

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:

12/8/2025

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Lake Tuscaloosa Spillway Subdivision

Site Address:

New Watermelon Road at Lake Tuscaloosa Spillway, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-09-29-3-001-001.000;63-21-09-32-2-001-001.000; 63-21-09-32-3-001-002.000

Total Acres to be Subdivided:

106 ac. +/-

Total Acreage Controlled by Owner:

6,200 ac. +/-

Number of Existing Lots:

3 Tax Parcels

Number of Proposed Lots:

4 Lots

Number of Existing Structures:

0

Number of Proposed Structures:

Unknown

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

Yes

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Open Space (OS)

Proposed Zoning:

Open Space (OS)

Current Land Use:

Vacant

Proposed Land Use:

Mixed-use

Reason for Subdivision:

Potential Sale of Lots 2 & 3

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Jimmy Duncan

Applicant Information:

Applicant Name:

City of Tuscaloosa

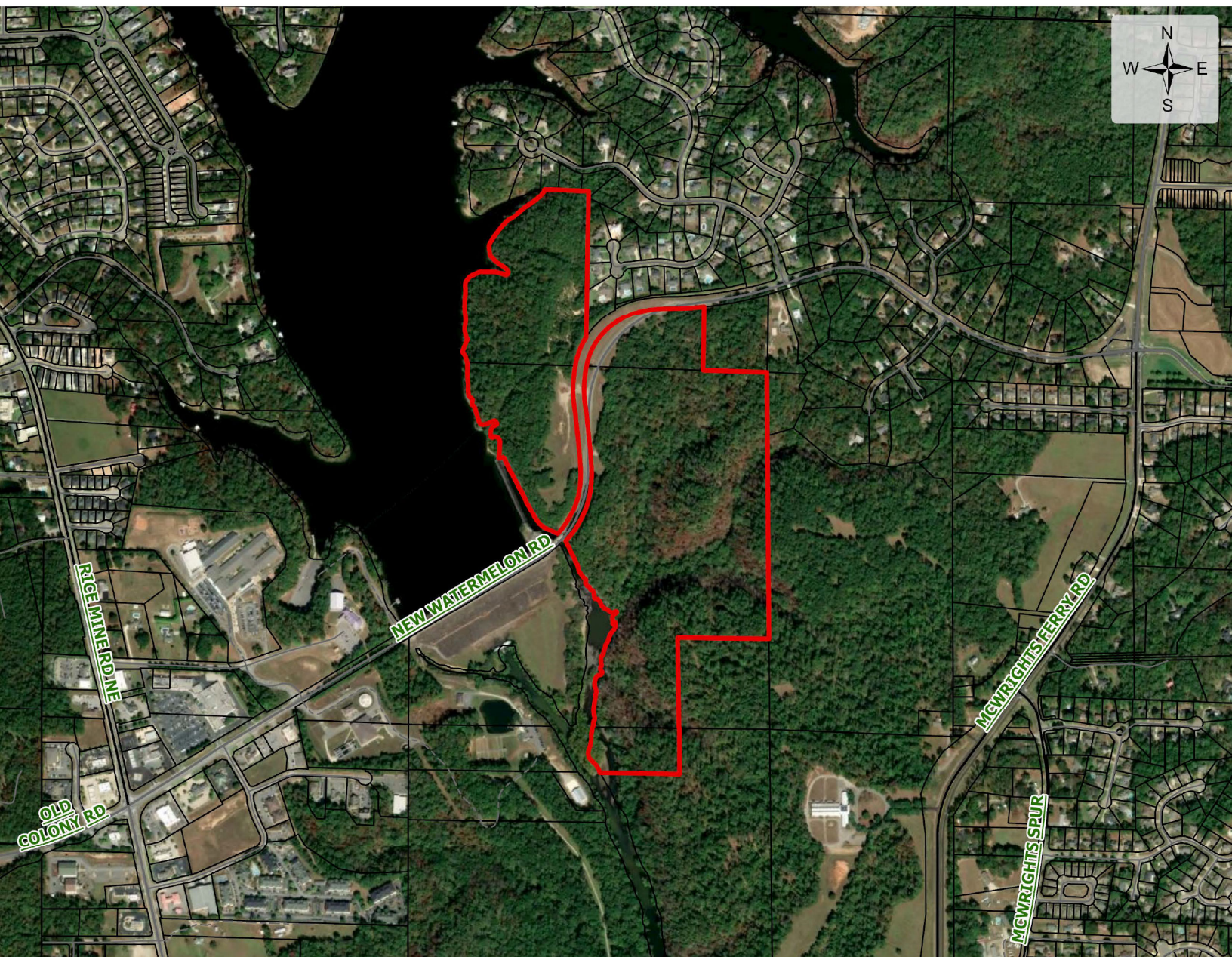
Property Owner Information:

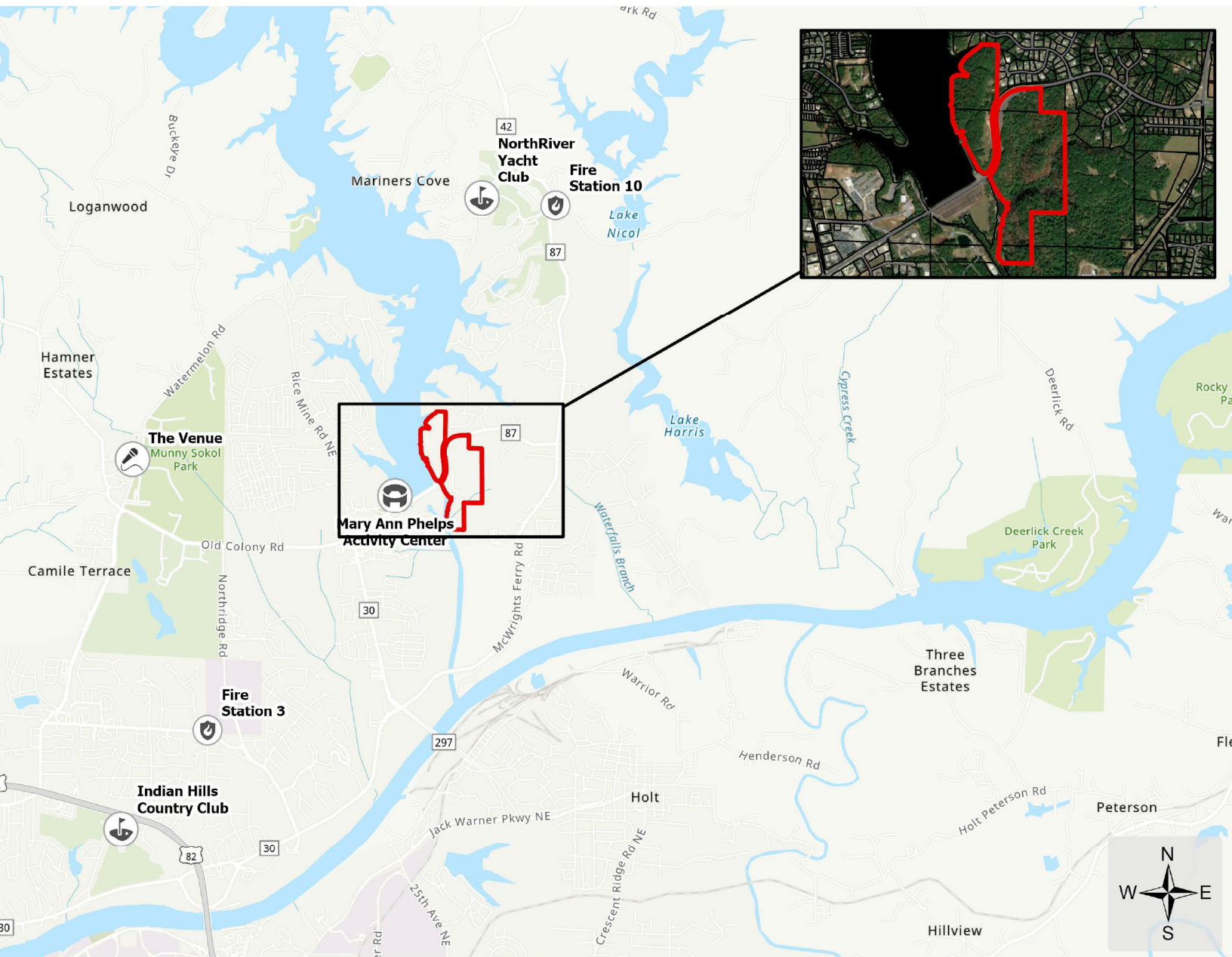
Owner 1

Property Owner Name:

City of Tuscaloosa

Additional Information Regarding Request:







SCALE (FEET) 1" = 200'

ADJACENT PROPERTY OWNERS ALONG LAKE CREST BOULEVARD:

- ADJACENT PROPERTY OWNERS
ALONG LAKE CREST BOULEVARD:
- LOT 20
JOSE DIAZ
2500 LAKECREST DRIVE
TUSCALOOSA, AL 35406
- LOT 21
BART THOMAS
2500 LAKECREST DRIVE
TUSCALOOSA, AL 35406
- LOT 22
WANDA NARANJO
4100 LAKE VISTA DRIVE
TUSCALOOSA, AL 35406
- LOT 23
WANDA NARANJO
4100 LAKE VISTA DRIVE
TUSCALOOSA, AL 35406
- LOT 24
ADAM LEBARZOT
2800 LAKECREST STREET
TUSCALOOSA, AL 35406
- LOT 25
DEREK MOORE
2800 LAKECREST LANE
TUSCALOOSA, AL 35406
- LOT 26
JACOB GARRETT
2800 LAKECREST LANE
TUSCALOOSA, AL 35406
- LOT 27
PAMELA MABRY
2800 LAKECREST LANE
TUSCALOOSA, AL 35406
- LOT 28
JOSEPH HARRISMAN
2800 LAKECREST LANE
TUSCALOOSA, AL 35406
- COMMON AREA
LAKECREST COMMUNITY ASSOCIATION, INC.
P.O. BOX 4899
TUSCALOOSA, AL 35406

OWNER/APPLICANT:
CITY OF TUSCALOOSA
2001 UNIVERSITY BOULEVARD
TUSCALOOSA, AL 35401

NOTES:

1. PROPERTY TO BE SUBDIVIDED - 106 AC.
TOTAL PROPERTY UNDER CONTROL OF THE APPLICANT - 6,200 AC.
2. THIS PROPERTY IS CURRENTLY ZONED "OS" (OPEN SPACE DISTRICT).
3. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
4. PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 81125C3446, EFFECTIVE DATE 1/16/26.
5. THIS PLAN IS BASED ON A COMBINATION OF AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND FIELD SURVEY DATA.
6. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
7. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 9 WEST AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20S, RANGE 9 WEST.
8. "OS" ZONING SETBACK REQUIREMENTS:
FRONT: 15'
SIDE: 10'
REAR: 20'
9. SOURCE OF TITLED DEED BOOK 534, PAGE 261
10. ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED OF THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATIONS, CITY OR COUNTY.

SYMBOLS LEGEND

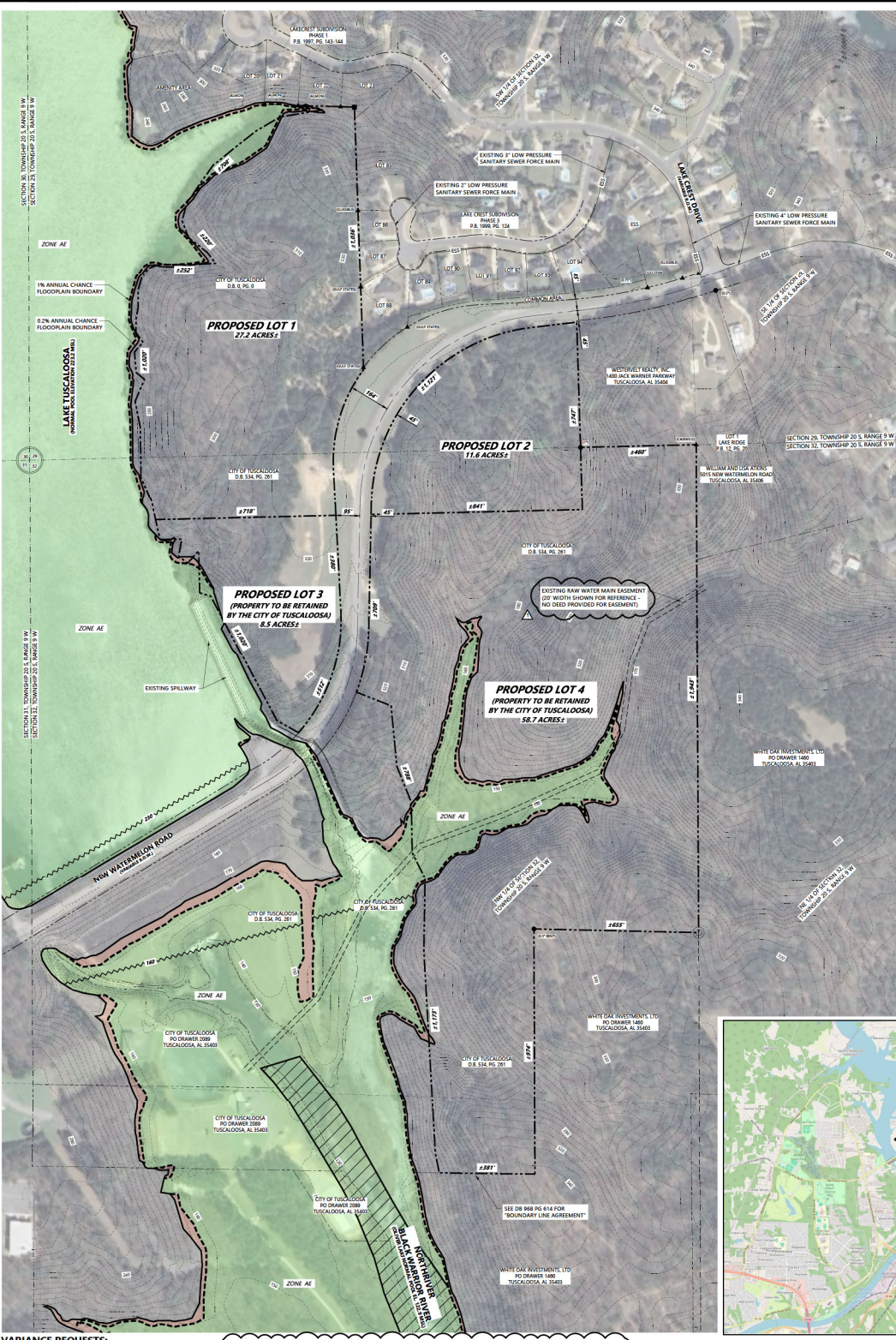
EXISTING RIGHT-OF-WAY LINE	EXISTING LOT LINE
PROPOSED LOT LINE	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
EXISTING CONTOUR LINE (2 FOOT INTERVAL)	PLAT BOOK
DEED BOOK	PAGE
EXISTING SANITARY SEWER MANHOLE	EXISTING STORM SEWER MANHOLE
EXISTING ASPHALT SURFACE	EXISTING CONCRETE SURFACE

VICINITY MAP



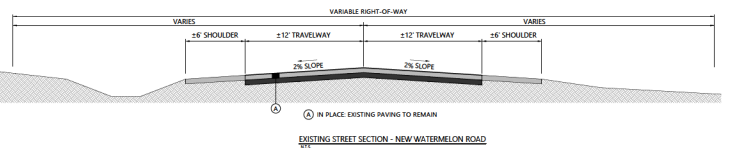
FLOOD MAP LEGEND

FLOODPLAIN BOUNDARY	1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY	BASE FLOOD ELEVATION
ZONE AE	ZONE AE
ZONE AE	ZONE AE
ZONE X FLOOD AREA	ZONE X
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VARIANCE REQUESTS:

1. SLOPE CONSTRUCTION: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT DRAINAGE ALONG NEW WATERMELON ROAD. NEW WATERMELON ROAD CURRENTLY HAS NO EXISTING SIDEWALKS.
2. DRAINAGE STUDY: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO PROVIDE A DRAINAGE STUDY. AT THIS TIME, THERE ARE NO DEVELOPMENT PLANS FOR PROPOSED LOTS 2 AND 4. A STORM DRAINAGE WILL BE ANALYZED DURING THE LDP PROCESS FOR PROPOSED LOTS 1 AND 3. A FUTURE FUTURE DEVELOPMENT OCCURS.
3. MASTER PLAN SUBMISSION: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO SUBMIT A MASTER PLAN OF THE 6,200 ACRES OF ADJACENT PROPERTY OWNED BY THE APPLICANT. APPROXIMATELY 5,500 ACRES IS COMPRISED BY LAKE TUSCALOOSA.
4. DRAWING SCALE: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO PROVIDE DRAWINGS ON A SCALE OF NOT LESS THAN 1" = 100' DUE TO THE SIZE OF THE SUBJECT PROPERTY. AND THE NEED TO PROVIDE ALL OF THE PLAN CONTENT ON A SINGLE PAGE, WE HAVE PREPARED THE DRAWING ON A SCALE OF 1" = 200'.
5. HALF-STREET IMPROVEMENTS ALONG NEW WATERMELON ROAD: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT HALF-STREET IMPROVEMENTS (CURB & GUTTER) ALONG NEW WATERMELON ROAD. THERE IS CURRENTLY NO CURB AND GUTTER ALONG THIS SECTION OF NEW WATERMELON ROAD. THE ROADWAY HAS APPROPRIATE LANDSCAPE WIDTHS WITH FUNCTIONAL, ROADSIDE DRAINAGE DETICES.
6. CAPPED SEWER: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT CAPPED SEWER. WITH THE PROPOSED PROPERTY DIVISION PLAN, ONLY PROPOSED LOTS 1 AND 2 WILL BE ELIGIBLE FOR POTENTIAL OWNERSHIP TRANSFER AND POTENTIAL FUTURE DEVELOPMENT. PROPOSED LOTS 3 AND 4 WILL BE RETAINED BY THE CITY OF TUSCALOOSA AND WILL NOT BE DEVELOPED. FUTURE SANITARY SEWER SERVICE FOR LOTS 1 AND 2 WILL MOST LIKELY CONSIST OF A LOW PRESSURE SEWER SYSTEM CONNECTING TO EXISTING CITY OF TUSCALOOSA INFRASTRUCTURE NEAR THE INTERSECTION OF NEW WATERMELON ROAD AND LAKE CREST DRIVE. CONSTRUCTING CAPPED SEWER FOR ONLY TWO LOTS IS NOT ECONOMICALLY FEASIBLE.



PRELIMINARY SUBDIVISION PLAT		
NO.	DATE	DESCRIPTION
1	7-1-2020	MRG, LOTS FOR CITY REVIEW
DATE: JUNE 2024 CHECKED BY: JD DRAWN BY: WT B		
FILE NAME: C01-Spillway-PreSubdiv		

**LAKE TUSCALOOSA
SPILLWAY SUBDIVISION**

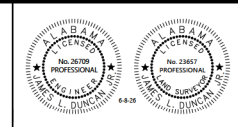
PART OF THE SW 1/4 OF SECTION 29 & THE NW 1/4 OF
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

DUNCAN COKER ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406

WWW.DUNCANCOKER.COM





0 200 400 600
SCALE (FEET) 1" = 200'

ADJACENT PROPERTY OWNERS
ALONG LAKE CREST ROAD:

AMENITY AREA
LAKE CREST COMMUNITY
P.O. BOX 4899
TUSCALOOSA, AL 35404

LOT 20
JOSE DIAZ
2500 LAKE CREST DRIVE
TUSCALOOSA, AL 35406

LOT 21
BART THOMAS
2500 LAKE CREST DRIVE
TUSCALOOSA, AL 35406

LOT 22
WANDA NARANJO
4100 LAKE VISTA DRIVE
TUSCALOOSA, AL 35406

LOT 23
WANDA NARANJO
4100 LAKE VISTA DRIVE
TUSCALOOSA, AL 35406

LOT 24
ADAM LEBARZ
2800 HARMONY STREET
WESTCHESTER, AL 35475

LOT 25
DEREK MOORE
2900 LAKE CREST LANE
TUSCALOOSA, AL 35406

LOT 26
JACOB GARRETT
2900 LAKE CREST LANE
TUSCALOOSA, AL 35406

LOT 27
PAMELA MABRY
2900 LAKE CREST LANE
TUSCALOOSA, AL 35406

LOT 28
JOSEPH HARMON
2900 LAKE CREST LANE
TUSCALOOSA, AL 35406

COMMON AREA
LAKEVIEW COMMUNITY ASSOCIATION, INC.
P.O. BOX 4899
TUSCALOOSA, AL 35404

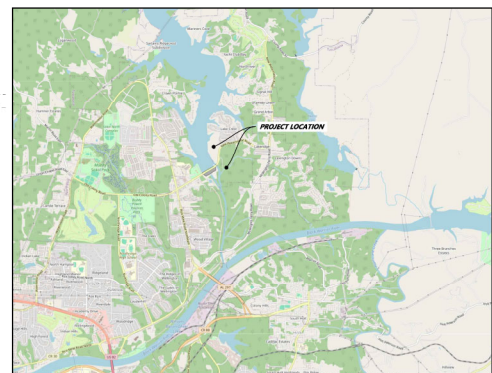
OWNER/APPLICANT:
CITY OF TUSCALOOSA
2001 UNIVERSITY BOULEVARD
TUSCALOOSA, AL 35401

NOTES:

1. PROPERTY TO BE SUBDIVIDED - 196 AC.
TOTAL PROPERTY UNDER CONTROL OF THE APPLICANT - 6,200 AC.
2. THIS PROPERTY IS CURRENTLY ZONED "O" (OPEN SPACE DISTRICT).
3. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
4. PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 81125C3446, EFFECTIVE DATE 1/16/26.
5. THIS PLAN IS BASED ON A COMBINATION OF AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND FIELD SURVEY DATA.
6. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
7. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 9 WEST AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20S, RANGE 9 WEST.
8. "O" ZONING SETBACK REQUIREMENTS:
FRONT: 15'
SIDE: 10'
REAR: 20'
9. SOURCE OF TITLED DEED BOOK 534, PAGE 261
10. ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED OF THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATIONS, CITY OR COUNTY.

SYMBOLS LEGEND

R.O.W.	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING LOT LINE (10 FOOT INTERVAL)
---	EXISTING LOT LINE (2 FOOT INTERVAL)
P.A.	PLAT BOOK
D.B.	DEED BOOK
P.G.	PAGE
SS	EXISTING SANITARY SEWER MANHOLE
S	EXISTING STORM SEWER MANHOLE
AS	EXISTING ASPHALT SURFACE
CS	EXISTING CONCRETE SURFACE



VICINITY MAP

FLOOD MAP LEGEND

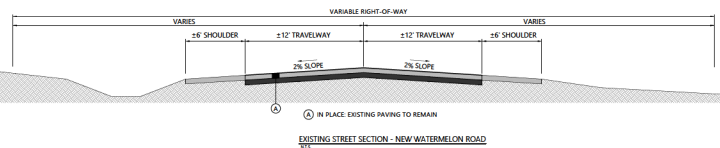
---	FLOODPLAIN BOUNDARY
---	1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
---	0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
---	BASE FLOOD ELEVATION
ZONE AE	SPECIAL FLOOD HAZARD AREAS (SPHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AO-100, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
ZONE A	NO BASE ELEVATIONS DETERMINED
ZONE AE	NO BASE ELEVATIONS DETERMINED
ZONE AH	AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

VARIANCE REQUESTS:

1. SIDEWALK CONSTRUCTION
THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT SIDEWALKS ALONG NEW WATERMELON ROAD. NEW WATERMELON ROAD CURRENTLY HAS NO EXISTING SIDEWALKS.
2. DRAINAGE STUDY
THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO PROVIDE A DRAINAGE STUDY. AT THIS TIME, THERE ARE NO DEVELOPMENT PLANS FOR PROPOSED LOTS 2 AND 4. A STORM DRAINAGE WILL BE ANALYZED DURING THE LDP PROCESS FOR PROPOSED LOTS 1 AND 3. IF/WHEN FUTURE DEVELOPMENT OCCURS.
3. MASTER PLAN SUBMISSION
THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO SUBMIT A MASTER PLAN OF THE 6.300 ACRES OF ADJACENT PROPERTY OWNED BY THE APPLICANT. APPROXIMATELY 5,300 ACRES IS COMPRISED BY LAKE TUSCALOOSA.

4. DRAWING SCALE
THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO PROVIDE DRAWINGS ON A SCALE OF NOT LESS THAN 1" = 100' DUE TO THE SIZE OF THE SUBJECT PROPERTY, AND THE NEED TO PROVIDE ALL OF THE PLAN CONTENT ON A SINGLE PAGE. WE HAVE PREPARED THE DRAWING ON A SCALE OF 1" = 200'.
5. HALF-STREET IMPROVEMENTS ALONG NEW WATERMELON ROAD
THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT HALF-STREET IMPROVEMENTS (CURB & GUTTER) ALONG NEW WATERMELON ROAD. THERE IS CURRENTLY NO CURB AND GUTTER ALONG THIS SECTION OF NEW WATERMELON ROAD. THE ROADWAY HAS ADJACENT LAND-OWNER WIDTHS WITH FUNCTIONAL, ROADSIDE DRAINAGE DETICES.

6. CAPPED SEWER
THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT CAPPED SEWER. WITH THE PROPOSED PROPERTY DIVISION PLAN, ONLY PROPOSED LOTS 1 AND 2 WILL BE ELIGIBLE FOR POTENTIAL OWNERSHIP TRANSFER AND POTENTIAL FUTURE DEVELOPMENT. PROPOSED LOTS 3 AND 4 WILL BE RETAINED BY THE CITY OF TUSCALOOSA AND WILL NOT BE DEVELOPED. FUTURE SANITARY SEWER SERVICE FOR LOTS 1 AND 2 WILL MOST LIKELY CONSIST OF A LOW PRESSURE SEWER SYSTEM CONNECTING TO EXISTING CITY OF TUSCALOOSA INFRASTRUCTURE NEAR THE INTERSECTION OF NEW WATERMELON ROAD AND LAKE CREST DRIVE. CONSTRUCTING CAPPED SEWER FOR ONLY TWO LOTS IS NOT ECONOMICALLY FEASIBLE.



PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION
1	7-1-2020	MISC. LOTS FOR CITY REVIEW
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LAKE TUSCALOOSA
SPILLWAY SUBDIVISION

PART OF THE SW 1/4 OF SECTION 29 & THE NW 1/4 OF
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

DUNCAN & COKER
ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406

WWW.DUNCANANDCOKER.COM



VARIANCE REQUESTS

Project: Lake Tuscaloosa Spillway Subdivision

Date: July 1, 2026

1. **Sidewalk Construction Along New Watermelon Road:** The applicant requests a variance from the requirement to construct sidewalks along New Watermelon Road. There are currently no sidewalks along New Watermelon Road.
2. **Drainage Study:** The applicant requests a variance from the requirement to provide a drainage study. At this time, there are no development plans for proposed Lots 2 and 4. Storm drainage will be analyzed during the LDP process for proposed Lots 1 and 3, if/when future development occurs.
3. **Master Plan Submission:** The applicant requests a variance from the requirement to submit a master plan. Of the 6,200 acres of adjacent property owned by the applicant, approximately 5,900 acres is comprised by Lake Tuscaloosa.
4. **Drawing Scale:** The applicant requests a variance from the requirement to provide drawings on a scale of not less than 1" = 100'. Due to the size of the subject property, and the need to provide all of the plan content on a single page, we have prepared the drawing on a scale of 1" = 200'.
5. **Half-Street Improvements Along New Watermelon Road:** The applicant requests a variance from the requirement to construct half-street improvements (curb & gutter) along New Watermelon Road. There is currently no curb and gutter along this section of New Watermelon Road. The roadway has adequate lane/shoulder widths with functional roadside drainage ditches.
6. **Capped Sewer:** The applicant requests a variance from the requirement to construct capped sewer. With the proposed property division plan, only proposed Lots 1 and 2 will be eligible for potential ownership transfer and potential future development. Proposed Lots 3 and 4 will be retained by the City of Tuscaloosa and will not be developed. Future sanitary sewer service for Lots 1 and 2 will most likely consist of a low pressure sewer system connecting to existing City of Tuscaloosa infrastructure near the intersection of New Watermelon Road and Lake Crest Boulevard. Constructing capped sewer for only two lots is not economically feasible.