

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:

3/9/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of Lots 3 and 4 Carden Family Subdivision

Site Address:

4301 Charity Lane, Cottondale, Alabama 35453

Parcel ID:

30-07-36-4-004-003.004 & 30-07-36-4-004-003.001

Total Acres to be Subdivided:

18

Total Acreage Controlled by Owner:

18

Number of Existing Lots:

2

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

2

Water Authority:

Mitchell Water Authority

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

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:

The realignment of Lot 3 to encompass existing residence.

Surveyor or Engineer Information:

Survey or Engineer Company:

Black Warrior Surveying, LLC

Surveyor or Engineer Name:

Gary Cobb

Applicant Information:

Applicant Name:

Evelyn Wilson

Property Owner Information:

Owner 1

Property Owner Name:

Evelyn Wilson

Preliminary Plat Checklist:

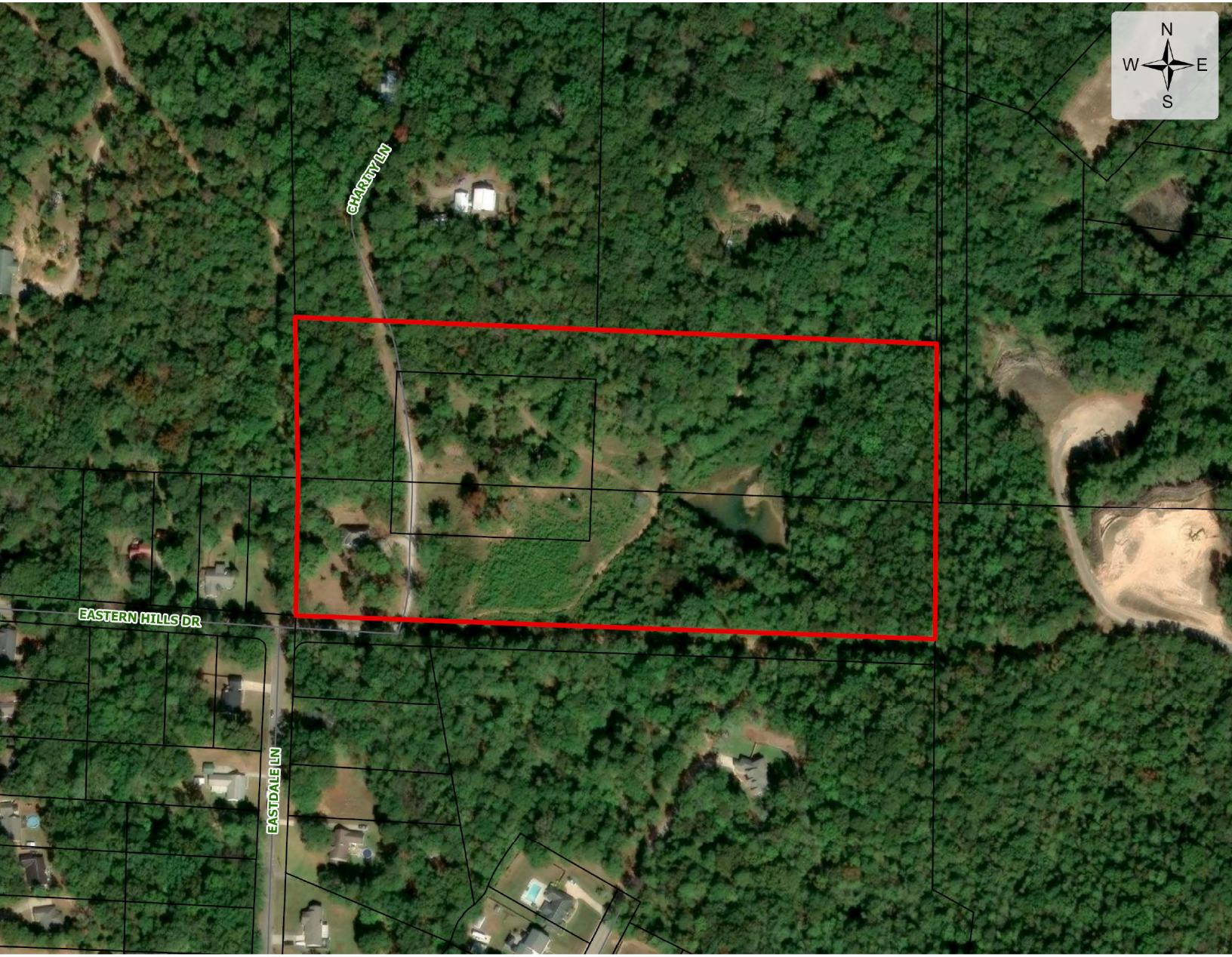
[Preliminary Plat Checklist](#)

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

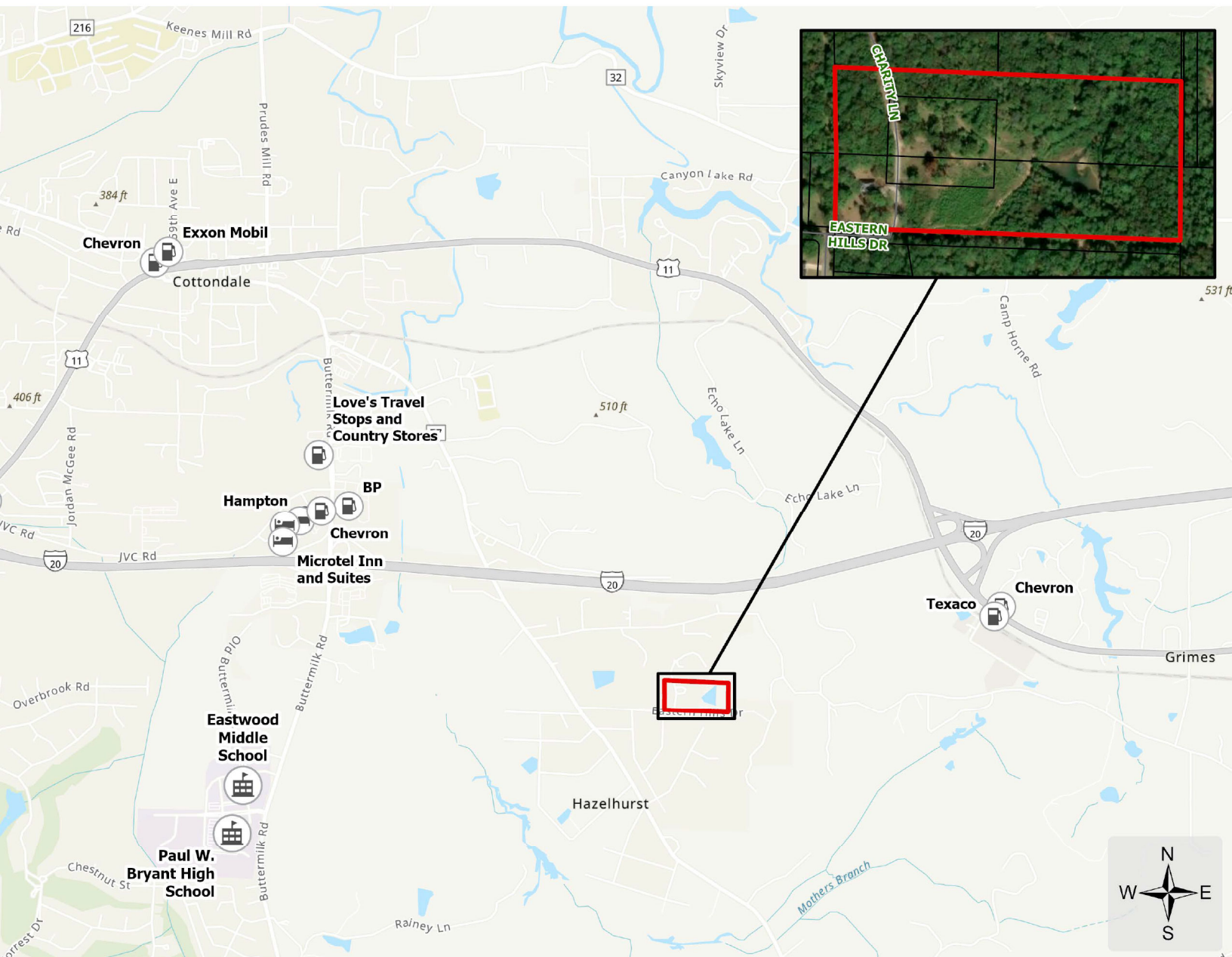
Additional Information Regarding Request:



CHARRY LN

EASTERN HILLS DR

EASTDALE LN



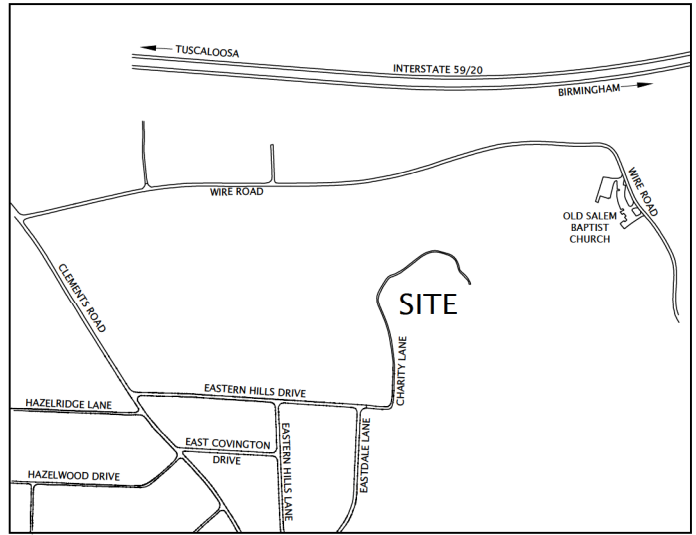
OWNER OF RECORD:
 EVELYN WILSON
 4301 CHARITY LANE
 COTTONDALE, AL. 35453

NOTES:

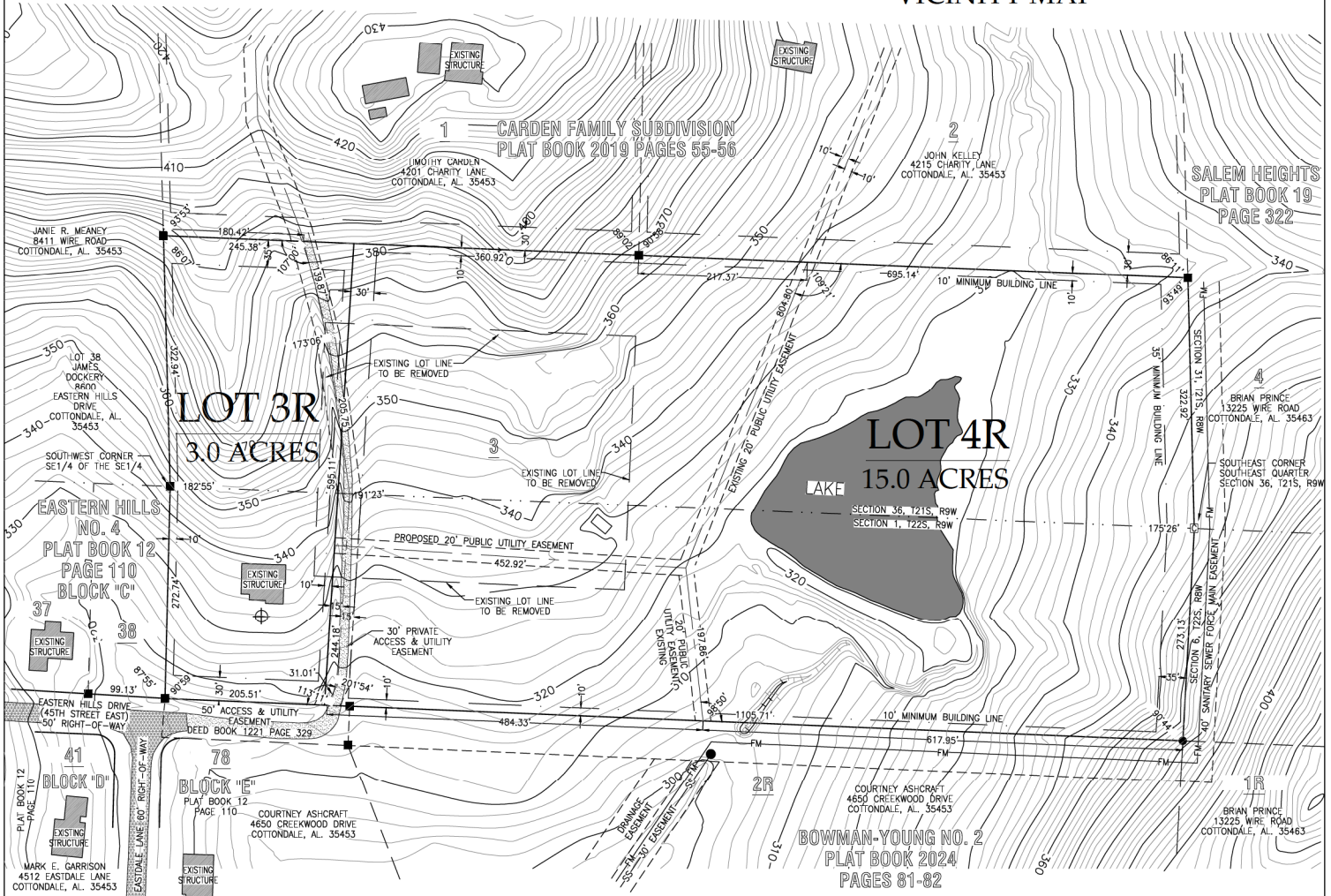
- 1.) TOTAL ACREAGE TO BE SUBDIVIDED - 18 ACRES +/-.
- 2.) TOTAL ACREAGE UNDER CONTROL OF OWNER - 18 ACRES +/-.
- 3.) PROPERTY IS SERVED BY MITCHELL WATER SYSTEM.
- 4.) PROPERTY IS SERVED BY ON SITE SEPTIC SYSTEMS.
- 5.) PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.
- 6.) MINIMUM BUILDING LINES ARE AS SHOWN.
- 7.) PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF TUSCALOOSA BUT WITHIN THE CITY OF TUSCALOOSA'S PLANNING JURISDICTION.
- 8.) SANITARY SEWER SHOWN IN AN APPROXIMATE MANNER ONLY.
- 9.) PROPOSED SUBDIVISION TO BE SERVED BY EXISTING THIRTY FOOT ACCESS AND UTILITY EASEMENT.
- 10.) THERE SHALL BE NO FURTHER DIVISION OF THIS PROPERTY UNTIL ACCESS TO A PUBLIC RIGHT OF WAY IS OBTAINED.
- 11.) THERE IS NO EXISTING UTILITY WITHIN THE 20 FOOT PUBLIC UTILITY EASEMENT. THIS UTILITY EASEMENT WAS A CONDITION FOR FINAL PLAT APPROVAL AS PER THE OFFICE OF CITY ENGINEER AS PER CORRESPONDENCE DATED JANUARY 24, 2019.

REQUESTED VARIANCES:

- 1.) DRAINAGE STUDY
- 2.) PUBLIC STREET FRONTAGE
- 3.) NUMBER OF LOTS SERVED BY SINGLE PRIVATE EASEMENT
- 4.) LOT CONFIGURATION
- 5.) CAPPED SEWER



VICINITY MAP



LEGEND

PROPERTY LINE	———
ADJOINING PROPERTY LINE	———
QUARTER SECTION LINE	———
SECTION LINE	———
EASEMENT BOUNDARY	- - - - -
EASEMENT CENTERLINE	- - - - -
MINIMUM BUILDING LINE	———
CONTOUR LINE (EXISTING)	———
SANITARY SEWER (EXISTING)	SS
SANITARY SEWER FORCE MAIN (EXISTING)	FM
SANITARY SEWER MANHOLE	●
COT MANHOLE 8340	●
SEPTIC TANK / FIELD LINES (APPROXIMATE)	⊕



TYPE OF DRAWING: PRELIMINARY PLAT
 DATE OF DRAWING: 3/5/26
 FILE NAME : 26-0205 CARDEN
 SCALE 1" = 100'

PRELIMINARY PLAT
 RESURVEY OF LOTS 3 AND 4
 CARDEN FAMILY SUBDIVISION
 PLAT BOOK 2019 PAGES 55-56
 PART OF SECTION 1, T22S, R9W &
 PART OF SECTION 36, T21S, R9W

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

205-393-4264

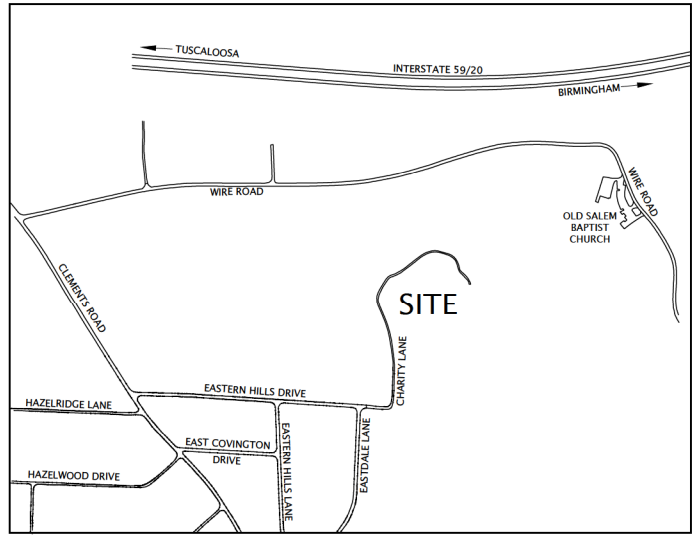
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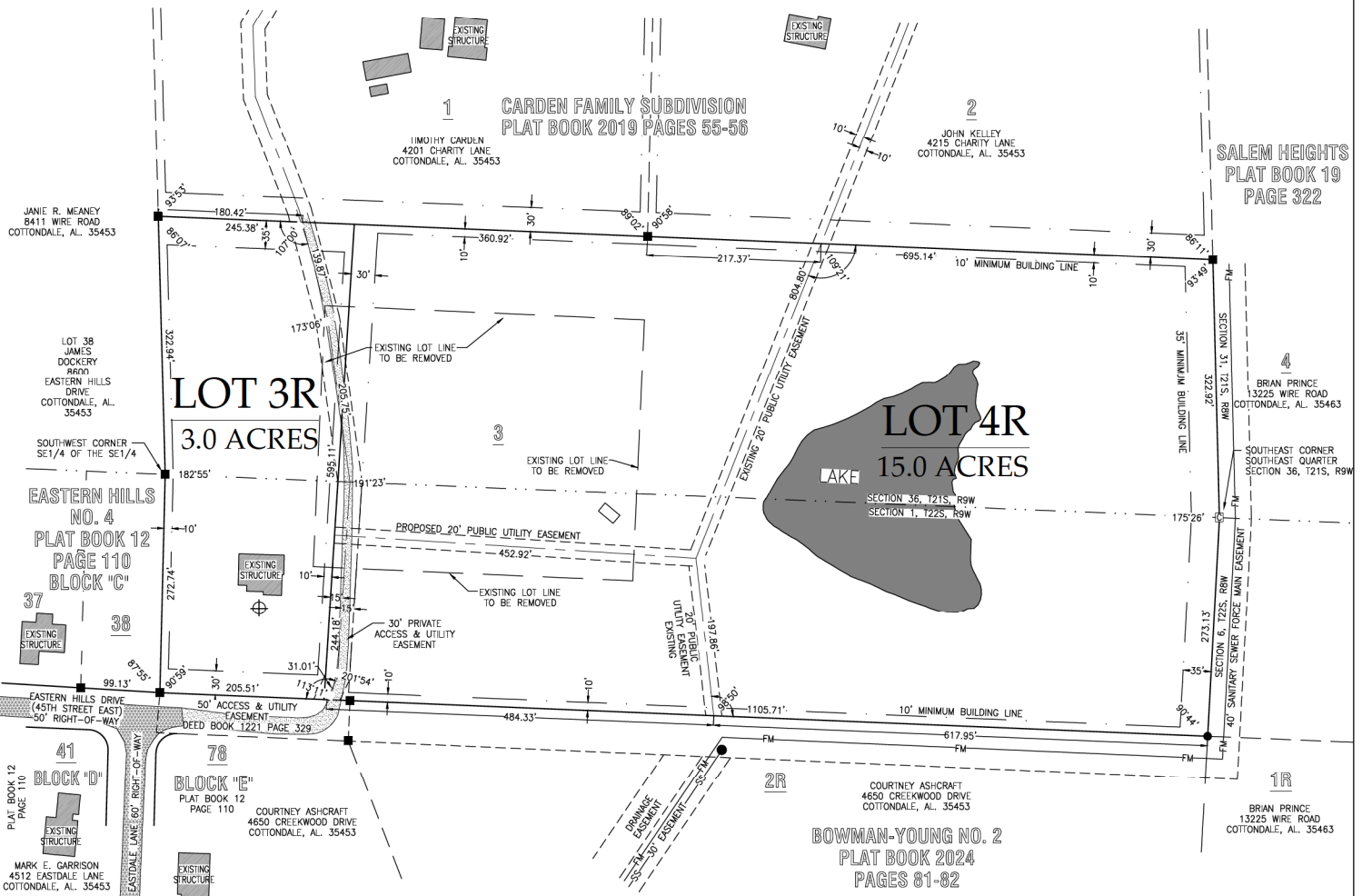
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- 5.) CAPPED SEWER

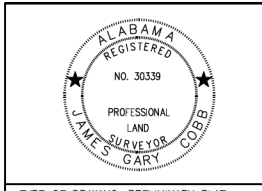


VICINITY MAP



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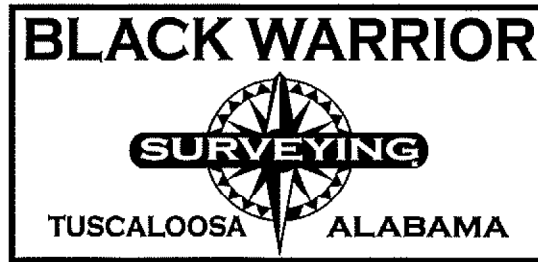
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EASEMENT BOUNDARY	———
EASEMENT CENTERLINE	———
MINIMUM BUILDING LINE	———
CONTOUR LINE (EXISTING)	——— 330
SANITARY SEWER (EXISTING)	——— SS
SANITARY SEWER FORCE MAIN (EXISTING)	——— FM
SANITARY SEWER MANHOLE	●
COT MANHOLE 8340	●
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BLACK WARRIOR SURVEYING, LLC
 949 PIN BROOK LANE
 TUSCALOOSA, ALABAMA 35406
 205-393-4264



March 12, 2026

City of Tuscaloosa Office of Urban Development
Planning Division
Attn: Leota Coyne
2201 University Boulevard
Tuscaloosa, Al. 35401

Re: Variance Request / Resurvey of Lot 3 & 4 Carden Family Subdivision - Preliminary Plat

Dear Leota:

The Resurvey of Lot 3 & 4 Carden Family Subdivision is a proposed 18 acre +/- subdivision consisting of two lots located along Charity Lane (a private drive) in Section 1, Township 22 South, Range 9 West, and in Section 36, Township 21 South, Range 9 West in Tuscaloosa County. The owner, Evelyn Wilson, is proposing to distribute his current real estate holdings to her family members. We have requested a variance from the following:

1. Drainage Study - There will be no mass grading or other land disturbances associated with this subdivision.
2. Public Street Frontage - This property has no public street frontage. This property accesses Eastern Hills Drive by means of a deeded fifty-foot access and utility easement.
3. Number and Size of Lots Served by Single Private Easement - Four lots will be served by the existing thirty foot access & utility easement instead of the required three.
4. Lot Configuration for Proposed Subdivision - Since the proposed lots have no public street frontage, it is impossible for lot lines to intersect right-of-ways at a perpendicular angle.

5. Capped Sanitary Sewers - The nearest sanitary sewer system to this subdivision is located South of this proposed subdivision on the Ashcraft property. There are only three current residences in use at this time. They are served by on-site septic systems. Costs to serve this entire property with sanitary sewer could exceed \$500,00 and would be very cost prohibitive. This subdivision is currently served by the Mitchell Water System and that portion would have to be sold to the City of Tuscaloosa for sanitary sewer service.

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