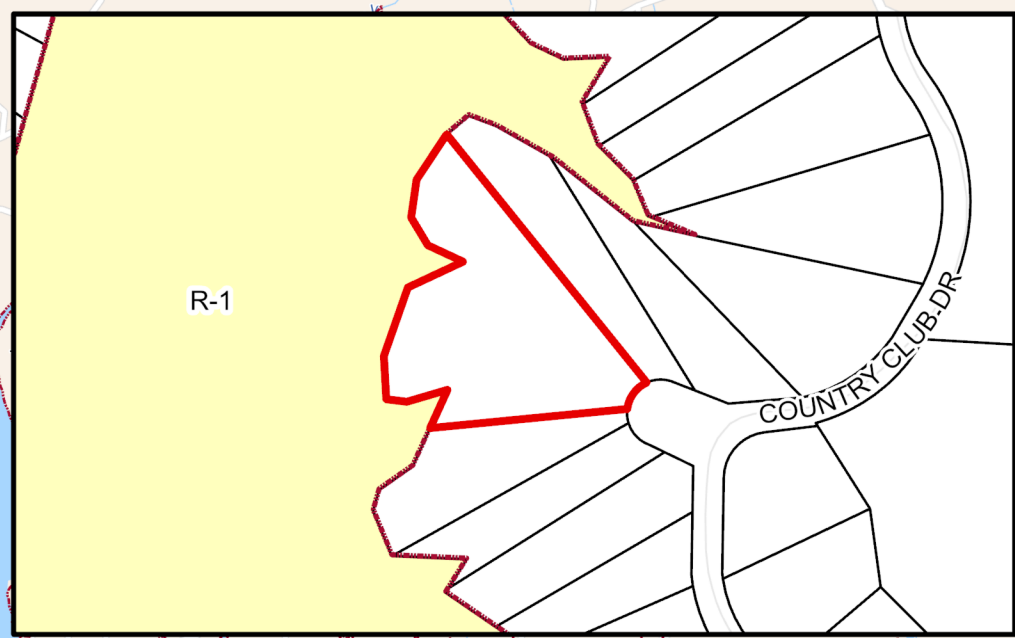
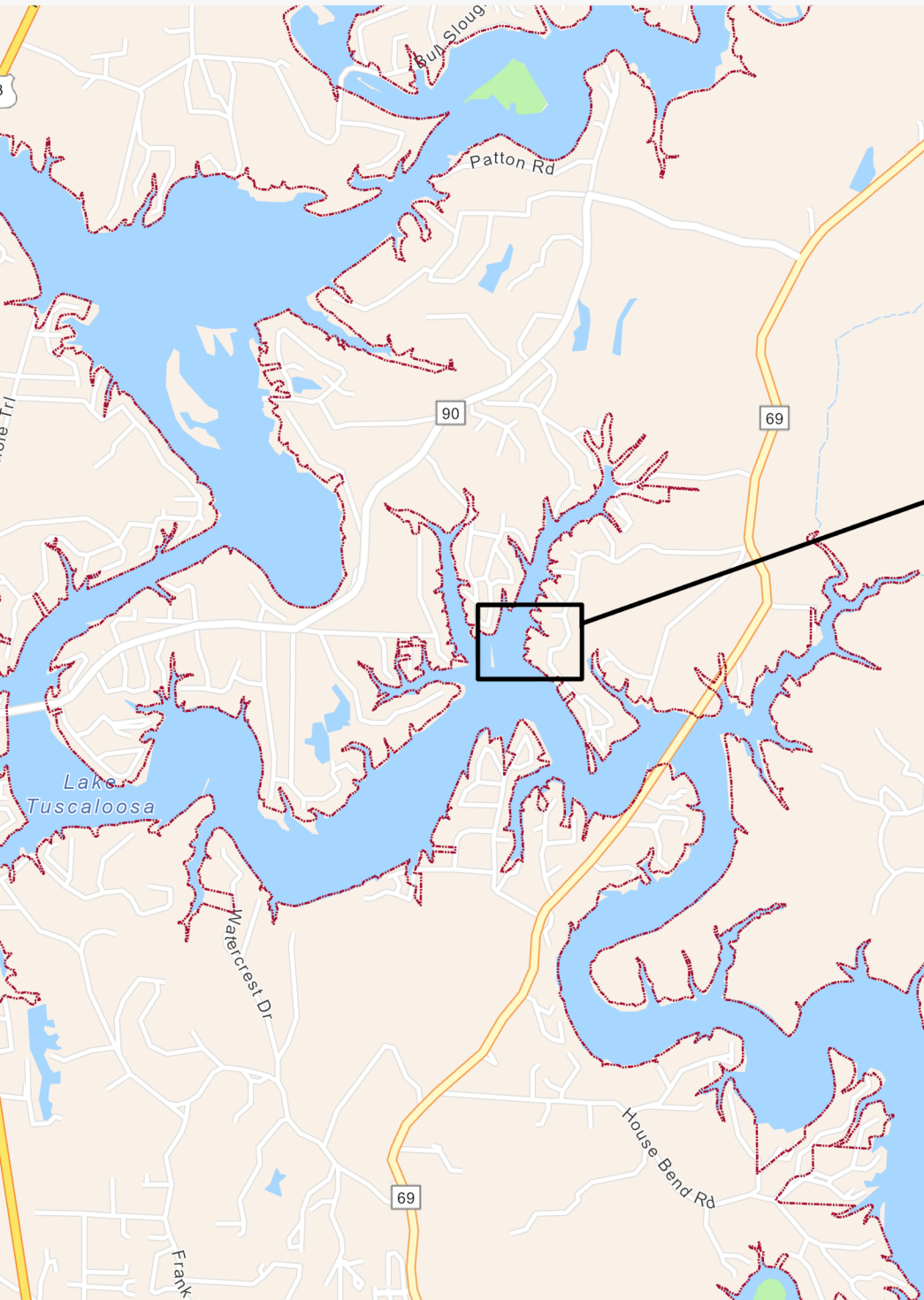
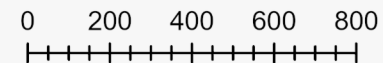
PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT AND ALL NECESSARY SUPPORTING MATERIALS TO:

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



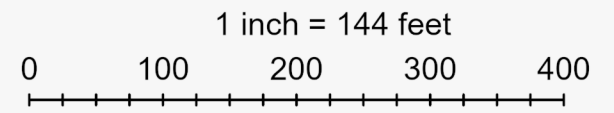
12285 Country Club Drive

1 inch = 468 feet





12285 Country Club Drive



LAKE TUSCALOOSA

ADJOINING PROPERTY OWNERS
ACROSS LAKE TUSCALOOSA

24 BEACON POINT, LLC
P. O. BOX 20796
TUSCALOOSA, AL. 35402

BEACON POINT ASSOCIATION, INC.
15604 BEACON POINT
NORTHPORT, AL. 35475

KARLA G. KENNEDY
3829 FOREST GLEN DRIVE
BIRMINGHAM, AL. 35213

ROBERT K. HALES
15578 BEACON POINT DRIVE
NORTHPORT, AL. 35475

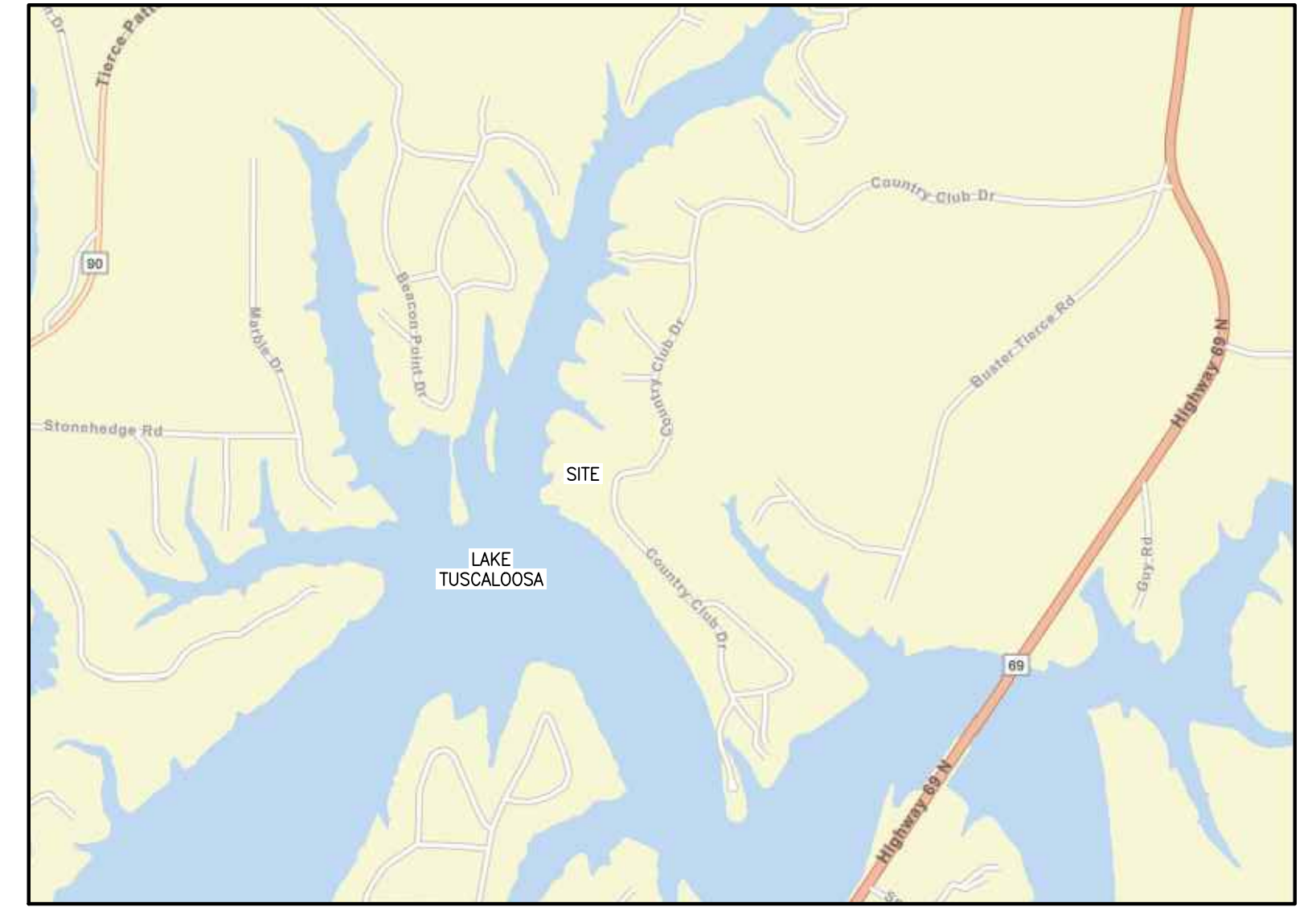
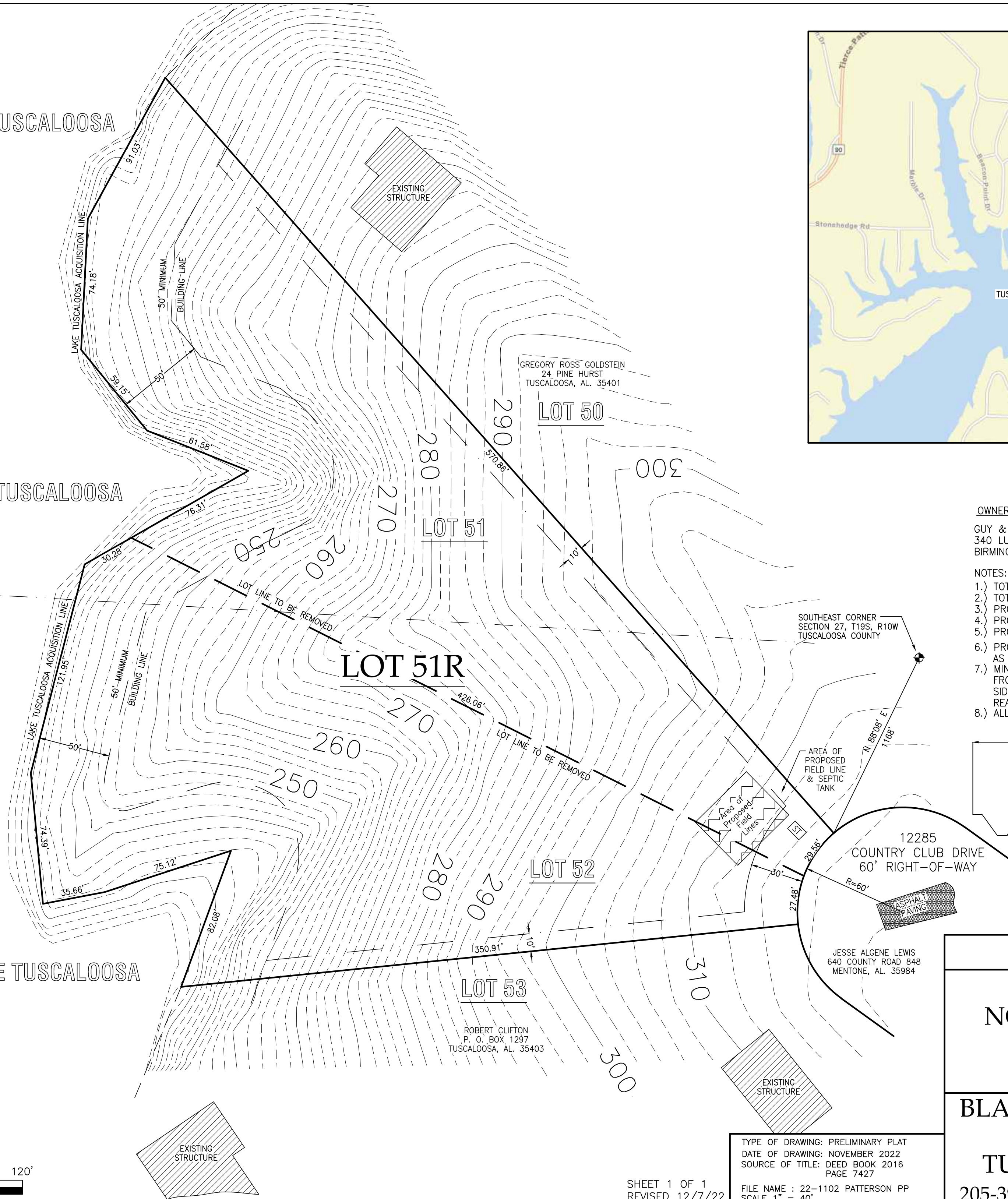
IKARDLAKEHOUSE, LLC
1235 WELLESLEY GREEN
TUSCALOOSA, AL. 35406

HARVEY ASHLEY EDWARDS
3514 GRAND ARBOR DRIVE
TUSCALOOSA, AL. 35406

LAKE TUSCALOOSA

LAKE TUSCALOOSA

SECTION 27, T19S, R10W
SECTION 34, T19S, R10W



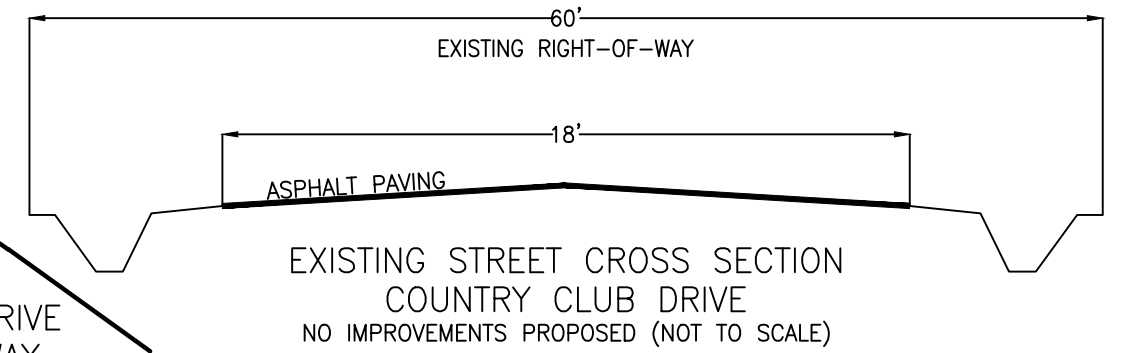
VICINITY MAP

OWNER OF RECORD

GUY & PHELLA PATTERSON
340 LUCERNE BOULEVARD
BIRMINGHAM, AL. 35209

NOTES:

- 1.) TOTAL ACREAGE TO BE SUBDIVIDED - 2.8 ACRES.
- 2.) TOTAL ACREAGE UNDER CONTROL OF OWNERS - 2.8 ACRES.
- 3.) PROPERTY IS SERVED BY CARROLL'S CREEK WATER AUTHORITY.
- 4.) PROPERTY IS TO BE SERVED BY INDIVIDUAL ON SITE SEPTIC SYSTEMS.
- 5.) PROPERTY IS LOCATED WITHIN THE TUSCALOOSA PLANNING JURISDICTION.
- 6.) PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AS PER FEMA MAP 01125C0330G, 1/16/2014.
- 7.) MINIMUM BUILDING LINES:
FRONT - 30 FEET
SIDES - 10 FEET
REAR - 50 FEET
- 8.) ALL DISTANCES IN CURVES ARE CHORD DISTANCES.



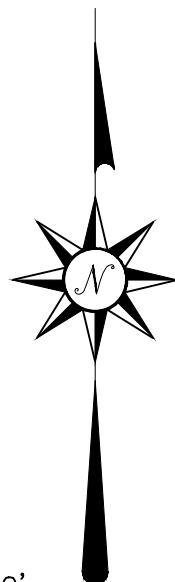
PRELIMINARY PLAT

RESUREY OF LOTS 51 & 52
NORTH RIVER COUNTRY CLUB
SECTOR 2
PLAT BOOK 11 PAGE 87

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

205-391-8878

205-393-4264



TYPE OF DRAWING: PRELIMINARY PLAT
DATE OF DRAWING: NOVEMBER 2022
SOURCE OF TITLE: DEED BOOK 2016
PAGE 7427

SHEET 1 OF 1
REVISED 12/7/22

FILE NAME : 22-1102 PATTERSON PP
SCALE 1" = 40'

LAKE TUSCALOOSA

ADJOINING PROPERTY OWNERS
ACROSS LAKE TUSCALOOSA

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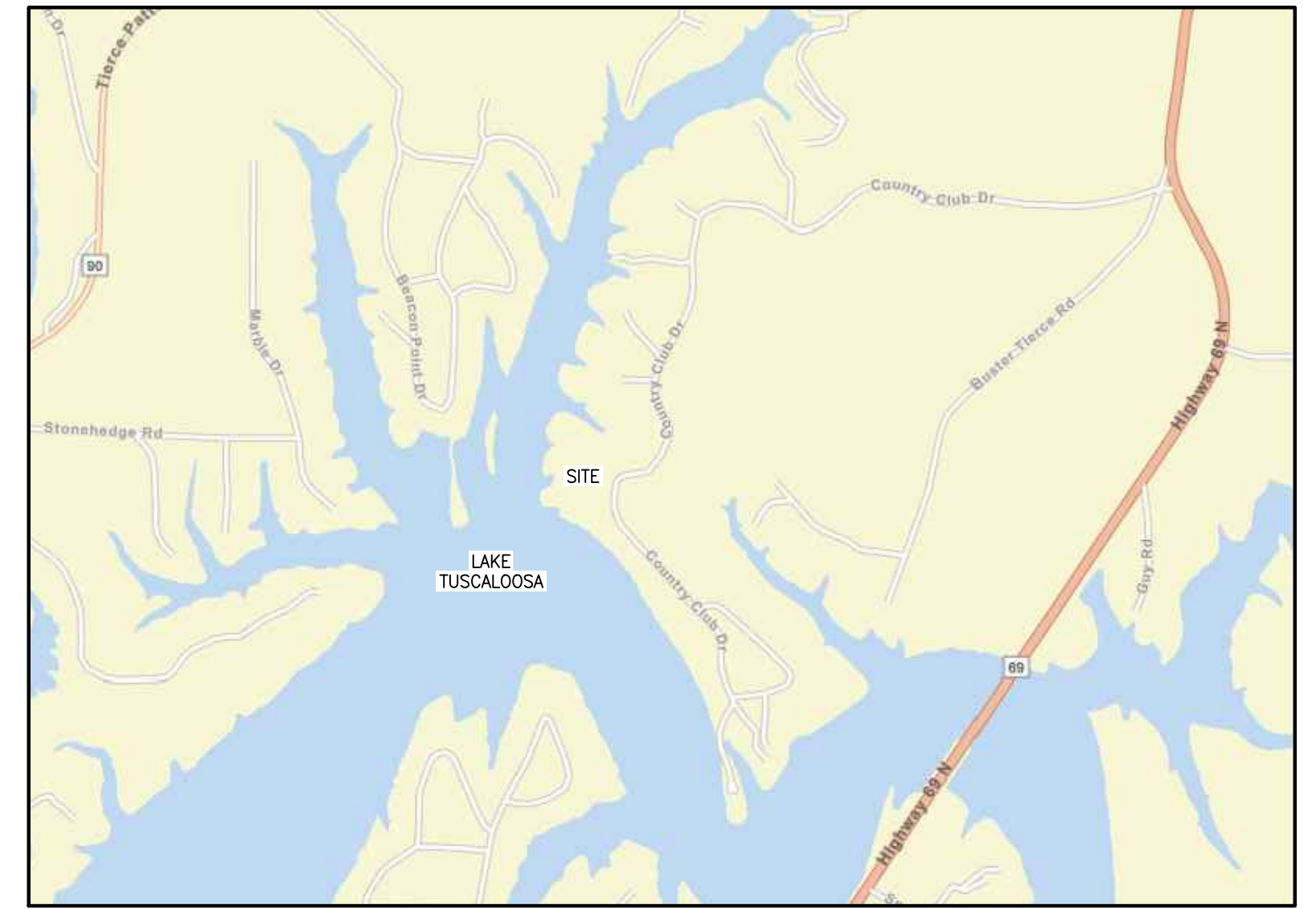
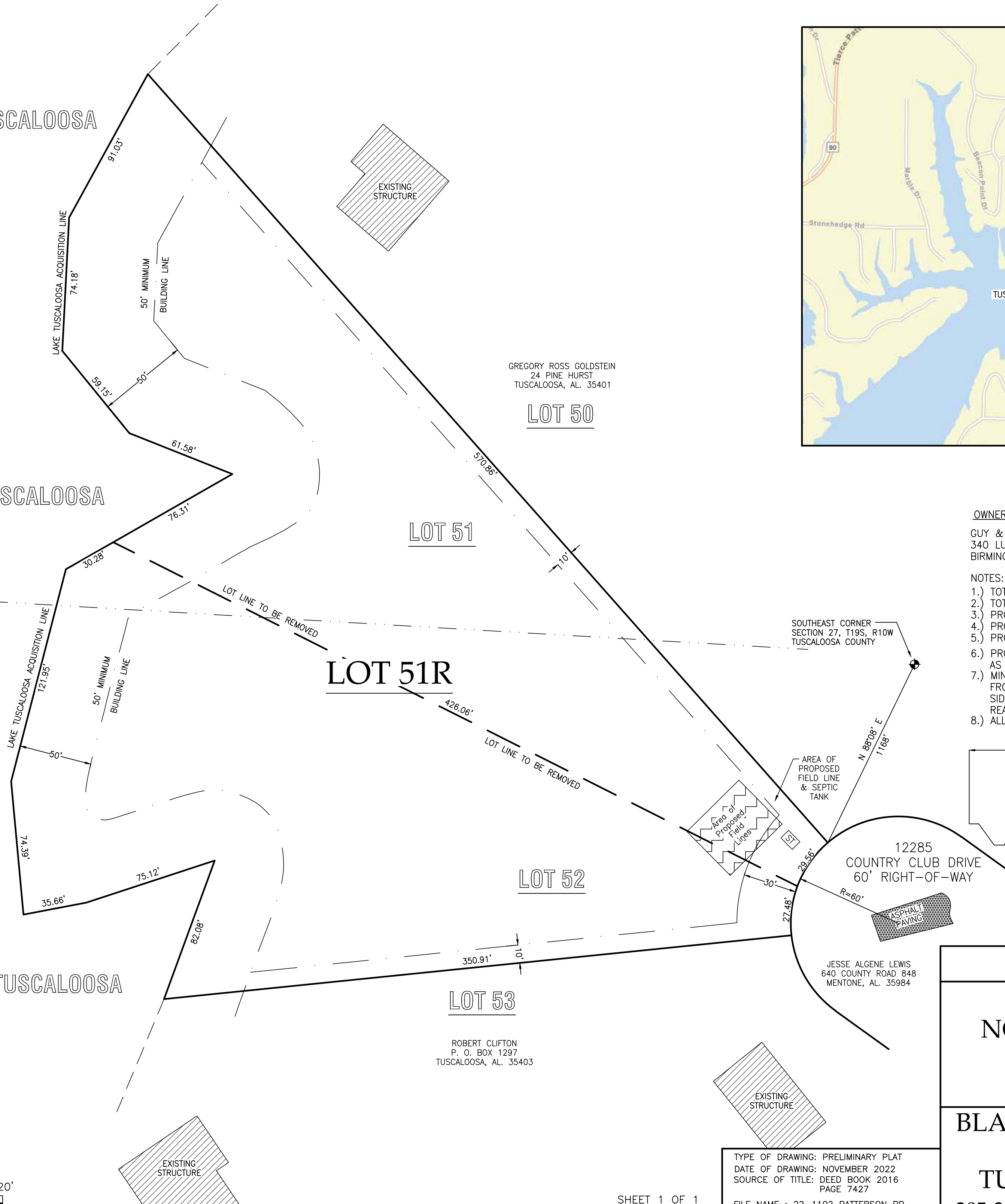
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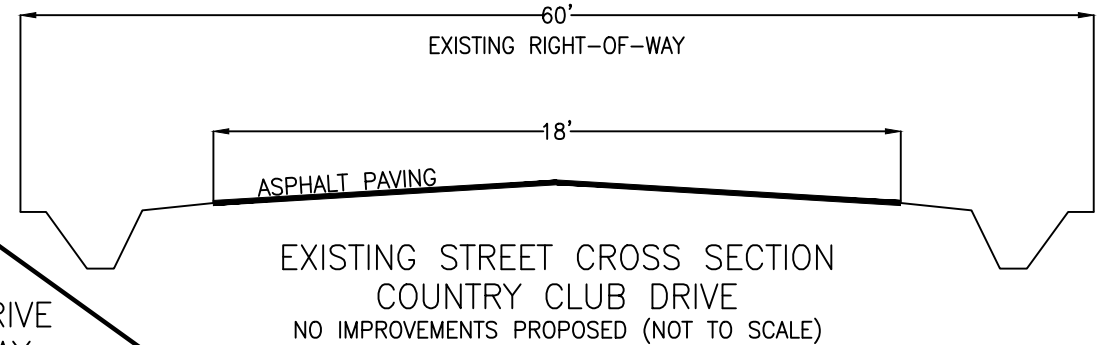
LAKE TUSCALOOSA



VICINITY MAP

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GUY & PHELLA PATTERSON
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PRELIMINARY PLAT

RESUREY OF LOTS 51 & 52

NORTH RIVER COUNTRY CLUB

SECTOR 2

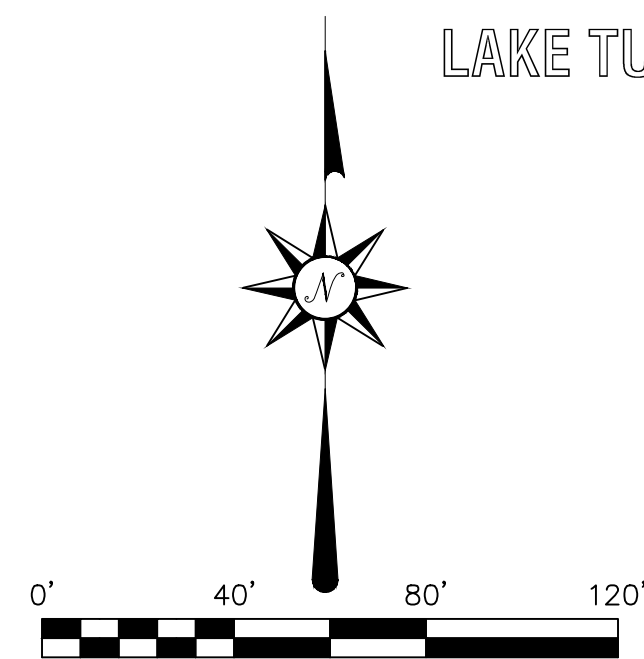
PLAT BOOK 11 PAGE 87

BLACK WARRIOR SURVEYING, LLC

949 PIN BROOK LANE

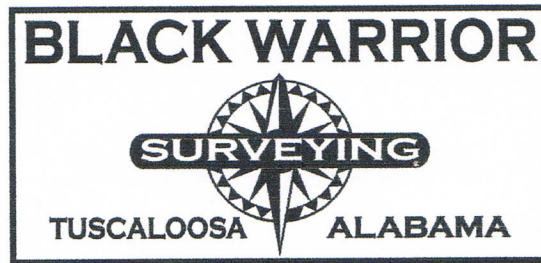
TUSCALOOSA, ALABAMA 35406

205-391-8878 **205-393-4264**



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FILE NAME : 22-1102 PATTERSON PP
SCALE 1" = 40'

SHEET 1 OF 1
REVISED 12/7/22



December 7, 2022

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

Re: Variance Request / Preliminary Plat - Resurvey of Lots 51 & 52 North River Country Club Sector 2

Dear Mr. Ponds:

We have requested a variance from the following:

1. Capped Sanitary Sewers - The nearest sanitary sewer system to this subdivision is located at the Ol' Colony Golf Course. All adjacent properties are served by on-site septic systems. Costs to serve this property with sanitary sewer could exceed \$1,500,000 and would be very cost prohibitive.

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