

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

10/8/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Woodland Forest Glen

Site Address:

Parcel ID:

63 37 02 03 4 001 026.000, 63 37 02 03 3 001 009.000, 63 37 02 03 2 001 023.000, 63 37 02 03 1 001 001.041

Total Acres to be Subdivided:

107

Total Acreage Controlled by Owner:

107

Number of Existing Lots:

4

Number of Proposed Lots:

107

Number of Existing Structures:

0

Number of Proposed Structures:

107

Water Authority:

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

Single Family Residential 3 (SFR-3)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Proposed single family residential subdivision.

Surveyor or Engineer Information:

Survey or Engineer Company:

Longleaf Engineering

Surveyor or Engineer Name:

Tom Sims

Property Owner Information:

Owner 1

Property Owner Name:

CWC Development

Preliminary Plat Checklist:

Preliminary Plat Checklist

By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.
Yes

Additional Information Regarding Request:

This is a REVISED preliminary plat applicaion at request of comments recieved 10/27.

Please see attached the following documents:

- Revised preliminary plat with contours
- Revised preliminary plat without contours
- Tax map
- Revised Vicinity Map
- Comment revision letter outlining all changes and revised documents.



South of 5635 Overbrook Road

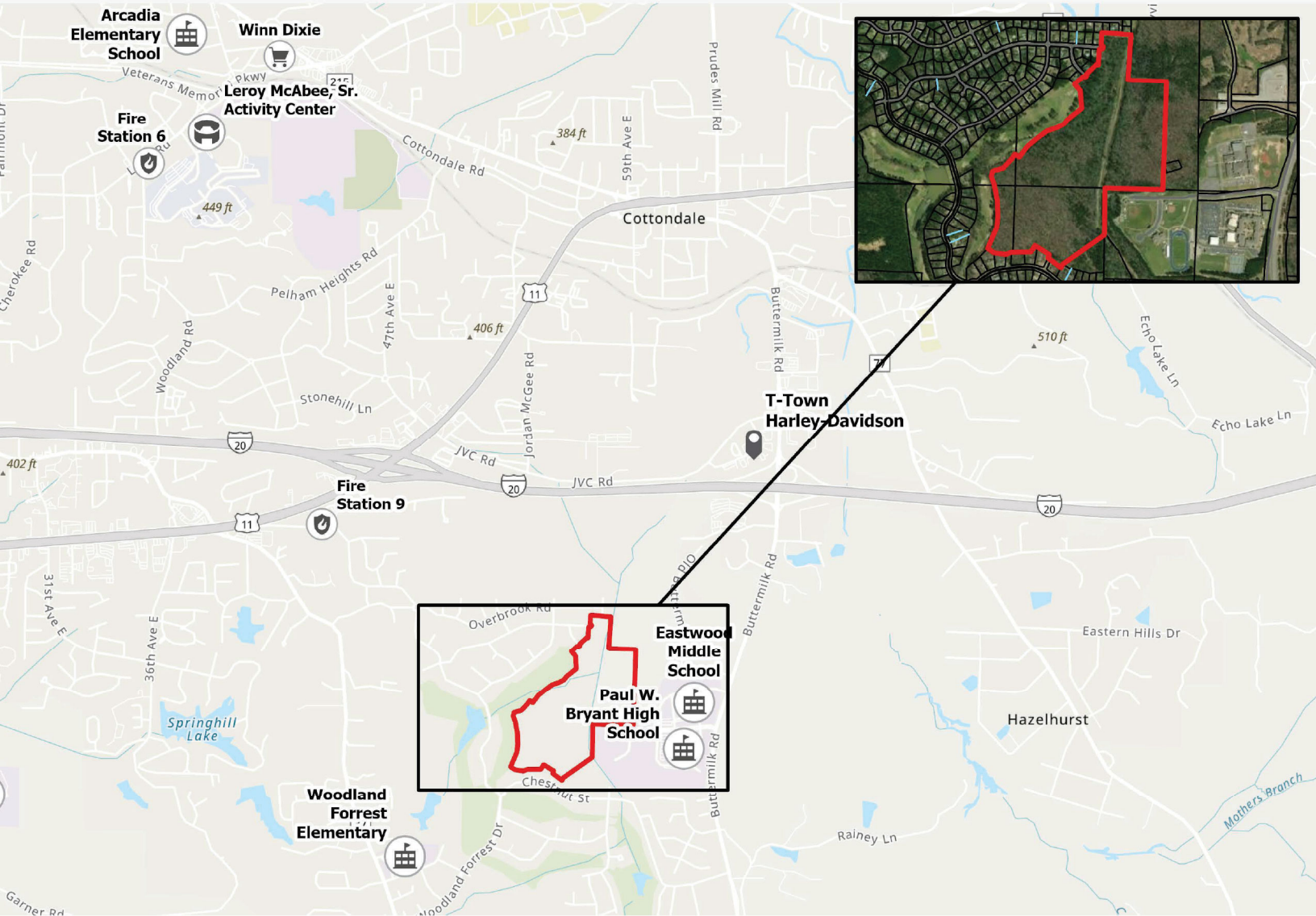
1 inch = 600 feet
0 300 600 900 1,200 Feet

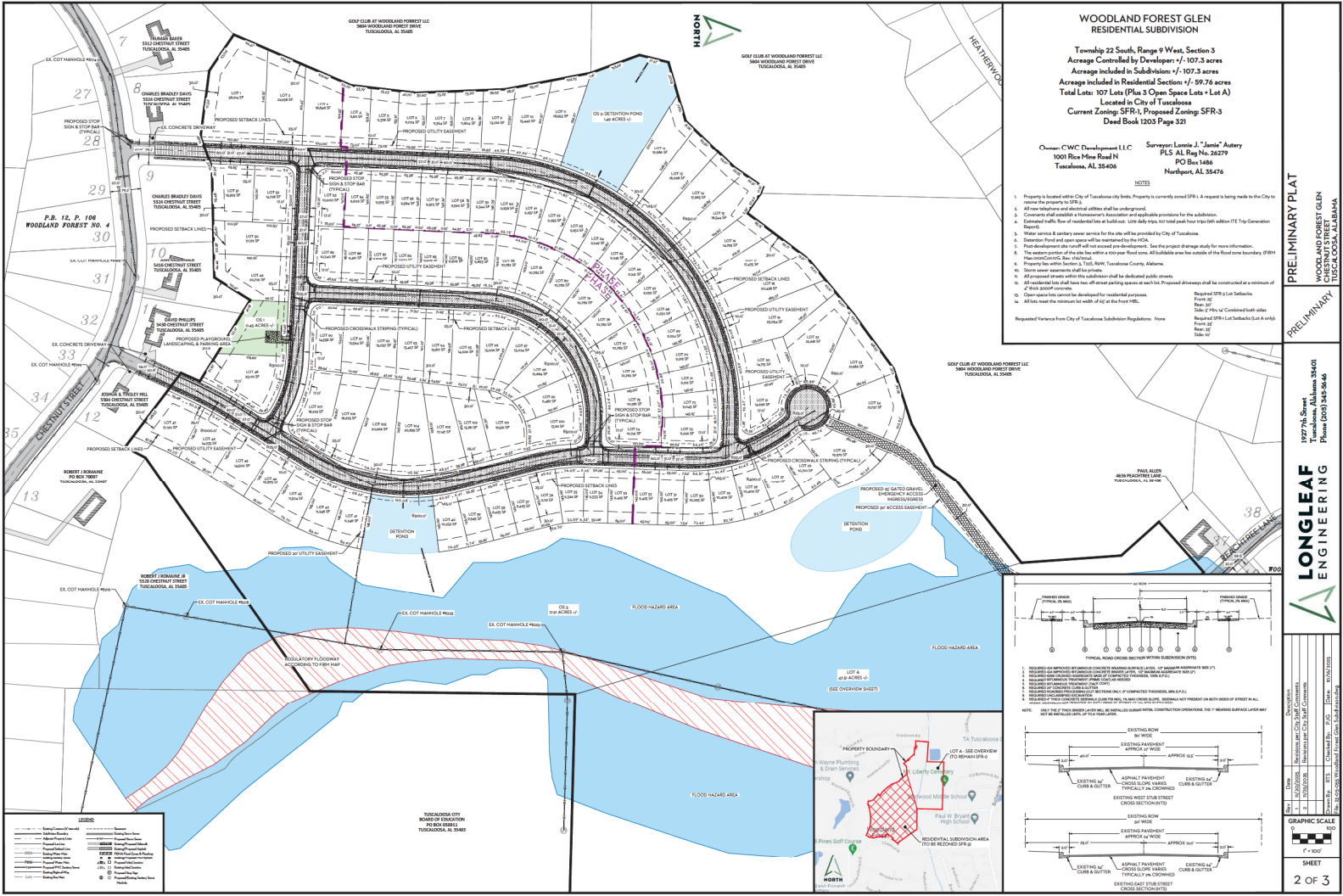




South of 5635 Overbrook Road

1 inch = 2,500 feet
0 0.25 0.5 0.75 1 Miles





**WOODLAND FOREST GLEN
RESIDENTIAL SUBDIVISION**

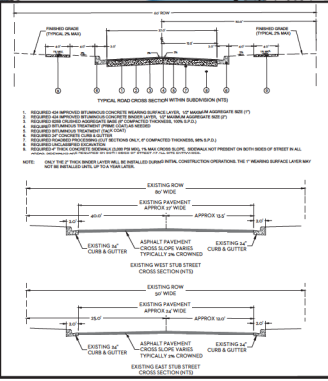
Township 22 South, Range 9 West, Section 3
Acreage included in Subdivisions +/- 107.3 acres
Acreage included in Residential Section +/- 99.76 acres
Total Lots: 107 Lots (Plus 3 Open Space Lots - Lot A)
Located in City of Tuscaloosa
Current Zoning: SFR-1, Proposed Zoning: SFR-3
Dwd Book 1203 Page 521

Owner: CWC Development LLC Surveyor: Lonnie J. "Jama" Antony
1001 Rice Mine Road PLS AL Reg No. 26279
Tuscaloosa, AL 35406 PO Box 1486
Northport, AL 35476

NOTES

- Property is located within City of Tuscaloosa city limits. Property is currently zoned SFR-1. A request is being made to the City to rezone the property to SFR-3.
- All new structures and electrical utilities shall be underground.
- Concretes shall establish a minimum 10% slope and applicable provisions for the subdivision.
- Estimated traffic flow of residential lots at build out: 1000 daily trips, 107 total peak hour trips (with addition of 1000 Trips Generation Street).
- Water service and sanitary sewer service for the site will be provided by City of Tuscaloosa.
- Overhead power lines and water lines shall be underground.
- Final development plan shall not be issued prior to development. See the project drainage study for more information.
- The eastern portion of the site lies within a proposed flood zone. All buildings must be outside of the flood zone boundary (SFH).
- Property lies within Section 3, T22S, R9W, Tuscaloosa County, Alabama.
- There are no easements shown on the plan.
- All proposed streets within this subdivision shall be dedicated public streets.
- All residential lots shall have one or more parking spaces at each lot. Proposed driveways shall be constructed at a minimum of 10' wide 20' deep.
- Open space lots cannot be developed for residential purposes.
- All lots meet the minimum lot width of 40' at the front YEL.

Requested Variance from City of Tuscaloosa Subdivision Regulations: None



PRELIMINARY PLAT

WOODLAND FOREST GLEN
RESIDENTIAL SUBDIVISION
TUSCALOOSA, ALABAMA

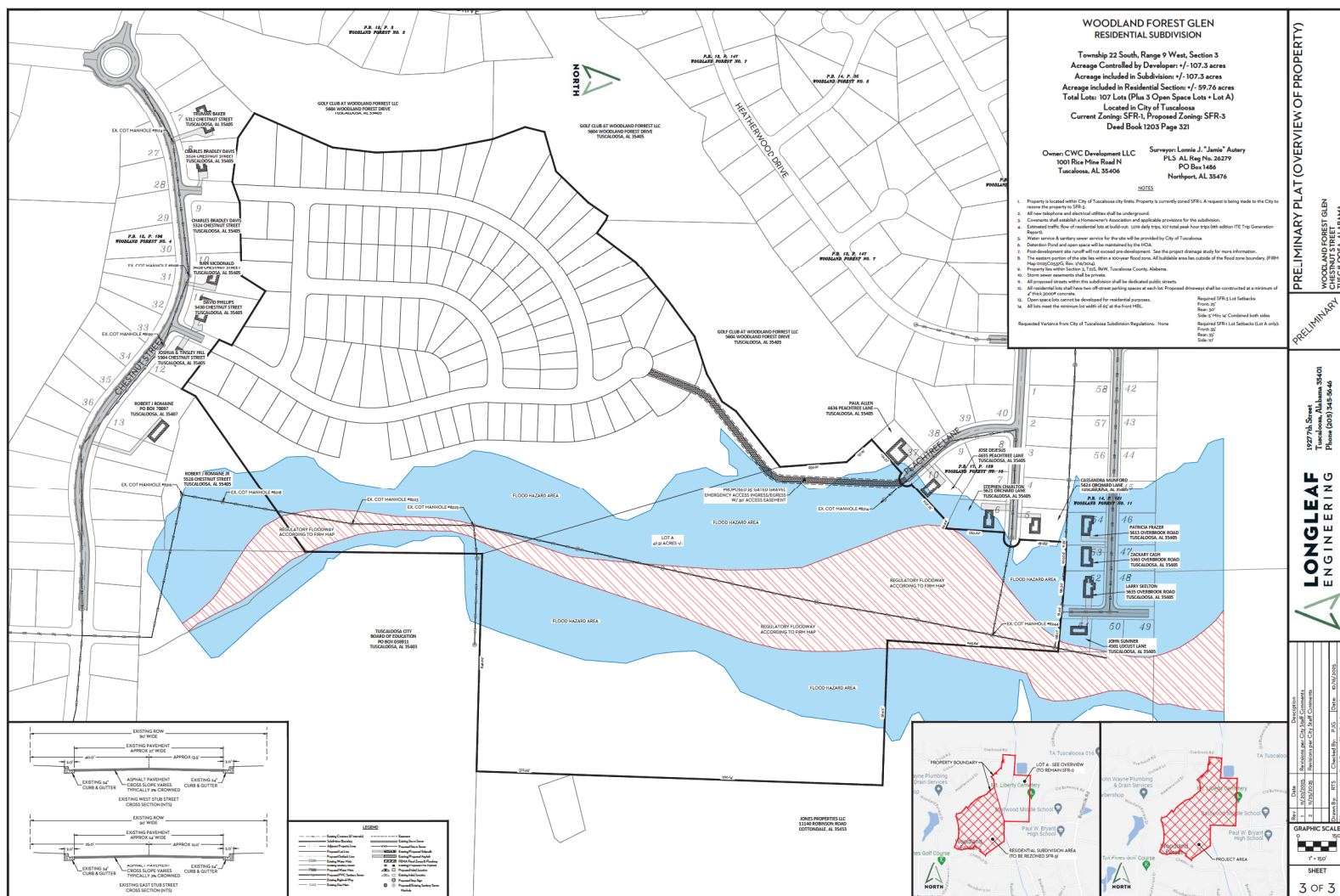
PRELIMINARY

1997784, Sweet
Tuscaloosa, Alabama 35401
Phone (205) 545-5646

**LONGLEAF
ENGINEERING**

Graphic Scale: 1" = 100'

SHEET 2 OF 3



<u>LOT</u>	<u>LOT WIDTH AT ROW (FT)</u>	<u>LOT WIDTH AT FRONT SETBACK (FT)</u>
1	160.80	163.55
2	100.00	100.00
3	100.00	100.00
4	73.02	73.02
5	73.05	73.05
6	73.08	73.08
7	72.98	72.98
8	72.95	72.95
9	71.28	72.92
10	69.99	72.56
11	69.72	72.28
12	62.70	65.00
13	62.70	65.00
14	62.70	65.00
15	62.70	65.00
16	62.70	65.00
17	62.70	65.00
18	62.70	65.00
19	81.08	84.07
20	101.89	102.52
21	132.53	125.26
22	45.88	65.00
23	45.88	65.00
24	45.88	65.00
25	70.86	85.09
26	65.25	68.22
27	65.25	69.04
28	61.43	65.00
29	61.43	65.00
30	61.85	65.00
31	65.00	65.00
32	65.00	65.00
33	65.00	65.00
34	65.34	65.00
35	76.05	72.00
36	70.60	67.94
37	65.00	65.00
38	65.00	65.00
39	64.56	65.00
40	62.07	65.00
41	68.24	71.46
42	68.24	71.46
43	71.21	74.02
44	75.00	75.00
45	100.00	100.00
46	108.49	106.60

<u>LOT</u>	<u>LOT WIDTH AT ROW (FT)</u>	<u>LOT WIDTH AT FRONT SETBACK (FT)</u>
47	105.71	109.97
48	184.79	156.56
49	119.06	119.06
50	85.00	85.00
51	115.55	110.39
52	116.77	102.50
53	89.27	75.00
54	65.38	65.38
55	65.38	65.38
56	65.38	65.38
57	65.38	65.38
58	65.38	65.38
59	66.12	65.38
60	71.85	68.95
61	71.85	68.95
62	71.85	68.95
63	71.85	68.95
64	71.85	68.95
65	71.85	68.95
66	71.85	68.95
67	71.85	68.95
68	71.85	68.95
69	71.85	68.95
70	71.85	68.95
71	71.85	68.95
72	67.59	65.78
73	95.32	79.60
74	89.28	75.01
75	60.24	65.58
76	60.96	65.58
77	60.96	65.58
78	60.96	65.58
79	60.96	65.58
80	60.96	65.58
81	60.96	65.58
82	60.96	65.58
83	64.19	65.58
84	65.58	65.58
85	65.58	65.58
86	65.58	65.58
87	65.58	65.58
88	65.58	65.58
89	89.27	75.00
90	101.30	86.62
91	69.40	69.82
92	71.32	71.32

<u>LOT</u>	<u>LOT WIDTH AT ROW (FT)</u>	<u>LOT WIDTH AT FRONT SETBACK (FT)</u>
93	71.30	71.30
94	71.28	71.28
95	71.27	71.27
96	99.95	91.38
97	104.20	94.55
98	104.26	94.60
99	75.97	74.11
100	125.23	101.68
101	91.33	98.55
102	65.00	65.00
103	87.29	84.69
104	115.58	109.43
105	114.34	108.26
106	69.20	72.34
107	133.56	110.83