

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:

Vacant

Reason for Subdivision:

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

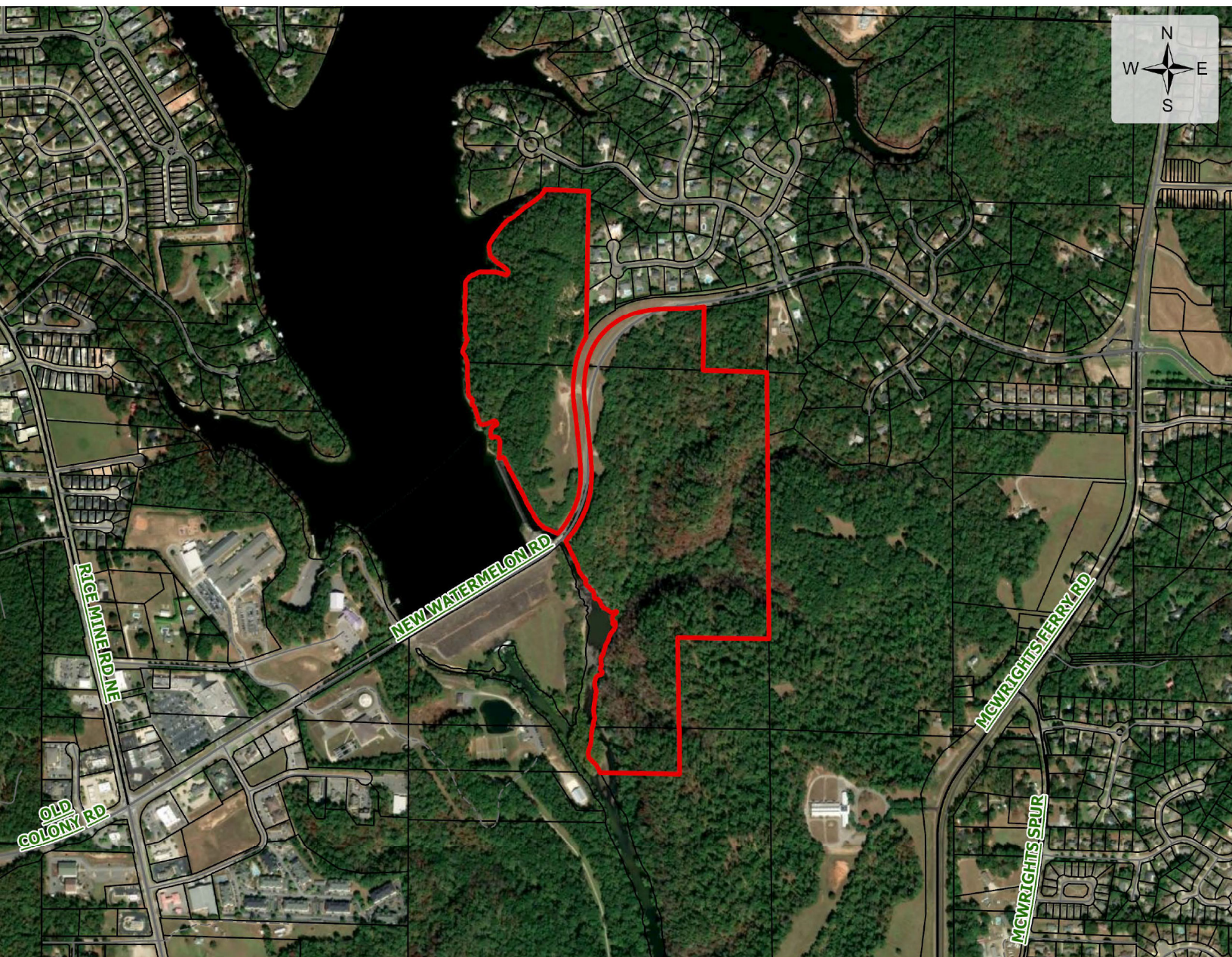
Property Owner Information:

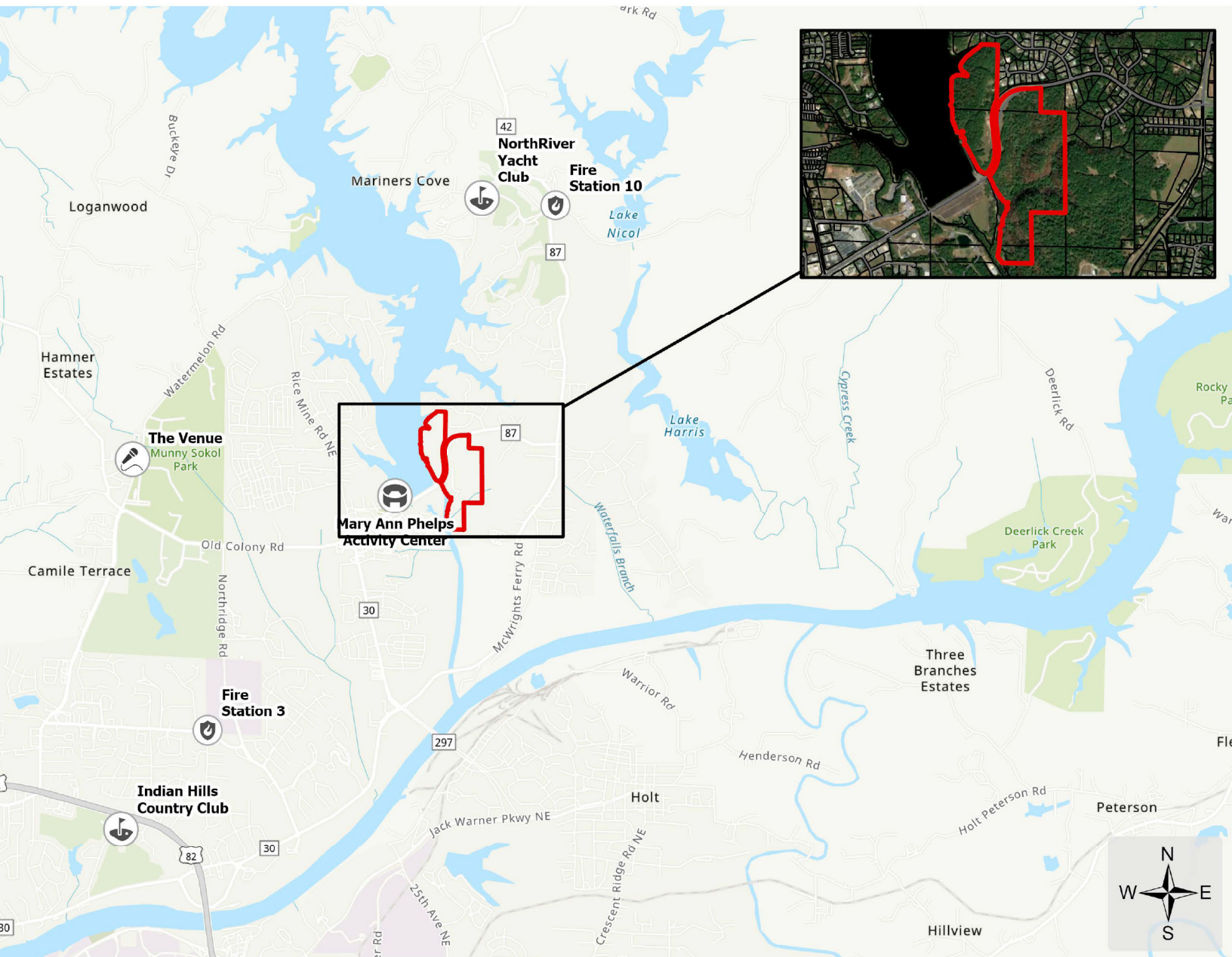
Owner 1

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 LEBARZO
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

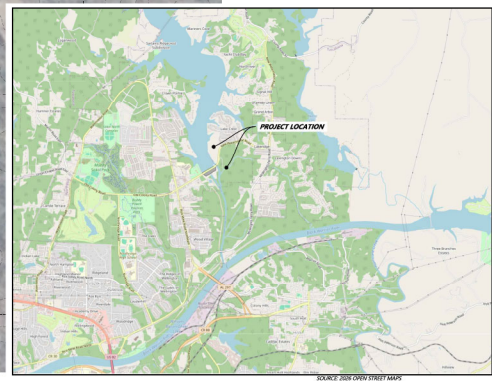
NOTES:

1. PROPERTY TO BE SUBDIVIDED - 106 AC.
TOTAL PROPERTY UNDER CONTROL OF THE APPLICANT - 6,200 AC.
2. THIS PROPERTY IS CURRENTLY ZONED "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

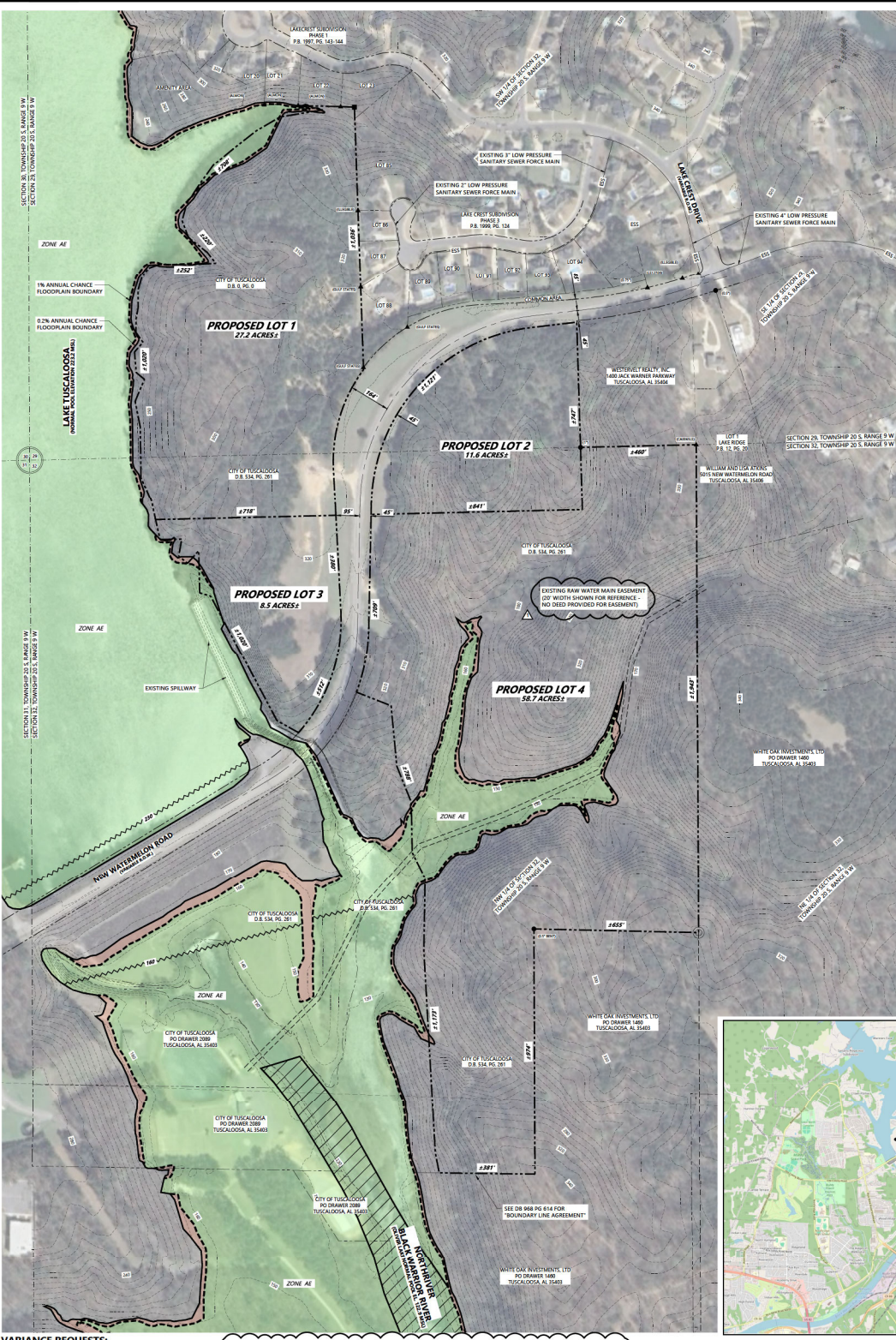
R.O.W.	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING LOT LINE (10 FOOT INTERVAL)
---	EXISTING CONTOUR LINE (2 FOOT INTERVAL)
P.A.	PLAT BOOK
D.B.	DEED BOOK
P.G.	PAGE
SS	EXISTING SANITARY SEWER MANHOLE
S	EXISTING STORM SEWER MANHOLE
AS	EXISTING ASPHALT SURFACE
CS	EXISTING CONCRETE SURFACE

VICINITY MAP



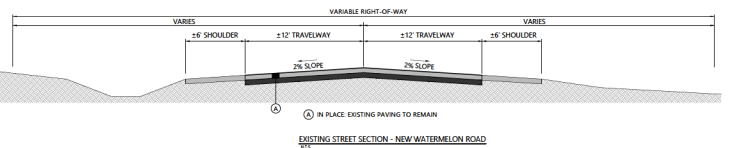
FLOOD MAP LEGEND

---	FLOODPLAIN BOUNDARY
---	1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
---	0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
---	BASE FLOOD ELEVATION
---	SPECIAL FLOOD HAZARD AREAS (SPECIAL 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-1, AO-2, 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 - BASE FLOOD ELEVATIONS DETERMINED
---	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
---	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 3. A DRAINAGE STUDY WILL BE ANALYZED DURING THE LUP PROCESS FOR PROPOSED LOTS 1 AND 4. 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 5,300 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 APPROPRIATE LANDSCAPE WIDTHS WITH FUNCTIONAL ROADWAY DRAINAGE DETECTIONS.
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	7-1-2023	MRG. LOTS PER CITY REVIEW
2	7-14-2023	MRG. LOTS PER CITY REVIEW
DATE: JUNE 2024		CHECKED BY: JB
FILE NAME: C01-Spillway-PreFinal.dwg		DESIGNED BY: WTB
		PROJECT NUMBER: 25-235

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
205-561-0888





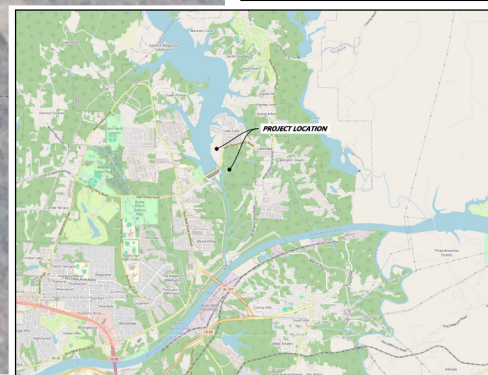
AMENITY AREA
LAKE CREST COMMUNITY
P.O. BOX 48999
TUSCALOOSA, AL 35404

- AMENITY AREA
LAKE CREST COMMUNITY
P.O. BOX 48999
TUSCALOOSA, AL 35404
- LOT 20
JOSE DUE
2524 LAKCREST DRIVE
TUSCALOOSA, AL 35406
- LOT 21
RAY THORIOR
2538 LAKCREST DRIVE
TUSCALOOSA, AL 35406
- LOT 22
WILLIAM HARRANO
6129 LAKE VISTA DRIVE
TUSCALOOSA, AL 35406
- LOT 23
WILLIAM HARRANO
6129 LAKE VISTA DRIVE
TUSCALOOSA, AL 35406
- LOT 24
ADAM L. LIZABARD
208 LAMARQUE STREET
NORTHEAST, AL 35475
- LOT 25
DEREK MONK
2404 LAKCREST LANE
TUSCALOOSA, AL 35406
- LOT 26
JASON GARRET
2408 LAKCREST LANE
TUSCALOOSA, AL 35406
- LOT 27
PAMELA MARBURT
2607 LAKCREST LANE
TUSCALOOSA, AL 35406
- LOT 28
JOSEPH HARSCHMAN
2615 LAKCREST LANE
TUSCALOOSA, AL 35406
- COMMON AREA
LAKE CREST COMMUNITY
P.O. BOX 48999
TUSCALOOSA, AL 35404

NOTES:

1. PROPERTY TO BE SUBDIVIDED = 106 AC±
2. TOTAL PROPERTY UNDER CONSIDERATION FOR THE APPLICANT = 6,200 AC±
3. THIS PROPERTY IS CURRENTLY ZONED "O" (OPEN SPACE DISTRICT).
4. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
5. AS PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA AS PER FEMA FLOOD MAP NO. 11125C0404A, EFFECTIVE DATE 1/16/2021.
6. THERE IS EVIDENCE ON A COMBINATION OF AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND FIELD-HUN DATA.
7. EXISTING SANITARY DRAIN INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
8. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 5 WEST AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 5 WEST.
9. "JO" ZONING SETBACK REQUIREMENTS:
 - FRONT: 10'
 - SIDE: 10'
 - REAR: 20'
10. SOURCE OF TITLE DEED BOOK 534, PAGE 261
11. ALL LOTS MEET THE MINIMUM LOT SIZE REQUIRED FOR THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REQUIREMENTS OF CODE.

ROW 220 PROPOSED LOT LINE 221 EXISTING CONTOUR LINE (10 FOOT INTERVAL) P.B. EXISTING CONTOUR LINE (2 FOOT INTERVAL) D.B. PLAT BOOK PAGE EXISTING SANITARY SEWER MANHOLE EXISTING STORM SEWER MANHOLE EXISTING ASPHALT SURFACE EXISTING CONCRETE SURFACE	SYMBOL LEGEND EXISTING RIGHT-OF-WAY LINE PROPOSED LOT LINE EXISTING CONTOUR LINE (10 FOOT INTERVAL) EXISTING CONTOUR LINE (2 FOOT INTERVAL) PLAT BOOK DIED BOOK PAGE EXISTING SANITARY SEWER MANHOLE EXISTING STORM SEWER MANHOLE EXISTING ASPHALT SURFACE EXISTING CONCRETE SURFACE
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FLOOD MAP LEGEND

- FLOODPLAIN BOUNDARY**
- 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY**
- 0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY**
- BASE FLOOD ELEVATION**
- SPECIAL FLOOD HAZARD AREAS (SHFHA) SUBJECT TO SUBMERSION BY THE 1% ANNUAL CHANCE FLOOD**
- THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ASKED KNOWN AS THE 1% ANNUAL CHANCE FLOOD IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLY OR GREATER. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.**
- THE 0.2% ANNUAL CHANCE FLOOD INCLUDES ZONES A, AE, AO, AQ, AR, AR9, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 0.2% ANNUAL CHANCE FLOOD.**
- ZONE A: NO BASE ELEVATIONS DETERMINED**
- ZONE AE: BASE FLOOD ELEVATION DETERMINED**
- FLOODWAY AREAS IN ZONE AE**
- THE FLOODWAY IS THE CHANNEL OF A STREAM RAY, ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT TO MAINTAIN THE CHANNEL'S CAPACITY TO CARRY THE DESIGN FLOOD WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS SO THAT THE 1% ANNUAL CHANCE FLOOD FLOODS ARE NOT EXCEEDED.**
- FLOOD 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 ELEVATIONS FROM 1% ANNUAL CHANCE FLOOD**
- AREAS DETERMINED TO BE CRITICAL THAT 1% ANNUAL CHANCE FLOOD AREAS**

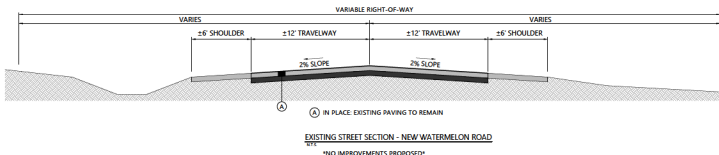
1. SIDEWALK CONSTRUCTION:
THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT SIDEWALKS ALONG NEW WATERMELON ROAD, NEW WATERMELON ROAD CURRENTLY HAS NO EXISTING SIDEWALKS.

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. STORM DRAINAGE WILL BE ANALYZED DURING THE LOT ACCESS 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 COMPRSED 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 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

- 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 BEING 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 SANITARY INFRASTRUCTURE AT THE INTERSECTION OF THE WATERMELON ROAD AND LAKE CREEK DRIVE. CONSTRUCTING CAPPED SEWER FOR ONLY TWO LOTS NOT ECONOMICALLY FEASIBLE.

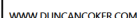


NO.		DATE	DESCRIPTION
1	7-1-2006		MISC. EDITS PER CITY REVIEW
2	7-14-2006		MISC. EDITS PER CITY REVIEW

DATE: JUN 2006 CHECKED BY: JD DRAWN BY: WTB

DWG NAME: FOT_CollegeCampus_040606.dwg PROJECT NUMBER: 10-132

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



CIVIL ENGINEERING ■ SURVEYING ■ PLANNING

201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406
205-561-0808



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.