

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:

7/7/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Westerfield Club Subdivision

Site Address:

2500 Yacht Club Way, Tuscaloosa, Alabama 36527

Parcel ID:

63-21-04-20-2-001-001.017

Total Acres to be Subdivided:

250

Total Acreage Controlled by Owner:

256

Number of Existing Lots:

multiple

Number of Proposed Lots:

14

Number of Existing Structures:

multiple

Number of Proposed Structures:

no new structures proposed

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:

Commercial

Proposed Land Use:

Commercial

Reason for Subdivision:

Clean up lots that have historically been the Northriver Yacht Club amenities (golf course, club, tennis club, hotel, etc.). Put the existing maintenance building on its own lot. Carve out two residential lots for

potential future development.

Surveyor or Engineer Information:

Survey or Engineer Company:
TTL, Inc.

Surveyor or Engineer Name:
Andy McCartney

Applicant Information:

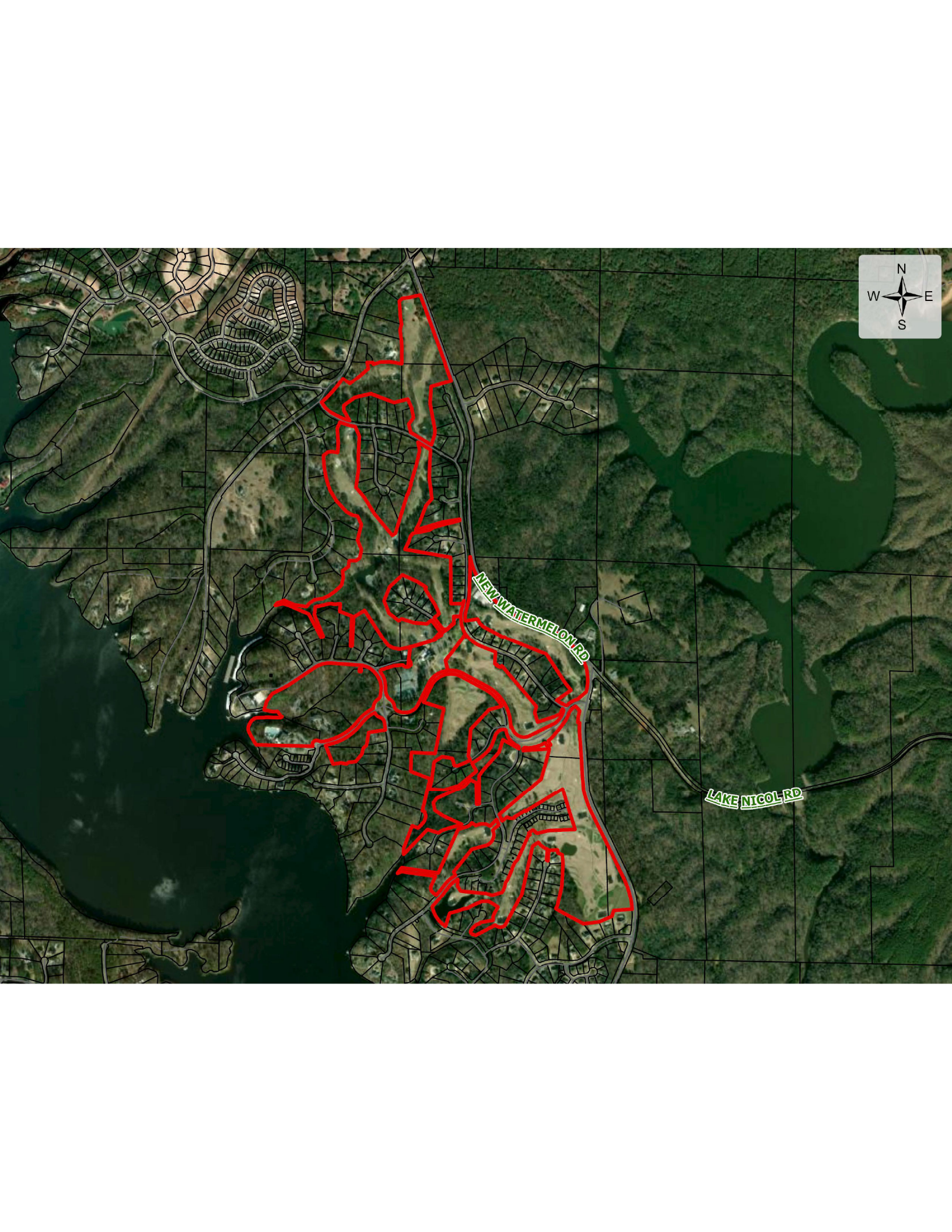
Applicant Name:
Northriver Country Club LLC

Property Owner Information:

Owner 1

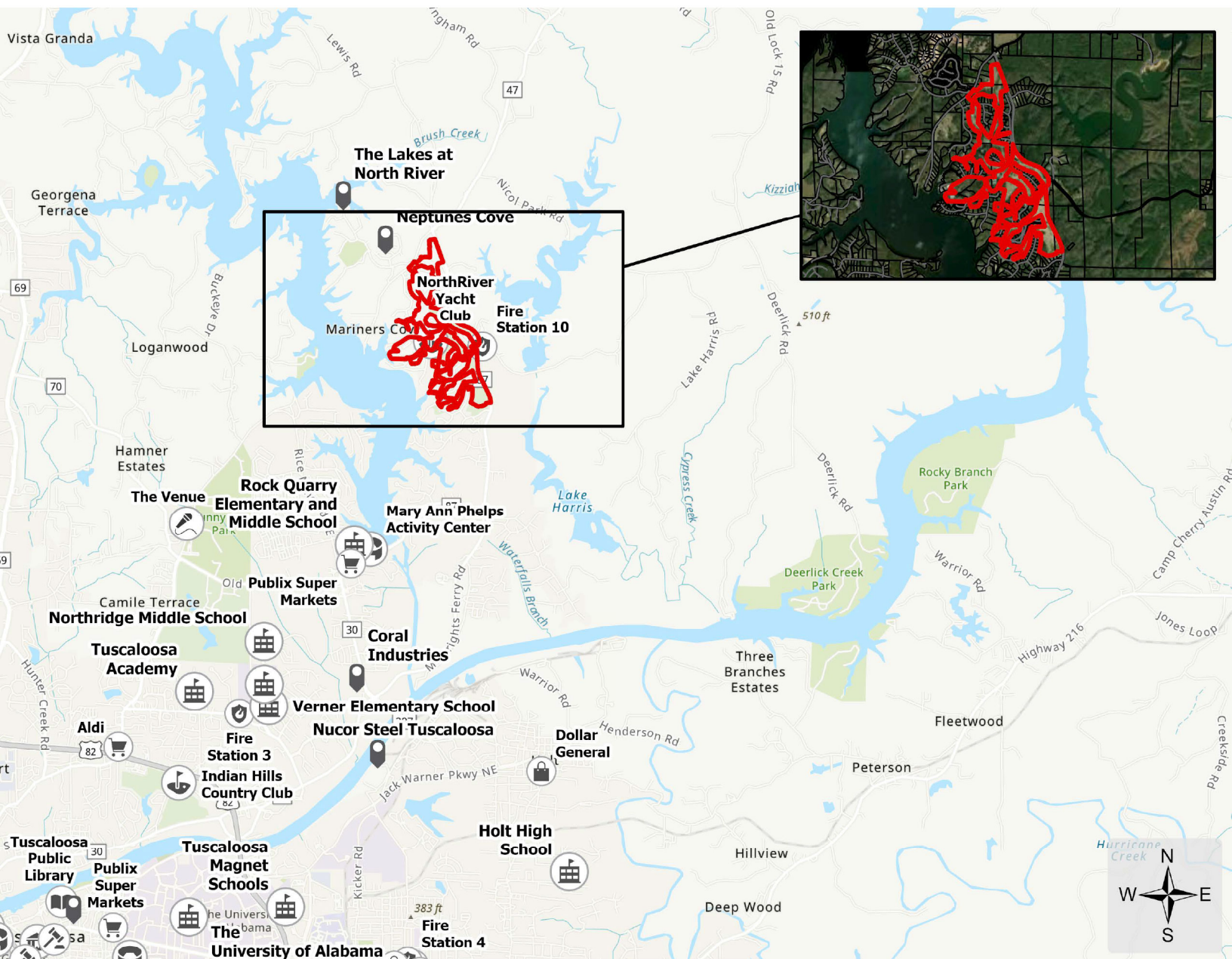
Property Owner Name:
Northriver Country Club LLC

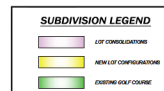
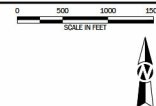
Additional Information Regarding Request:



NEW WATERMELON RD

LAKE NICOL RD





- NOTES**
1. No life search was performed with this survey.
 2. All underground utilities may not be shown. Trenches, utilities that are shown are approximations from observed evidence. The guarantee or warranty of the accuracy of the information provided is hereby implied.
 3. This drawing shall be verified onsite prior to any construction or excavation.
- Sources of Title:
GSD # 01-21782
CD #2013 PG 16622
UD #2013 PG 19014
- Current Easement: See attached plans.
No part of this property lies in Special Flood hazard areas as shown on Property Subject to Flood Hazard Map, dated 12/15/09, published by FEMA.
- Total Acreage Under Control of Developer: 236.1 Acres
- Owner of property being subdivided:
Northwestern University, LLC
1838 Commonwealth North Drive, Suite 1
Arlington Heights, IL 60016
- Developer of property being subdivided:
East Country Club, LLC
1838 Commonwealth North Drive, Suite 1
Tomball, TX 77466
- Map created by TTS, Inc.
Engineer of record: Andy McCartney, P.E. 303070
Professional Engineer's Signature
Professional Seal
- Approved by: New Watermark Rd
Public Safety Improvements along New Watermark Rd
NWD Dedication along New Watermark Rd
Grading and utilities for proposed subdivisions.

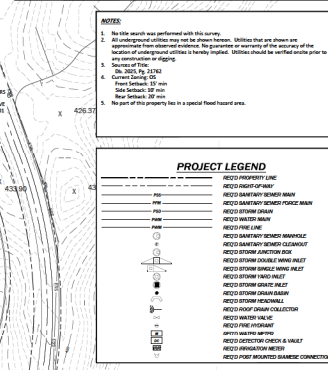
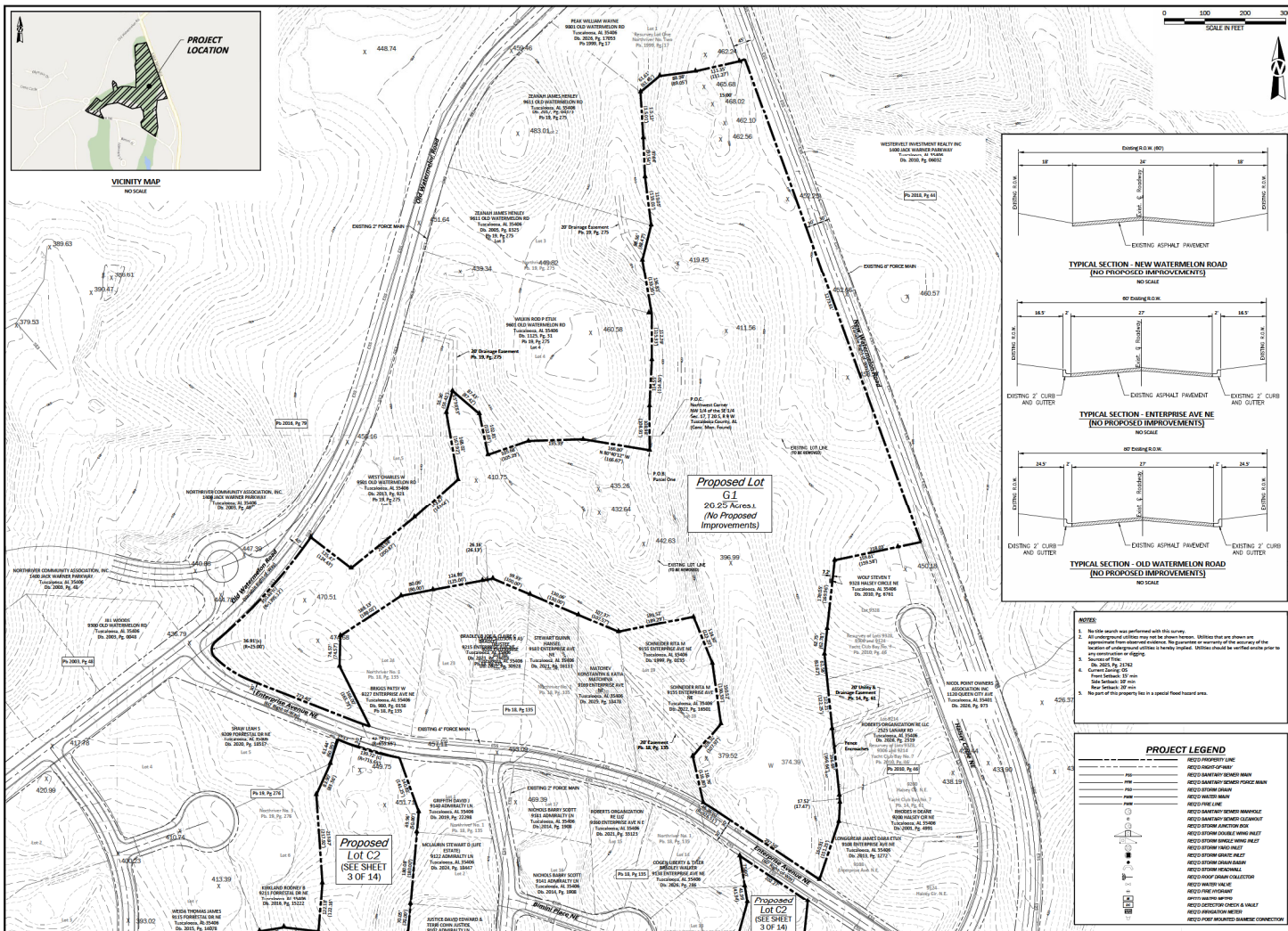
TTT

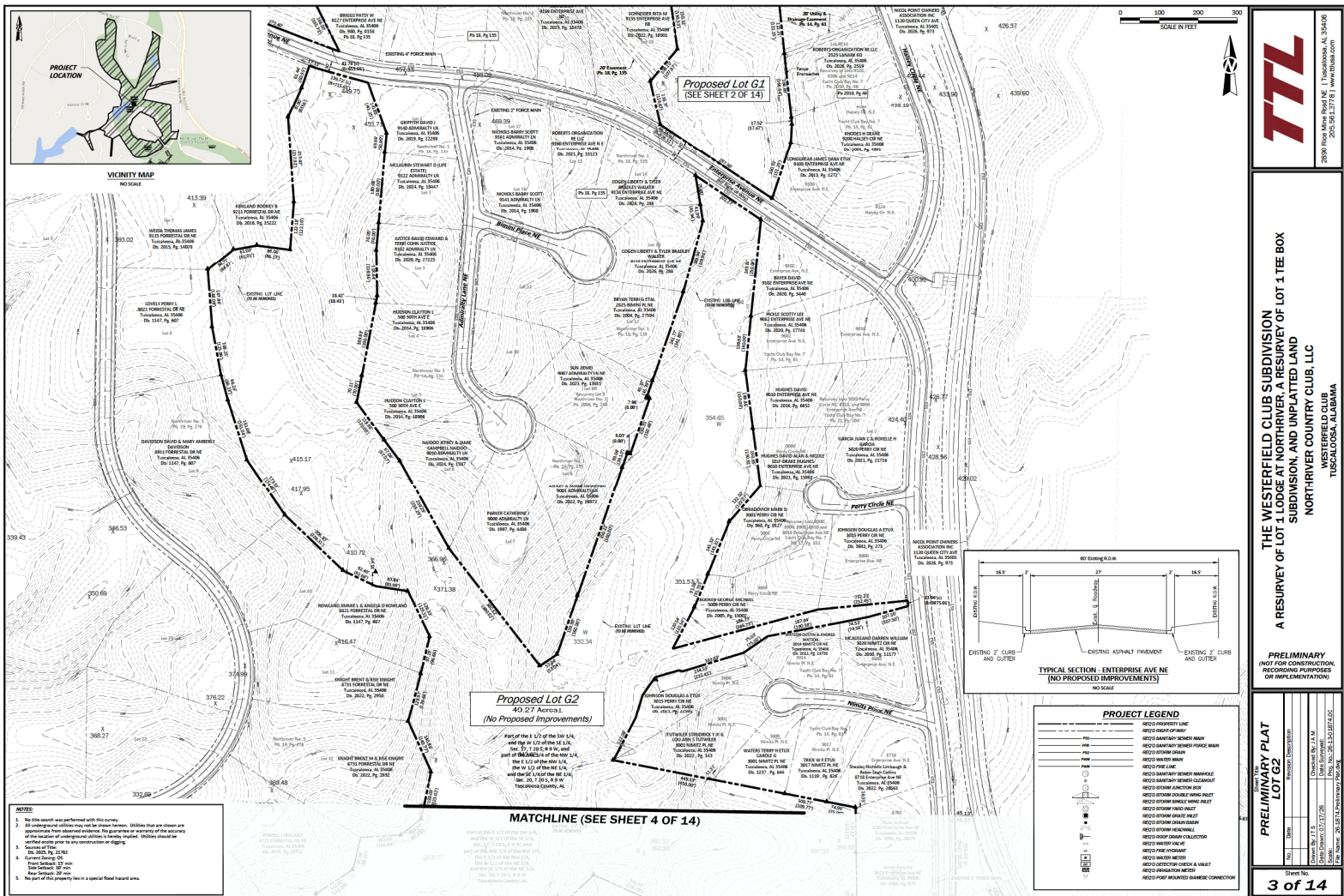
THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 LODGE AT NORTHRIVER, A RESURVEY OF LOT 1 THE BOX
SUBDIVISION, AND UNPLATTED LAND
NORTHRIVER COUNTRY CLUB, LLC

PRELIMINARY
(NOT FOR CONSTRUCTION
RECORDING PURPOSES
OR IMPLEMENTATION)

PRELIMINARY PLAN MASTER PLAN		Sheet Title
No.	Date	Revision Description
Drawn By: JTS		Checked By: J.A.M.
Date Drawn: 07/17/06		Date Surveyed:

Sheet No.
1 of 14

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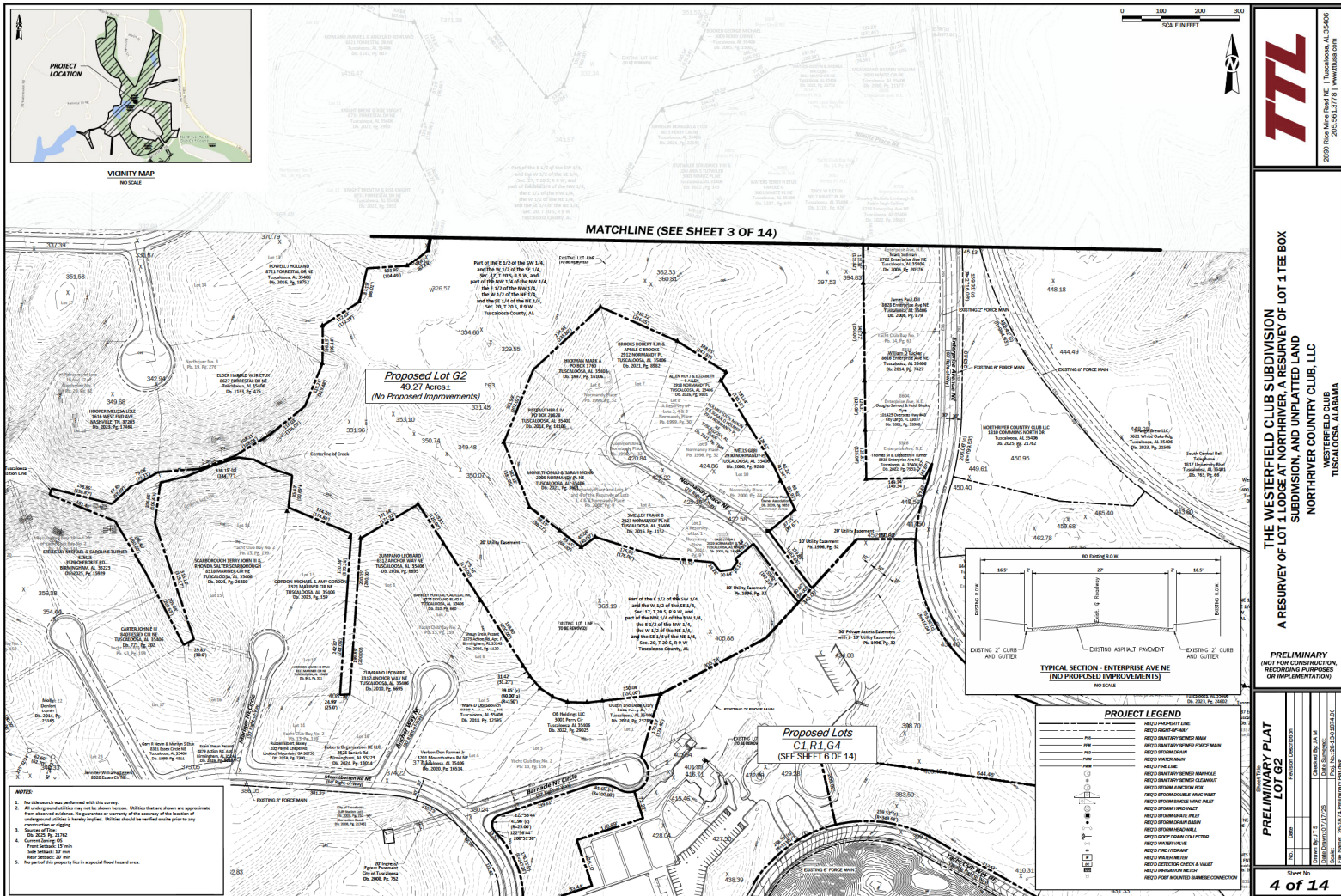
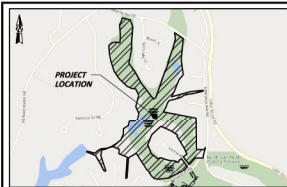
THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 TEE BOX
SUBDIVISION, AND UNPLATTED LAND
NORTH-RIVER COUNTRY CLUB, LLC
WESTERFIELD CLUB
TUSCALOOSA, ALABAMA

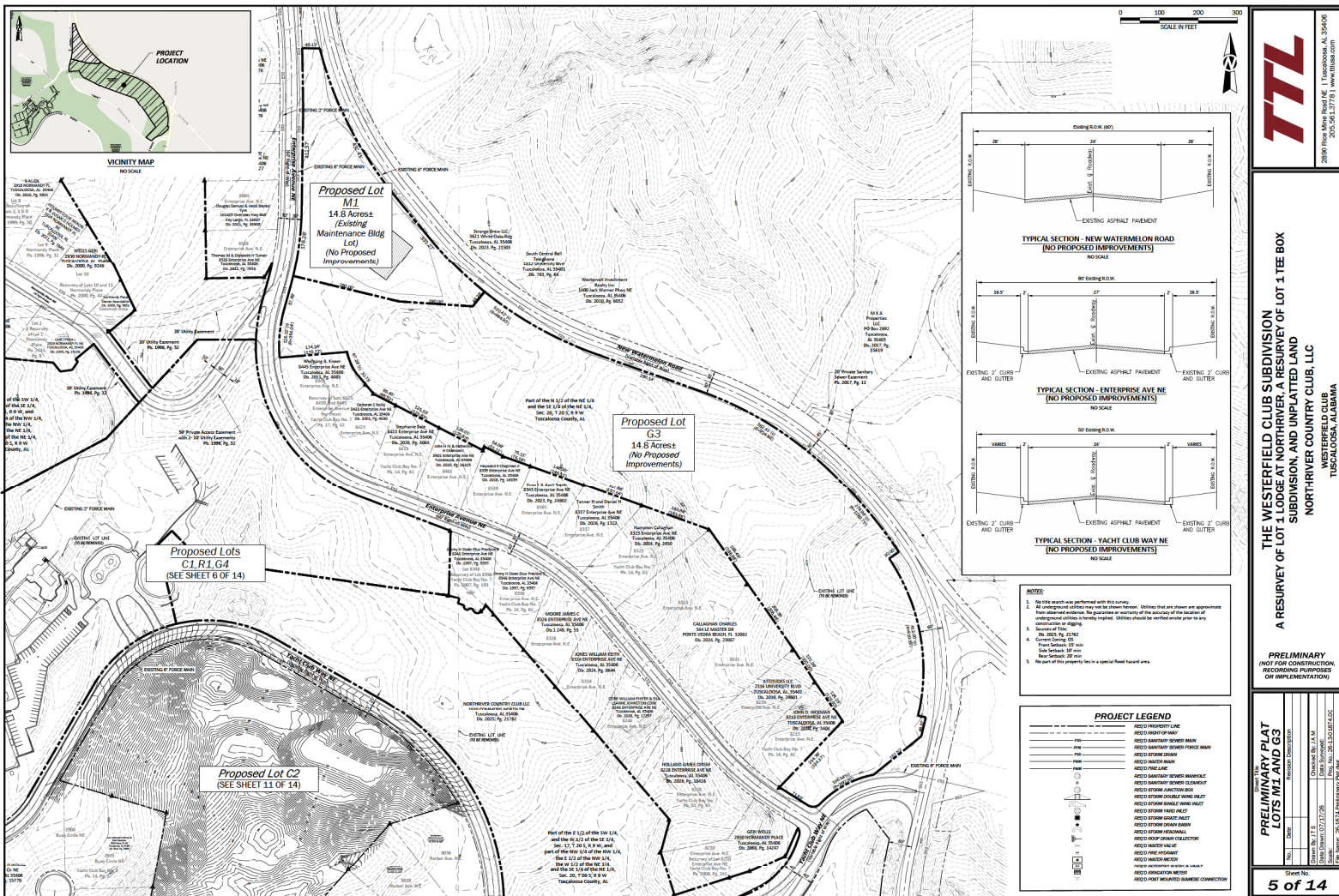
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OR IMPLEMENTATION)

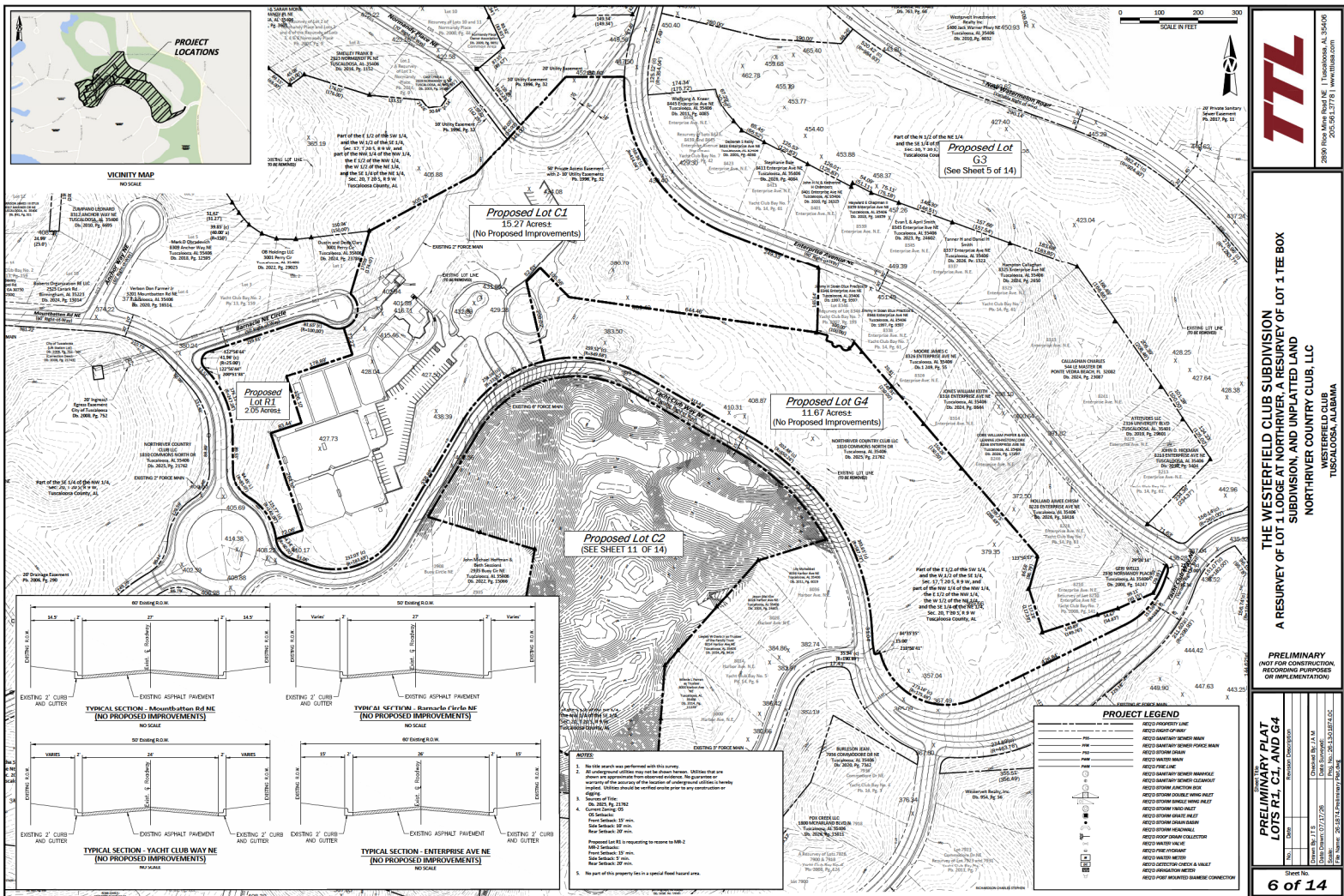
PRELIMINARY PLAT
LOT G2

No.	Date	Revised Description
1	10/1/2014	Initial Survey
2	10/1/2014	Final Survey

Sheet No. **3 of 14**









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THE WESTERFIELD CLUB SUBDIVISION
LOT 1 LODGE AT NORTHER RIVER, A RESURVEY OF LOT 1 TEE BOX
SUBDIVISION, AND UNPLANNED LAND
NORTHER COUNTRY CLUB, LLC
WESTERFIELD CLUB
TUSCALOOSA, ALABAMA

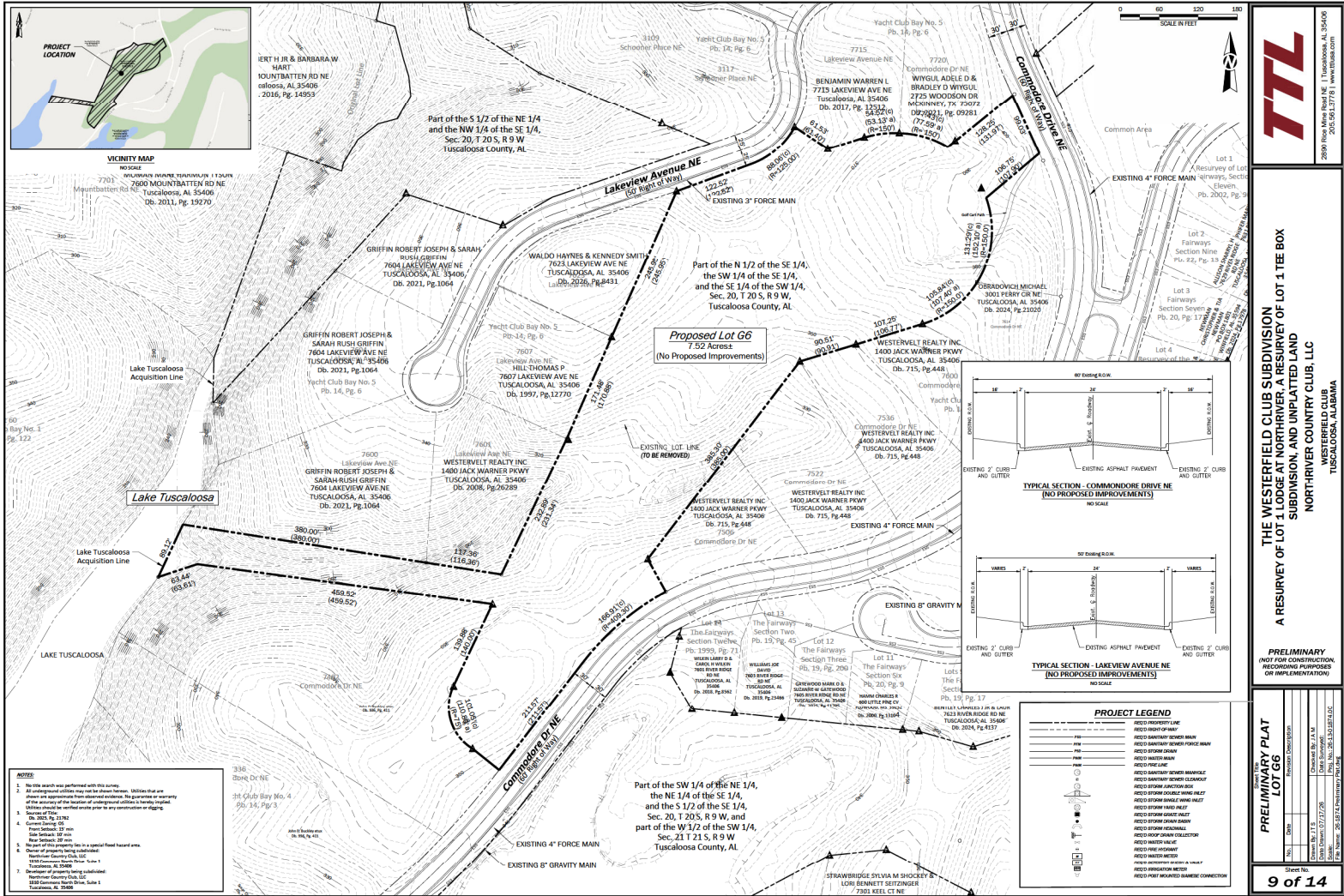
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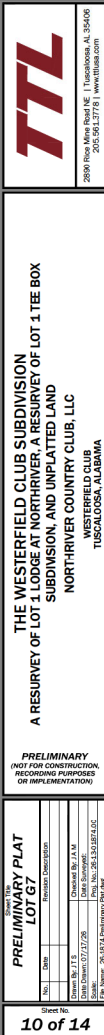
PRELIMINARY PLAN
LOTS R1, C1, AND G4

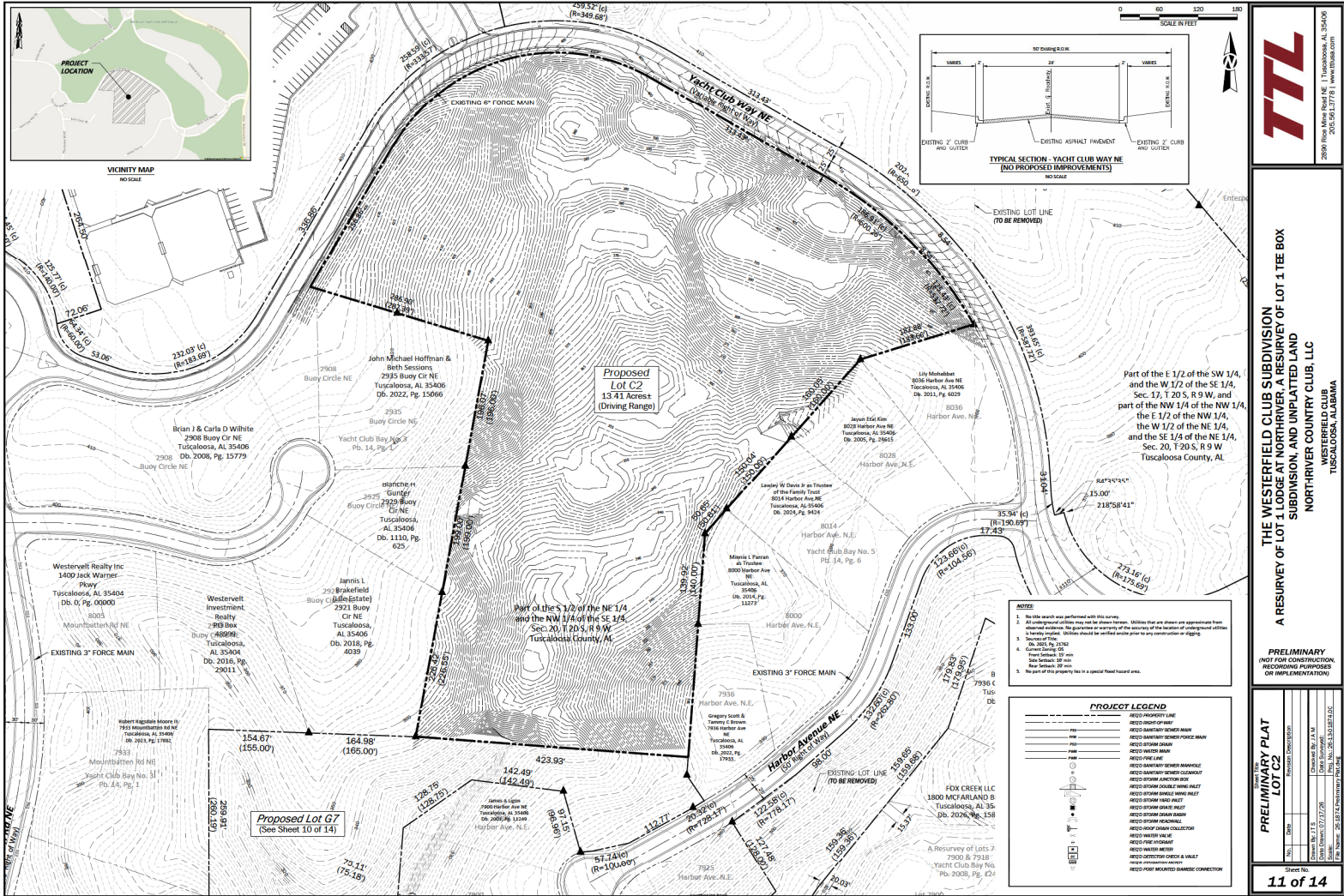
No.	Date	Revisions
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2	01/17/2024	Final Survey

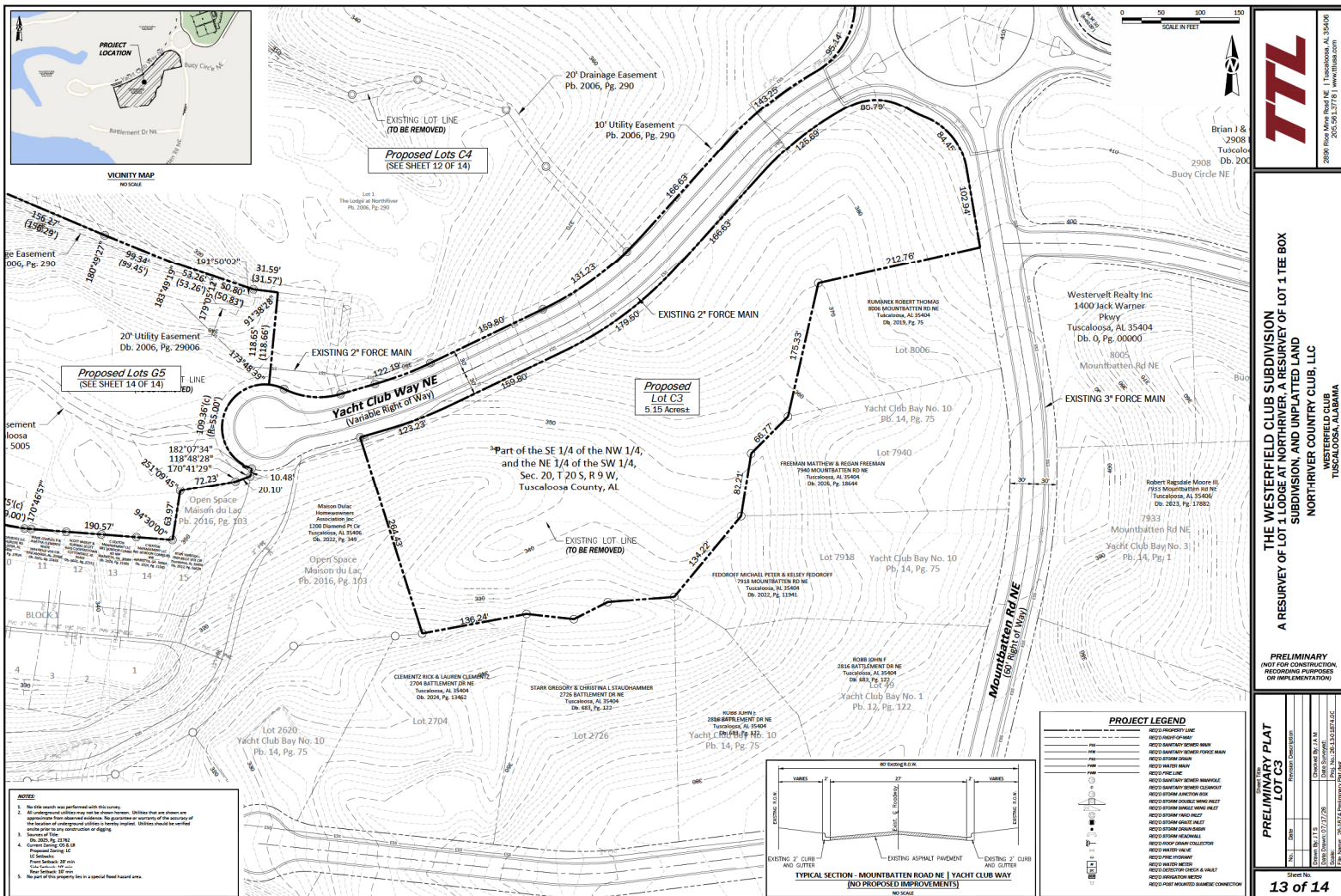
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1" = 10' (Vertical)

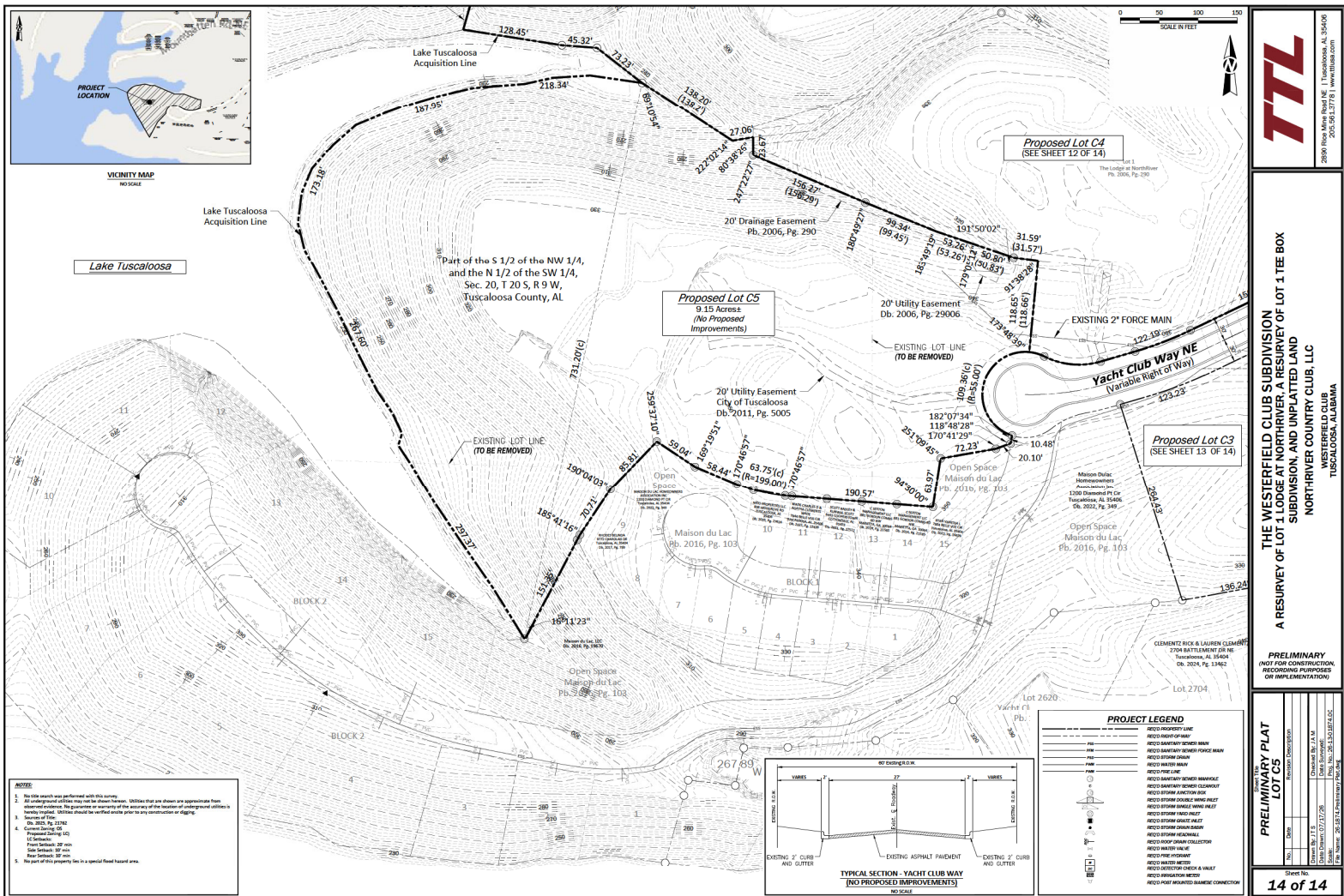
Sheet No. **6 of 14**











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THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 LODGE AT NORTHER RIVER, A RESURVEY OF LOT 1 TEE BOX
SUBDIVISION, AND UNPLATTED LAND
NORTHER RIVER COUNTRY CLUB, LLC
WESTERFIELD CLUB
TUSCALOOSA, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
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OR IMPLEMENTATION)

PRELIMINARY PLAT
LOT C5

No.	Date	Revised Description
1	07/17/2024	Survey of Lot C5, A.M.
2	07/17/2024	Survey of Lot C5, A.M.
3	07/17/2024	Survey of Lot C5, A.M.
4	07/17/2024	Survey of Lot C5, A.M.
5	07/17/2024	Survey of Lot C5, A.M.
6	07/17/2024	Survey of Lot C5, A.M.
7	07/17/2024	Survey of Lot C5, A.M.
8	07/17/2024	Survey of Lot C5, A.M.
9	07/17/2024	Survey of Lot C5, A.M.
10	07/17/2024	Survey of Lot C5, A.M.
11	07/17/2024	Survey of Lot C5, A.M.
12	07/17/2024	Survey of Lot C5, A.M.
13	07/17/2024	Survey of Lot C5, A.M.
14	07/17/2024	Survey of Lot C5, A.M.
15	07/17/2024	Survey of Lot C5, A.M.
16	07/17/2024	Survey of Lot C5, A.M.
17	07/17/2024	Survey of Lot C5, A.M.
18	07/17/2024	Survey of Lot C5, A.M.
19	07/17/2024	Survey of Lot C5, A.M.
20	07/17/2024	Survey of Lot C5, A.M.
21	07/17/2024	Survey of Lot C5, A.M.
22	07/17/2024	Survey of Lot C5, A.M.
23	07/17/2024	Survey of Lot C5, A.M.
24	07/17/2024	Survey of Lot C5, A.M.
25	07/17/2024	Survey of Lot C5, A.M.
26	07/17/2024	Survey of Lot C5, A.M.
27	07/17/2024	Survey of Lot C5, A.M.
28	07/17/2024	Survey of Lot C5, A.M.
29	07/17/2024	Survey of Lot C5, A.M.
30	07/17/2024	Survey of Lot C5, A.M.
31	07/17/2024	Survey of Lot C5, A.M.
32	07/17/2024	Survey of Lot C5, A.M.
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34	07/17/2024	Survey of Lot C5, A.M.
35	07/17/2024	Survey of Lot C5, A.M.
36	07/17/2024	Survey of Lot C5, A.M.
37	07/17/2024	Survey of Lot C5, A.M.
38	07/17/2024	Survey of Lot C5, A.M.
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42	07/17/2024	Survey of Lot C5, A.M.
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47	07/17/2024	Survey of Lot C5, A.M.
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51	07/17/2024	Survey of Lot C5, A.M.
52	07/17/2024	Survey of Lot C5, A.M.
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62	07/17/2024	Survey of Lot C5, A.M.
63	07/17/2024	Survey of Lot C5, A.M.
64	07/17/2024	Survey of Lot C5, A.M.
65	07/17/2024	Survey of Lot C5, A.M.
66	07/17/2024	Survey of Lot C5, A.M.
67	07/17/2024	Survey of Lot C5, A.M.
68	07/17/2024	Survey of Lot C5, A.M.
69	07/17/2024	Survey of Lot C5, A.M.
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71	07/17/2024	Survey of Lot C5, A.M.
72	07/17/2024	Survey of Lot C5, A.M.
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74	07/17/2024	Survey of Lot C5, A.M.
75	07/17/2024	Survey of Lot C5, A.M.
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77	07/17/2024	Survey of Lot C5, A.M.
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79	07/17/2024	Survey of Lot C5, A.M.
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81	07/17/2024	Survey of Lot C5, A.M.
82	07/17/2024	Survey of Lot C5, A.M.
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88	07/17/2024	Survey of Lot C5, A.M.
89	07/17/2024	Survey of Lot C5, A.M.
90	07/17/2024	Survey of Lot C5, A.M.
91	07/17/2024	Survey of Lot C5, A.M.
92	07/17/2024	Survey of Lot C5, A.M.
93	07/17/2024	Survey of Lot C5, A.M.
94	07/17/2024	Survey of Lot C5, A.M.
95	07/17/2024	Survey of Lot C5, A.M.
96	07/17/2024	Survey of Lot C5, A.M.
97	07/17/2024	Survey of Lot C5, A.M.
98	07/17/2024	Survey of Lot C5, A.M.
99	07/17/2024	Survey of Lot C5, A.M.
100	07/17/2024	Survey of Lot C5, A.M.

Sheet No. **14 of 14**



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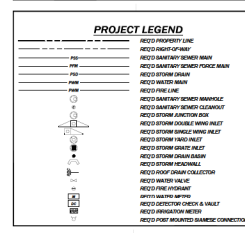
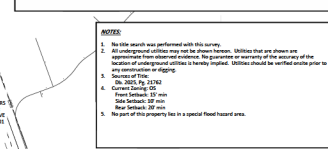
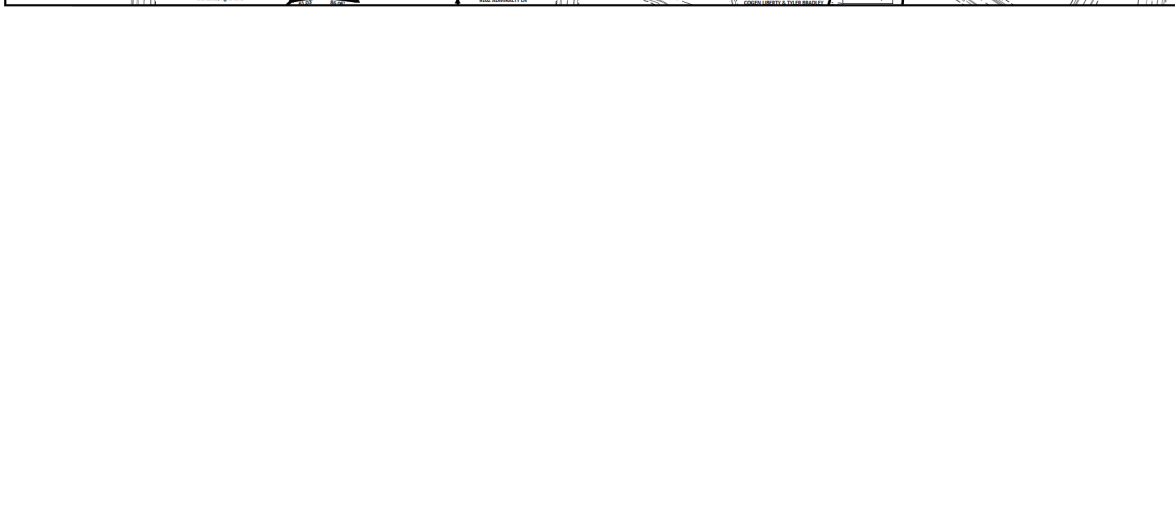
THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 LODGE AT NORTHRIVER, A RESURVEY OF LOT 1 THE BOX
SUBDIVISION, AND UNPLATTED LAND
NORTHRIVER COUNTRY CLUB, LLC

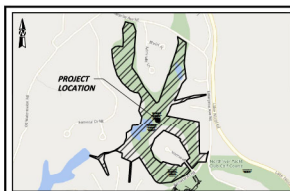
PRELIMINARY
(NOT FOR CONSTRUCTION
RECORDING PURPOSES
OR IMPLEMENTATION)

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No.	Date	Revision Description

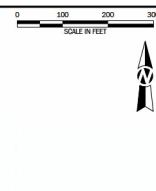
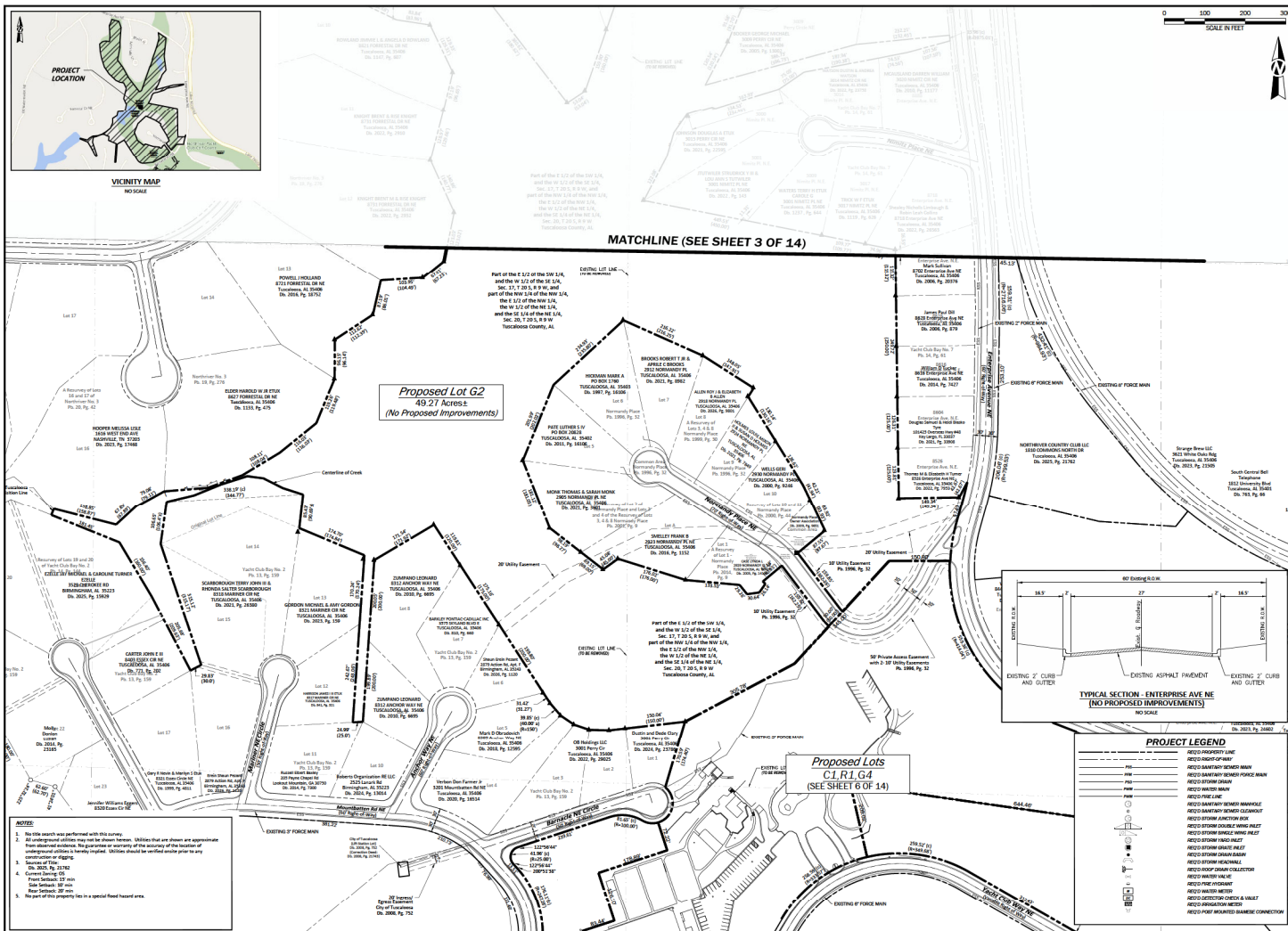
Sheet No.
1 of 14

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VICINITY MAP
NO SCALE



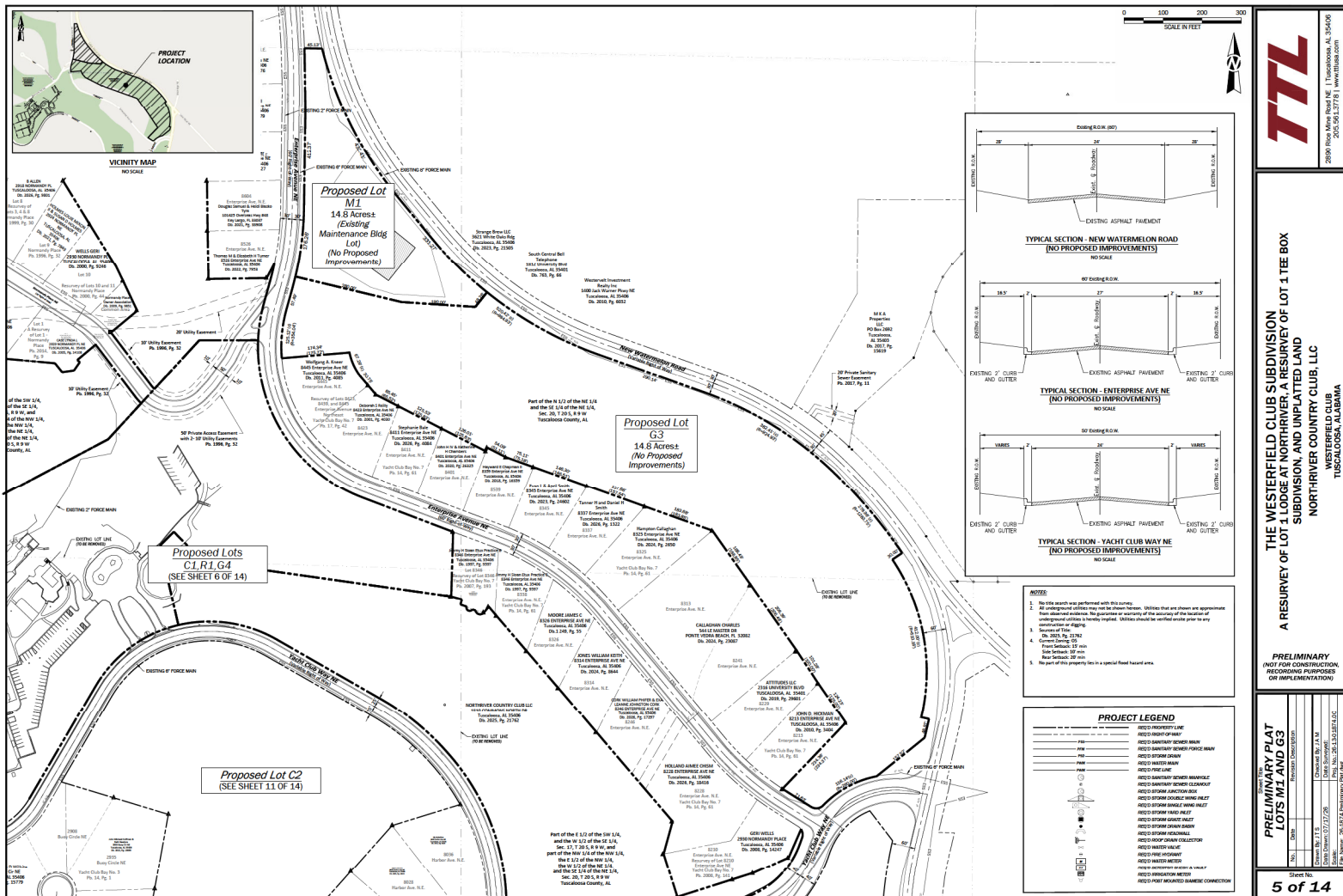
2899 Riverchase Road NE | Tallahassee, AL 32309
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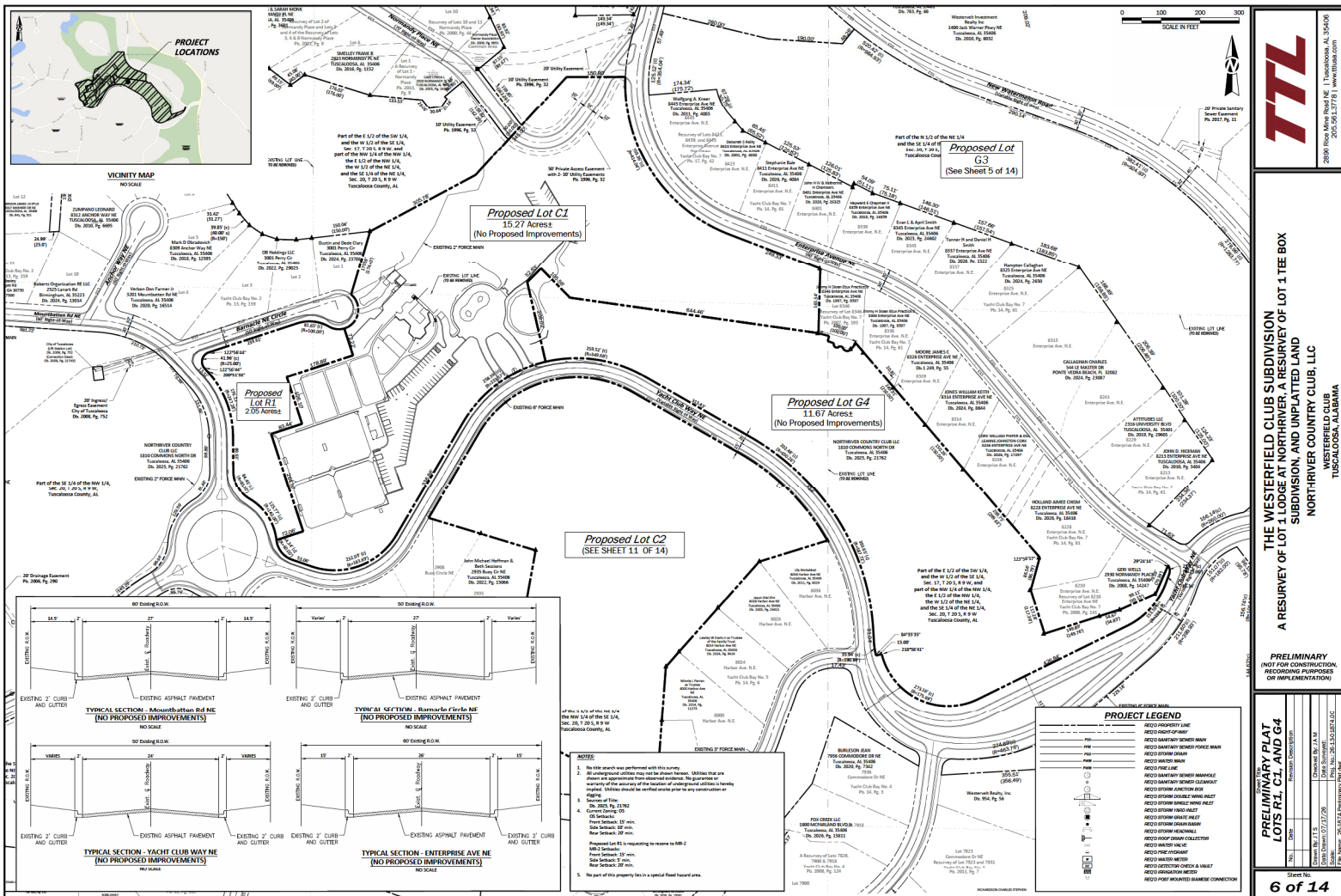
THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 TEE BOX
SUBDIVISION, AND UNPLATTED LAND
NORTH RIVER COUNTRY CLUB, LLC
WESTERFIELD CLUB
TUSCALOOSA, ALABAMA

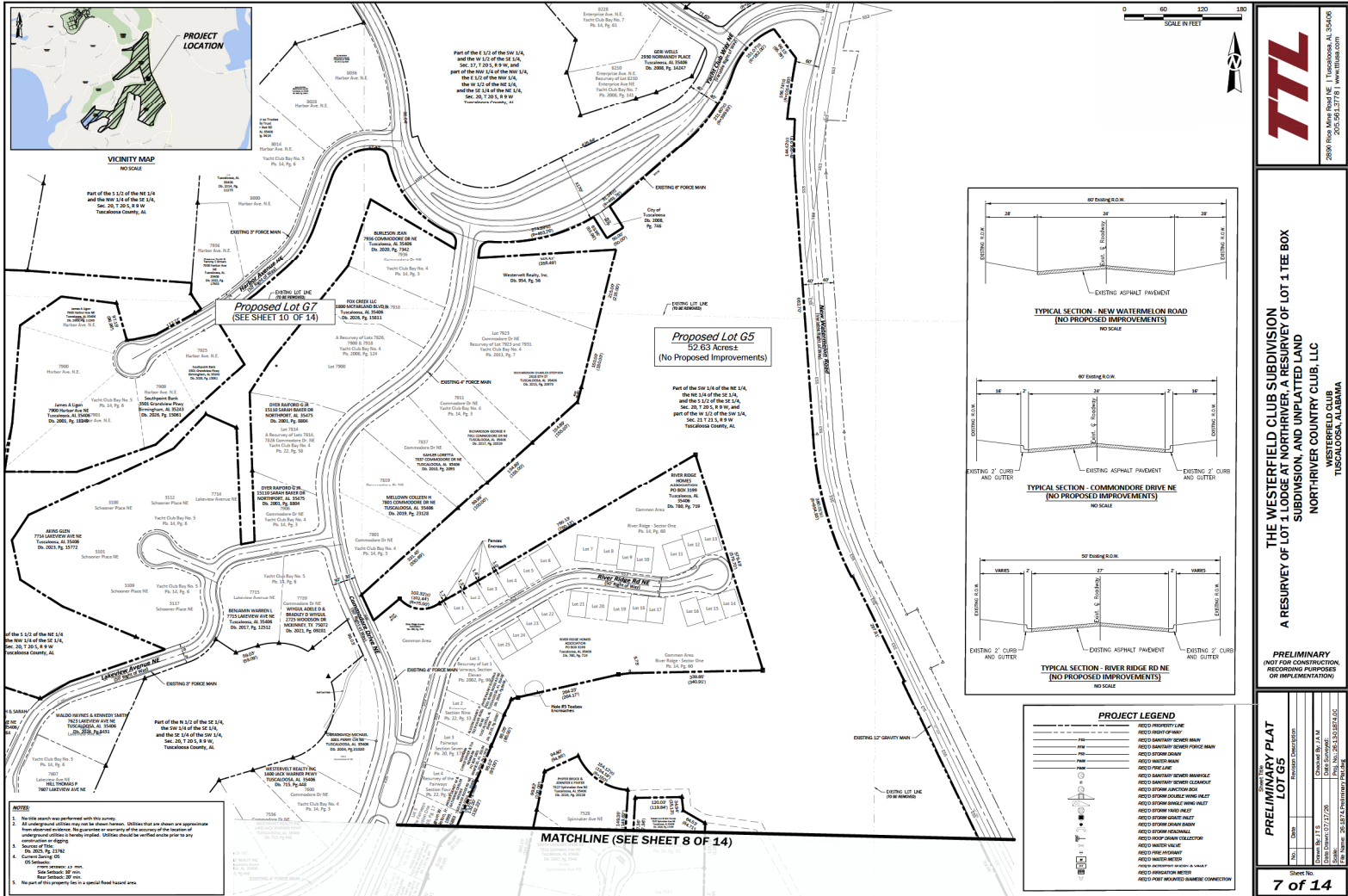
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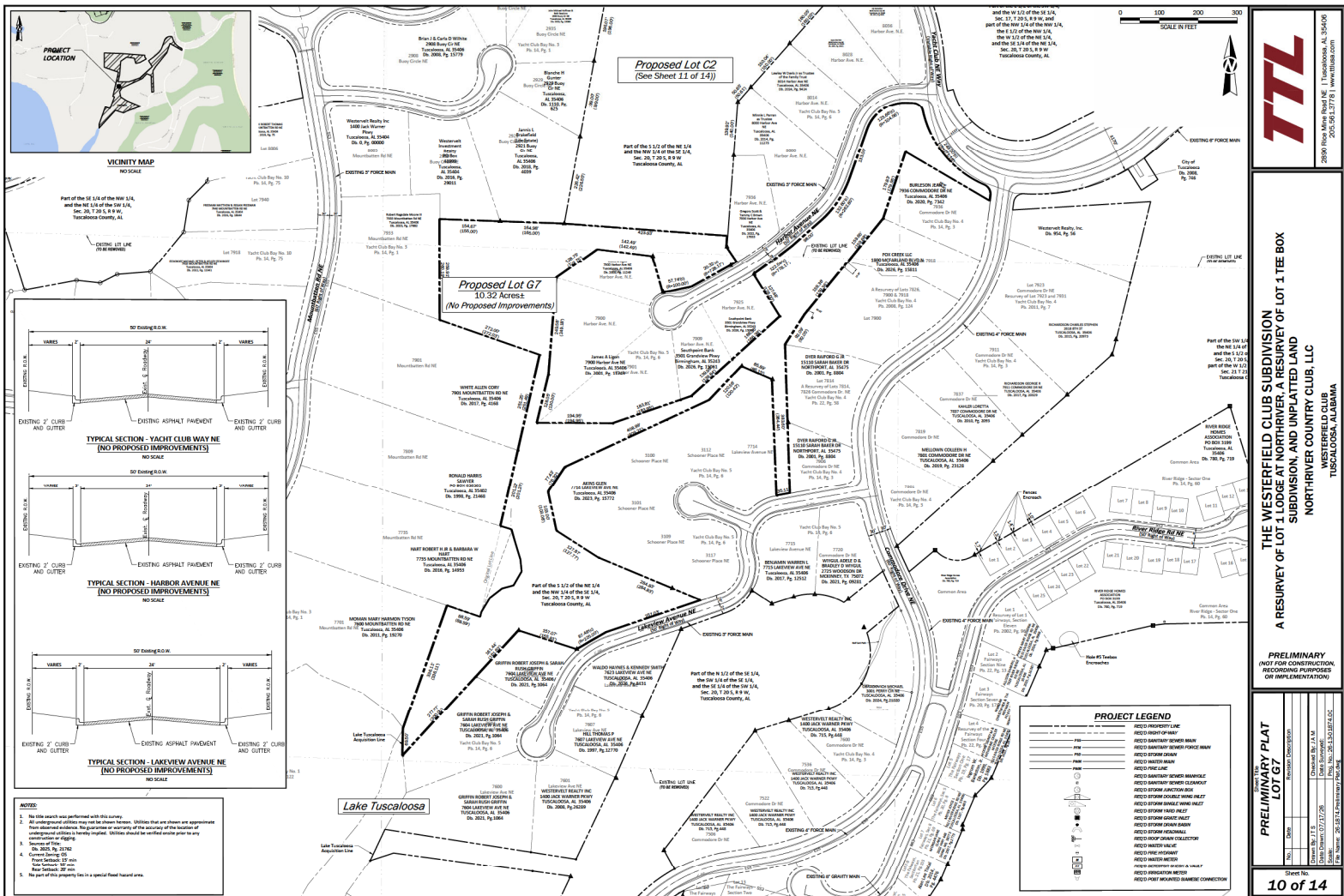
No.	Date	Revised Description
1	01/17/2024	Initial Survey
2	01/17/2024	Final Survey

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2850 Riverchase Road NE | Tallahassee, AL 32309
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THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 LODGE AT NORTHERN, A RESURVEY OF LOT 1 TEE BOX
SUBDIVISION, AND UNPLATTED LAND
NORTHERN COUNTRY CLUB, LLC
TALLAHASSEE, ALABAMA

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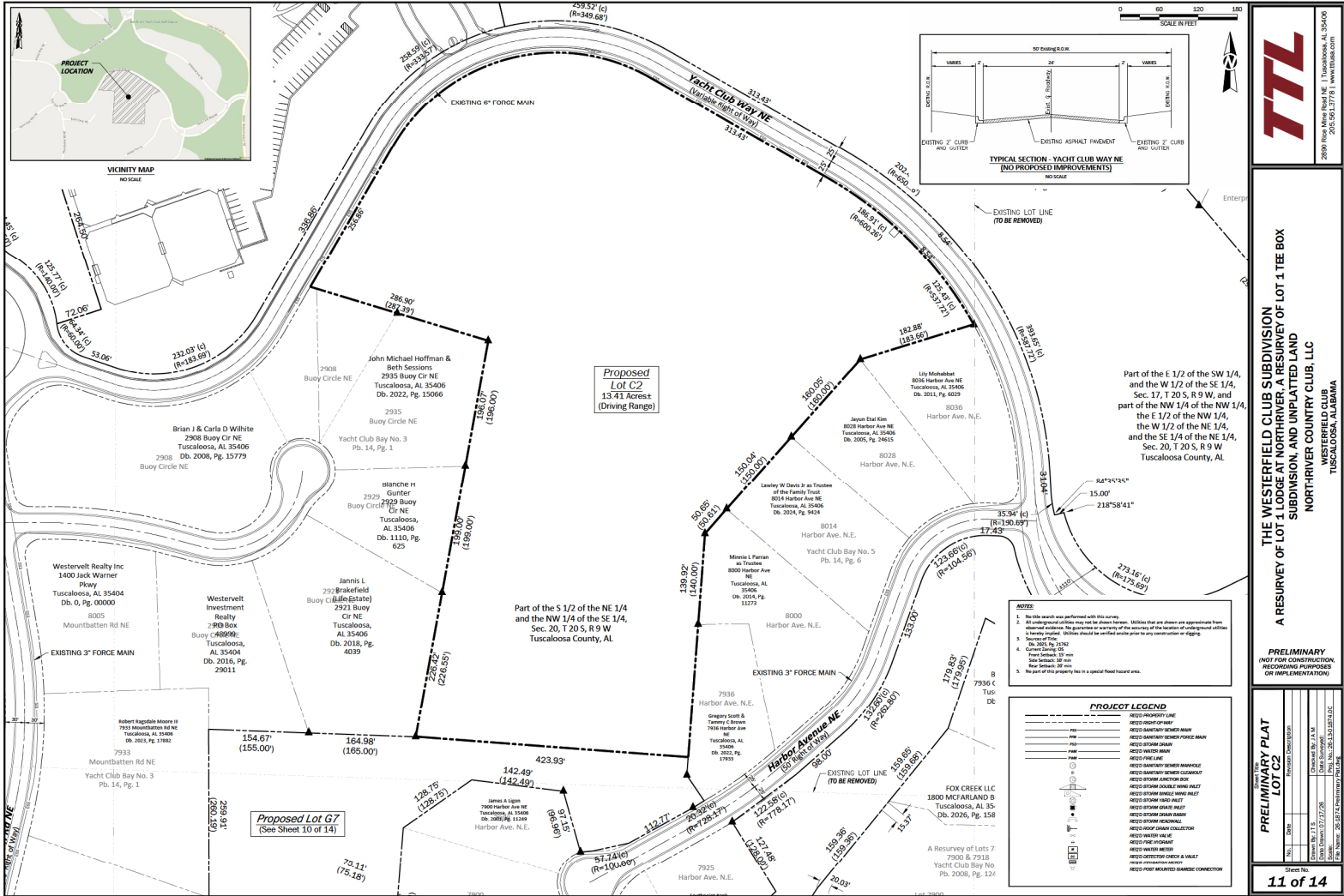
NO.	DATE	REVISION
1	01/17/2024	Initial Survey
2	01/17/2024	Final Survey

Scale: 1" = 100' ±

Sheet No. **10 of 14**

- NOTES:**
- No title search was performed with this survey.
 - All underground utilities may not be shown herein. Utilities that are shown are approximate based on existing records. The guarantee or warranty of the accuracy of the location of underground utilities is hereby rejected. Utilities should be verified before prior to any construction of improvements.
 - Current Survey: 100 feet
 - Survey Method: 100 feet
 - Survey Method: 100 feet
 - No part of this property lies in a special flood hazard area.

PROJECT LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING IMPROVEMENT
[Symbol]	EXISTING SANITARY SEWER MAIN
[Symbol]	EXISTING SANITARY SEWER FORCE MAIN
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING FIRE LINE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING SANITARY SEWER CLEANOUT
[Symbol]	EXISTING STORM SEWER JUNCTION BOX
[Symbol]	EXISTING STORM SEWER MANHOLE
[Symbol]	EXISTING STORM SEWER CLEANOUT
[Symbol]	EXISTING STORM SEWER INLET
[Symbol]	EXISTING STORM SEWER VALVE
[Symbol]	EXISTING STORM SEWER HEADWALL
[Symbol]	EXISTING STORM SEWER COLLECTION
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING PROPOSED IMPROVEMENT
[Symbol]	EXISTING PROPOSED SANITARY CONNECTION



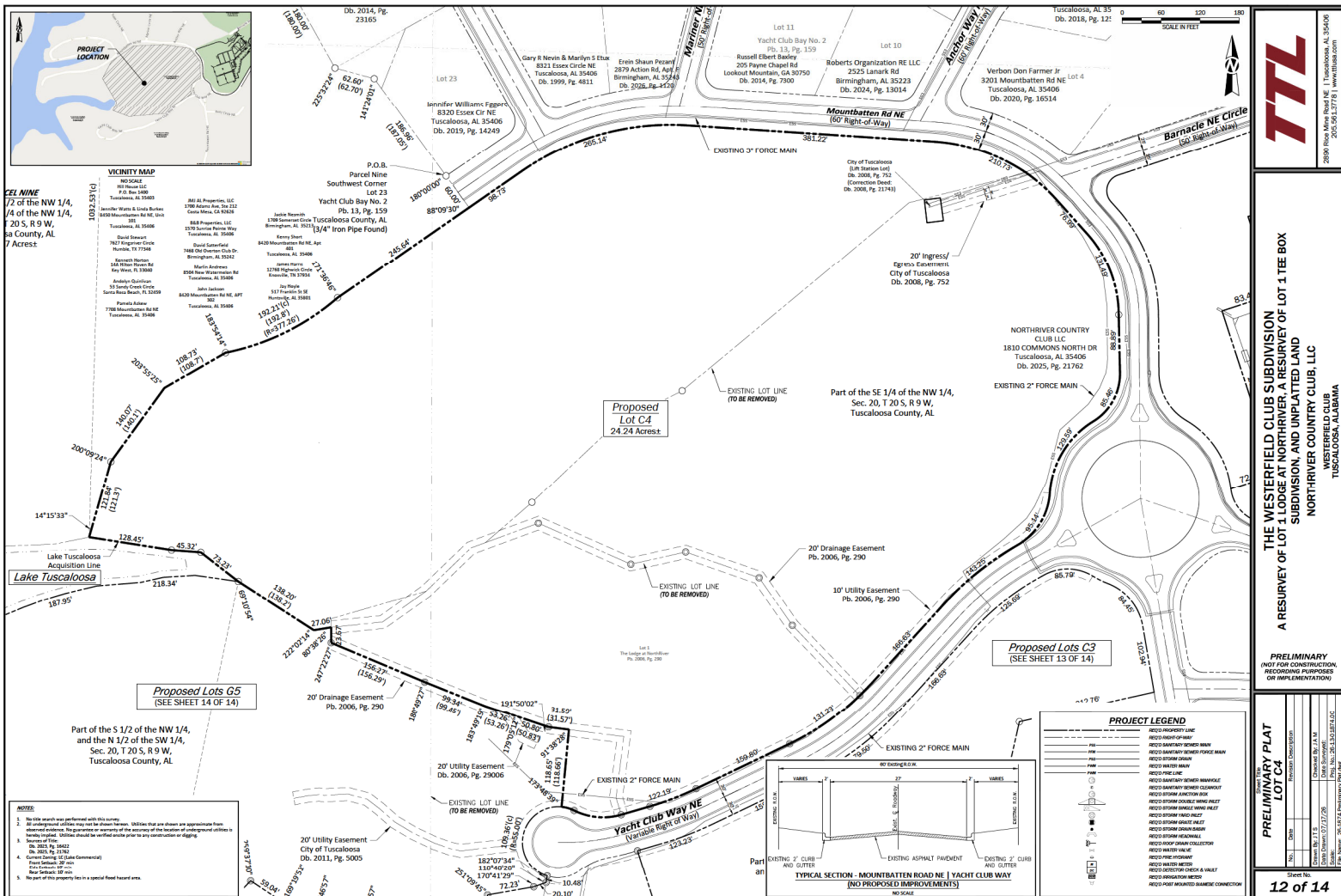
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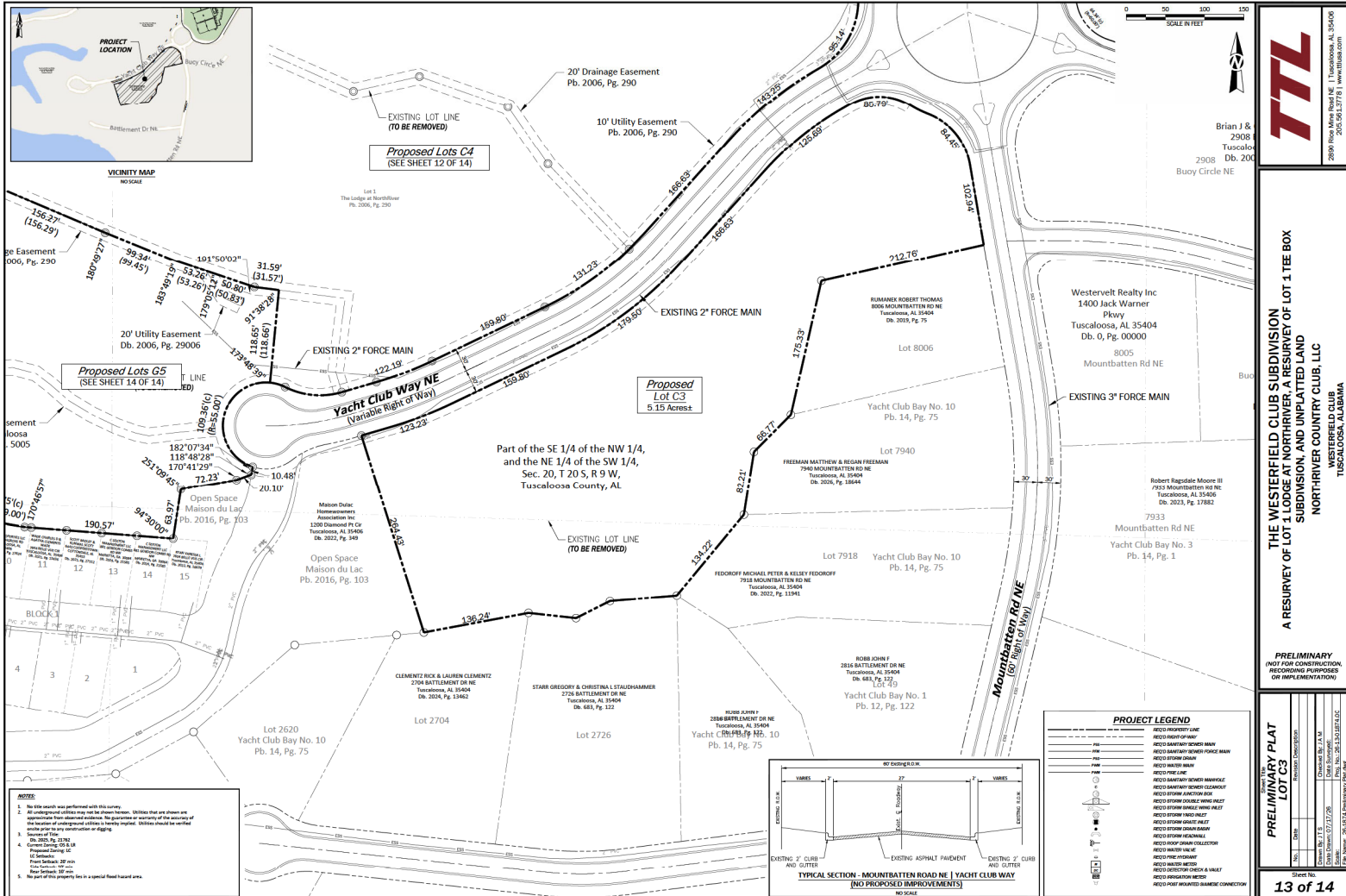
THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 LODGE AT NORTHRIVER, A RESURVEY OF LOT 1 TEE BOX SUBDIVISION, AND UNPLATTED LAND NORTH-RIVER COUNTRY CLUB, LLC

WESTERFIELD CLUB
TUSCALOOSA, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Project Information	
Project Name	Westervelt Realty Inc. 1400 Jack Warner Pkwy Tuscaloosa, AL 35404 Db. 0, Pg. 00000
Client	Westervelt Realty Inc. 1400 Jack Warner Pkwy Tuscaloosa, AL 35404 Db. 0, Pg. 00000
Surveyor	Robert Ragsdale Moore II 7933 Mountbatten Rd NE Tuscaloosa, AL 35406 Db. 2023, Pg. 17882
Survey Date	05/2023
Survey No.	2023-05-14-00000
Sheet No.	11 of 14





THE WESTERFIELD CLUB SUBDIVISION
A RESURVEY OF LOT 1 LODGE AT NORTHRIVER, A RESURVEY OF LOT 1 TEE BOX
SUBDIVISION, AND UNPLATTED LAND
NORTHRIVER COUNTRY CLUB, LLC

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

PRELIMINARY FLAT
LOT C3

Sheet No.
13 of 14



2890 Rice Mine Road NE
Tuscaloosa, AL 35406
205.345.0816
www.ttlusa.com

August 21, 2026

Revised September 10, 2026

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

RE: *Westerfield Club Subdivision
Variance Request Letter
TTL Project No. 000261301874.00*

Dear Mr. Ponds:

We are writing on behalf of the Petitioner to request variances from the subdivision regulations for the above-referenced project.

The following subdivision variances are requested:

- Drainage Study
- Half-Street Improvements along New Watermelon Road
- Public Sidewalk Improvements along New Watermelon Road
- ROW Dedication along New Watermelon Road
- Concept building and parking outlines for proposed residential lots.

No improvements are currently proposed for this subdivision. The existing golf course will remain in operation as a golf course. The maintenance building will remain a maintenance building, just located on a separate lot from the golf course. Lots that may have future improvements (Lot R1 and Lot R2) do not currently have any conceptual plans. Drainage reports, traffic impact studies, and potential public improvements can be coordinated with City representatives once any concept for potential improvements are developed.

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

Sincerely,

TTL, INC.

A handwritten signature in blue ink, appearing to read 'Andy McCartney', with a stylized flourish at the end.

Andy McCartney, P.E.