

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:

8/28/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

NEILL SUBDIVISION

Site Address:

12688 WOODBRIAR DRIVE, COTTONDALE, Alabama 35453

Parcel ID:

63 37 06 23 0 001 050.001

Total Acres to be Subdivided:

9.99

Total Acreage Controlled by Owner:

9.99

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

0

Water Authority:

MITCHELL WATER SYSTEM

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:

Vacant

Reason for Subdivision:

MR. NEILL'S NEIGHBOR, JOHN WALTERS, WISHES TO BY 3.93 ACRES FROM HIM TO ADD TO HIS

PASTURE.

Surveyor or Engineer Information:

Survey or Engineer Company:
ROBERT S. McPHERSON, P.L.S

Surveyor or Engineer Name:
Robert S McPherson

Property Owner Information:

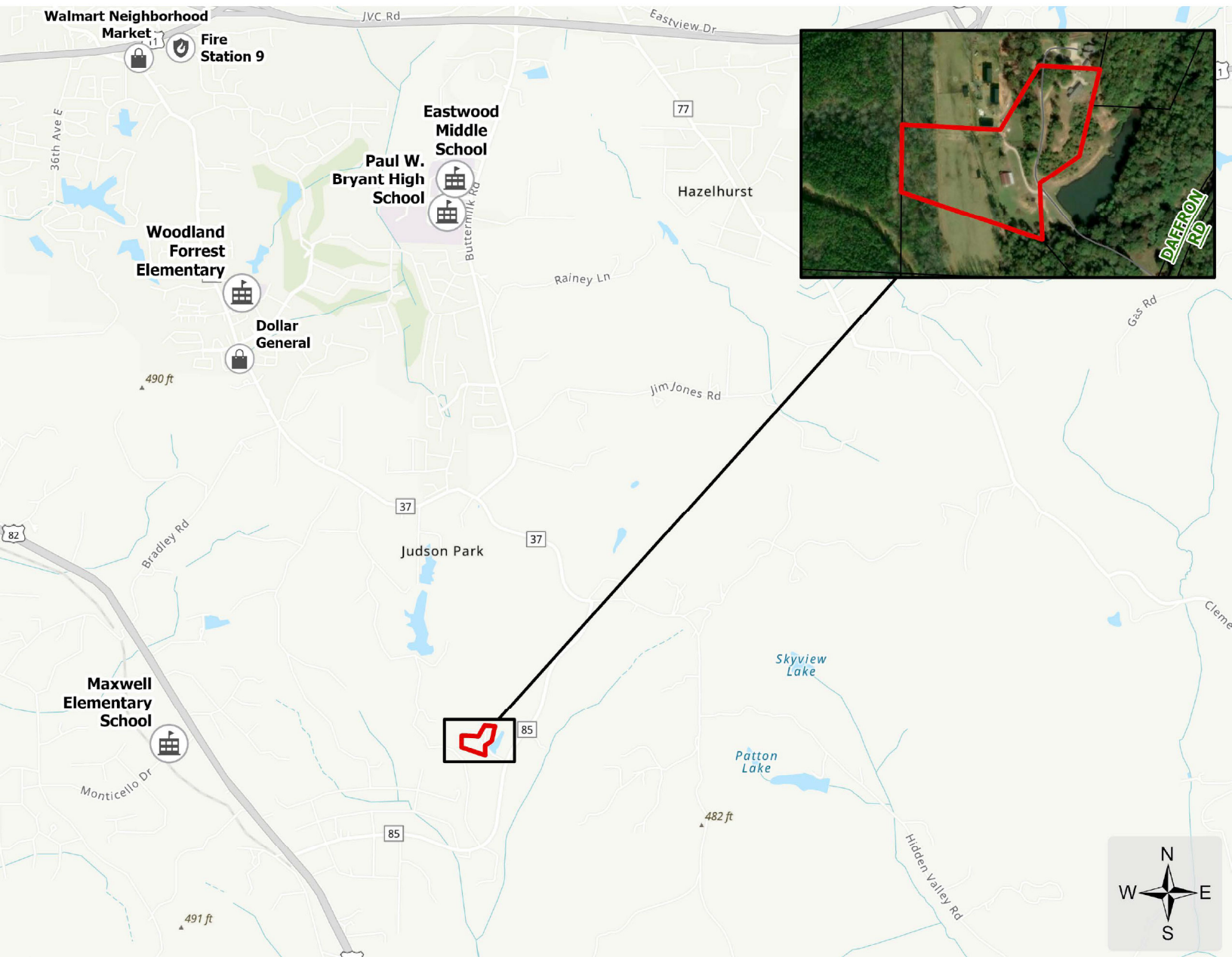
Owner 1

Property Owner Name:
COREY NEILL

Additional Information Regarding Request:

THIS WAS ORIGINALLY SUBMITTED AS WALTERS-NEILL SURVEY WITH JOHN WALTERS ADDING THE 3.93 ACRES TO HIS EXISTING PROPERTY. THIS WAS WRONG ON MY PART. THE 3.93 ACRES WILL BE A SEPERATE LOT (PROPOSED LOT 1) AND THE ONLY OWNER INVOLVED IS COREY NEILL





ROBERT S. McPHERSON P.L.S.
PROFESSIONAL LAND SURVEYOR

4121 VASSIE DRIVE
TUSCALOOSA, AL 35404

PH 205-553-8843

October 1, 2026

RE: NEILL SUBDIVISION

VARIANCES REQUESTED:

1. ASKING FOR A VARIANCE FOR CAPPED SEWER DUE TO THE UNAVAILABILITY OF EXISTING SEWER IN THE AREA AND ALSO THERE WILL BE NO NEW CONSTRUCTION ON THE PROJECT AREA THAT WILL REQUIRE A SEPTIC DISPOSAL SYSTEM.
2. ASKING FOR A VARIANCE FOR STREET FRONTAGE DUE TO BOTH THE EXISTING PARCEL AND THE PROPOSED TWO PARCELS ARE, AND WILL BE, LAND LOCKED. THE PROPOSED LOT 2 WILL HAVE THE EXISTING 40' INGRESS/EGRESS EASEMENT FOR ACCESS TO DAFFRON ROAD AND PROPOSED LOT 1 WILL BE USED FOR STORAGE AND PASTURELAND AND NOT RESIDENTIAL.

Please Reply, mcph.surveying@att.net

If you have any questions, please contact:
Robert S. McPherson P.L.S. at 205 454-6204

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. S. McPherson', written over a horizontal line.

ROBERT S. McPHERSON
PROFESSIONAL LAND SURVEYOR