



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: West Wind Parcel ID: 63-15-08-34-0-005-014.000(015.000) Total Acres: 2.21

**Surveyor or Engineer**

Name: Martin Montgomery Email: marty@mhisurvey.com Phone: 205-792-2482  
 Address: 203 Hargrove Road East City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner**

Name: Ronald and Sandra Smith Email: \_\_\_\_\_ Phone: 205-872-8019  
 Address: 12532 West Wind Drive City/State: Nothport / AL ZIP Code: 35475

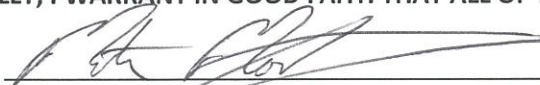
*Applicants MUST include ALL of the following documentation with the submission of this checklist:*

|   |  |                             |   |
|---|--|-----------------------------|---|
| 6 Plats MAP FOLDED to 8 ½" 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 type="checkbox"/> YES <u>03/13/2024</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 checked="" type="checkbox"/> YES        | <input type="checkbox"/> NO | <input 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 ½" 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 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: 3-15-2024

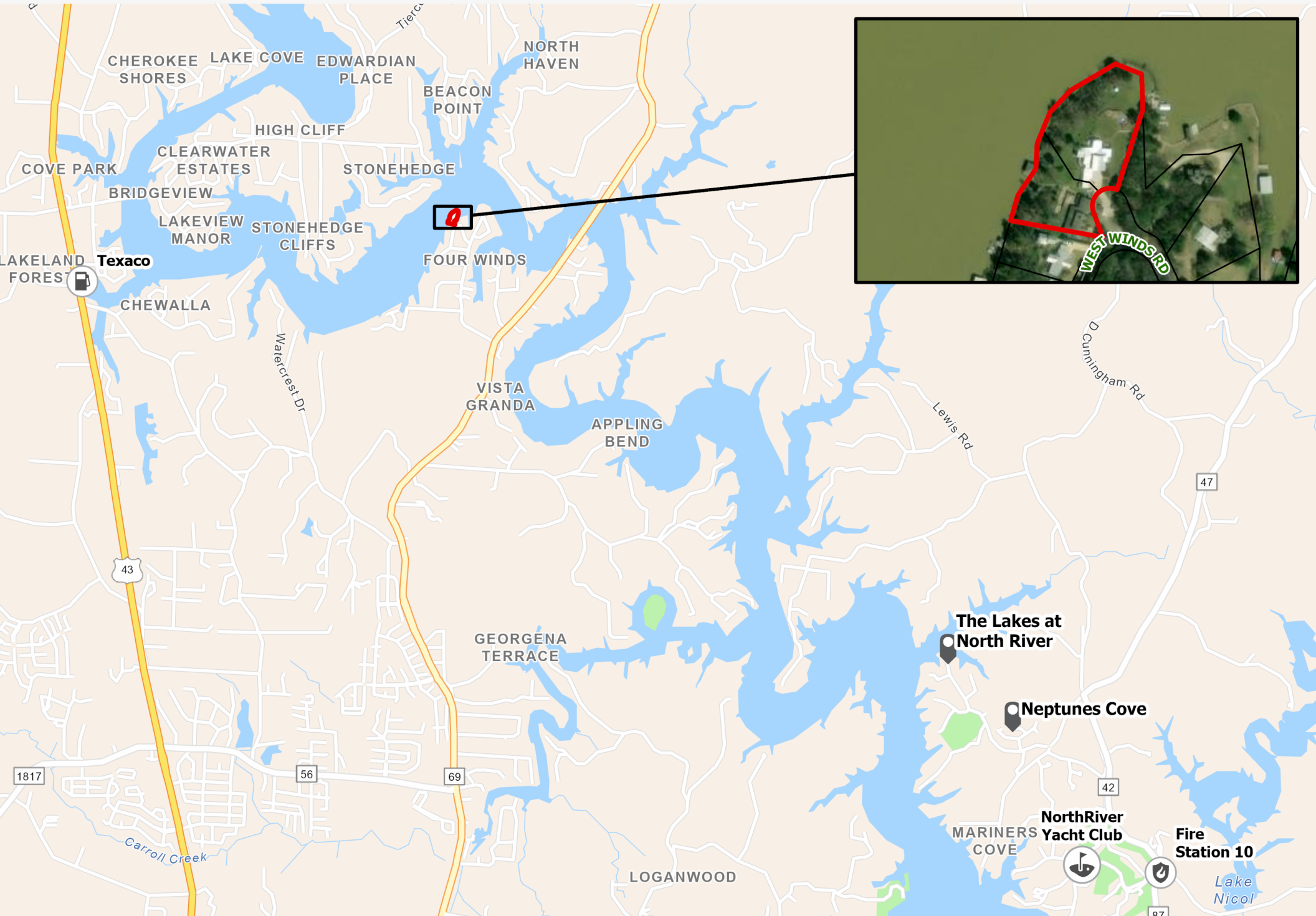
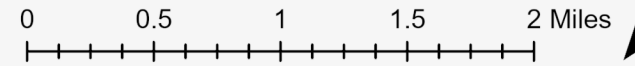
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
 Planning Division Tuscaloosa, AL 35401 [SUBMIT FORM](#)



# 15228 & 15232 West Winds Road

1 inch = 4,000 feet



CHEROKEE SHORES  
LAKE COVE  
EDWARDIAN PLACE  
NORTH HAVEN  
BEACON POINT  
HIGH CLIFF  
CLEARWATER ESTATES  
STONEHEDGE  
COVE PARK  
BRIDGEVIEW  
LAKEVIEW MANOR  
STONEHEDGE CLIFFS  
LAKELAND FOREST  
Texaco  
CHEWALLA

FOUR WINDS

VISTA GRANDA  
APPLING BEND

GEORGENA TERRACE

The Lakes at North River

Neptunes Cove

MARINERS COVE  
NorthRiver Yacht Club

Fire Station 10

LOGANWOOD

Lake Nicol

1817

56

69

47

42

87

43

Carroll Creek

Watercrest Dr

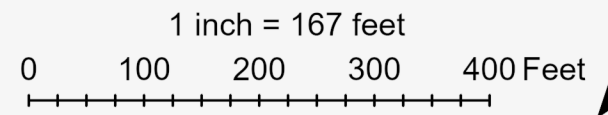
Tierce

Lewis Rd

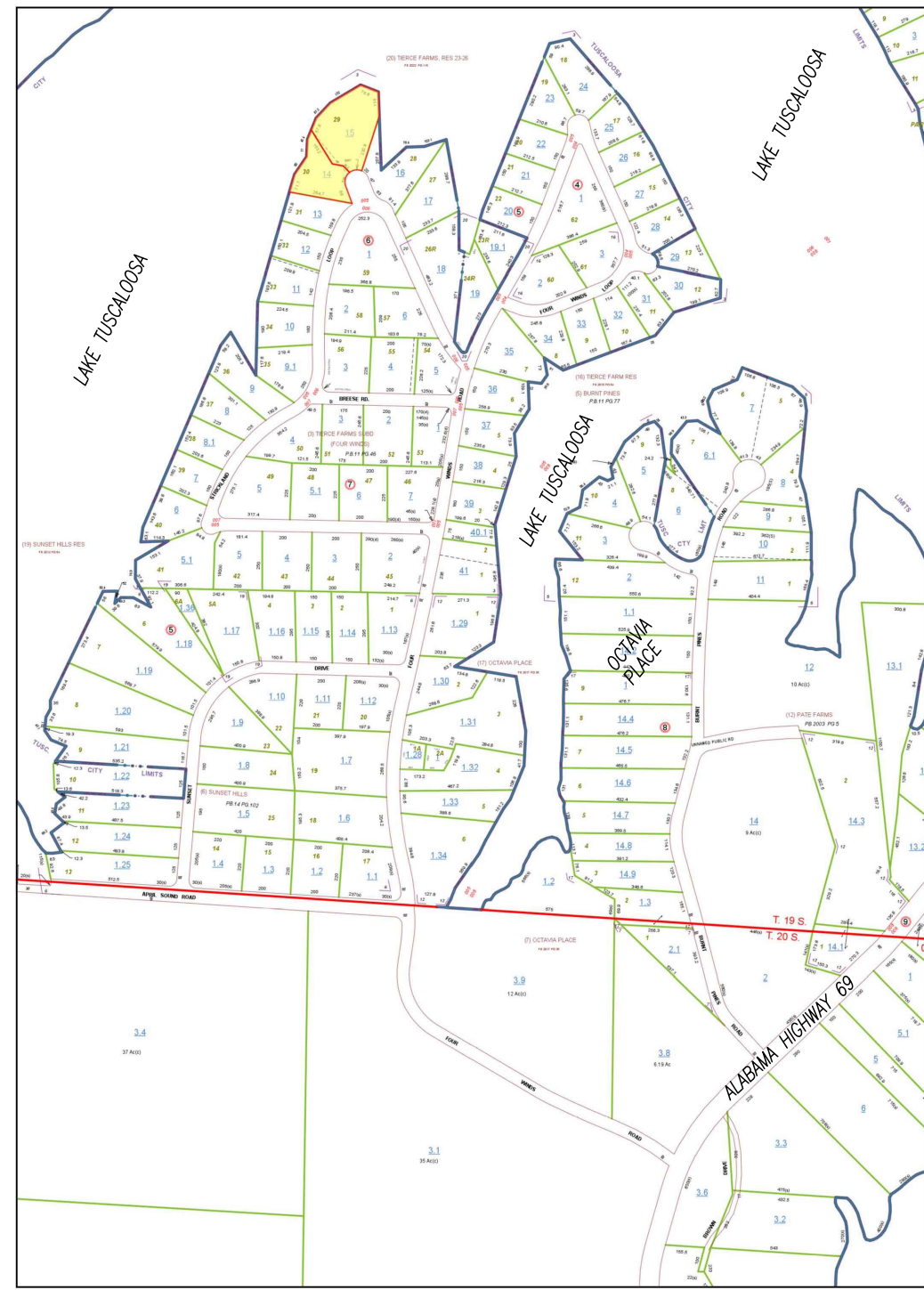
Dunningham Rd



# 15228 & 15232 West Winds Road



West Wind



NOTES:  
 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01126C0330G EFFECTIVE DATE, JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION") AND IN ZONE A (AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30 YEAR MORTGAGE, BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES).

2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.

#) ALL DISTANCES IN CURVES ARE TO THE CHORD.

4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.

5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.

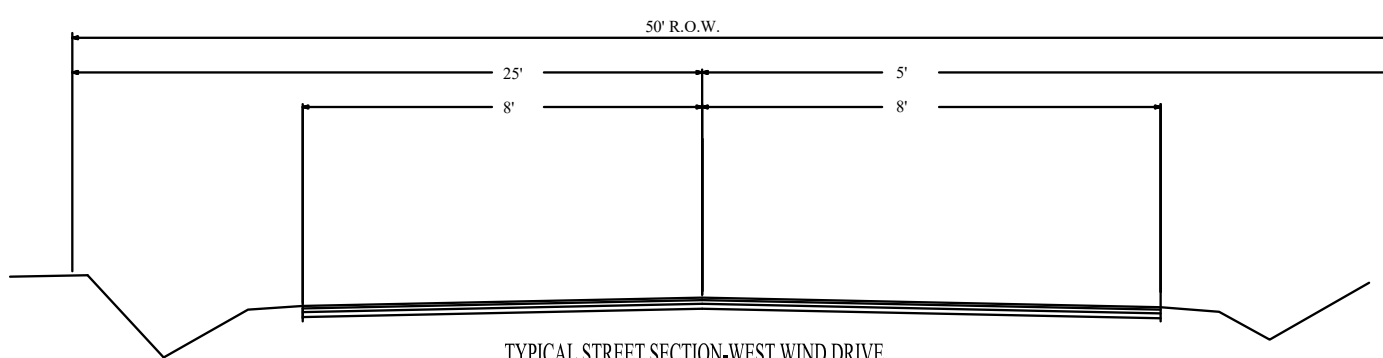
6) THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF TUSCALOOSA'S PLANNING JURISDICTION.

7) LOTS 29-R AND 30-R HAVE AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM.

8) VARIANCES REQUESTED

- A) LOT SIZE
- B) CAPPED SEWER
- C) LOT CONFIGURATION

OWNER/DEVELOPER:  
 RONALD AND SANDRA SMITH  
 15228 WEST WIND DRIVE  
 NORTHPORT, ALABAMA 35475  
 ACRES OWNED  
 2.21 ACRES DEVELOPED  
 NO ADDITIONAL ACRES OWNED

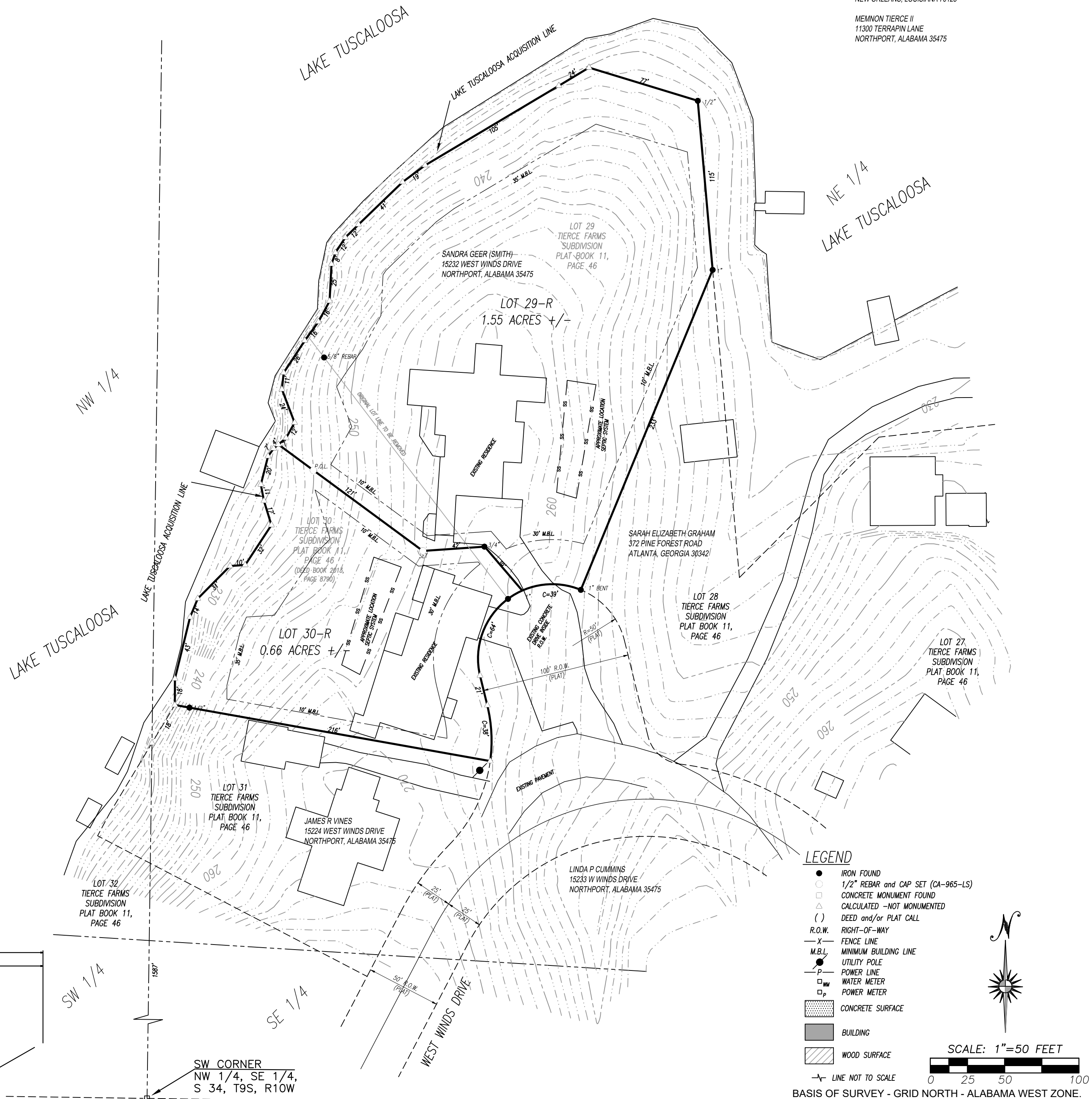


TYPICAL STREET SECTION-WEST WIND DRIVE  
 ASPHALT PAVEMENT-NO IMPROVEMENTS PLANNED

ACROSS LAKE TUSCALOOSA

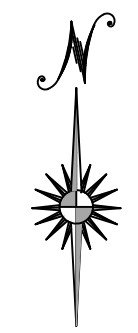
TIERCE PROPERTIES LLC  
 4413 ELBA STREET  
 NEW ORLEANS, LOUISIANA 70125

MEMNON TIERCE II  
 11300 TERRAPIN LANE  
 NORTHPORT, ALABAMA 35475

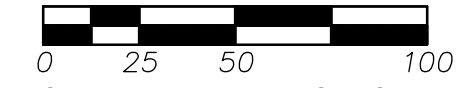


LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- ( ) DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- P- POWER LINE
- WATER METER
- POWER METER
- ▨ CONCRETE SURFACE
- BUILDING
- ▨ WOOD SURFACE
- - - LINE NOT TO SCALE



SCALE: 1"=50 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

**Montgomery and Hinkle, inc.**  
 Professional Land Surveyors  
 203 Hargrove Road East  
 Tuscaloosa, AL 35401  
 TuscaloosaLandSurvey.com  
 Phone - (205) 248-7396 - Fax - (205) 248-7398  
 kevin@mhsurvey.com  
 marty@mhsurvey.com  
 office@mhsurvey.com

INFORMATION SOURCES

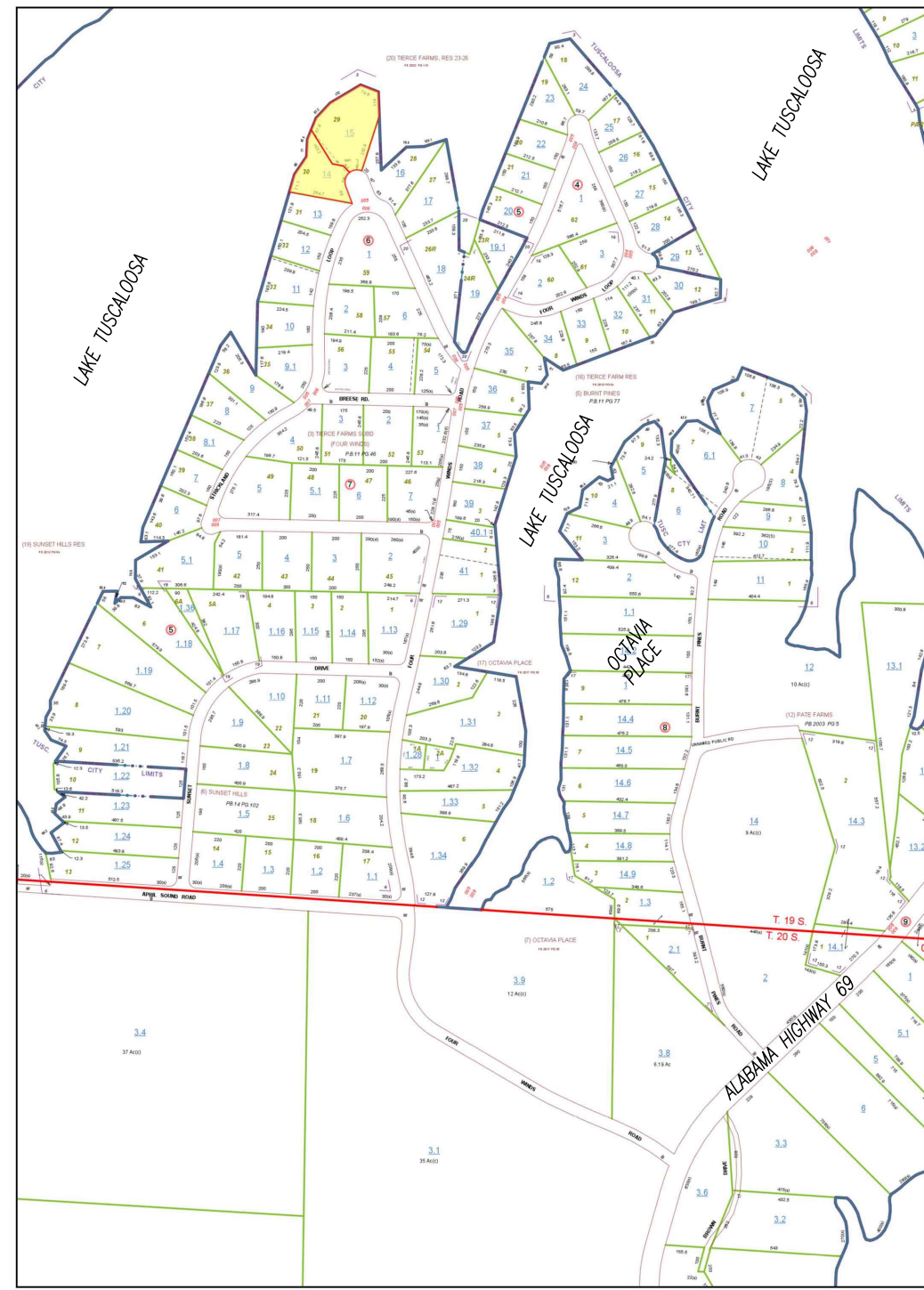
**WEST WIND**  
 A RESURVEY OF LOTS 29 AND 30 TIERCE FARMS SUBDIVISION, PLAT BOOK 11, PAGE 49  
 NORTH ONE-HALF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 10 WEST  
 TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:  
 SHOWN

Source of Info. SHOWN  
 Field Work 04/05/2024  
 Survey Type PLEM. PLAT  
 Field Book D/C  
 ACAD File 2403-009 PI Pt  
 COGO File 2403-009.TXT

Job No. 2403-009  
 Date 03/14/2024  
 Scale 1" = 50'  
 Drawn By S.M.B.  
 Approved By MMM  
 Sheet 1 of 1

West Wind



NOTES:  
 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 011260330G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION") AND IN ZONE A (AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30 YEAR MORTGAGE, BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES).

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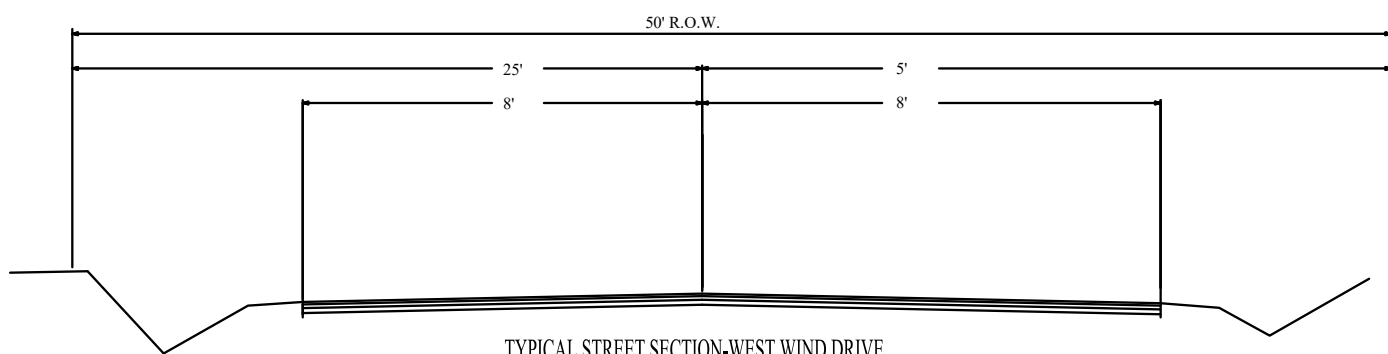
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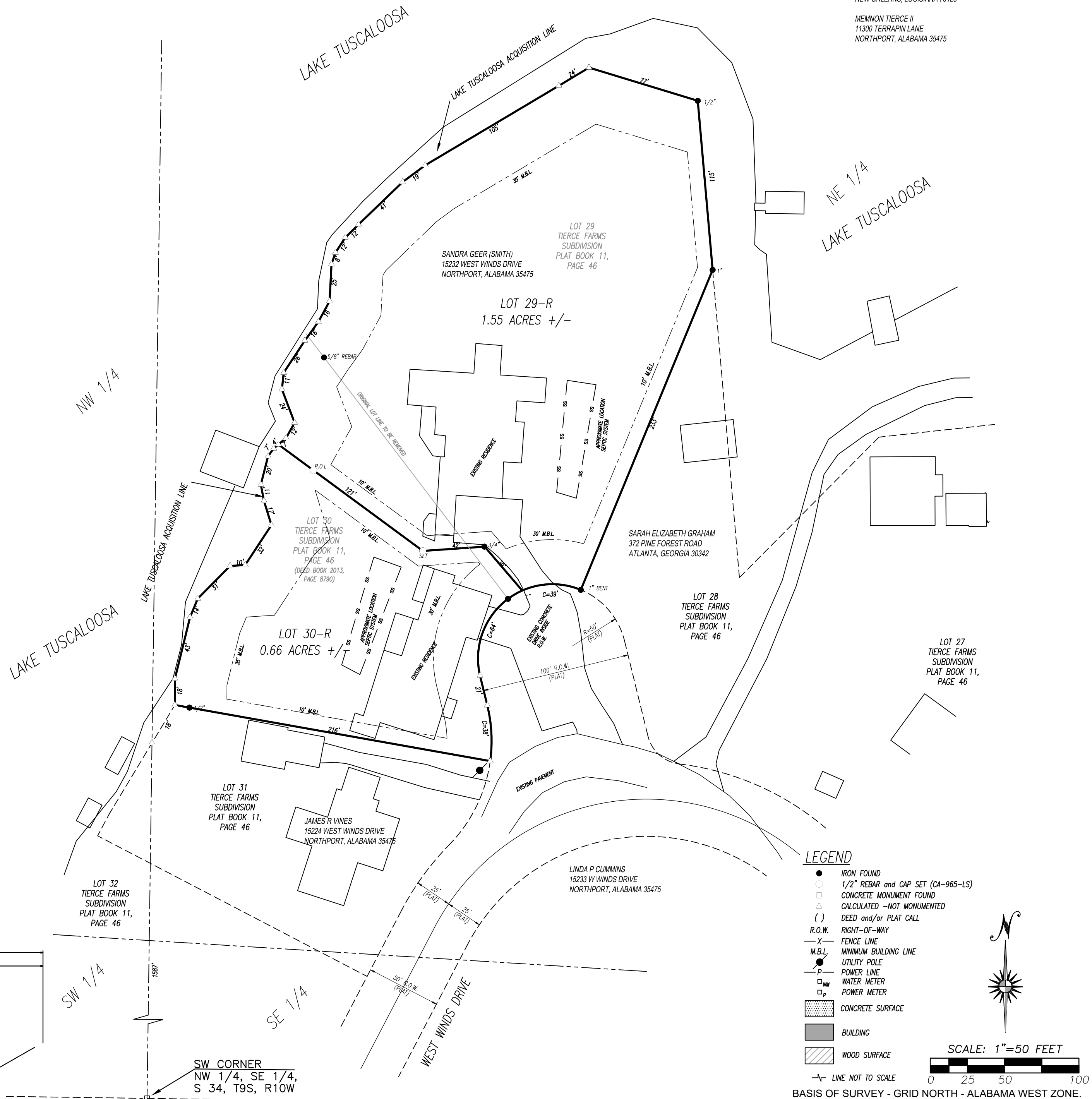


TYPICAL STREET SECTION-WEST WIND DRIVE  
 ASPHALT PAVEMENT-NO IMPROVEMENTS PLANNED

ACROSS LAKE TUSCALOOSA

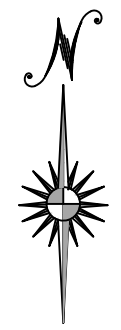
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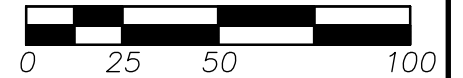


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 NORTH ONE-HALF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 10 WEST  
 TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:

SHOWN

|                 |                |             |            |
|-----------------|----------------|-------------|------------|
| Source of Info. | SHOWN          | Job No.     | 2403-009   |
| Field Work      | 04/05/2024     | Date        | 03/14/2024 |
| Survey Type     | PLEM. PLAT     | Scale       | 1" = 50'   |
| Field Book      | D/C            | Drawn By    | S.M.B.     |
| ACAD File       | 2403-009 Pl Pt | Approved By | MMM        |
| COGO File       | 2403-009.TXT   | Sheet       | 1 of 1     |



**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR LOT CONFIGURATION

WEST WIND

03/13/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

WEST WIND is requesting a variance of LOT CONFIGURATION. This is a 2 lot subdivision with existing improvements on both lots. The new proposed lot line between the two lots is configured to go around existing residential structures for resale purposes.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR LOT SIZE

WEST WIND

03/14/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

WEST WIND is requesting a variance of lot size in the Lake Tuscaloosa Watershed Area. Dr. Ronald and Sandra Smith own both Lots 29 and 30 of the Tierce Farms Subdivision (Plat Book 11, Page 46). They are in the process of listing Lot 29 and keeping Lot 30. The original subdivision was grandfathered for not meeting the now required 1 acre minimum lot size. Lot 30 did not have 1 acre when recorded and would still not meet the 1 acre requirement of today..

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR SANITARY SEWER

WEST WIND

03/13/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

WEST WIND is requesting a variance of SANITARY SEWER for this 2 lot subdivision, Both lots have an existing approved on site disposal system. This subdivision is not located within the City Limits of Tuscaloosa, but lies within the City's planning jurisdiction.

The primary purpose of this subdivision is to divide and remove the lot line between Lots 29 and 30 of the Tierce Farms Subdivision into 2 new lots for resale purposes.

The nearest sewer system of the City of Tuscaloosa is at Sokal Park more than 7 miles away with several grade changes and creek crossings.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR SIDEWALK

WEST WIND

03/13/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

WEST WIND is requesting a variance of SIDEWALK along West Wind Drive. This is a proposed realignment of two existing lots. There is no sidewalk in this area and this road has been in existence for many years. Also due to existing residence and drive locations we are asking for this variance request.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

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