



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Deal Family Subdivision No.2 Parcel ID: 632006140001006.003 Total Acres: 128+/-

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: Deal Family Partnership, LTD. 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 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>3/4/21</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 Lang Cobb Date: 3/16/21

**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



March 15, 2021

City of Tuscaloosa Urban Development
Attn: William Smith
2201 University Boulevard
Tuscaloosa, Al. 35401

Re: Variance Request / Preliminary Plat Deal Family Subdivision No. 2

Dear Mr. Smith:

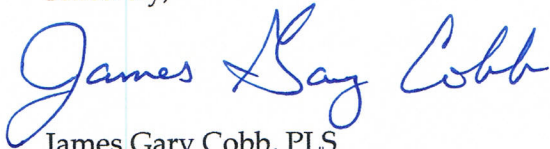
This preliminary subdivision is a 128 acre subdivision and located along Martin Road Spur, Landers Drive and Charlottesville Circle in Section 14, Township 20 South, Range 10 West in Tuscaloosa County. The three lots range in size from 18 to 64 acres. We have requested a variance from the following:

1. Capped Sanitary Sewers - 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 this sanitary sewer system, 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 the sanitary sewer systems could easily exceed two to three million dollars including: multiple pumping stations, utility realignments, 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.

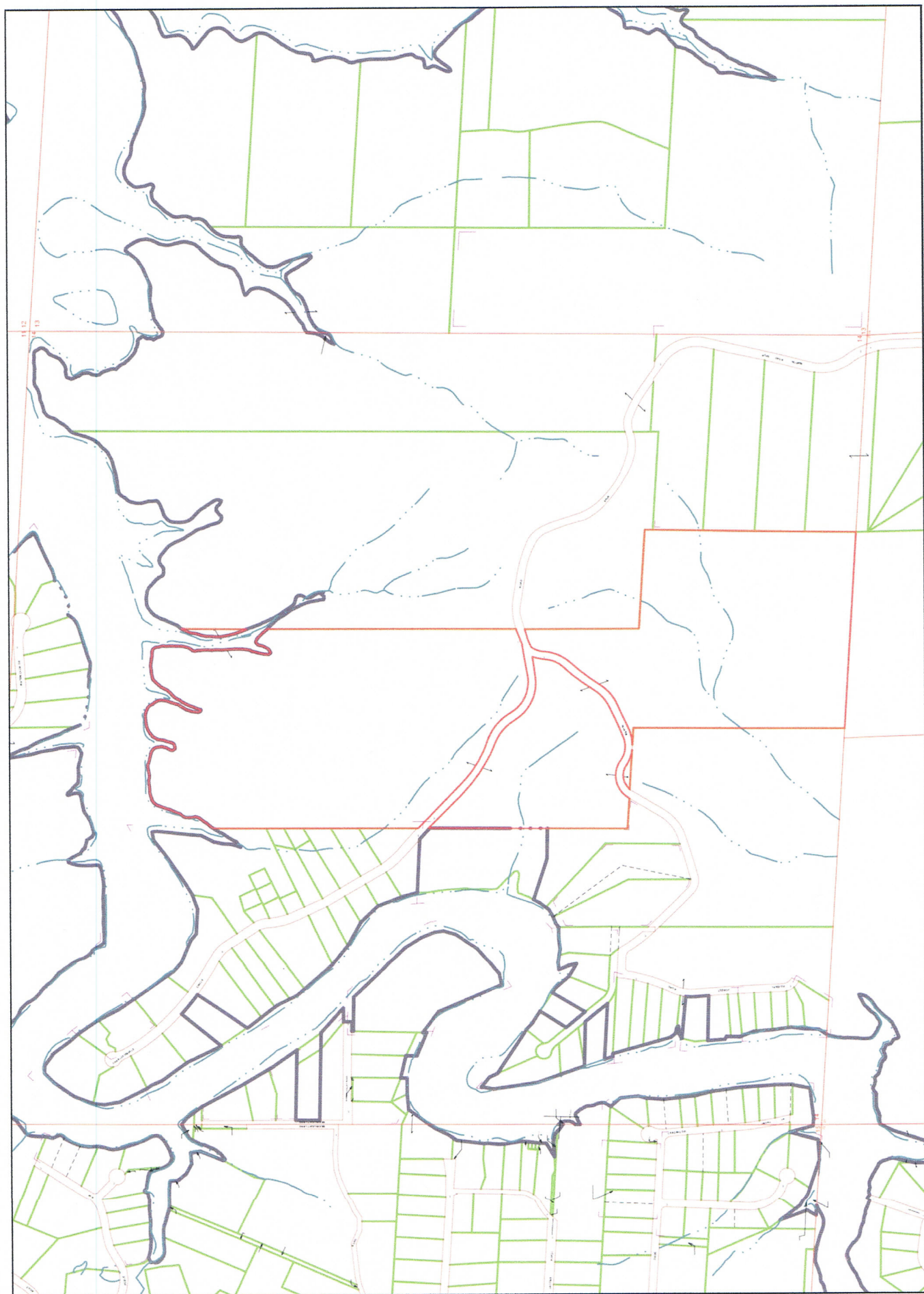
2. Drainage Study - There is no proposed development for this subdivision with the exception of house construction.
3. Master Plan - There is no plan for additional divisions of this property at this time.
4. Scale of Drawing - The scale of this drawing exceeds the 100 foot minimum scale. To achieve this scale, multiple drawings would have to be created.

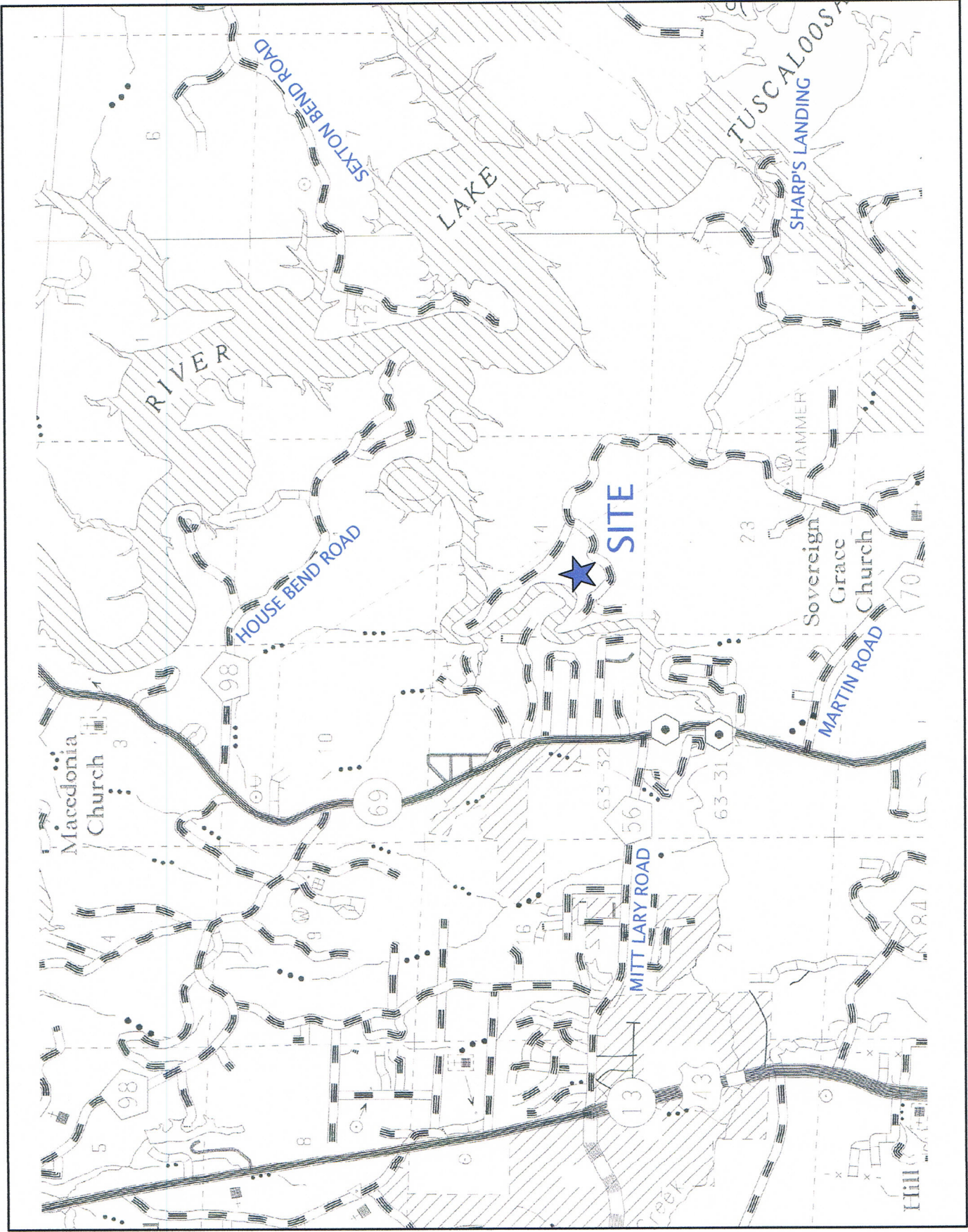
If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,



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



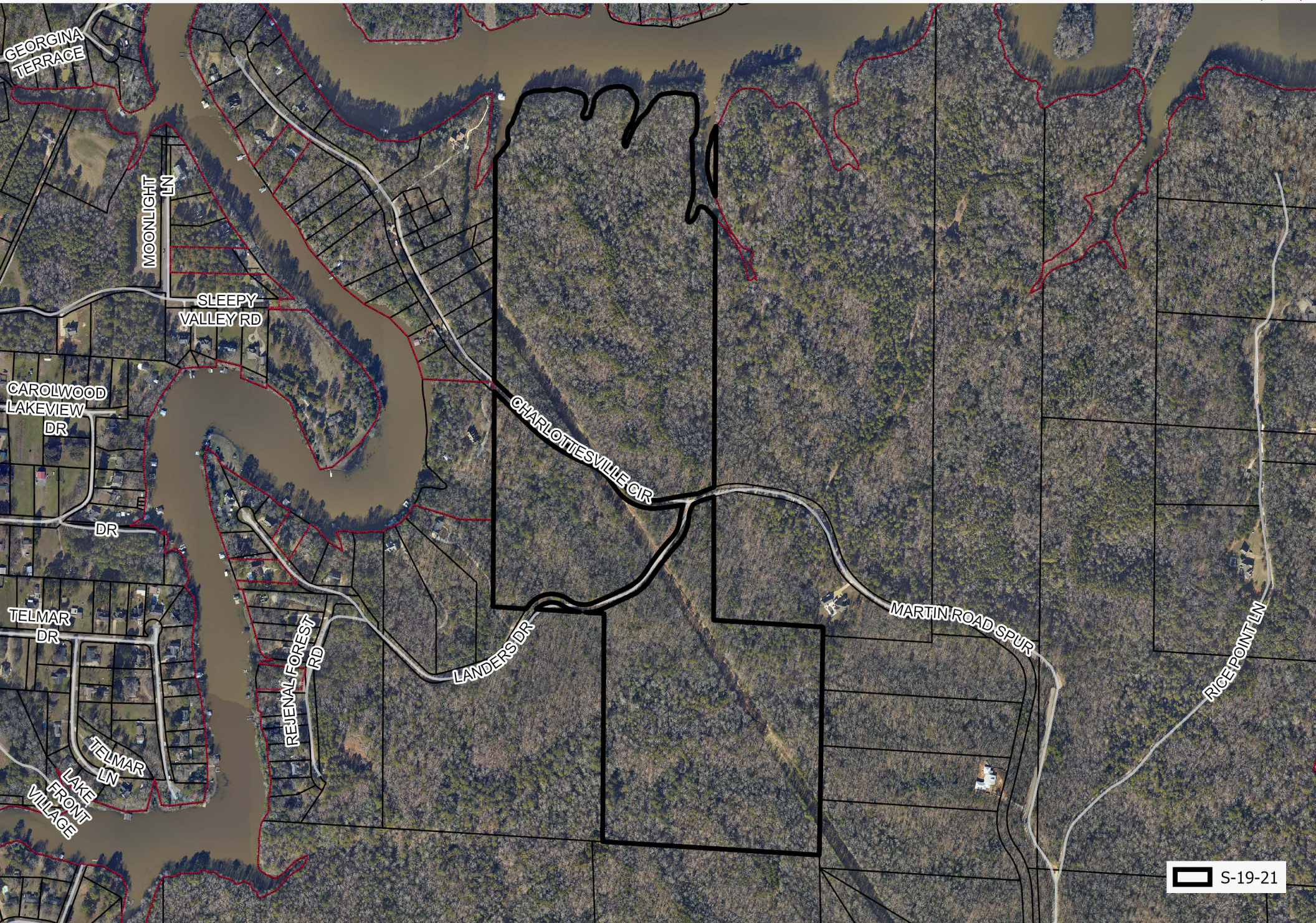


VICINITY MAP



S-19-21: Deal Family Subdivision No. 2

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

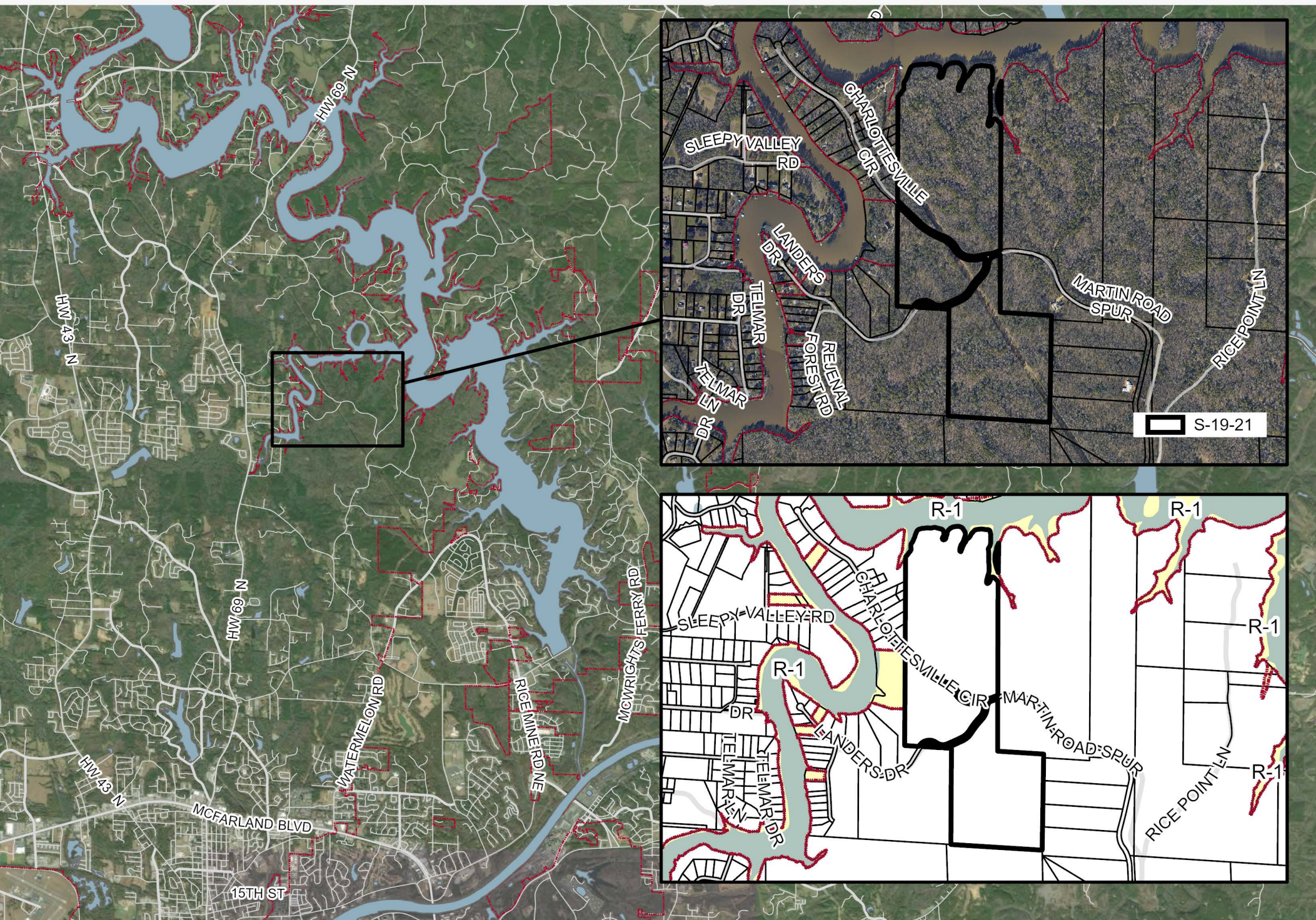




S-19-21: Deal Family Subdivision No. 2

1 inch = 1,500 feet
0 750 1,500 2,250 3,000

N



DEAL FAMILY PARTNERSHIP, LTD.
2435 TRENTON DRIVE
TUSCALOOSA, AL. 35406

CHARLOTTESVILLE
RESURVEY
PLAT BOOK 15
PAGES 115-116

LOT 6

ROBERT MOORE
731 CAMBRIDGE LANE
TUSCALOOSA, AL. 35406

LOT 14-SD

TIMOTHY BOLTON
13876 CHARLOTTESVILLE CIRCLE
NORTHPORT, AL. 35473

LOT 7-SD

BRENNON LAKE
13919 CHARLOTTESVILLE CIRCLE
NORTHPORT, AL. 35473

LOT 3-A

NANCY MISHELLE TACTUK ROMANENKO
860 FOUNDERS STREET
TUSCALOOSA, AL. 35406

LOT 2-A

JOHN WILLETT
P. O. BOX 1447
TUSCALOOSA, AL. 35403

LOT 1-A

JANET MURPHY
P. O. BOX 677
COTTONDALE, AL. 35453

LOT 4

DANIEL HARGROVE
13826 CHARLOTTESVILLE CIRCLE
NORTHPORT, AL. 35473

SHORELINE
PLAT BOOK 18
PAGE 84

LOT 3

RICHARD POE
10879 LANDERS DRIVE
NORTHPORT, AL. 35473

LOT 2
18 ACRES

LOT 3
46 ACRES

LOT 1

RICE LAND & PROPERTIES, LLC
425 MAIN AVENUE
NORTHPORT, AL. 35476

LOT 2

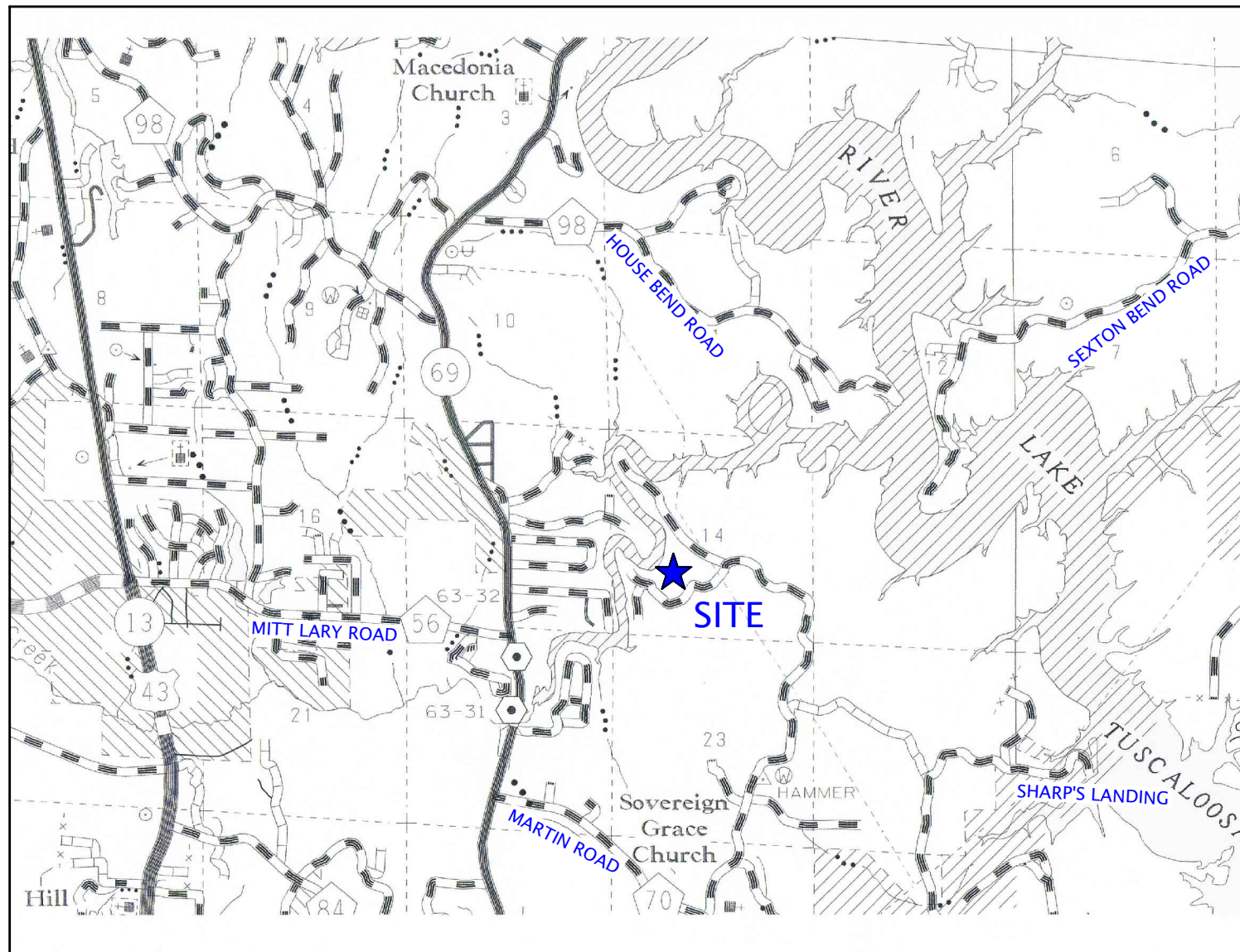
RICE LAND & PROPERTIES, LLC
425 MAIN AVENUE
NORTHPORT, AL. 35476

LOT 3

JOHN NEWCOMB
15643 COMPASS DRIVE
NORTHPORT, AL. 35475

LOT 4

MATTHEW SHIRLEY
5609 SUMMIT DRIVE
NORTHPORT, AL. 35473



VICINITY MAP

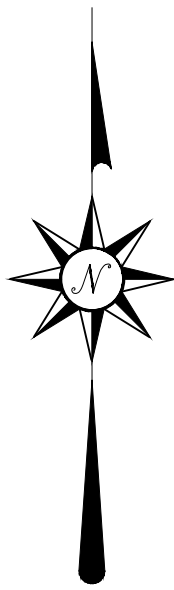
LEGEND

PROPERTY LINE	—————
ADJOINING PROPERTY LINE	-----
SECTION LINE	-----
QUARTER SECTION LINE	-----
EASEMENT BOUNDARY	-----
ROADWAY/EASEMENT CENTERLINE	-----
MINIMUM BUILDING LINE	-----
EXISTING CONTOUR LINE	-----

OWNER OF RECORD:
DEAL FAMILY PARTNERSHIP, LTD.
2435 TRENTON DRIVE
TUSCALOOSA, AL. 35406

- NOTES:
- 1.) TOTAL ACREAGE TO BE SUBDIVIDED - 128 ACRES +/-.
 - 2.) TOTAL ACREAGE UNDER CONTROL OF OWNER - 128 ACRES+/-.
 - 3.) PROPERTY IS SERVED BY CARROLL'S CREEK WATER AUTHORITY.
 - 4.) PROPERTY IS SERVED BY ON SITE SEPTIC SYSTEMS APPROVED BY THE TUSCALOOSA COUNTY HEALTH DEPARTMENT.
 - 5.) PROPOSED SUBDIVISION IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. FIRM 01125C0341G DATED 1/16/2014
 - 6.) MINIMUM BUILDING LINES
FRONT - 30 FEET
SIDES - 10 FEET
REAR - 35 FEET
 - 7.) PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF TUSCALOOSA AND IS NOT ZONED. PROPERTY IS LOCATED WITHIN THE CITY OF TUSCALOOSA'S PLANNING JURISDICTION.
 - 8.) NO IMPROVEMENTS ARE PROPOSED FOR MARTIN ROAD SPUR, LANDERS DRIVE AND CHARLOTTESVILLE CIRCLE.

- REQUESTED VARIANCES:
- 1.) CAPPED SANITARY SEWER
 - 2.) DRAINAGE STUDY
 - 3.) MASTER PLAN
 - 4.) SCALE OF DRAWING



DORETHA & WILLIAM RICE
1600 HOLLOW LANE
TUSCALOOSA, AL. 35406

JASON PHILLIPS
P. O. BOX 1257
NORTHPORT, AL. 35476

PRELIMINARY PLAT
DEAL FAMILY SUBDIVISION NO. 2

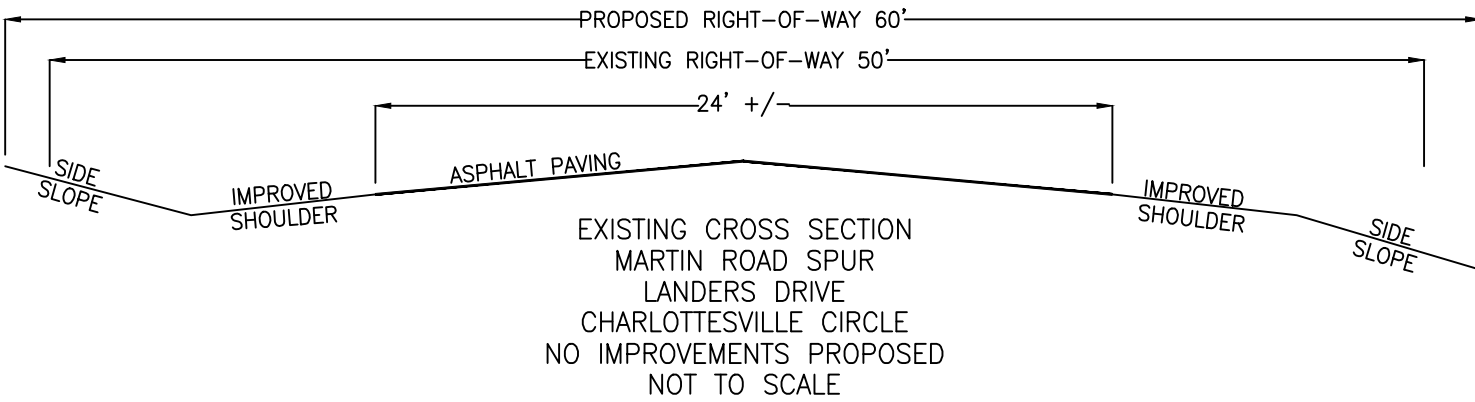
BLACK WARRIOR SURVEYING, LLC
949 PIN BROOK LANE
TUSCALOOSA, ALABAMA 35406

205-391-8878

205-393-4264

REVISED 4/1/21 - ACQUISITION LINE
TYPE OF DRAWING: PRELIMINARY PLAT
DATE OF DRAWING: MARCH 2021
SOURCE OF TITLE: DEED BOOK 1245
PAGE 381
FILE NAME : 21-0303 DEAL FAMILY
SCALE 1" = 150'

SHEET 1 OF 1



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