

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:

10/12/2023

Property Information:

Preliminary Plat Title (this can be abbreviated):

Lakecove Estate No. 4

Site Address:

Grandview Drive, Northport, Alabama 35475

Parcel ID:

63 15 08 28 0 001 001.000

Total Acres to be Subdivided:

9.8

Total Acreage Controlled by Owner:

9.8

Number of Existing Lots:

1

Number of Proposed Lots:

9

Number of Existing Structures:

0

Number of Proposed Structures:

9

Water Authority:

Carroll's Creek

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:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Residential lots

Surveyor or Engineer Information:

Survey or Engineer Company:

Herndon, Hicks & Associates

Surveyor or Engineer Name:

Bobby Herndon

Property Owner Information:

Property Owner Name:

Mike Tidmore

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.
Yes

Supporting Documents:

Preliminary Plat with Contours

2310-010 PSD Contours.pdf

Preliminary Plat without Contours

2310-010 PSD.pdf

Tax Map

Tax Map.pdf

Vicinity Map

Vicinity.pdf

Additional Documents:

Letter.pdf



South of 15892 Grandview Dr

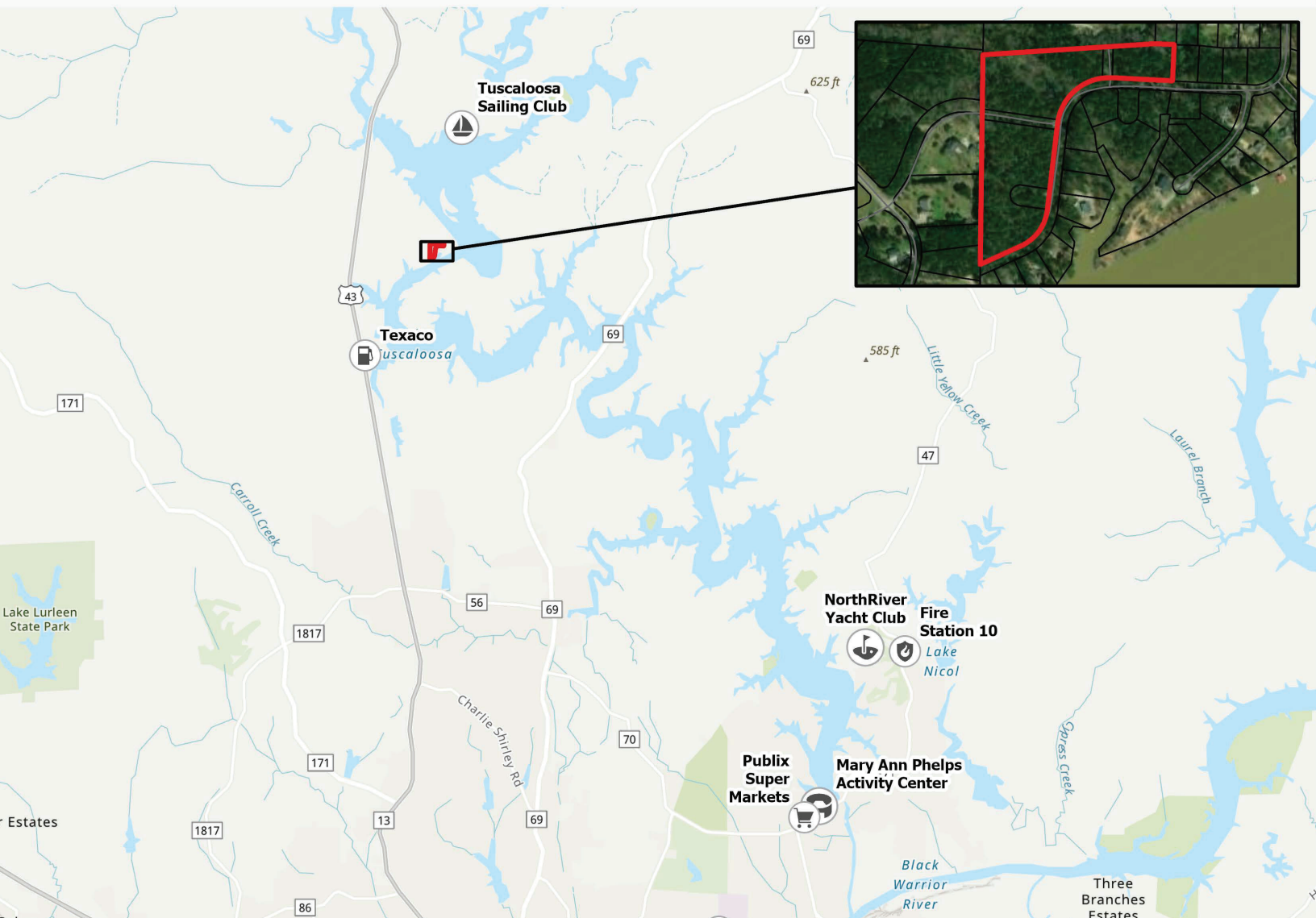
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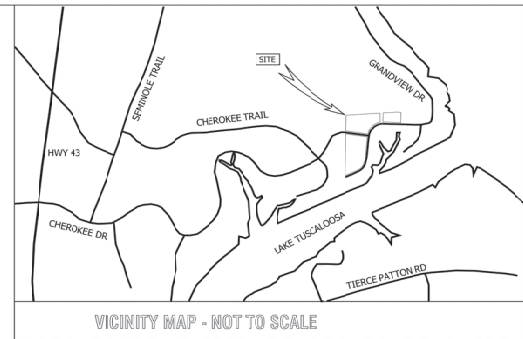
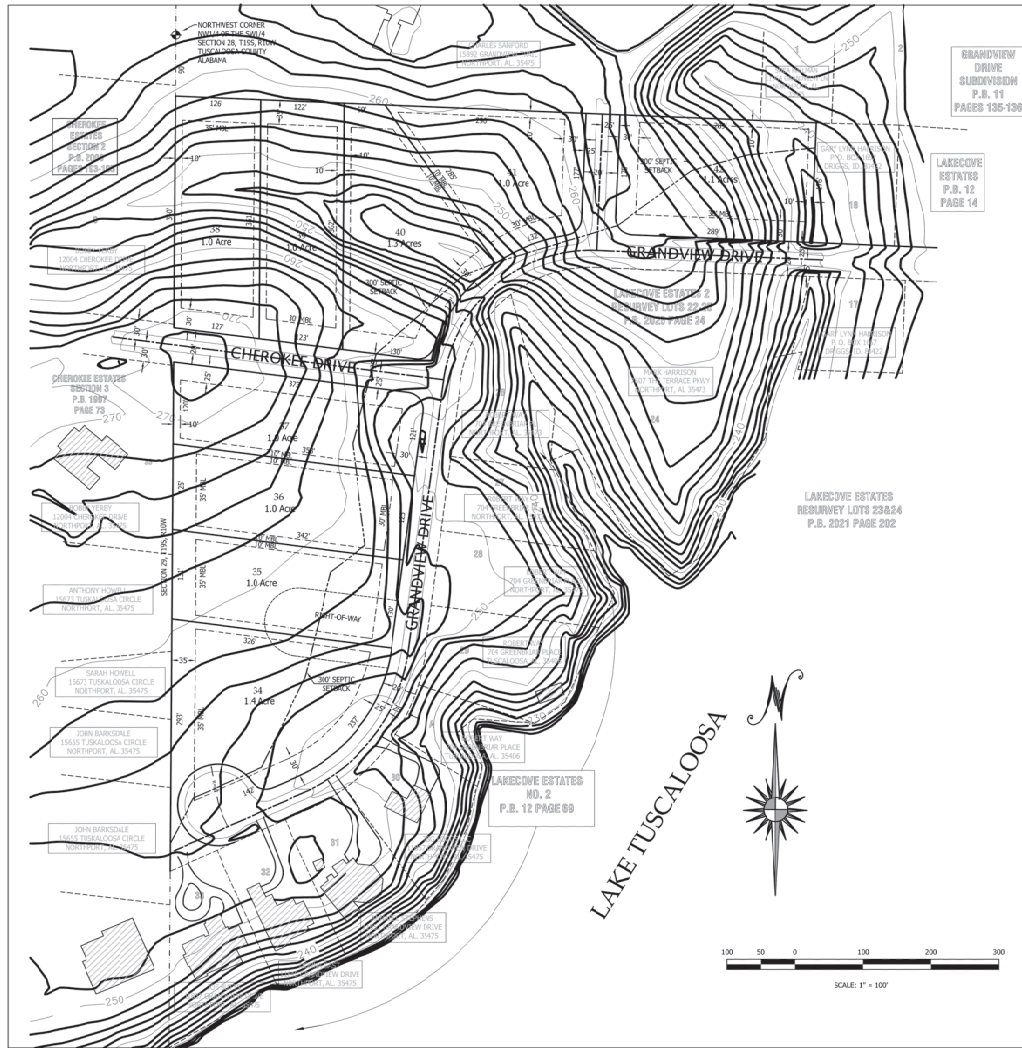




South of 15892 Grandview Dr

1 inch = 8,000 feet
0 0.75 1.5 2.25 3 Miles

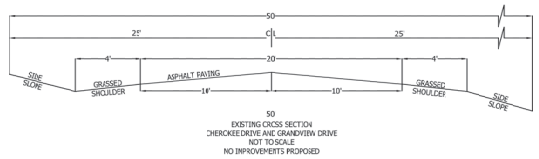




OWNER OF RECORD:
NICHOL TICHORE
2022 WELLINGTON CIRCLE
TUSCALOOSA, AL 35406

- NOTES:
- 1.) TOTAL ACREAGE TO BE SUBDIVIDED - 9.8 ACRES +/-.
 - 2.) TOTAL ACREAGE UNDER CONTROL 39 OWNER - 9.8 ACRES +/-.
 - 3.) PROPERTY IS SERVED BY CARROLL'S CREEK WATER AUTHORITY.
 - 4.) PROPERTY IS SERVED BY ON SITE SEPTIC SYSTEMS APPROVED BY THE TUSCALOOSA COUNTY HEALTH DEPARTMENT.
 - 5.) PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.
 - 6.) MINIMUM BUILDING LINES:
FRONT - 30 FEET
SIDE - 10 FEET
REAR - 30 FEET
 - 7.) PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF TUSCALOOSA AND IS NOT ZONED. PROPERTY IS LOCATED WITHIN THE CITY OF TUSCALOOSA'S PLANNING JURISDICTION.
 - 8.) NO IMPROVEMENTS ARE PROPOSED FOR GRANDVIEW DRIVE AND CHEROKEE DRIVE.
 - 9.) SURVEYOR: HERNDON, HICKS, AND ASSOCIATES 2728 JULEEN 9 WALLACE BLVD NORTHPORT, AL 35457; CA #00665 DAVID R. HERNDON AL LICENSE NO. 14185.
 - 10.) TUSCALOOSA COUNTY AGREES TO VACATE THE R.O.W. ON LOTS 34 AND 35 AS SOON AS THE NEW GULF-OR-SAC IS CONSTRUCTED AND APPROVED.

- REQUESTED VARIANCES:
- 1.) HALF STREET IMPROVEMENTS ALONG GRANDVIEW DRIVE AND CHEROKEE DRIVE
 - 2.) CAPPED SANITARY SEWER
 - 3.) MINIMUM SETBACK ON LOT 37 BORDERING CHEROKEE DRIVE.

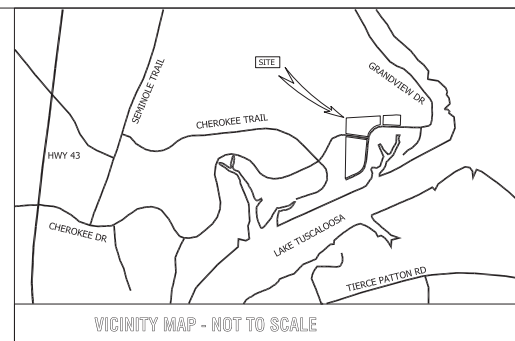




HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-6003
mh@hhasurveyors.com

PRELIMINARY PLAT
LAKECOVE ESTATES NO. 4
PART OF THE NW 1/4 OF THE SW 1/4
SECTION 28, TOWNSHIP 13 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	28 2023 PG 8527	Job No.	2312-0116 PSD
Field Work	6/2024	Date	6/28/2025
Survey Type	SUBDIVISION	Scale	1"=100'
ACAD File	2310-010.dwg	Drawn By	JRH
CCGO File	2310-010.txt	Approved 3y	DEH
		Surveyed by	JRH

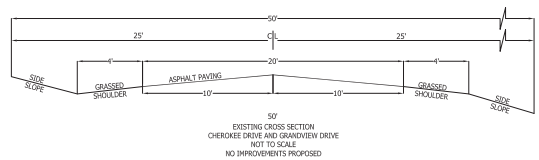


OWNER OF RECORD:
MICHAEL TIDMORE
2922 WELLINGTON CIRCLE
TUSCALOOSA, AL. 35406

NOTES:

- 1) TOTAL ACREAGE TO BE SUBDIVIDED = 9.8 ACRES +/-;
- 2) TOTAL ACREAGE UNDER CONTROL OF OWNER = 9.8 ACRES +/-;
- 3) PROPERTY IS SERVED BY CARGO - 1000 NORTH WATER AVENUE
- 4) PROPERTY IS SERVED BY ON SITE SEPTIC SYSTEMS APPROVED BY THE TUSCALOOSA COUNTY HEALTH DEPARTMENT.
- 5) PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.
- 6) MINIMUM BUILDING LINES
FRONT - 30 FEET
SIDE - 10 FEET
REAR - 35 FEET
- 7) PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF TUSCALOOSA AND IS NOT ZONED. PROPERTY IS LOCATED WITH THE CITY OF TUSCALOOSA'S PLANNING DEPARTMENT.
- 8) NO IMPROVEMENTS ARE PROPOSED FOR GRANDVIEW DRIVE AND CHERRIDGE DRIVE (100 SUPERIOR; HERNDON, HODGS, AND ASSOCIATES 2728 URBLEN B BLAINE BLVD NORTHPORT, AL 35474; CA #0065 DATED R. HERNDON AL LICENSE NO. 14195)
- 9) TUSCALOOSA COUNTY AGREED TO WAIVER THE EASE, OR LOTS 34 AND 35 AS SOON AS THE NEW C/O-C/S-C IS CONSTRUCTED AND APPROVED.

REQUESTED VARIANCES:
1.) HALF STREET IMPROVEMENTS ALONG GRANDVIEW DRIVE
AND CHEROKEE DRIVE
2.) CAPPED SANITARY SEWER
3.) MINIMUM SETBACK ON LOT 37 BORDERING CHEROKEE DRIVE.



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PART OF THE NW 1/4 OF THE SW 1/4
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 2023 PG 8527	Job No.	2310-010.PSD
Field Work	4/2024	Date	8/28/2025
Survey Type	SUBDIVISION	Scale	1"=100'
ACAD File	2310-010.dwg	Drawn By	JRH
COGO File	2310-010.txt	Approved By	DRH
		Surveyed by	JRH

HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

August 11, 2025

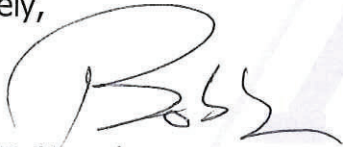
City of Tuscaloosa Planning and Zoning
Tuscaloosa, Alabama 35401

RE: Lakecove Estates No. 4

To Whom It May Concern:

Please include our preliminary plat of the above mentioned property on your September agenda. This is a project that was preliminarily approved in May of last year, but construction has not been started. We respectfully request variances from half street improvements on Grandview Drive and Cherokee Drive and on capped sewer. If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Herndon', is written over a large, faint, light-blue watermark of a surveyor's triangle.

David R. Herndon
President

hhasurveyors.com
2728 Lurleen Wallace Boulevard
Post Office Box 508
Northport, Alabama 35476
Phone: (205) 333-0003