

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:

6/15/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Lake Island Subdivision

Site Address:

14450 Lake Island Rd, Tuscaloosa, Alabama 35406

Parcel ID:

20-01-12-0-001-001.002

Total Acres to be Subdivided:

10.4

Total Acreage Controlled by Owner:

10.4

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

0

Number of Proposed Structures:

2

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

Yes

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

To create 2 lots for residential.

Surveyor or Engineer Information:

Survey or Engineer Company:

TTL, Inc.

Surveyor or Engineer Name:

Eric Hamner

Property Owner Information:

Owner 1

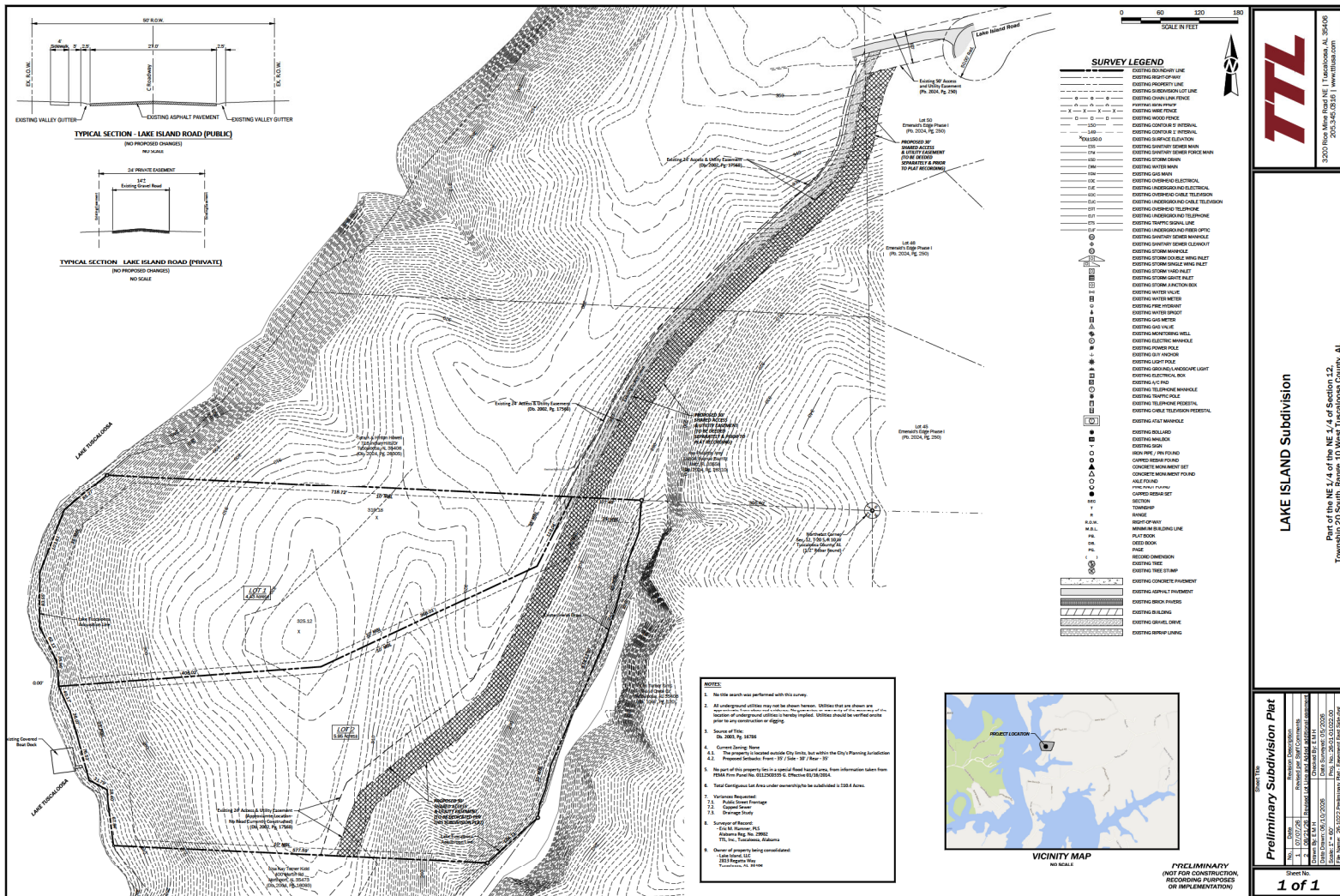
Property Owner Name:

Lake Island, LLC

Additional Information Regarding Request:









3200 Rice Mine Road NE
Tuscaloosa, AL 35406
205.345.0816
www.ttlusa.com

June 18, 2026

Mr. Zach Ponds
Director of Planning
Office of Urban Development
City of Tuscaloosa
Tuscaloosa, Alabama
Email: zponds@tuscaloosa.com

**RE: Lake Island Subdivision – Variance Request Letter
Tuscaloosa, Alabama**

Dear Mr. Ponds:

We are writing on behalf of the Petitioner to request a variance from the Subdivision Regulations for the above-referenced resurvey. Variances requested include the following:

1. Public Street Frontage

The subject property currently exists without public street frontage and is currently access by an existing access and utility easement across adjoining property.

2. Capped Sewer

The nearest public sewer to connect to this 2-lot subdivision is over 3 miles away and would require approximately 18,500 linear feet of sewer force main. The estimated cost to construct is approximately \$2,000,000.

3. Drainage Study

The subdivision proposes no new development other than the possible construction of 2 new residences and associated driveways on approximately 10+ acres. Drainage impact to the property is minimal in regards to this proposed subdivision.

If you have any questions or need any additional information regarding the above variance request, please let us know.

Sincerely,

TTL, INC.

A handwritten signature in blue ink, appearing to read 'E. Hamner'.

Eric M. Hamner, PLS
Project Manager

cc: File