

# 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:**

1/22/2026

## Property Information:

**Preliminary Plat Title (this can be abbreviated):**

RESURVEY OF LOT 1 SKELTON CORNER AND PART OF LOT 2 CLEVELAND FARMS

**Site Address:**

12489 HIDDEN FALL DR., NORTHPORT, Alabama 35475

**Parcel ID:**

63 15 03 07 0 001 001.001 & 63 15 03 07 0 001 001.003

**Total Acres to be Subdivided:**

25.62

**Total Acreage Controlled by Owner:**

30.62

**Number of Existing Lots:**

2

**Number of Proposed Lots:**

2

**Number of Existing Structures:**

2

**Number of Proposed Structures:**

0

**Water Authority:**

CARROLLS CREEK WATER

**Within Tuscaloosa City Limis:**

No

**Adjacent to Lake Tuscaloosa:**

Yes

**Connecting to City Sewer:**

No

**Existing Septic Tanks/Field Lines:**

Yes

**Current Zoning:**

Not in City Limits

**Proposed Zoning:**

Remain Outside City Limits

**Current Land Use:**

Residential

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

FOR ADDITIONAL LAND FOR LOT 1 SKELTON CORNER NO PROPOSED DEVELOPING

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

ROBERT S. McPHERSON P.L.S.

**Surveyor or Engineer Name:**  
ROBERT McPHERSON

## **Applicant Information:**

**Applicant Name:**  
JOE FRED SKELTON

## **Property Owner Information:**

### **Owner 1**

**Property Owner Name:**  
JOE FRED SKELTON

### **Owner 2**

**Property Owner Name:**  
ANNIE EARNEST

## **Preliminary Plat Checklist:**

[Preliminary Plat Checklist](#)

**By checking yes" below, you are are stating that you have provided an application**

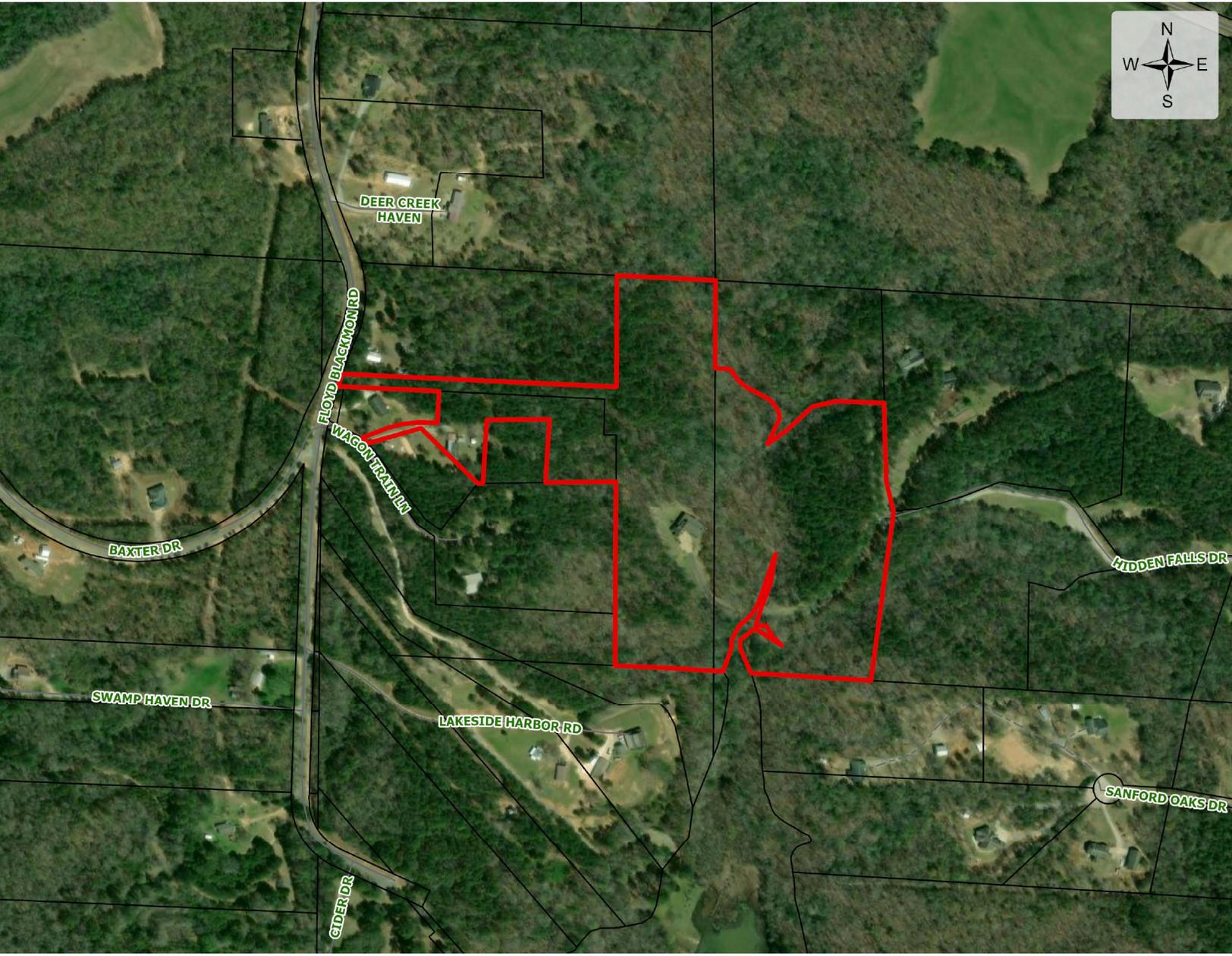
**with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.**

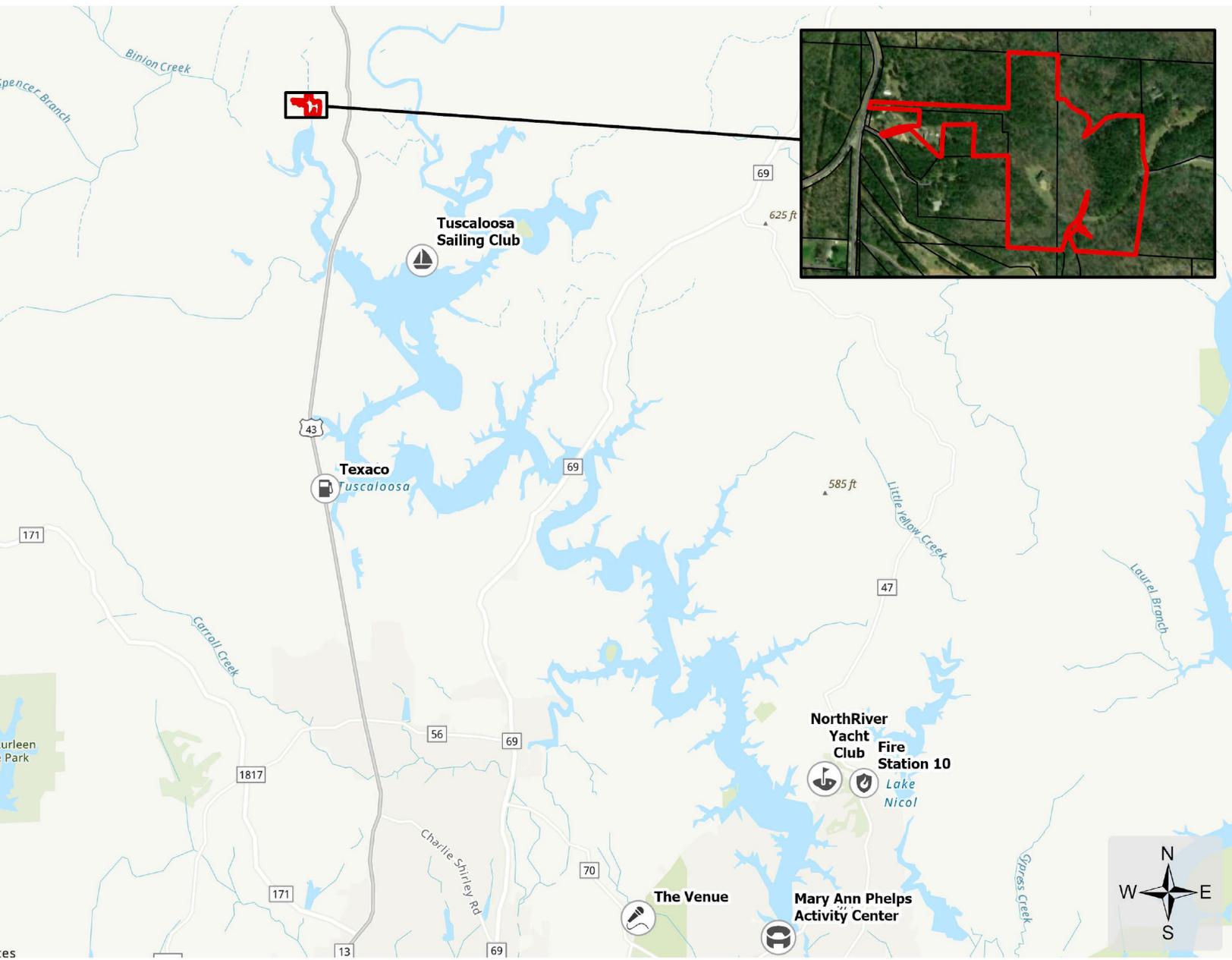
**I have reviewed the checklist and have provided all required information for a complete application.**

Yes

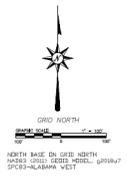
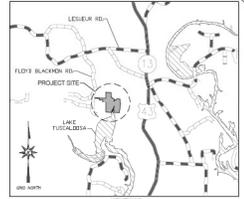
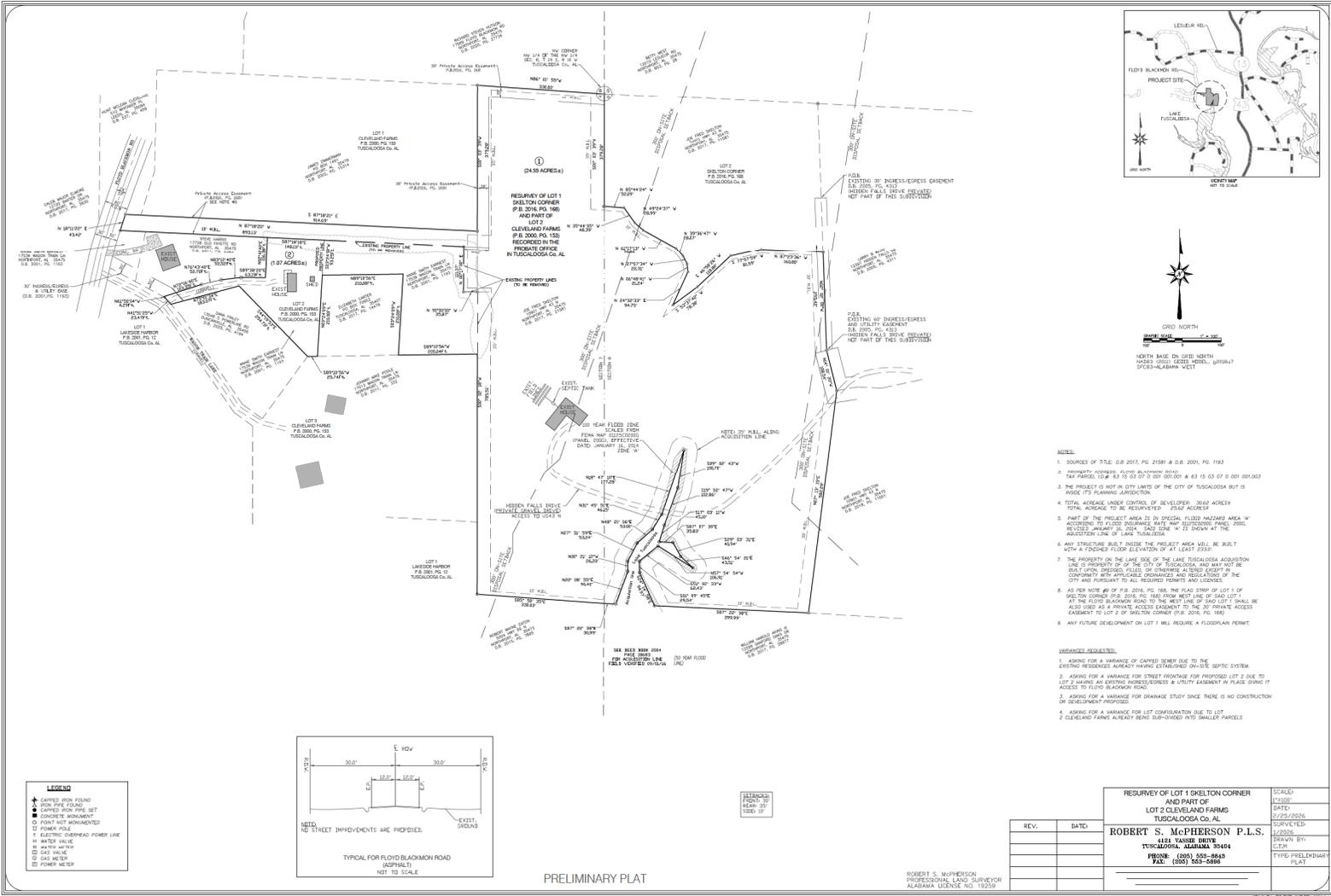
**Additional Information Regarding Request:**

WAITING ON LETTER FROM TUSCALOOSA COUNTY COMMISSION FOR THE APPROVED VARIANCE







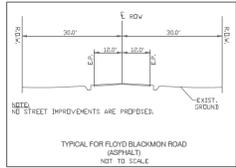


- NOTES:**
- SOURCES OF TITLE: D.B. 2017, PG. 21587 & D.B. 2001, PG. 1193
  - PROPERTY: ACRES, FLOYD BLACKMON AND: TAX PARCEL: 15-19-03-01-001-001-001 & 63-15-03-07-0-001-000-003
  - THE PROJECT IS NOT IN CITY LIMITS OF THE CITY OF TUSCALOOSA BUT IS INSIDE CITY PLANNING JURISDICTION.
  - TOTAL AREA: UNDER CONTROL OF DEVELOPER: 30.66 ACRES; TOTAL AREA TO BE RESUBDIVIDED: 30.66 ACRES
  - PART OF THE PROJECT AREA IS IN SPECIAL FLOODED HAZARDOUS AREA "A" REVEALED - JANUARY 10, 2014. "A" ZONE IS TO BE SHOWN AT THE DISCRETION OF THE CITY OF TUSCALOOSA.
  - ANY STRUCTURE BUILT INSIDE THE PROJECT AREA WILL BE BUILT WITH A DESIGN FLOOD ELEVATION OF AT LEAST 20.00.
  - THE PROPERTY ON THE LAKE OF LAKE TUSCALOOSA ACQUISITION LINE IS PROPERTY OF THE CITY OF TUSCALOOSA AND MAY NOT BE CONSIDERED, IMPROVED, SIZED OR OTHERWISE TO BEZIE EXCEPT BY THE CITY AND PURSUANT TO ALL REQUIRED PERMITS AND LICENSES.
  - AS FOR MORE INFO OF PG. 2016, PG. 105, THE BEAR-HORN OF LOT 1 OF SKELTON CORNER OF PG. 2016, PG. 108 FROM WEST LINE OF SAID LOT 1 AT THE FLOYD BLACKMON ROAD TO THE WEST LINE OF SAID LOT 1 SHALL BE ALSO USED AS A PRIVATE ACCESS EASEMENT TO THE 30' PRIVATE ACCESS EASEMENT TO LOT 2 OF SKELTON CORNER (PG. 2016, PG. 105)
  - ANY FUTURE DEVELOPMENT ON LOT 1 WILL REQUIRE A FLOODPLAIN PERMIT.

- VARIANCE REQUESTS:**
- ASKING FOR A VARIANCE OF CAPPED SUMP DUE TO THE EXISTING REFINERIES ALREADY HAVING ESTABLISHED ON-SITE SEPTIC SYSTEM
  - ASKING FOR A VARIANCE FOR STREET FRONTAGE FOR PROPOSED LOT 2 DUE TO LOT 2 HAVING AN EXISTING HOUSING AND UTILITY EASEMENT IN PLACE GRANTING IT ACCESS TO FLOYD BLACKMON ROAD
  - ASKING FOR A VARIANCE FOR DRAINAGE STUDY SINCE THERE IS NO CONSTRUCTION OR DEVELOPMENT PROPOSED
  - ASKING FOR A VARIANCE FOR LOT CONSIDERATION DUE TO LOT 2 CLEVELAND FARMS ALREADY BEING SUB-DIVIDED INTO SMALLER PARCELS

**LEGEND**

- ▲ CAPTED IRON FOUND
- IRON PIPE FOUND
- CAPTED IRON PIPE SET
- CONCRETE MONUMENT
- POINT NOT MONUMENTED
- POWER POLE
- ELECTRIC OVERHEAD POWER LINE
- WATER MAIN
- GAS VALVE
- GAS METER
- FORTY METER



**PRELIMINARY PLAT**

ROBERT S. MCPHERSON  
PROFESSIONAL LAND SURVEYOR  
ALABAMA LICENSE NO. 19029

REV.	DATE

**SURVEY OF LOT 1 SKELTON CORNER AND PART OF LOT 2 CLEVELAND FARMS TUSCALOOSA CO. AL.**

**ROBERT S. MCPHERSON P.L.S.**  
4121 VANDER BEEK  
TUSCALOOSA, ALABAMA 35404  
PHONE: (205) 555-8843  
FAX: (205) 565-8886

SCALE: 1"=400'  
DATE: 02/02/2016  
SURVEYED: 1/2016  
DRAWN BY: CTM  
TYPE: PRELIMINARY PLAT

**ROBERT S. McPHERSON P.L.S.**  
PROFESSIONAL LAND SURVEYOR

4121 VASSIE DRIVE  
TUSCALOOSA, AL 35404  
PH 205-553-8843

February 19, 2026

RE: REQUESTED VARIANCES FOR RESURVEY OF LOT 1 SKELTON CORNER AND PART OF  
LOT 2 CLEVELAND FARMS

To: CITY OF TUSCALOOSA PLANNING COMMISSION

VARIANCES REQUESTED:

1. ASKING FOR A VARIANCE OF CAPPED SEWER DUE TO THE  
EXISTING RESIDENCES ALREADY HAVING ESTABLISHED ON-SITE SEPTIC SYSTEM.
2. ASKING FOR A VARIANCE FOR STREET FRONTAGE FOR PROPOSED LOT 2 DUE TO LOT 2  
HAVING AN EXISTING INGRESS/EGRESS & UTILITY EASEMENT IN PLACE GIVING IT ACCESS  
TO FLOYD BLACKMON ROAD.
3. ASKING FOR A VARIANCE FOR DRAINAGE STUDY SINCE THERE IS NO CONSTRUCTION  
OR DEVELOPMENT PROPOSED.
4. ASKING FOR A VARIANCE FOR LOT CONFIGURATION DUE TO LOT  
2 CLEVELAND FARMS ALREADY BEING SUB-DIVIDED INTO SMALLER  
PARCELS

Please Reply, [mcph.surveying@att.net](mailto:mcph.surveying@att.net)

If you have any questions, please contact:  
Robert S. McPherson P.L.S. at 205 454-6204

Sincerely,



ROBERT S. McPHERSON  
PROFESSIONAL LAND SURVEYOR