City of TUSCALOOSA URBAN DEVELOPMENT

TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Emerald's Edge Parcel ID: See Attached List Total Acres: 417 ac. +/-

Surveyor or Engineer

Name: Duncan Coker Associates, P.C. Email: jduncan@duncancoker.com Phone: 205-561-0808

Address: 302 Merchants Walk, Suite 250 City/State: Tuscaloosa / AL ZIP Code: 35406

Property Owner

Name: See Attached List Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 ½" x 11"	☑ YES	☐ NO	☐ N/A
Digital copy of Plat (with & without contours)	☑ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☑ YES 11-22-22	☐ NO	☐ N/A
Master Plan provided	☑ YES	☐ NO	☐ N/A
Drainage study	☑ YES	☐ NO	☐ N/A
Variance request letter	☑ YES	☐ NO	☐ N/A
Designation of Agent form	☑ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 ½" X 11" scale	☑ YES	☐ NO	☐ 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)	☑ YES	☐ NO	☐ 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 SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.**

Signature: _____ Date: 12-14-22

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

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

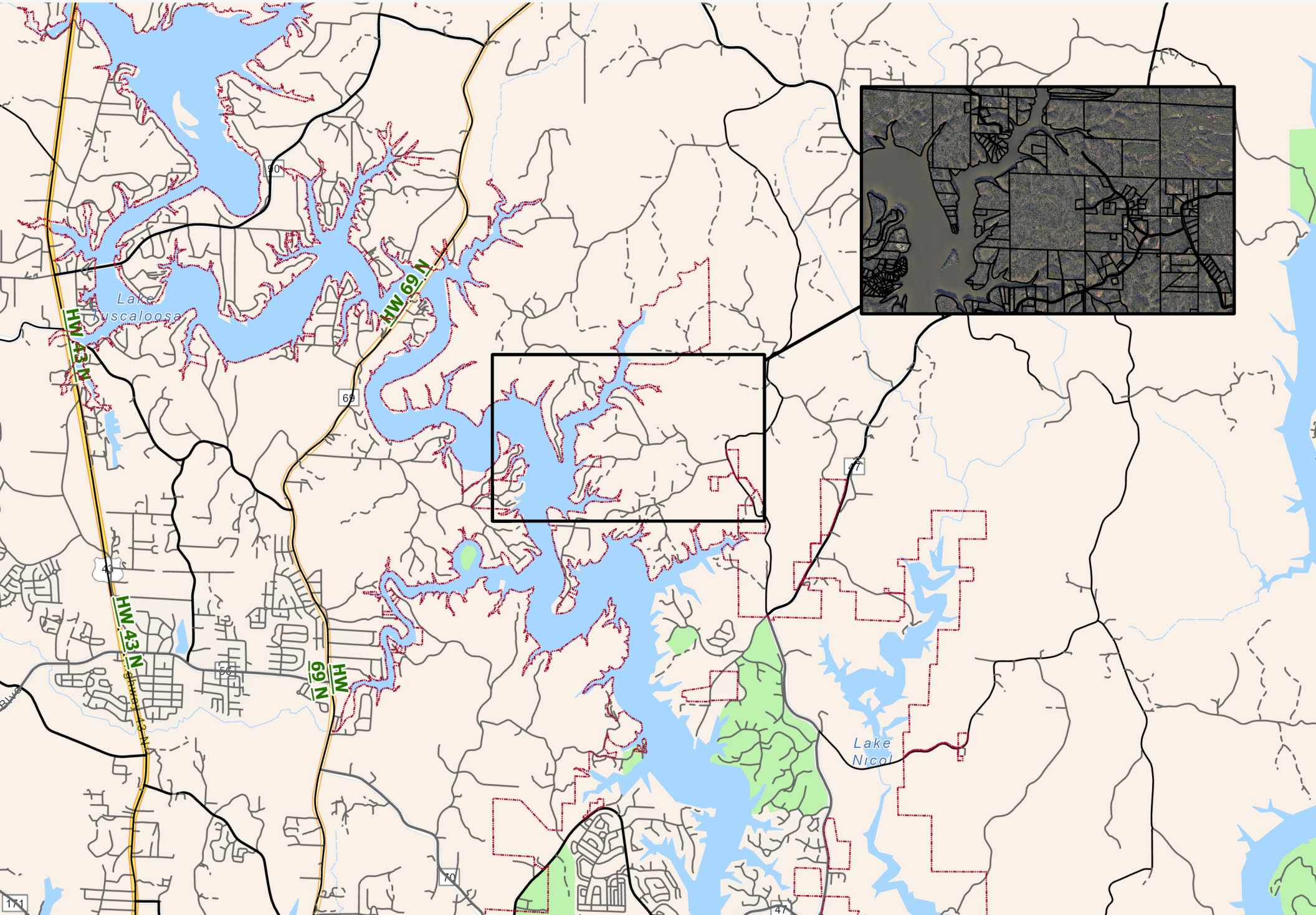
SUBMIT FORM

Emerald's Edge

1 inch = 4,185 feet

0 3,000 6,000 9,000 12,000

N

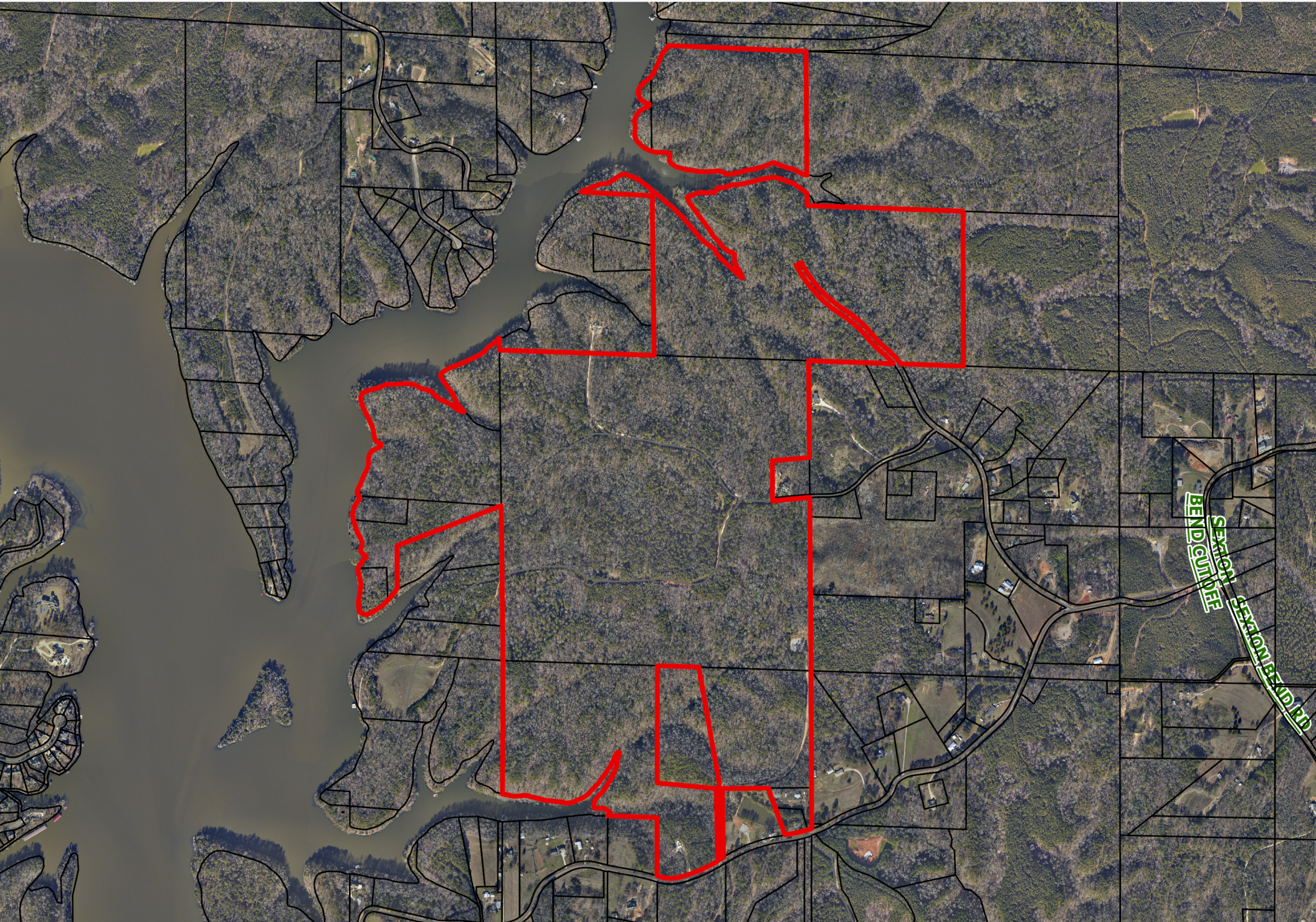


Emerald's Edge

1 inch = 1,020 feet

0 500 1,000 1,500 2,000

N



LEGEND

- OVERALL SUBJECT PROPERTY BOUNDARY
- INDICATES PHASE I LIMITS (107 LOTS)
- INDICATES PHASE II LIMITS (27 LOTS)
- INDICATES PHASE III LIMITS (63 LOTS)
- 231 — EXISTING CONTOUR LINE
- EXISTING ASPHALT SURFACE
- EXISTING CRUSH STONE SURFACE
- EXISTING STRUCTURE
- PSD — PROPOSED STORM DRAIN
- PROPOSED STOP SIGN
- INDICATES 300' LAKE SETBACK FOR OSSD

0' 200' 400' 600'
SCALE (FEET) 1" = 200'

MATCH LINE SEE SHEET 2 of 2

LOT 191 1.1± Ac. | LOT 192 1.2± Ac. | LOT 193 1.0± Ac. | LOT 196 1.0± Ac. | LOT 190 1.2± Ac. | LOT 195 1.2± Ac. | LOT 197 1.3± Ac. | LOT 194 1.0± Ac. | LOT 189 1.3± Ac. | LOT 188 1.4± Ac. | LOT 180 2.2± Ac. | LOT 179 1.8± Ac. | LOT 187 1.4± Ac. | LOT 181 1.9± Ac. | LOT 178 2.7± Ac. | LOT 182 1.8± Ac. | LOT 186 1.7± Ac. | LOT 183 1.5± Ac. | LOT 185 1.1± Ac. | LOT 184 1.1± Ac.

LOT 128 2.9± Ac. | LOT 129 2.5± Ac. | LOT 173 3.0± Ac. | LOT 172 3.1± Ac. | LOT 153 1.1± Ac. | LOT 152 1.0± Ac. | LOT 151 1.1± Ac. | LOT 150 1.1± Ac. | LOT 149 1.2± Ac. | LOT 148 1.6± Ac. | LOT 127 3.7± Ac. | LOT 130 2.3± Ac. | LOT 113 3.9± Ac. | LOT 171 1.8± Ac. | LOT 154 1.1± Ac. | LOT 174 1.9± Ac. | LOT 155 1.0± Ac. | LOT 114 2.3± Ac. | LOT 175 1.9± Ac. | LOT 170 3.7± Ac. | LOT 156 1.3± Ac. | LOT 147 1.3± Ac. | LOT 126 2.1± Ac. | LOT 115 1.4± Ac. | LOT 176 1.7± Ac. | LOT 157 1.2± Ac. | LOT 158 1.2± Ac. | LOT 159 1.2± Ac. | LOT 160 1.0± Ac. | LOT 116 2.1± Ac. | LOT 125 2.1± Ac. | LOT 112 1.5± Ac. | LOT 169 1.8± Ac. | LOT 168 1.6± Ac. | LOT 167 1.7± Ac. | LOT 161 1.0± Ac. | LOT 146 1.7± Ac. | LOT 177 1.4± Ac. | LOT 166 1.3± Ac. | LOT 165 1.3± Ac. | LOT 164 1.7± Ac. | LOT 162 1.0± Ac. | LOT 117 2.3± Ac. | LOT 124 2.3± Ac. | LOT 132 1.2± Ac. | LOT 111 1.4± Ac. | LOT 163 1.0± Ac. | LOT 145 1.4± Ac. | LOT 136 1.1± Ac. | LOT 137 1.5± Ac. | LOT 131 2.2± Ac. | LOT 110 1.5± Ac. | LOT 118 1.3± Ac. | LOT 133 2.2± Ac. | LOT 135 1.6± Ac. | LOT 138 1.5± Ac. | LOT 139 1.3± Ac. | LOT 140 1.2± Ac. | LOT 141 1.3± Ac. | LOT 142 1.7± Ac. | LOT 143 1.9± Ac. | LOT 144 2.6± Ac. | LOT 123 1.4± Ac. | LOT 134 1.7± Ac. | LOT 109 1.5± Ac. | LOT 119 1.8± Ac. | LOT 122 1.2± Ac. | LOT 108 2.3± Ac. | LOT 120 1.9± Ac. | LOT 121 2.0± Ac.

LOT 95 1.5± Ac. | LOT 96 1.2± Ac. | LOT 102 1.8± Ac. | LOT 92 1.3± Ac. | LOT 91 2.3± Ac. | LOT 103 2.3± Ac. | LOT 93 1.2± Ac. | LOT 94 1.2± Ac. | LOT 97 1.2± Ac. | LOT 90 3.1± Ac. | LOT 98 1.1± Ac. | LOT 101 1.2± Ac. | LOT 80 3.5± Ac. | LOT 89 2.4± Ac. | LOT 88 1.5± Ac. | LOT 87 1.7± Ac. | LOT 99 1.1± Ac. | LOT 100 1.0± Ac. | LOT 104 1.8± Ac. | LOT 105 3.3± Ac. | LOT 81 1.9± Ac. | LOT 82 1.9± Ac. | LOT 106 2.5± Ac. | LOT 79 2.6± Ac. | LOT 86 1.3± Ac. | LOT 84 2.7± Ac. | LOT 85 1.8± Ac. | LOT 78 1.9± Ac. | LOT 67 1.3± Ac. | LOT 66 1.8± Ac. | LOT 83 1.2± Ac. | LOT 68 1.4± Ac. | LOT 65 2.2± Ac. | LOT 107 1.9± Ac. | LOT 77 2.2± Ac. | LOT 64 2.6± Ac. | LOT 72 1.3± Ac. | LOT 69 1.2± Ac. | LOT 71 1.7± Ac. | LOT 63 3.0± Ac. | LOT 76 2.4± Ac. | LOT 70 1.9± Ac. | LOT 56 2.4± Ac. | LOT 57 1.8± Ac. | LOT 73 1.7± Ac. | LOT 62 2.4± Ac. | LOT 58 1.9± Ac. | LOT 5 1.8± Ac. | LOT 75 3.3± Ac. | LOT 6 2.1± Ac. | LOT 52 2.8± Ac. | LOT 59 2.4± Ac. | LOT 55 1.1± Ac. | LOT 7 2.3± Ac. | LOT 61 2.5± Ac. | LOT 51 2.8± Ac. | LOT 60 2.2± Ac. | LOT 53 1.3± Ac. | LOT 8 1.6± Ac. | LOT 54 1.7± Ac. | LOT 9 1.9± Ac. | LOT 74 4.5± Ac. | LOT 4 3.7± Ac. | LOT 50 1.6± Ac. | LOT 49 1.3± Ac. | LOT 10 2.2± Ac. | LOT 38 1.6± Ac. | LOT 37 1.3± Ac. | LOT 36 1.4± Ac. | LOT 11 1.4± Ac. | LOT 48 1.3± Ac. | LOT 12 1.1± Ac. | LOT 3 2.8± Ac. | LOT 47 1.7± Ac. | LOT 35 1.6± Ac. | LOT 46 2.1± Ac. | LOT 39 1.6± Ac. | LOT 13 1.6± Ac. | LOT 34 1.8± Ac. | LOT 45 1.5± Ac. | LOT 40 1.2± Ac. | LOT 15 1.6± Ac. | LOT 14 2.2± Ac. | LOT 41 1.4± Ac. | LOT 33 1.1± Ac. | LOT 32 1.0± Ac. | LOT 42 1.4± Ac. | LOT 31 1.0± Ac. | LOT 2 2.9± Ac. | LOT 43 1.1± Ac. | LOT 16 1.2± Ac. | LOT 44 1.9± Ac. | LOT 30 1.0± Ac. | LOT 29 1.0± Ac. | LOT 28 1.0± Ac. | LOT 17 1.4± Ac. | LOT 27 1.1± Ac. | LOT 18 1.0± Ac. | LOT 26 1.0± Ac. | LOT 19 1.1± Ac. | LOT 20 1.0± Ac. | LOT 22 1.1± Ac. | LOT 21 1.1± Ac. | LOT 23 1.2± Ac. | LOT 25 1.9± Ac. | LOT 24 1.9± Ac. | LOT 1 16.3± Ac.

COMMON AREA 'H' 3.1± Ac. | COMMON AREA 'G' 1.8± Ac. | COMMON AREA 'F' 2.9± Ac. | COMMON AREA 'E' 3.5± Ac. | COMMON AREA 'D' 10.8± Ac. | COMMON AREA 'C' 2.1± Ac. | COMMON AREA 'B' 1.0± Ac. | COMMON AREA 'A' 0.9± Ac.

PROPOSED 50' R.O.W. | PROPOSED 50' RIGHT-OF-WAY | PROPOSED 80' R.O.W. | PROPOSED LEWIS SPUR ROAD 50' RIGHT-OF-WAY | PROPOSED 10' R.O.W. DEDICATION WITH HALF STREET IMPROVEMENTS | PROPOSED HALF STREET IMPROVEMENTS | PROPOSED 50' PUBLIC ROAD RIGHT-OF-WAY ACQUISITION FROM CROWE | END OF EXISTING RIGHT-OF-WAY | EXISTING UTILITY AND ACCESS EASEMENT | EXISTING ACCESS EASEMENT | EXISTING METHANE GAS WELL | APPROXIMATE LOCATION OF EXISTING 20' METHANE GAS EASEMENT | 50' CUL-DE-SAC RADIUS (TYP.) | INDICATES 300' LAKE TUSCALOOSA MIN. SETBACK FOR SANITARY SEWER EFFLUENT DISPOSAL FIELD (TYP.) | EXISTING 6" CITY OF TUSCALOOSA WATER MAIN | EXISTING 8" CITY OF TUSCALOOSA WATER MAIN

TURNER ROAD | SHORES DRIVE | LAKE ISLAND ROAD (EXISTING ACCESS EASEMENT) | LAKE ISLAND ROAD | LEWIS SPUR ROAD | LEWIS SPUR | SEXTON BEND ROAD | CEDAR POINT DRIVE | LAKE TUSCALOOSA

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 10 WEST / SECTION 1, TOWNSHIP 20 SOUTH, RANGE 10 WEST
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 9 WEST / SECTION 6, TOWNSHIP 20 SOUTH, RANGE 9 WEST
SECTION 1, TOWNSHIP 20 SOUTH, RANGE 10 WEST / SECTION 12, TOWNSHIP 20 SOUTH, RANGE 10 WEST
SECTION 6, TOWNSHIP 20 SOUTH, RANGE 9 WEST / SECTION 7, TOWNSHIP 20 SOUTH, RANGE 9 WEST

ZONE X | ZONE AE

REX EARNEST BURKETT, 1485 PRUDE MILL ROAD, COTTONDALE, AL 35453
MARVIN MCKINLEY, 4307 PELHAM HEIGHTS ROAD, TUSCALOOSA, AL 35405
DUDGEON JAMES, 807 GREENBRIAR PLACE, NORTHPORT, AL 35473
DAN STEWART ESTATE, 400 COLESVILLE MANOR DRIVE, SILVER PSRING, MD 20904
GLENDON SULLIVAN, 17523 BROWNVILLE PIKE ROAD, ELROD, AL 35458
DONALD W. CROWE, 10492 HARBOURVIEW DR, NORTHPORT, AL 35475
CRIMSON SHORES No. 1, PB #2012, PG #77
RACHEL HELLUMS, 8 LOCKWOOD CIRCLE, BIRMINGHAM, AL 35213
MICHAEL HELLUMS, 1 LOCKWOOD CIRCLE, BIRMINGHAM, AL 35213
BILL DONELLSON, 1 LOCKWOOD CIRCLE, BIRMINGHAM, AL 35213
ROBERT HELLUMS, 175 DUNCAN ROAD, BIRMINGHAM, AL 35213
WILLIAM STANDEFFER JR, 66115 WATERFRONT DRIVE, TUSCALOOSA, AL 35406
ROBERT LARRY SEXTON, 16125 MARCUM ROAD, TUSCALOOSA, AL 35406
RAYMOND DEREK RICE, 1490 NORTHBANK PKWY., STE. 201, TUSCALOOSA, AL 35406
JAMES HARRISON, III, 8317 MARINER CIRCLE NE, TUSCALOOSA, AL 35406
WILLIAM & JENNIFER MILLER, 732 PETERSBURG ROAD, TUSCALOOSA, AL 35406
ANN PAULETTE AREY, 18808 AVENUE BARRITZ, LUTZ, FL 33558
JRSM, LLC, 16213 HIGHWY 171, NORTHPORT, AL 35475
ERNEST MILES, PO BOX 2347, TUSCALOOSA, AL 35403
LORI TURNER SIMS, 9444 CRETE CIRCLE, TUSCALOOSA, AL 35406
JENNIFER & JOSH HOLIFIELD, 2804 42ND AVE, NORTHPORT, AL 35476
SULLIVAN PROPERTY SUBDIVISION, PB #2019, PG #195
SETH & HANNAH LIVINGSTON, 5373 COURTNEY AVENUE, TUSCALOOSA, AL 35406
ADAM & PATRICIA CAMP, 10770 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
LAMBERT SUBDIVISION, PB #2002, PG #113
ROBERT D. TURNER, 10236 LEWIS SPUR, TUSCALOOSA, AL 35406
PATRICIA LATHAM CAMP, 10770 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
KATELYN COOK & BEN CORNEL, 10710 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
WESTERVELT COMPANY, PO BOX 48999, TUSCALOOSA, AL 35404
DIANNE CARTER, 3021 50TH STREET EAST, TUSCALOOSA, AL 35405
TERRILL E. SKELTON, 14584 LEWIS ROAD, TUSCALOOSA, AL 35406
BILLY J PERKINS, 10952 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
CHARLES & VIRPI HAMNER, 10810 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
RHEA PROFFITT, 10720 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
ROBERT PRINCE, PO BOX 20149, TUSCALOOSA, AL 35402
PRINCE SUBDIVISION, PB #20182019, PG #64
SEXTON BEND SUBDIVISION No. 1, PB #2019, PG #81
SANDRA G. QUINN, 10266 LEWIS SPUR, TUSCALOOSA, AL 35406
HELEN PATE, 14622 LEWIS ROAD, TUSCALOOSA, AL 35406
LARRY A. WALLACE, 14623 LEWIS ROAD, TUSCALOOSA, AL 35406
KENNETH ROBERTSON, 14660 LEWIS ROAD, TUSCALOOSA, AL 35406
JOANN LATHAM, 10564 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
LATHAM SUBDIVISION, PB #2019, PG #77
LATHAM SUBDIVISION No. 3, PB #2020, PG #115
WILLIAM LATHAM, 10554 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
HUGH DUNCAN, ETAL, 1866 COUNTY ROAD 7, CARROLTON, AL 35447
DOUGLAS MARSHALL LEWIS, 10554 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
WILLIAM BUCHANAN, JR, PO BOX 424, ALICEVILLE, AL 35442
ANN PAULETTE AREY, 18808 AVENUE BARRITZ, LUTZ, FL 33558

FLOOD MAP LEGEND

- FLOODPLAIN BOUNDARY
- 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
- 0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
- BASE FLOOD ELEVATION

ZONE AE — SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD
ZONE A - NO BASE ELEVATIONS DETERMINED
ZONE AE - BASE FLOOD ELEVATIONS DETERMINED

ZONE AE — FLOODWAY AREAS IN ZONE AE
THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS

ZONE X FLOOD AREA — AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

ZONE X — AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

1 of 2 SHEETS

PRELIMINARY SUBDIVISION PLAT MASTER PLAN

NO.	DATE	DESCRIPTION
1	1-3-22	REVISIONS PER COT REVIEW COMMENTS

DATE: 11/28/22 | CHECKED BY: R W M | DRAWN BY: D W H
FILE NAME: EmeraldsEdgeSubd-PrePlat | PROJECT NUMBER: 22-184.1

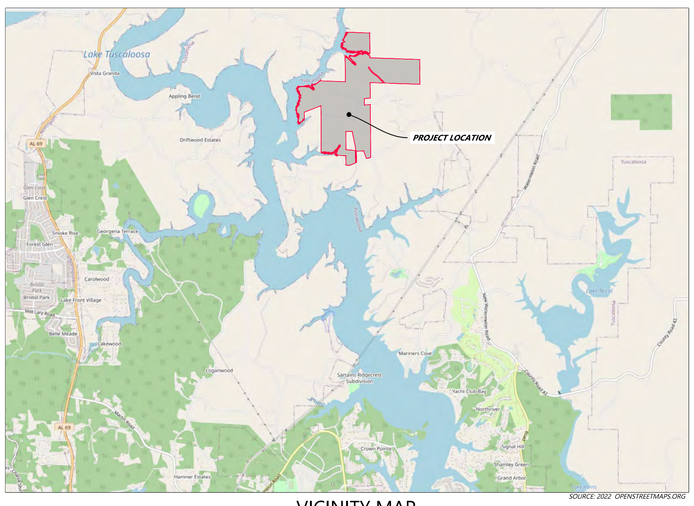
EMERALD'S EDGE
LAKEFRONT LUXURY

EMERALD'S EDGE SUBDIVISION

TUSCALOOSA COUNTY, ALABAMA

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
205-561-0808
WWW.DUNCANCOKER.COM

ALABAMA LICENSED No. 26709 PROFESSIONAL ENGINEER JAMES L. DUNCAN, III
ALABAMA LICENSED No. 23657 PROFESSIONAL LAND SURVEYOR JAMES L. DUNCAN, JR.
12-16-22



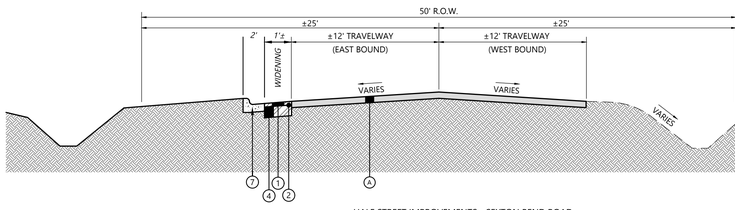
SOURCE: 2022 OPENSTREETMAPS.ORG

VICINITY MAP

NOT TO SCALE

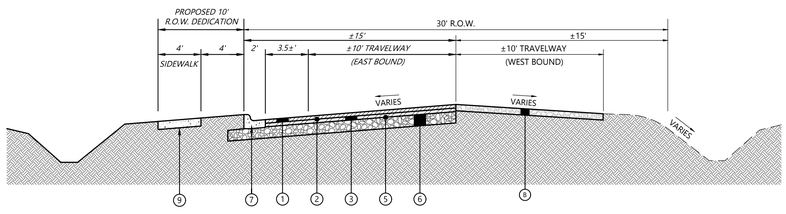
FLOOD MAP LEGEND

	FLOODPLAIN BOUNDARY
	1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	BASE FLOOD ELEVATION
ZONE AE	SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD ZONE A - NO BASE ELEVATIONS DETERMINED ZONE AE - BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	FLOODWAY AREAS IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS
ZONE X FLOOD AREA	AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



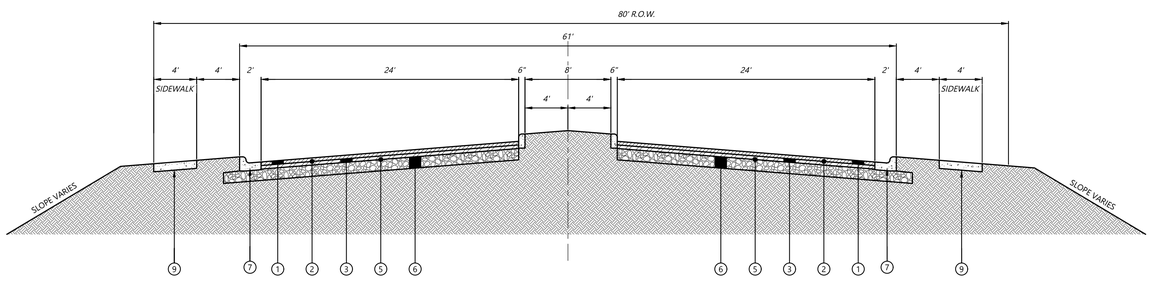
HALF STREET IMPROVEMENTS - SEXTON BEND ROAD

N.T.S.



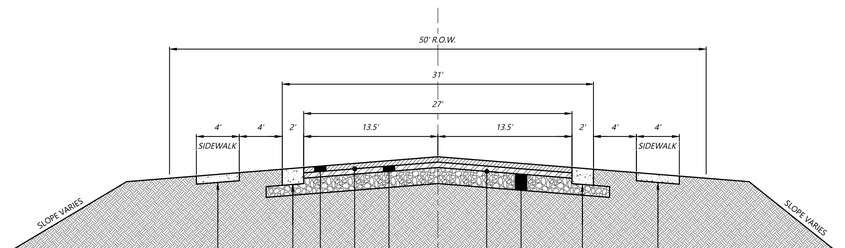
HALF STREET IMPROVEMENTS - LEWIS SPUR

N.T.S.



PROPOSED BOULEVARD CROSS-SECTION

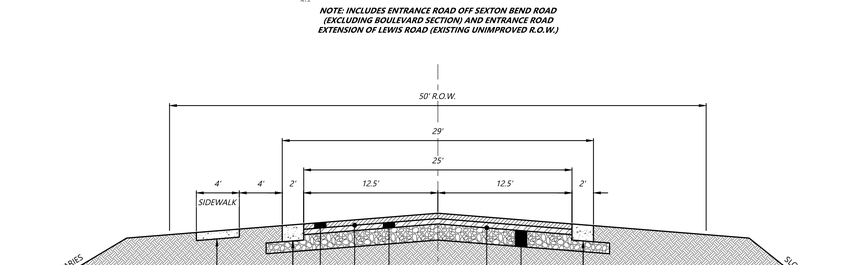
N.T.S.



PROPOSED ENTRANCE ROAD CROSS-SECTION (LEVEL 1 ROADWAY)

N.T.S.

NOTE: INCLUDES ENTRANCE ROAD OFF SEXTON BEND ROAD (EXCLUDING BOULEVARD SECTION) AND ENTRANCE ROAD EXTENSION OF LEWIS ROAD (EXISTING UNIMPROVED R.O.W.)



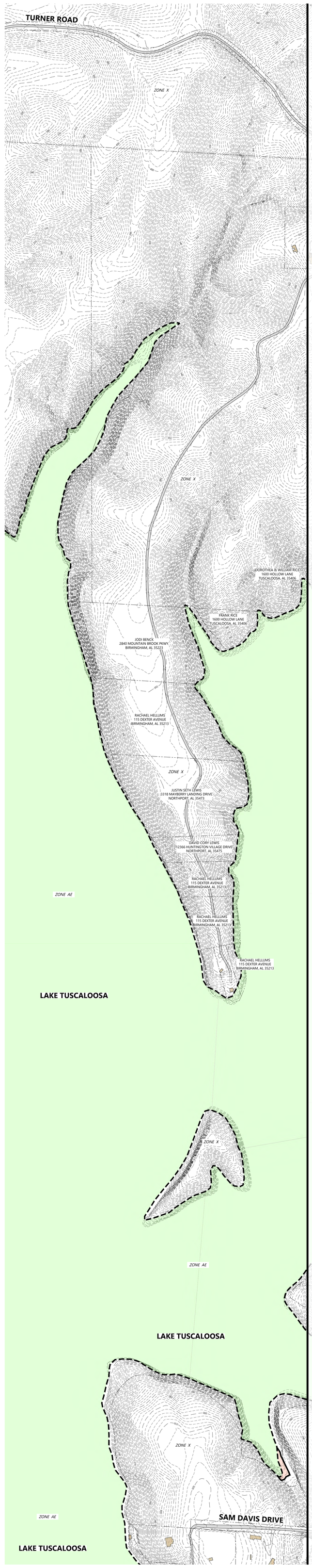
PROPOSED TYPICAL STREET CROSS-SECTION (LEVEL 2 ROADWAYS)

N.T.S.

1. ***SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, 1/2" MAX. AGGREGATE SIZE MIX (1" COMPACTED THICKNESS)***
2. ***TACK COAT (ALDOT 405A)***
3. ***SUPERPAVE BITUMINOUS BINDER LAYER, 3/4" MAX. AGGREGATE SIZE MIX (2" COMPACTED THICKNESS)***
4. ***SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1 1/2" MAX. AGGREGATE SIZE MIX (5" COMPACTED THICKNESS)***
5. ***PRIME COAT (ALDOT 401)***
6. ***CRUSHED AGGREGATE BASE, ALDOT 825B (6" COMPACTED THICKNESS)***
7. ***24" CURB AND GUTTER***
8. ***24" RIBBON CURB***
9. ***4' CONCRETE SIDEWALK***

A. IN PLACE: EXISTING ASPHALT ROADWAY

B. IN PLACE: EXISTING CRUSHED AGGREGATE ROADWAY



MATCH LINE SEE SHEET 1 of 2

0' 200' 400' 600'

SCALE (FEET) 1" = 200'

DEVELOPMENT SUMMARY:

TOTAL PROPERTY ACREAGE	= 419 ACRES
LOT YIELD	= 197 LOTS
DENSITY	= 0.5 LOTS / ACRE
AVG LOT SIZE	= 2.0 ACRES

OWNERS:

DAN STEWART ESTATE
400 COLESVILLE MANOR DRIVE
SILVER SPRING, MD 20904

JAMES HARRISON, III
8317 MARINER CIRCLE NE
TUSCALOOSA, AL 35406

JRSM, LLC
16213 HIGHWAY 171
NORTHPORT, AL 35475

SETH & HANNAH LIVINGSTON
5373 COURTNEY AVENUE
TUSCALOOSA, AL 35406

ERNEST MILES
PO BOX 2247
TUSCALOOSA, AL 35403

RHEA PROFFITT
10720 SEXTON BEND ROAD
TUSCALOOSA, AL 35406

RAYMOND DEREK RICE
1490 NORTHBANK PKWY., STE. 201
TUSCALOOSA, AL 35406

GLENDON SULLIVAN
17523 BROWNVILLE PIKE ROAD
ELROD, AL 35458

WESTERVELT COMPANY
PO BOX 48999
TUSCALOOSA, AL 35404

KATELYN LOOK & BEN CORNEL
10710 SEXTON BEND ROAD
TUSCALOOSA, AL 35406

SOURCES OF TITLE:

DAN STEWART ESTATE
DB #217, PG #59

JAMES HARRISON, III
DB #2000, PG #7414
DB #2000, PG #7420

JRSM, LLC
DB #2022, PG #21101

SETH & HANNAH LIVINGSTON
DB #2022, PG #18918

ERNEST MILES
DB #883, PG #604

RHEA PROFFITT
DB #2006, PG #7439

RAYMOND DEREK RICE
DB #2021, PG #16078

GLENDON SULLIVAN
DB #774, PG #68

WESTERVELT COMPANY
DB #441, PG #251

KATELYN COOK AND BEN CORNEL
DB #2020, PG #16811

DEVELOPER/APPLICANT:

LAKE ISLAND ESTATES, LLC
5710 WATERMELON ROAD, SUITE 316
NORTHPORT, AL 35473

SURVEYOR:

JAMES DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)
DUNCAN COKER ASSOCIATES, P.C.
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406

NOTES:

1. **PROPERTY TO BE SUBDIVIDED = 419 Ac.± TOTAL PROPERTY UNDER CONTROL OF THE OWNER = 419 Ac.±**
2. **THE SUBJECT PROPERTY IS CURRENTLY UNINCORPORATED AND IN THE CITY OF TUSCALOOSA PLANNING JURISDICTION. AN ANNEXATION REQUEST ACCOMPANIES THE PRELIMINARY PLAT APPLICATION TO ANNEX THE PROPERTY WITH R-1 ZONING.**
3. **PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND ON-SITE SEWAGE DISPOSAL SYSTEMS. TUSCALOOSA COUNTY HEALTH DEPARTMENT PERMITTING WILL BE PERFORMED PRIOR TO FINAL PLAT SUBMITTAL.**
4. **AS SHOWN HEREON, THE SUBJECT PROPERTY PARTIALLY LIES WITHIN A MAPPED SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C0335G, REVISED DATE 1/16/14.**
5. **THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.**
6. **THE SUBJECT PROPERTY IS LOCATED IN SECTIONS 6 & 7, TOWNSHIP 20 SOUTH, RANGE 9 WEST; AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 10 WEST IN TUSCALOOSA COUNTY, ALABAMA.**
7. **"ENTRANCE ROADS" (LEVEL 1 ROADWAYS) CONSIST OF ROADWAYS FROM SEXTON BEND ROAD TO THE 50' R.O.W. EAST OF LOT 33, AND THE EXTENSION OF LEWIS ROAD TO THE CUL-DE-SAC AT LOTS 125 & 126.**
8. **R-1 SETBACKS:**
   FRONT: 35'
   REAR: 35'
   SIDE: 10'

VARIANCE REQUESTS:

1. **PARTIAL SIDEWALK CONSTRUCTION - THE DEVELOPER REQUESTS A VARIANCE FOR SIDEWALK CONSTRUCTION ALONG SEXTON BEND ROAD. HALF STREET IMPROVEMENTS WOULD REQUIRE APPROXIMATELY 120' OF SIDEWALK TO BE CONSTRUCTED. SEXTON BEND ROAD DOES NOT HAVE SIDEWALKS IN EITHER DIRECTION AND IS NOT A PEDESTRIAN FRIENDLY ROADWAY. ENCOURAGING PEDESTRIANS ALONG THIS ROADWAY WOULD BE A SAFETY CONCERN.**
2. **MAXIMUM CUL-DE-SAC LENGTH - THE DEVELOPER REQUESTS A VARIANCE FOR MAXIMUM CUL-DE-SAC LENGTH OF 600', DUE TO THE TOPOGRAPHY OF THIS SUBDIVISION. CONSTRUCTING THE ROADWAYS ALONG THE RIDGES IS THE ONLY PRACTICAL SOLUTION TO PRESERVE THE PROPERTY'S NATURAL FEATURES. THE TOPOGRAPHY OF THIS PROPERTY WILL NOT ALLOW THE PROPOSED CUL-DE-SACS TO BE INTERCONNECTED.**
3. **RIBBON CURB IN LIEU OF CURB & GUTTER - THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF CURB AND GUTTER ALONG THE PROPOSED ROADWAYS. SIMILAR TO PREVIOUS DEVELOPMENTS ADJACENT TO LAKE TUSCALOOSA, RIBBON CURB WILL ALLOW STORMWATER TO SHEET FLOW FROM THE ROADWAY AND NOT CREATE CONCENTRATED STORMWATER DISCHARGE POINTS. RIBBON CURB IS THE LOW IMPACT SOLUTION TO ALLOW SORMWATER TO FOLLOW THE NATURAL DRAINAGE PATTERNS OF THE PROPERTY.**
4. **CAPPED SEWER - THE DEVELOPER REQUEST A VARIANCE TO CONSTRUCT CAPPED SEWER AS PART OF THIS DEVELOPMENT. CONNECTION TO THE CITY OF TUSCALOOSA SANITARY SEWER SYSTEM WILL REQUIRE CONSTRUCTION OF APPROXIMATELY 4.5 MILES OF FORCEMAIN. THIS SOLUTION IS NOT FEASIBLE FOR THIS PROJECT.**

SHEET NO. 2 of 2

PRELIMINARY SUBDIVISION PLAT
MASTER PLAN

NO.	DATE	DESCRIPTION
1	1-3-22	REVISIONS PER COT REVIEW COMMENTS

DATE: 11/28/22 | CHECKED BY: R W M | DRAWN BY: D W H
FILE NAME: EmeraldsEdgeSubd-PrePlat | PROJECT NUMBER: 22-184.1

EMERALD'S EDGE
LAKEFRONT LUXURY

EMERALD'S EDGE SUBDIVISION

TUSCALOOSA COUNTY, ALABAMA

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
WWW.DUNCANCOKER.COM
205-561-0808

ALABAMA LICENSED No. 26709 PROFESSIONAL ENGINEER JAMES L. DUNCAN, III

ALABAMA LICENSED No. 23657 PROFESSIONAL LAND SURVEYOR JAMES L. DUNCAN, JR.

12-16-22

LEGEND

- OVERALL SUBJECT PROPERTY BOUNDARY
- INDICATES PHASE I LIMITS (107 LOTS)
- INDICATES PHASE II LIMITS (27 LOTS)
- INDICATES PHASE III LIMITS (63 LOTS)
- 231 — EXISTING CONTOUR LINE
- EXISTING ASPHALT SURFACE
- EXISTING CRUSH STONE SURFACE
- EXISTING STRUCTURE
- PSD — PROPOSED STORM DRAIN
- PROPOSED STOP SIGN
- INDICATES 300' LAKE SETBACK FOR OSSD

0' 200' 400' 600'
SCALE (FEET) 1" = 200'

MATCH LINE SEE SHEET 2 of 2

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 10 WEST
SECTION 1, TOWNSHIP 20 SOUTH, RANGE 10 WEST
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 9 WEST
SECTION 6, TOWNSHIP 20 SOUTH, RANGE 9 WEST
SECTION 32, TOWNSHIP 19 SOUTH, RANGE 9 WEST
SECTION 5, TOWNSHIP 20 SOUTH, RANGE 9 WEST
SECTION 1, TOWNSHIP 20 SOUTH, RANGE 10 WEST
SECTION 12, TOWNSHIP 20 SOUTH, RANGE 10 WEST
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 9 WEST
SECTION 8, TOWNSHIP 20 SOUTH, RANGE 9 WEST

TURNER ROAD
SHORES DRIVE
LAKE TUSCALOOSA
LAKE ISLAND ROAD (EXISTING ACCESS EASEMENT)
LEWIS SPUR ROAD
LEWIS SPUR
LEWIS ROAD
LAKE ISLAND ROAD
SEXTON BEND ROAD

PROPOSED 50' R.O.W.
PROPOSED 50' PUBLIC ROAD RIGHT-OF-WAY ACQUISITION FROM CROWE
PROPOSED 50' RIGHT-OF-WAY
PROPOSED LEWIS SPUR ROAD 50' RIGHT-OF-WAY
PROPOSED 80' R.O.W.
PROPOSED 10' R.O.W. DEDICATION WITH HALF STREET IMPROVEMENTS
PROPOSED HALF STREET IMPROVEMENTS
EXISTING ACCESS EASEMENT
EXISTING UTILITY AND ACCESS EASEMENT
END OF EXISTING RIGHT-OF-WAY
50' CUL-DE-SAC RADIUS (TYP.)
INDICATES 300' LAKE TUSCALOOSA MIN. SETBACK FOR SANITARY SEWER EFFLUENT DISPOSAL FIELD (TYP.)
APPROXIMATE LOCATION OF EXISTING 20' METHANE GAS EASEMENT
EXISTING METHANE GAS WELL
EXISTING 6" CITY OF TUSCALOOSA WATER MAIN
8"EWM

LOT 1 1.1± Ac. · LOT 2 1.2± Ac. · LOT 3 1.0± Ac. · LOT 4 1.0± Ac. · LOT 5 1.3± Ac. · LOT 6 1.2± Ac. · LOT 7 1.3± Ac. · LOT 8 1.4± Ac. · LOT 9 1.4± Ac. · LOT 10 1.7± Ac. · LOT 11 1.9± Ac. · LOT 12 1.8± Ac. · LOT 13 1.5± Ac. · LOT 14 1.8± Ac. · LOT 15 1.7± Ac. · LOT 16 1.6± Ac. · LOT 17 1.7± Ac. · LOT 18 1.7± Ac. · LOT 19 1.7± Ac. · LOT 20 1.7± Ac. · LOT 21 1.7± Ac. · LOT 22 1.7± Ac. · LOT 23 1.7± Ac. · LOT 24 1.9± Ac. · LOT 25 1.9± Ac. · LOT 26 1.0± Ac. · LOT 27 1.1± Ac. · LOT 28 1.0± Ac. · LOT 29 1.0± Ac. · LOT 30 1.0± Ac. · LOT 31 1.0± Ac. · LOT 32 1.0± Ac. · LOT 33 1.1± Ac. · LOT 34 1.8± Ac. · LOT 35 1.6± Ac. · LOT 36 1.4± Ac. · LOT 37 1.3± Ac. · LOT 38 1.6± Ac. · LOT 39 1.6± Ac. · LOT 40 1.2± Ac. · LOT 41 1.4± Ac. · LOT 42 1.4± Ac. · LOT 43 1.1± Ac. · LOT 44 1.9± Ac. · LOT 45 1.5± Ac. · LOT 46 2.1± Ac. · LOT 47 1.7± Ac. · LOT 48 1.3± Ac. · LOT 49 1.3± Ac. · LOT 50 1.6± Ac. · LOT 51 2.8± Ac. · LOT 52 2.8± Ac. · LOT 53 1.3± Ac. · LOT 54 1.7± Ac. · LOT 55 1.1± Ac. · LOT 56 2.4± Ac. · LOT 57 1.8± Ac. · LOT 58 1.9± Ac. · LOT 59 2.4± Ac. · LOT 60 2.2± Ac. · LOT 61 2.5± Ac. · LOT 62 2.4± Ac. · LOT 63 3.0± Ac. · LOT 64 2.6± Ac. · LOT 65 2.2± Ac. · LOT 66 1.8± Ac. · LOT 67 1.3± Ac. · LOT 68 1.4± Ac. · LOT 69 1.2± Ac. · LOT 70 1.9± Ac. · LOT 71 1.7± Ac. · LOT 72 1.3± Ac. · LOT 73 1.7± Ac. · LOT 74 4.5± Ac. · LOT 75 3.3± Ac. · LOT 76 2.4± Ac. · LOT 77 2.2± Ac. · LOT 78 1.9± Ac. · LOT 79 2.6± Ac. · LOT 80 3.5± Ac. · LOT 81 1.9± Ac. · LOT 82 1.9± Ac. · LOT 83 1.2± Ac. · LOT 84 2.7± Ac. · LOT 85 1.8± Ac. · LOT 86 1.3± Ac. · LOT 87 1.7± Ac. · LOT 88 1.5± Ac. · LOT 89 2.4± Ac. · LOT 90 3.1± Ac. · LOT 91 2.3± Ac. · LOT 92 1.3± Ac. · LOT 93 1.2± Ac. · LOT 94 1.2± Ac. · LOT 95 1.5± Ac. · LOT 96 1.2± Ac. · LOT 97 1.2± Ac. · LOT 98 1.1± Ac. · LOT 99 1.1± Ac. · LOT 100 1.0± Ac. · LOT 101 1.2± Ac. · LOT 102 1.8± Ac. · LOT 103 2.3± Ac. · LOT 104 1.8± Ac. · LOT 105 3.3± Ac. · LOT 106 2.5± Ac. · LOT 107 1.9± Ac. · LOT 108 2.3± Ac. · LOT 109 1.5± Ac. · LOT 110 1.5± Ac. · LOT 111 1.4± Ac. · LOT 112 1.5± Ac. · LOT 113 3.9± Ac. · LOT 114 2.3± Ac. · LOT 115 1.4± Ac. · LOT 116 2.1± Ac. · LOT 117 2.3± Ac. · LOT 118 1.3± Ac. · LOT 119 1.8± Ac. · LOT 120 1.9± Ac. · LOT 121 2.0± Ac. · LOT 122 1.2± Ac. · LOT 123 1.4± Ac. · LOT 124 2.3± Ac. · LOT 125 2.1± Ac. · LOT 126 2.1± Ac. · LOT 127 3.7± Ac. · LOT 128 2.9± Ac. · LOT 129 2.5± Ac. · LOT 130 2.3± Ac. · LOT 131 2.2± Ac. · LOT 132 1.2± Ac. · LOT 133 2.2± Ac. · LOT 134 1.7± Ac. · LOT 135 1.6± Ac. · LOT 136 1.1± Ac. · LOT 137 1.5± Ac. · LOT 138 1.5± Ac. · LOT 139 1.3± Ac. · LOT 140 1.2± Ac. · LOT 141 1.3± Ac. · LOT 142 1.7± Ac. · LOT 143 1.9± Ac. · LOT 144 2.6± Ac. · LOT 145 1.4± Ac. · LOT 146 1.7± Ac. · LOT 147 1.3± Ac. · LOT 148 1.6± Ac. · LOT 149 1.2± Ac. · LOT 150 1.1± Ac. · LOT 151 1.1± Ac. · LOT 152 1.0± Ac. · LOT 153 1.1± Ac. · LOT 154 1.1± Ac. · LOT 155 1.0± Ac. · LOT 156 1.3± Ac. · LOT 157 1.2± Ac. · LOT 158 1.2± Ac. · LOT 159 1.2± Ac. · LOT 160 1.0± Ac. · LOT 161 1.0± Ac. · LOT 162 1.0± Ac. · LOT 163 1.0± Ac. · LOT 164 1.7± Ac. · LOT 165 1.3± Ac. · LOT 166 1.3± Ac. · LOT 167 1.7± Ac. · LOT 168 1.6± Ac. · LOT 169 1.8± Ac. · LOT 170 3.7± Ac. · LOT 171 1.8± Ac. · LOT 172 3.1± Ac. · LOT 173 3.0± Ac. · LOT 174 1.9± Ac. · LOT 175 1.9± Ac. · LOT 176 1.7± Ac. · LOT 177 1.4± Ac. · LOT 178 2.7± Ac. · LOT 179 1.8± Ac. · LOT 180 2.2± Ac. · LOT 181 1.9± Ac. · LOT 182 1.8± Ac. · LOT 183 1.5± Ac. · LOT 184 1.1± Ac. · LOT 185 1.1± Ac. · LOT 186 1.7± Ac. · LOT 187 1.4± Ac. · LOT 188 1.4± Ac. · LOT 189 1.3± Ac. · LOT 190 1.2± Ac. · LOT 191 1.1± Ac. · LOT 192 1.2± Ac. · LOT 193 1.0± Ac. · LOT 194 1.0± Ac. · LOT 195 1.2± Ac. · LOT 196 1.0± Ac. · LOT 197 1.3± Ac.

COMMON AREA 'A' 0.9± Ac. · COMMON AREA 'B' 1.0± Ac. · COMMON AREA 'C' 2.1± Ac. · COMMON AREA 'D' 10.8± Ac. · COMMON AREA 'E' 3.5± Ac. · COMMON AREA 'F' 2.9± Ac. · COMMON AREA 'G' 1.8± Ac. · COMMON AREA 'H' 3.1± Ac.

LOT 1 16.3± Ac. · LOT 2 2.9± Ac. · LOT 3 2.8± Ac. · LOT 4 5.7± Ac. · LOT 5 1.8± Ac. · LOT 6 2.1± Ac. · LOT 7 2.3± Ac. · LOT 8 1.6± Ac. · LOT 9 1.9± Ac.

REX EARNEST BURKETT, 1485 PRUDE MILL ROAD, COTTONDALE, AL 35453
DAN STEWART ESTATE, 400 COLESVILLE MANOR DRIVE, SILVER PSRING, MD 20904
GLENDON SULLIVAN, 17523 BROWNVILLE PIKE ROAD, ELROD, AL 35458
ROBERT LARRY SEXTON, 16125 MARCUM ROAD, TUSCALOOSA, AL 35406
MARVIN MCKINLEY, 4307 PELHAM HEIGHTS ROAD, TUSCALOOSA, AL 35405
DUDGEON JAMES, 807 GREENBRIAR PLACE, NORTHPORT, AL 35473
DONALD W. CROWE, 10492 HARBOURVIEW DR., NORTHPORT, AL 35475
WILLIAM STANDEFFER, JR., 66115 WATERFRONT DRIVE, TUSCALOOSA, AL 35406
RACHAEL HELLMS, 172 SOUTH ORCHARD AVENUE, BIRMINGHAM, AL 35213
JILL TORRELLEVIN, 401 MEADOWBROOK LANE, BIRMINGHAM, AL 35213
CRIMSON SHORES No. 1, PB #2012, PG #77
RAYMOND DEREK RICE, 1490 NORTHBANK PKWY., STE. 201, TUSCALOOSA, AL 35406
JRSM, LLC, 16213 HIGHWY 171, NORTHPORT, AL 35475
JAMES HARRISON, III, 8317 MARINER CIRCLE NE, TUSCALOOSA, AL 35406
WILLIAM & JENNIFER MILLER, 732 PETERSBURG ROAD, TUSCALOOSA, AL 35406
ANN PAULETTE AREY, 18808 AVENUE BIARRITZ, LUTZ, FL 33558
LORI TURNER SIMS, 9444 CRETE CIRCLE, TUSCALOOSA, AL 35406
ERNEST MILES, PO BOX 2347, TUSCALOOSA, AL 35403
JENNIFER & JOSH HOLIFIELD, 2804 42ND AVE, NORTHPORT, AL 35476
LOT 1, SULLIVAN PROPERTY SUBDIVISION, PB #2019, PG #195
SETH & HANNAH LIVINGSTON, 5373 COURTNEY AVENUE, TUSCALOOSA, AL 35406
SANDRA G. QUINN, 10266 LEWIS SPUR, TUSCALOOSA, AL 35406
ROBERT D. TURNER, 10236 LEWIS SPUR, TUSCALOOSA, AL 35406
DIANNE CARTER, 3021 50TH STREET EAST, TUSCALOOSA, AL 35405
TERRILL E. SKELTON, 14584 LEWIS ROAD, TUSCALOOSA, AL 35406
BILLY J PERKINS, 10952 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
CHARLES & VIRPI HAMNER, 10810 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
ADAM & PATRICIA CAMP, 10770 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
RHEA PROFFITT, 10720 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
WESTERVELT COMPANY, PO BOX 48999, TUSCALOOSA, AL 35404
PATRICIA LATHAM CAMP, 10770 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
KATELYN COOK & BEN CORNEL, 10710 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
JOANN LATHAM, 10564 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
WILLIAM LATHAM, 10554 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
HUGH DUNCAN, ETAL, 1866 COUNTY ROAD 7, CARROLTON, AL 35447
DOUGLAS MARSHALL LEWIS, 10500 SEXTON BEND ROAD, TUSCALOOSA, AL 35406
LATHAM SUBDIVISION, PB #2019, PG #77
LATHAM SUBDIVISION No. 3, PB #2020, PG #115
SEXTON BEND SUBDIVISION No. 1, PB #2019, PG #81
CEDAR POINT DRIVE
ROBERT PRINCE, PO BOX 20149, TUSCALOOSA, AL 35402
PRINCE SUBDIVISION, PB #20182019, PG #64
WILLIAM BUCHANAN, JR., PO BOX 424, ALICEVILLE, AL 35442
LAMBERT SUBDIVISION
KENNETH ROBERTSON, 15255 LEWIS ROAD, TUSCALOOSA, AL 35406
LARRY A. WALLACE, 14623 LEWIS ROAD, TUSCALOOSA, AL 35406
HELEN PATE, 14622 LEWIS ROAD, TUSCALOOSA, AL 35406
SANDRA G. QUINN, 10266 LEWIS SPUR, TUSCALOOSA, AL 35406
WESTERVELT COMPANY, PO BOX 48999, TUSCALOOSA, AL 35404

FLOOD MAP LEGEND

- FLOODPLAIN BOUNDARY
- 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
- 0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
- BASE FLOOD ELEVATION
- ZONE AE — SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD
  ZONE A - NO BASE ELEVATIONS DETERMINED
  ZONE AE - BASE FLOOD ELEVATIONS DETERMINED
- ZONE AE — FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS
- ZONE X FLOOD AREA — AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
- ZONE X — AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET 1 of 2

PRELIMINARY SUBDIVISION PLAT
MASTER PLAN

NO.	DATE	DESCRIPTION
1	1-3-22	REVISIONS PER COT REVIEW COMMENTS

DATE: 11/28/22 · CHECKED BY: R W M · DRAWN BY: D W H
FILE NAME: EmeraldsEdgeSubd-PrePlat · PROJECT NUMBER: 22-184.1

EMERALD'S EDGE
LAKEFRONT LUXURY

EMERALD'S EDGE SUBDIVISION

TUSCALOOSA COUNTY, ALABAMA

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
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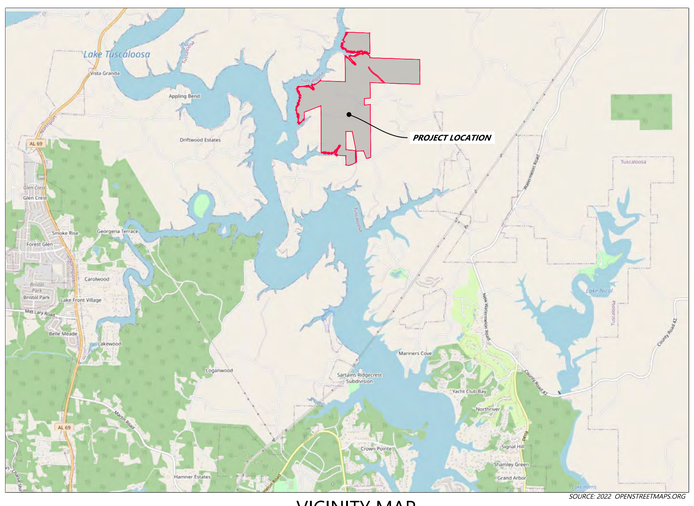
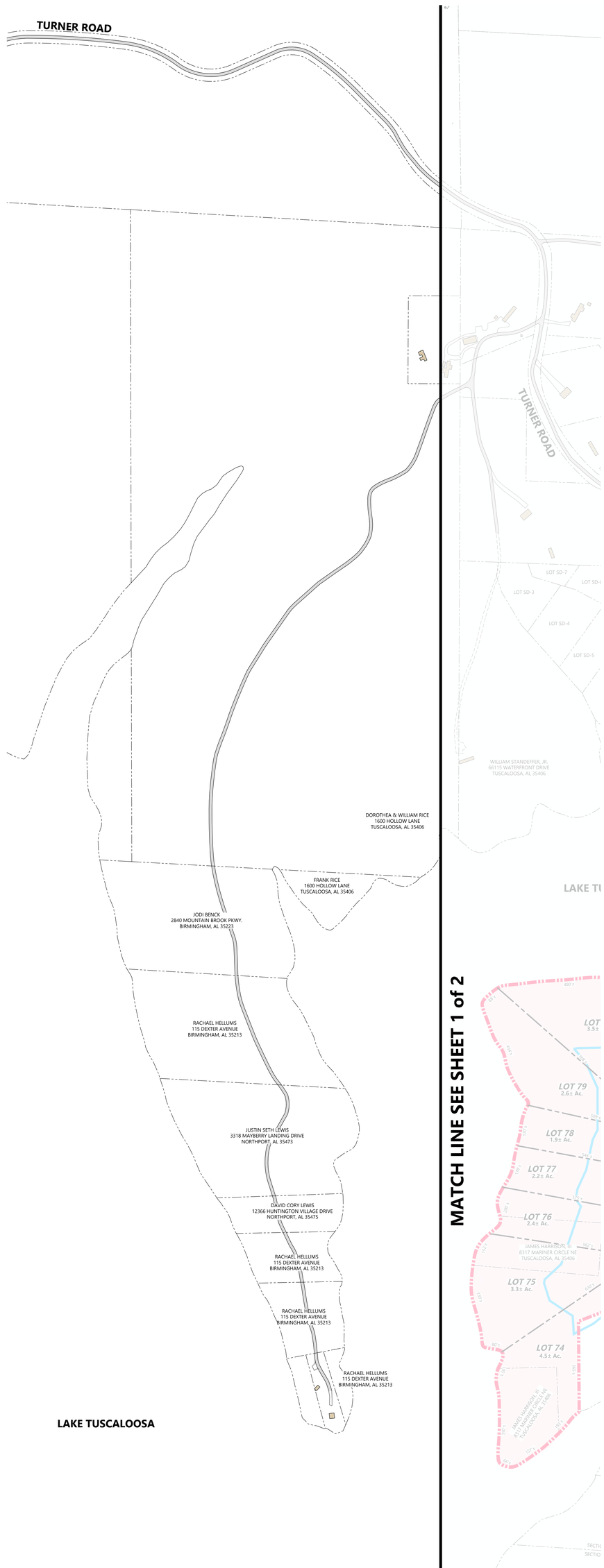
12-16-22



SOURCE: 2022 OPENSTREETMAPS.ORG

VICINITY MAP

NOT TO SCALE



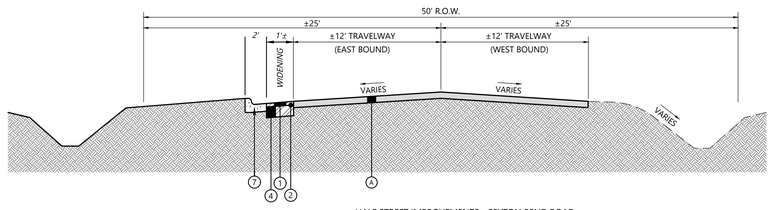
0' 200' 400' 600'

SCALE (FEET) 1" = 200'

MATCH LINE SEE SHEET 1 of 2

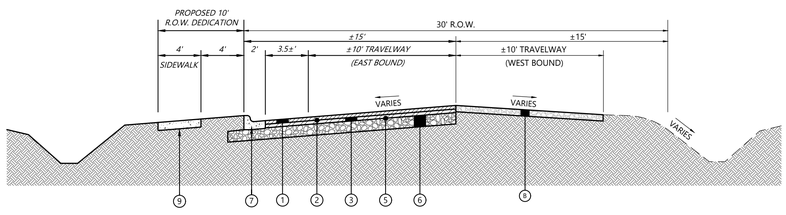
FLOOD MAP LEGEND

	FLOODPLAIN BOUNDARY
	1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	BASE FLOOD ELEVATION
ZONE AE	SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD ZONE A - NO BASE ELEVATIONS DETERMINED ZONE AE - BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	FLOODWAY AREAS IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS
ZONE X FLOOD AREA	AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



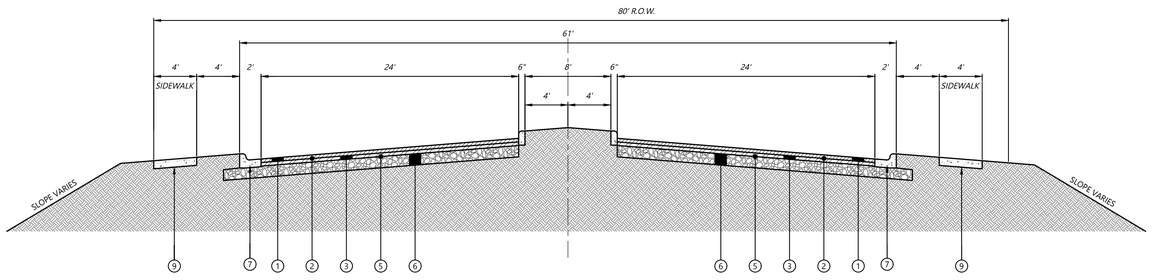
HALF STREET IMPROVEMENTS - SEXTON BEND ROAD

N.T.S.



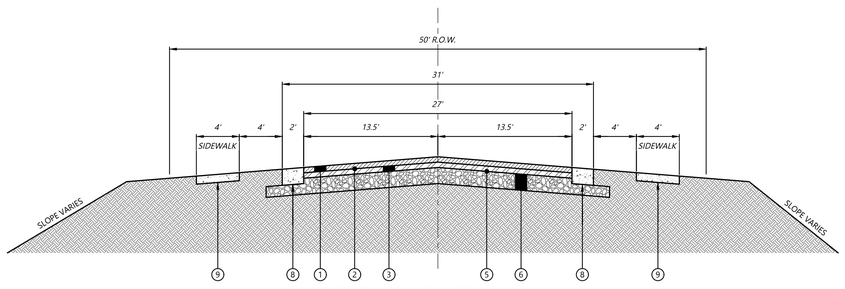
HALF STREET IMPROVEMENTS - LEWIS SPUR

N.T.S.



PROPOSED BOULEVARD CROSS-SECTION

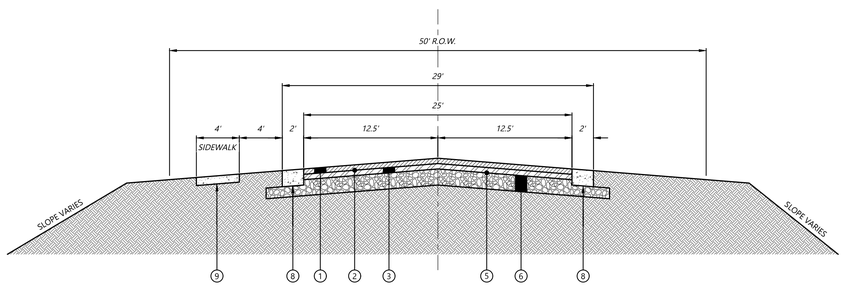
N.T.S.



PROPOSED ENTRANCE ROAD CROSS-SECTION (LEVEL 1 ROADWAY)

N.T.S.

NOTE: INCLUDES ENTRANCE ROAD OFF SEXTON BEND ROAD (EXCLUDING BOULEVARD SECTION) AND ENTRANCE ROAD EXTENSION OF LEWIS ROAD (EXISTING UNIMPROVED R.O.W.)



PROPOSED TYPICAL STREET CROSS-SECTION (LEVEL 2 ROADWAYS)

N.T.S.

1. ***SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, 1/2" MAX. AGGREGATE SIZE MIX (1" COMPACTED THICKNESS)***
2. ***TACK COAT (ALDOT 405A)***
3. ***SUPERPAVE BITUMINOUS BINDER LAYER, 3/4" MAX. AGGREGATE SIZE MIX (2" COMPACTED THICKNESS)***
4. ***SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1 1/2" MAX. AGGREGATE SIZE MIX (5" COMPACTED THICKNESS)***
5. ***PRIME COAT (ALDOT 401)***
6. ***CRUSHED AGGREGATE BASE, ALDOT 825B (6" COMPACTED THICKNESS)***
7. ***24" CURB AND GUTTER***
8. ***24" RIBBON CURB***
9. ***4' CONCRETE SIDEWALK***
- A. IN PLACE: EXISTING ASPHALT ROADWAY
- B. IN PLACE: EXISTING CRUSHED AGGREGATE ROADWAY

DEVELOPMENT SUMMARY:

TOTAL PROPERTY ACREAGE	**= 419 ACRES**
LOT YIELD	**= 197 LOTS**
DENSITY	**= 0.5 LOTS / ACRE**
AVG LOT SIZE	**= 2.0 ACRES**

OWNERS:

DAN STEWART ESTATE
400 COLESVILLE MANOR DRIVE
SILVER SPRING, MD 20904

JAMES HARRISON, III
8317 MARINER CIRCLE NE
TUSCALOOSA, AL 35406

JRSM, LLC
16213 HIGHWAY 171
NORTHPORT, AL 35475

SETH & HANNAH LIVINGSTON
5373 COURTNEY AVENUE
TUSCALOOSA, AL 35406

ERNEST MILES
PO BOX 2347
TUSCALOOSA, AL 35403

RHEA PROFFITT
10720 SEXTON BEND ROAD
TUSCALOOSA, AL 35406

RAYMOND DEREK RICE
1490 NORTHBANK PKWY., STE. 201
TUSCALOOSA, AL 35406

GLENDON SULLIVAN
17523 BROWNVILLE PIKE ROAD
ELROD, AL 35458

WESTERVELT COMPANY
PO BOX 48999
TUSCALOOSA, AL 35404

KATELYN LOOK & BEN CORNEL
10710 SEXTON BEND ROAD
TUSCALOOSA, AL 35406

SOURCES OF TITLE:

DAN STEWART ESTATE
DB #217, PG #59

JAMES HARRISON, III
DB #2000, PG #7414
DB #2000, PG #7420

JRSM, LLC
DB #2022, PG #21101

SETH & HANNAH LIVINGSTON
DB #2022, PG #18918

ERNEST MILES
DB #883, PG #604

RHEA PROFFITT
DB #2006, PG #7439

RAYMOND DEREK RICE
DB #2021, PG #16078

GLENDON SULLIVAN
DB #774, PG #68

WESTERVELT COMPANY
DB #441, PG #251

KATELYN COOK AND BEN CORNEL
DB #2020, PG #16811

DEVELOPER/APPLICANT:

LAKE ISLAND ESTATES, LLC
5710 WATERMELON ROAD, SUITE 316
NORTHPORT, AL 35473

SURVEYOR:

JAMES DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)
DUNCAN COKER ASSOCIATES, P.C.
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406

NOTES:

1. **PROPERTY TO BE SUBDIVIDED = 419 Ac.±**
   TOTAL PROPERTY UNDER CONTROL OF THE OWNER = 419 Ac.±
2. **THE SUBJECT PROPERTY IS CURRENTLY UNINCORPORATED AND IN THE CITY OF TUSCALOOSA PLANNING JURISDICTION. AN ANNEXATION REQUEST ACCOMPANIES THE PRELIMINARY PLAT APPLICATION TO ANNEX THE PROPERTY WITH R-1 ZONING.**
3. **PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND ON-SITE SEWAGE DISPOSAL SYSTEMS. TUSCALOOSA COUNTY HEALTH DEPARTMENT PERMITTING WILL BE PERFORMED PRIOR TO FINAL PLAT SUBMITTAL.**
4. **AS SHOWN HEREON, THE SUBJECT PROPERTY PARTIALLY LIES WITHIN A MAPPED SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C0335G, REVISED DATE 1/16/14.**
5. **THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.**
6. **THE SUBJECT PROPERTY IS LOCATED IN SECTIONS 6 & 7, TOWNSHIP 20 SOUTH, RANGE 9 WEST; AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 10 WEST IN TUSCALOOSA COUNTY, ALABAMA.**
7. **"ENTRANCE ROADS" (LEVEL 1 ROADWAYS) CONSIST OF ROADWAYS FROM SEXTON BEND ROAD TO THE 50' R.O.W. EAST OF LOT 33, AND THE EXTENSION OF LEWIS ROAD TO THE CUL-DE-SAC AT LOTS 125 & 126.**
8. **R-1 SETBACKS:**
   FRONT: 35'
   REAR: 35'
   SIDE: 10'

VARIANCE REQUESTS:

1. **PARTIAL SIDEWALK CONSTRUCTION - THE DEVELOPER REQUESTS A VARIANCE FOR SIDEWALK CONSTRUCTION ALONG SEXTON BEND ROAD. HALF STREET IMPROVEMENTS WOULD REQUIRE APPROXIMATELY 120' OF SIDEWALK TO BE CONSTRUCTED. SEXTON BEND ROAD DOES NOT HAVE SIDEWALKS IN EITHER DIRECTION AND IS NOT A PEDESTRIAN FRIENDLY ROADWAY. ENCOURAGING PEDESTRIANS ALONG THIS ROADWAY WOULD BE A SAFETY CONCERN.**
2. **MAXIMUM CUL-DE-SAC LENGTH - THE DEVELOPER REQUESTS A VARIANCE FOR MAXIMUM CUL-DE-SAC LENGTH OF 600'. DUE TO THE TOPOGRAPHY OF THIS SUBDIVISION, CONSTRUCTING THE ROADWAYS ALONG THE RIDGES IS THE ONLY PRACTICAL SOLUTION TO PRESERVE THE PROPERTY'S NATURAL FEATURES. THE TOPOGRAPHY OF THIS PROPERTY WILL NOT ALLOW THE PROPOSED CUL-DE-SACS TO BE INTERCONNECTED.**
3. **RIBBON CURB IN LIEU OF CURB & GUTTER - THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF CURB AND GUTTER ALONG THE PROPOSED ROADWAYS. SIMILAR TO PREVIOUS DEVELOPMENTS ADJACENT TO LAKE TUSCALOOSA, RIBBON CURB WILL ALLOW STORMWATER TO SHEET FLOW FROM THE ROADWAY AND NOT CREATE CONCENTRATED STORMWATER DISCHARGE POINTS. RIBBON CURB IS THE LOW IMPACT SOLUTION TO ALLOW SORMWATER TO FOLLOW THE NATURAL DRAINAGE PATTERNS OF THE PROPERTY.**
4. **CAPPED SEWER - THE DEVELOPER REQUEST A VARIANCE TO CONSTRUCT CAPPED SEWER AS PART OF THIS DEVELOPMENT. CONNECTION TO THE CITY OF TUSCALOOSA SANITARY SEWER SYSTEM WILL REQUIRE CONSTRUCTION OF APPROXIMATELY 4.5 MILES OF FORCEMAIN. THIS SOLUTION IS NOT FEASIBLE FOR THIS PROJECT.**

SHEET NO. 2 of 2

PRELIMINARY SUBDIVISION PLAT
MASTER PLAN

NO.	DATE	DESCRIPTION
1	1-3-22	REVISIONS PER COT REVIEW COMMENTS

DATE: 11/28/22 | CHECKED BY: R W M | DRAWN BY: D W H

FILE NAME: EmeraldsEdgeSubd-PrePlat | PROJECT NUMBER: 22-184.1

EMERALD'S EDGE
LAKEFRONT LUXURY

EMERALD'S EDGE SUBDIVISION

TUSCALOOSA COUNTY, ALABAMA

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
205-561-0808
WWW.DUNCANCOKER.COM

ALABAMA LICENSED No. 26709 PROFESSIONAL ENGINEER JAMES L. DUNCAN JR.

ALABAMA LICENSED No. 23657 PROFESSIONAL LAND SURVEYOR JAMES L. DUNCAN JR.

12-16-22

EMERALD'S EDGE
LAKEFRONT LUXURY

DUNCAN ▪ COKER ASSOCIATES
CIVIL ENGINEERING ▪ SURVEYING ▪ PLANNING

VARIANCE REQUESTS

Project: Emerald's Edge Subdivision

Date: Revised January 4, 2023

Partial Sidewalk Construction: The developer requests a variance for sidewalk construction along Sexton Bend Road. Half street improvements would require approximately 120' of sidewalk to be constructed. Sexton Bend Road does not have sidewalks in either direction and is not a pedestrian friendly roadway. Encouraging pedestrians along this roadway would be a safety concern.

Maximum Cul-de-Sac Length: The developer requests a variance for maximum cul-de-sac length of 600'. Due to the topography of this subdivision, constructing the roadways along the ridges is the only practical solution to preserve the property's natural features. The topography of the property will not allow the proposed cul-de-sacs to be interconnected.

Ribbon Curb in Lieu of Curb & Gutter: The developer requests a variance for construction of curb and gutter along proposed roadways. Similar to previous developments adjacent to Lake Tuscaloosa, ribbon curb will allow stormwater to sheet flow from the roadway and not create concentrated stormwater discharge points. Ribbon curb is the low impact solution to allow stormwater to follow the natural drainage patterns of the property.

Capped Sewer: The developer requests a variance to construct capped sewer as a part of this development. Connection to the City of Tuscaloosa Sanitary Sewer System will require construction of approximately 4.5 miles of force main. This solution is not feasible for this project.

Duncan Coker Associates, P.C.
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