

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:

12/4/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

R.H. Pearson No. 2

Site Address:

6558 Pearson Circle, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 09 31 4 001 064.004 and 63 31 09 31 4 001 064.003

Total Acres to be Subdivided:

1.29

Total Acreage Controlled by Owner:

1.29

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Building new residence

Surveyor or Engineer Information:

Survey or Engineer Company:

Herndon, Hicks and Associates

Surveyor or Engineer Name:

David Herndon

Is the surveyor/engineer also the applicant?

No

Applicant Information:

Applicant Name:

Kirkland Development Group LLC

Property Owner Information:

Owner 1

Property Owner Name:

Kirkland Development Group LLC

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

Additional Information Regarding Request:



6558 & 6526 Pearson Circle

1 inch = 100 feet

0 60 120 180 240 Feet

N





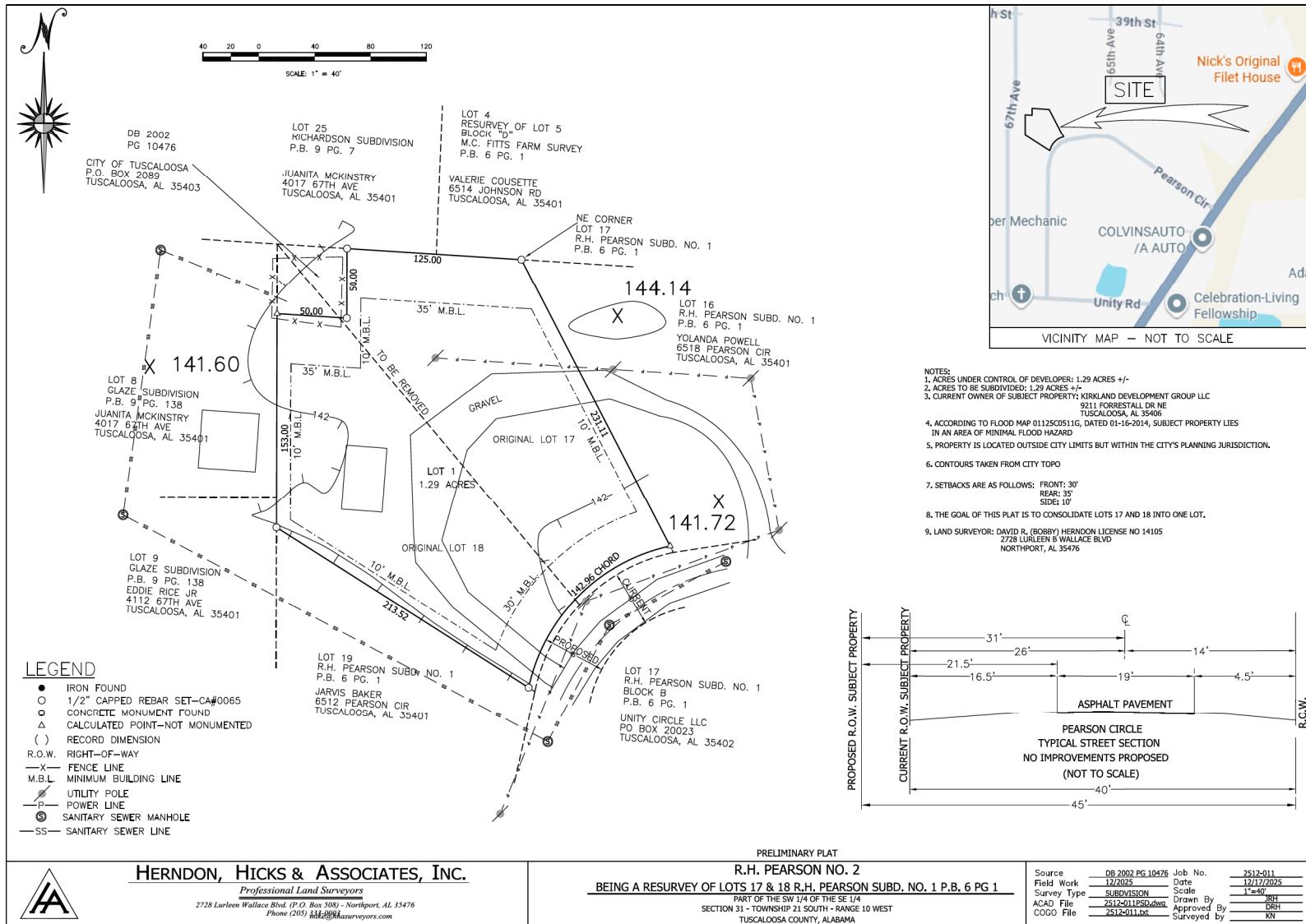
6558 & 6526 Pearson Circle

1 inch = 2,000 feet

0 1,000 2,000 3,000 4,000 Feet

N







40 20 0 40 80 120
SCALE: 1" = 40'

DB 2002
PG 10476
CITY OF TUSCALOOSA
P.O. BOX 2089
TUSCALOOSA, AL 35403

LOT 25
RICHARDSON SUBDIVISION
P.B. 9 PG. 7
JUANITA MCKINSTRY
4017 67TH AVE
TUSCALOOSA, AL 35401

LOT 4
RESURVEY OF LOT 5
BLOCK "D"
M.C. FITTS FARM SURVEY
P.B. 6 PG. 1

VALERIE COUSSETTE
6514 JOHNSON RD
TUSCALOOSA, AL 35401

NE CORNER
LOT 17
R.H. PEARSON SUBD. NO. 1
P.B. 6 PG. 1

LOT 16
R.H. PEARSON SUBD. NO. 1
P.B. 6 PG. 1
YOLANDA POWELL
6518 PEARSON CIR
TUSCALOOSA, AL 35401

LOT 8
GLAZE SUBDIVISION
P.B. 9 PG. 138
JUANITA MCKINSTRY
4017 67TH AVE
TUSCALOOSA, AL 35401

LOT 9
GLAZE SUBDIVISION
P.B. 9 PG. 138
EDDIE RICE JR
4112 67TH AVE
TUSCALOOSA, AL 35401

LOT 19
R.H. PEARSON SUBD. NO. 1
P.B. 6 PG. 1
JARVIS BAKER
6512 PEARSON CIR
TUSCALOOSA, AL 35401

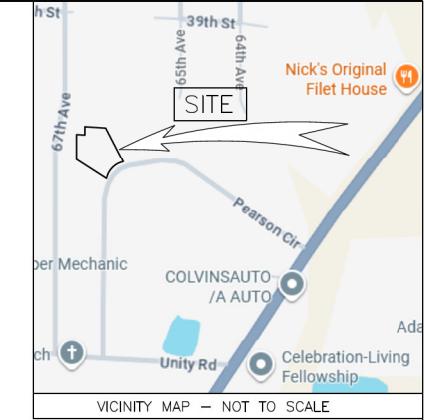
ORIGINAL LOT 17
1.29 ACRES

ORIGINAL LOT 18

LOT 17
R.H. PEARSON SUBD. NO. 1
BLOCK B
P.B. 6 PG. 1
UNITY CIRCLE LLC
PO BOX 20023
TUSCALOOSA, AL 35402

LEGEND

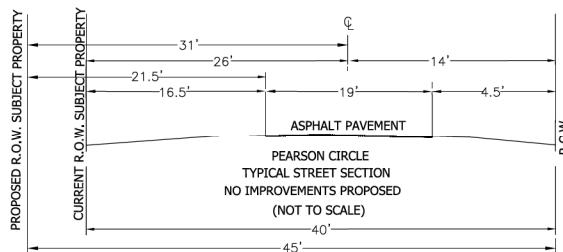
- IRON FOUND
- 1/2" CAPPED REBAR SET-CA#0065
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT-NOT MONUMENTED
- () RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- Utility Pole
- P- POWER LINE
- (S) SANITARY SEWER MANHOLE
- SS— SANITARY SEWER LINE



VICINITY MAP - NOT TO SCALE

NOTES:

1. ACRES UNDER CONTROL OF DEVELOPER: 1.29 ACRES +/-
2. ACRES TO BE SUBDIVIDED: 1.29 ACRES +/-
3. CURRENT OWNER OF SUBJECT PROPERTY: KIRKLAND DEVELOPMENT GROUP LLC
9211 FORRESTALL DR NE
TUSCALOOSA, AL 35406
4. ACCORDING TO FLOOD MAP 01250511G, DATED 01-16-2014, SUBJECT PROPERTY LIES IN AN AREA OF MINIMAL FLOOD HAZARD
5. PROPERTY IS LOCATED OUTSIDE CITY LIMITS BUT WITHIN THE CITY'S PLANNING JURISDICTION.
6. CONTOURS TAKEN FROM CITY TOPO
7. SETBACKS ARE AS FOLLOWS: FRONT: 30'
REAR: 35'
SIDE: 10'
8. THE GOAL OF THIS PLAT IS TO CONSOLIDATE LOTS 17 AND 18 INTO ONE LOT.
9. LAND SURVEYOR: DAVID R. (BOBBY) HERNDON LICENSE NO 14105
2728 Lurleen Wallace Blvd
Northport, AL 35476



PRELIMINARY PLAT

R.H. PEARSON NO. 2
BEING A RESURVEY OF LOTS 17 & 18 R.H. PEARSON SUBD. NO. 1 P.B. 6 PG 1
PART OF THE SW 1/4 OF THE SE 1/4
SECTION 31 - TOWNSHIP 21 SOUTH - RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 2002 PG 10476	Job. No.	2512-011
Field Work	12/20/25	Date	12/17/2025
Survey Type	SURDIVISION	Scale	1"=40'
ACAD File	2512-011PSD.dwg	Drawn By	JRH
COGO File	2512-011.btx	Approved By	DRH
		Surveyed by	KN



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0004 herndons@msn.com