

# 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:

12/17/2025

## Property Information:

### Preliminary Plat Title (this can be abbreviated):

Cambridge Creek

### Site Address:

1927 7th Street, Tuscaloosa, Alabama 35401

### Parcel ID:

63 21 09 31 3 001 001.003

### Total Acres to be Subdivided:

81

### Total Acreage Controlled by Owner:

81

### Number of Existing Lots:

1

### Number of Proposed Lots:

152

### Number of Existing Structures:

0

### Number of Proposed Structures:

151

### Water Authority:

### Within Tuscaloosa City Limis:

Yes

### Adjacent to Lake Tuscaloosa:

No

### Connecting to City Sewer:

Yes

### Existing Septic Tanks/Field Lines:

No

### Current Zoning:

General Planned Development (GPD)

### Proposed Zoning:

General Planned Development (GPD)

### Current Land Use:

Vacant

### Proposed Land Use:

Mixed-use

### Reason for Subdivision:

GPD Revision of Cambridge Creek (formerly North Village). Revisions include former residential lots 58-65 converting into proposed commercial lot 4 & former lot 158 being further subdivided into proposed lot 151 and proposed commercial lot 152.

A supplementary current Cambridge Creek layout has been provided to outline the already approved plan,

with administratively approved changes. The preliminary plat outlines the proposed revisions.

## **Surveyor or Engineer Information:**

**Survey or Engineer Company:**  
Longleaf Engineering

**Surveyor or Engineer Name:**  
Tom Sims

## **Property Owner Information:**

### **Owner 1**

**Property Owner Name:**  
NVJV 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:**





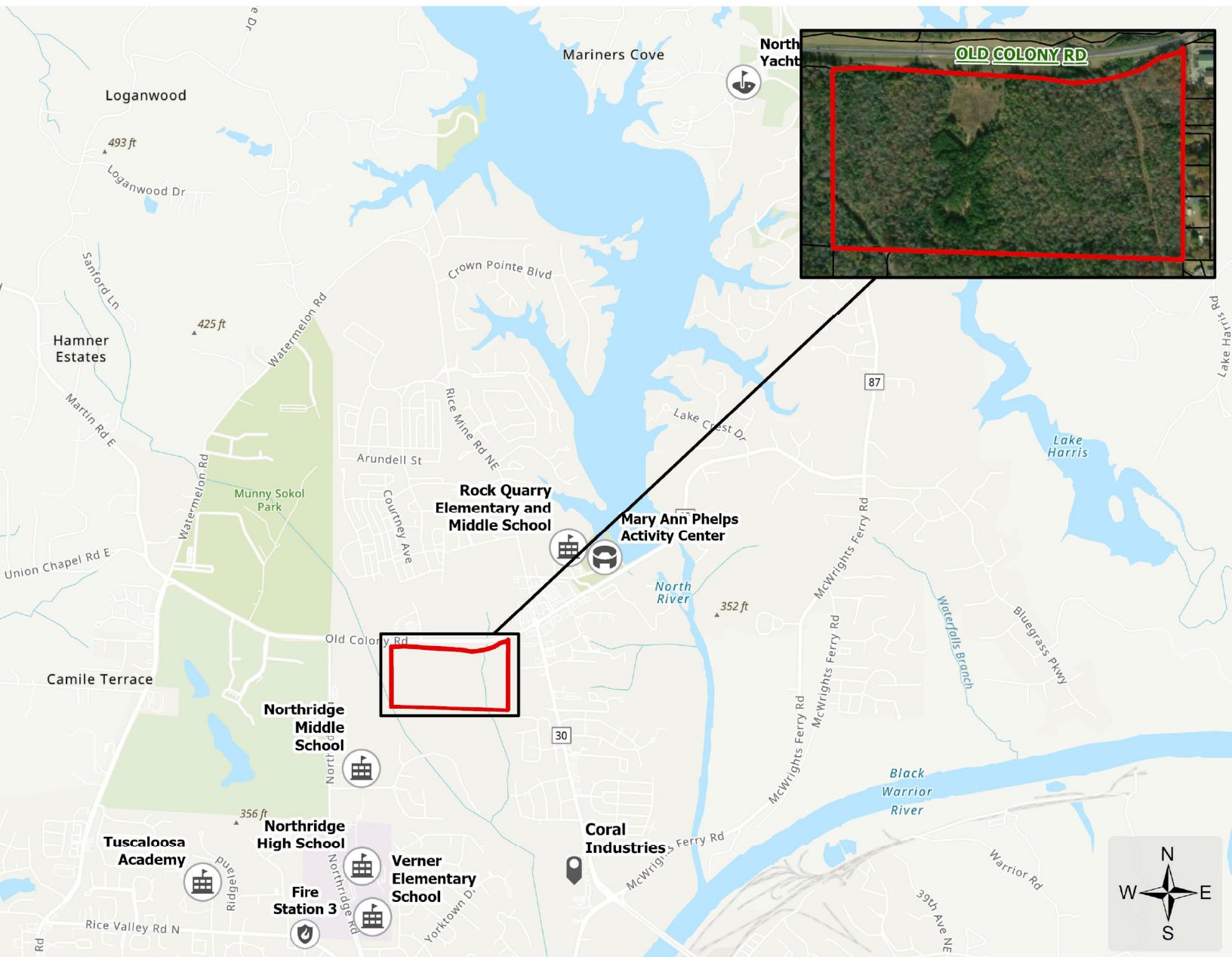
OLD COLONY RD

NEW WATERMELON RD

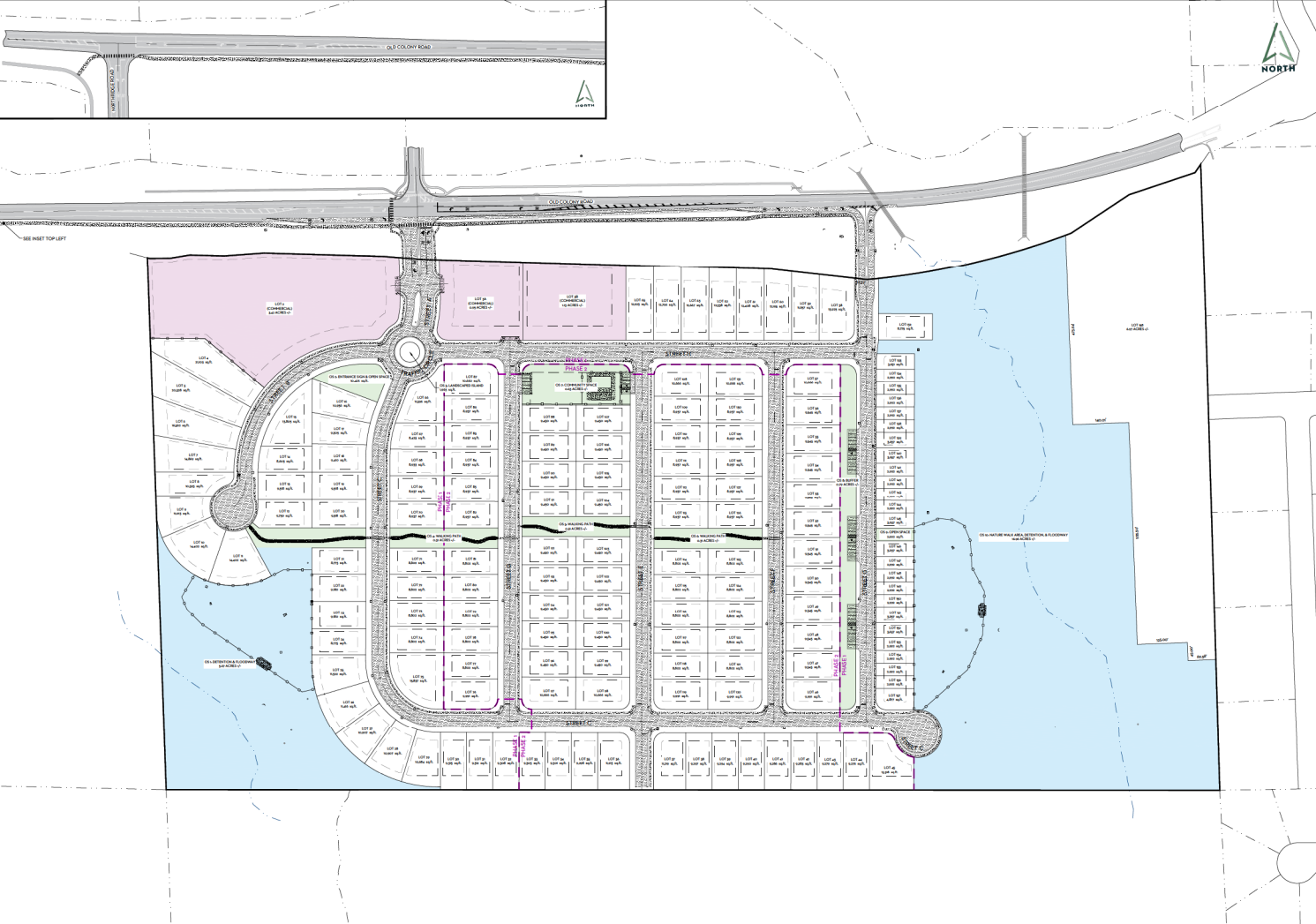
RIGEMINE RD









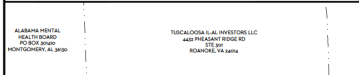
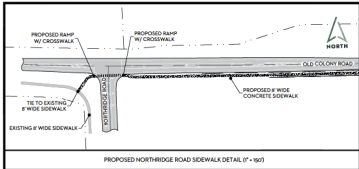
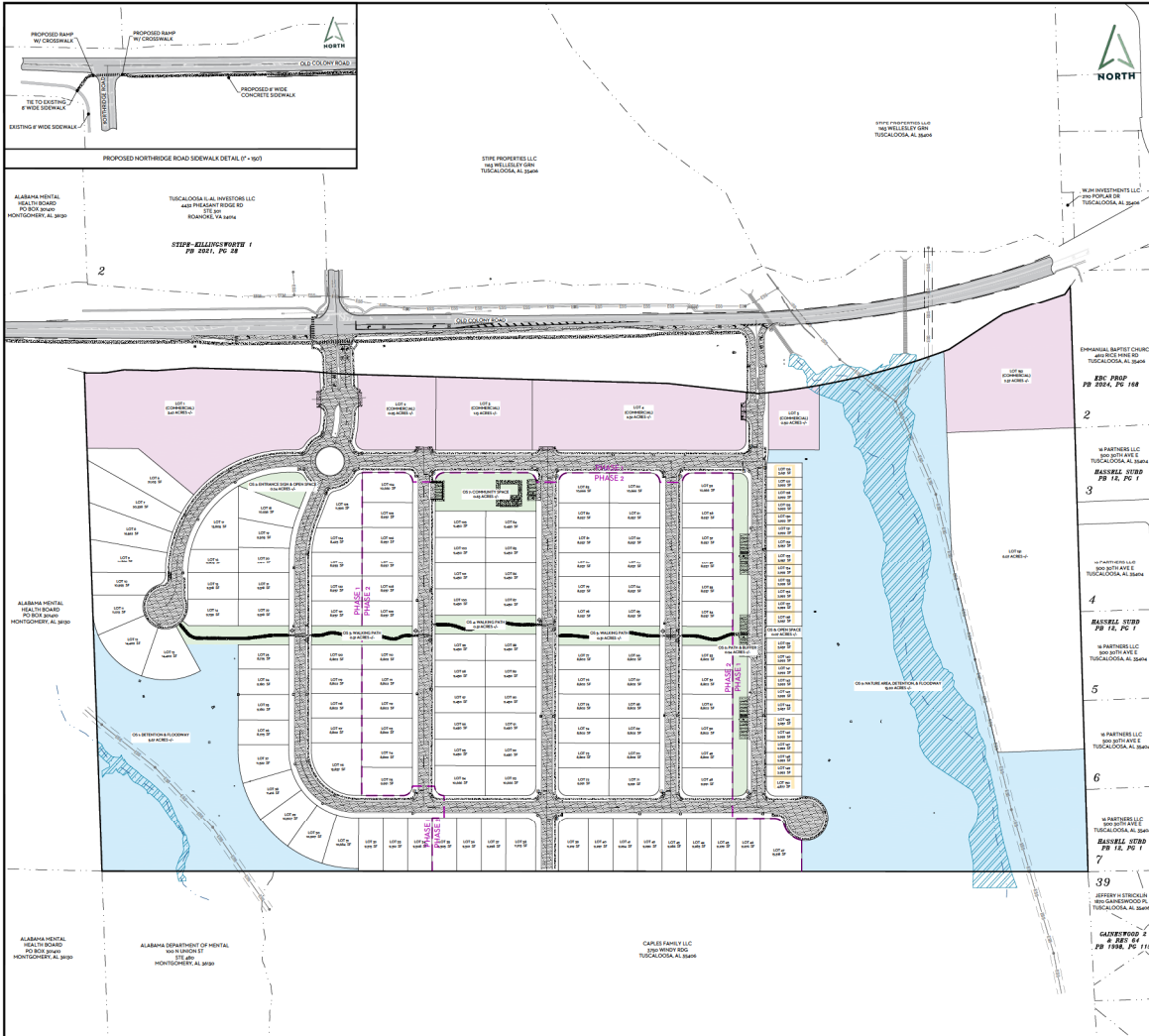


CURRENT APPROVED LAYOUT

LONGLEAF ENGINEERING

1927th Street  
Tomball, Alabama 35401  
Plan No. C0031542-0046

GRAPHIC SCALE  
1" = 100'  
SHEET  
1 OF 1



### CAMBRIDGE CREEK SUBDIVISION A GENERAL PLANNED DEVELOPMENT (GPD)

Township 20 South, Range 9 West, Section 31  
Acreage to be Subdivided: +/- 81.09 acres  
Acreage Controlled by Developer: +/- 81.09 acres  
Total Lots: 152 (Plus 9 Open Spaces)  
Located in City of Tuscaloosa  
Deed Book 2025, Page 11755

Owner: NVJW LLC  
3908 Phlox Lane SE  
Bessemer, AL 35022

Surveyor: Lonnie J. "Janis" Arbery  
PLS AL Reg No. 26279  
3531 18th Avenue NE  
Tuscaloosa, AL 35401

Proposed Single Family Lots: 152	Proposed Townhome Lots: 0	Proposed Commercial Lots: 0	Single Family Lots: 152	100 Lots
Proposed Townhome Lots: 0	Proposed Commercial Lots: 0	Proposed Industrial Lots: 0	Commercial Lots: 0	25 Lots
Proposed Industrial Lots: 0	Proposed Open Space: 9	Proposed Other: 0	Other Lots: 0	1 Lot
Total Subdivisible Lots: 161			Open Space Lots: 9	152 Lots

**NOTES**

- Property was previously annexed into the City of Tuscaloosa and is currently zoned GPD. No zoning change is proposed.
- All new telephone and electrical utilities shall be underground.
- Lotments shall contain a homeowners' association and appropriate provisions for the subdivision.
- All traffic impact study has been prepared. All traffic improvements, including a new traffic signal at Old Colony Road and Century Hill Lane, will be installed as recommended in the traffic study.
- Water service & sanitary sewer service for this subdivision will be provided by the City of Tuscaloosa.
- Detention Ponds and open spaces will be maintained by the HOA.
- Post-development site runoff will not exceed pre-development. See the project drainage study for more information.
- Eastern and western portions of the site lie within a 100-year Flood Zone. All buildable area is outside of the Flood zone boundary (FEMA Flood Zone 100-A). See the Flood Zone map for more information.
- Property lies within Section 31, 200' W 1/4, Tuscaloosa County, Alabama.
- No lot shall have front access to Old Colony Road except for Lot 15.
- All proposed streets within this GPD shall be dedicated public streets.
- All residential lots shall have two off-street parking spaces on each lot. Proposed driveways shall be constructed as a minimum of 4" thick 3000# concrete.
- GPD Owners: 1/8" building lines & 5' setbacks.
- GPD Open Space: 15.88 Acres - 40.0% of GPD.

Requested Variance from City of Tuscaloosa Subdivision Regulations: Variance from Master Plan Requirement Half Street Improvements along Old Colony Road

The map shows the project area in Tuscaloosa, Alabama, near Sokol Park, Publix Super Market, Urgent Care for Children, Wood Village Mobile Home Park, and Northridge High School. The project area is highlighted in a grid pattern.

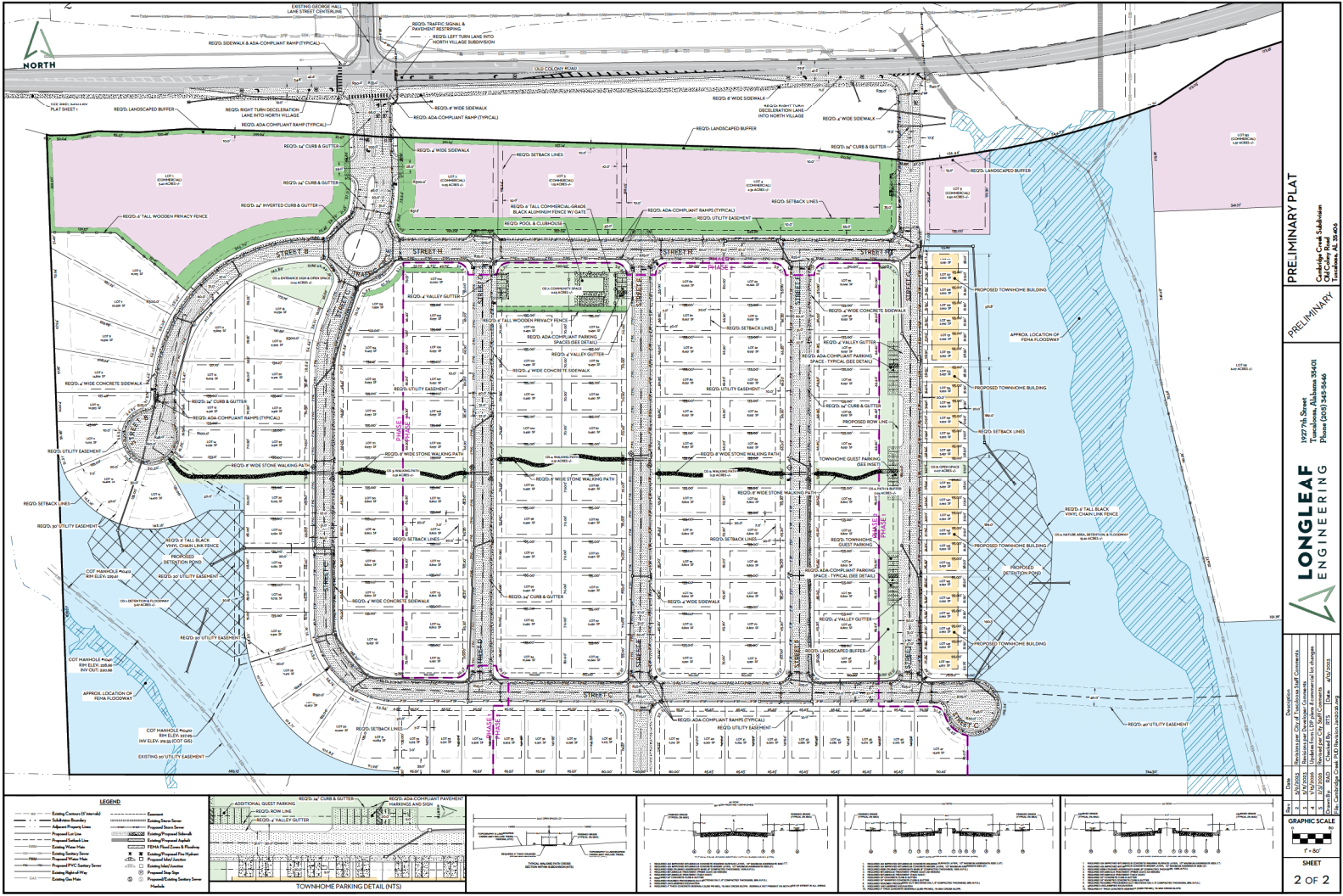
**LEGEND**

--- Existing Contours (5' Intervals)	--- Existing
--- Subdivision Boundary	--- Existing Storm Sewer
--- Adjacent Property Lines	--- Proposed Storm Sewer
--- Proposed Lot Line	--- Existing/Proposed Sidewalk
--- Proposed Sublot Line	--- Existing/Proposed Asphalt
--- Existing Water Main	--- FEMA Flood Zones & Floodway
--- Existing Sanitary Sewer	--- Existing/Proposed Fire Hydrant
--- Proposed Water Main	--- Existing/Proposed Asphalt
--- Proposed PVC Sanitary Sewer	--- Existing/Proposed Sidewalk
--- Existing Right-of-Way	--- Existing Right-of-Way
--- Existing Gas Main	--- Proposed Step Sign
	--- Proposed/Existing Sanitary Sewer Manhole

The cross-section shows a typical road with a proposed turn lane, sidewalk, and road. It includes details for 'EXISTING ASPHALT PAVEMENT', 'EXISTING SIDEWALK', 'EXISTING ASPHALT PAVEMENT', 'EXISTING SIDEWALK', 'EXISTING ASPHALT PAVEMENT', 'EXISTING SIDEWALK', 'EXISTING ASPHALT PAVEMENT', 'EXISTING SIDEWALK', 'EXISTING ASPHALT PAVEMENT', 'EXISTING SIDEWALK'.

1 OF 2  
SHEET





PRELIMINARY PLAT

PRELIMINARY

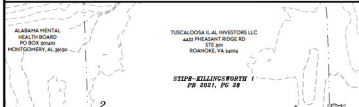
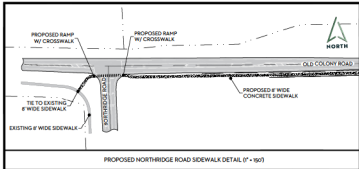
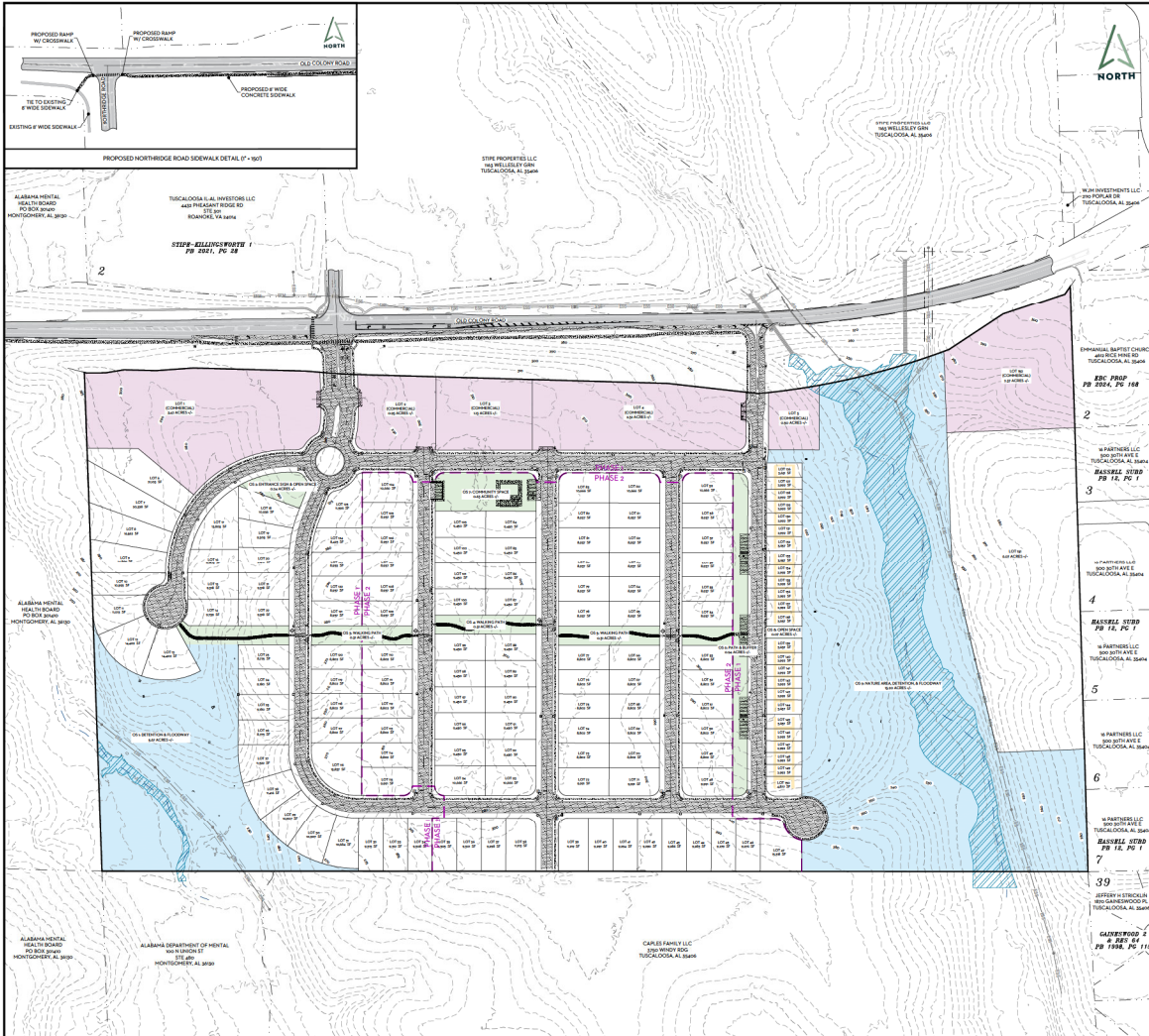
1927 7th Street  
Tomball, Alabama 36401  
Phone (205) 546-9546  
Fax (205) 546-9505

**LONGLEAF**  
ENGINEERING



Project: 1927 7th Street  
Client: [Redacted]  
Scale: 1/8" = 1'-0"  
Date: [Redacted]

GRAPHIC SCALE  
1" = 80'  
SHEET  
2 OF 2



### CAMBRIDGE CREEK SUBDIVISION A GENERAL PLANNED DEVELOPMENT (GPD)

Township 20 South, Range 9 West, Section 31  
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3531 18th Avenue NE  
Tuscaloosa, AL 35401

Proposed Single Family Lots	Proposed Townhome Lots	Proposed Commercial Lots	Single Family Lots	100 Lots
Proposed Townhome Lots	Proposed Commercial Lots	Proposed Open Space	Townhome Lots	20 Lots
Proposed Open Space	Proposed Single Family Lots	Proposed Townhome Lots	Commercial Lots	1 Lot
Proposed Single Family Lots	Proposed Townhome Lots	Proposed Commercial Lots	Other Lots	1 Lot
Proposed Townhome Lots	Proposed Commercial Lots	Proposed Open Space	Total Subdivisible Lots	150 Lots
Proposed Commercial Lots	Proposed Open Space	Proposed Single Family Lots	Open Space Lots	8 Lots
Proposed Open Space	Proposed Single Family Lots	Proposed Townhome Lots		

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- All new telephone and electrical utilities shall be underground.
- Lot owners shall maintain a homeowners association and appropriate provisions for the subdivision.
- All traffic impact study has been prepared. All traffic improvements, including a new traffic signal at Old Colony Road and College Hill Lane, will be installed as recommended in the traffic study.
- Water services & sanitary sewer services for this subdivision will be provided by City of Tuscaloosa.
- Detention Ponds and open spaces will be maintained by the HOA.
- Post-development site runoff will not exceed pre-development. See the project drainage study for more information. Eastern and western portions of the site lie within a 100-year Flood zone. All buildings are located outside of the Flood zone boundary (FEMA Flood Control Map, 1981).
- Property lies within Section 31, 2002, 1991, Tuscaloosa County, Alabama.
- Survey record assessments shall be provided.
- No lots shall have front access to Old Colony Road except for Lot 152.
- All proposed streets within this GPD shall be dedicated public streets.
- All residential lots shall have the off-street parking spaces as each lot. Proposed driveways shall be constructed as a GPD driveway. 1/2 driveway (1/2 Access).
- GPD Open Space: 15.88 Acres - 19.26% of GPD

Requested Variance from City of Tuscaloosa Subdivision Regulations: Variance from Master Plan Requirement Half Street Improvements along Old Colony Road

**LEGEND**

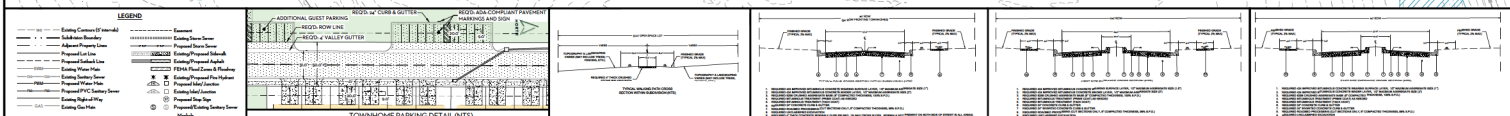
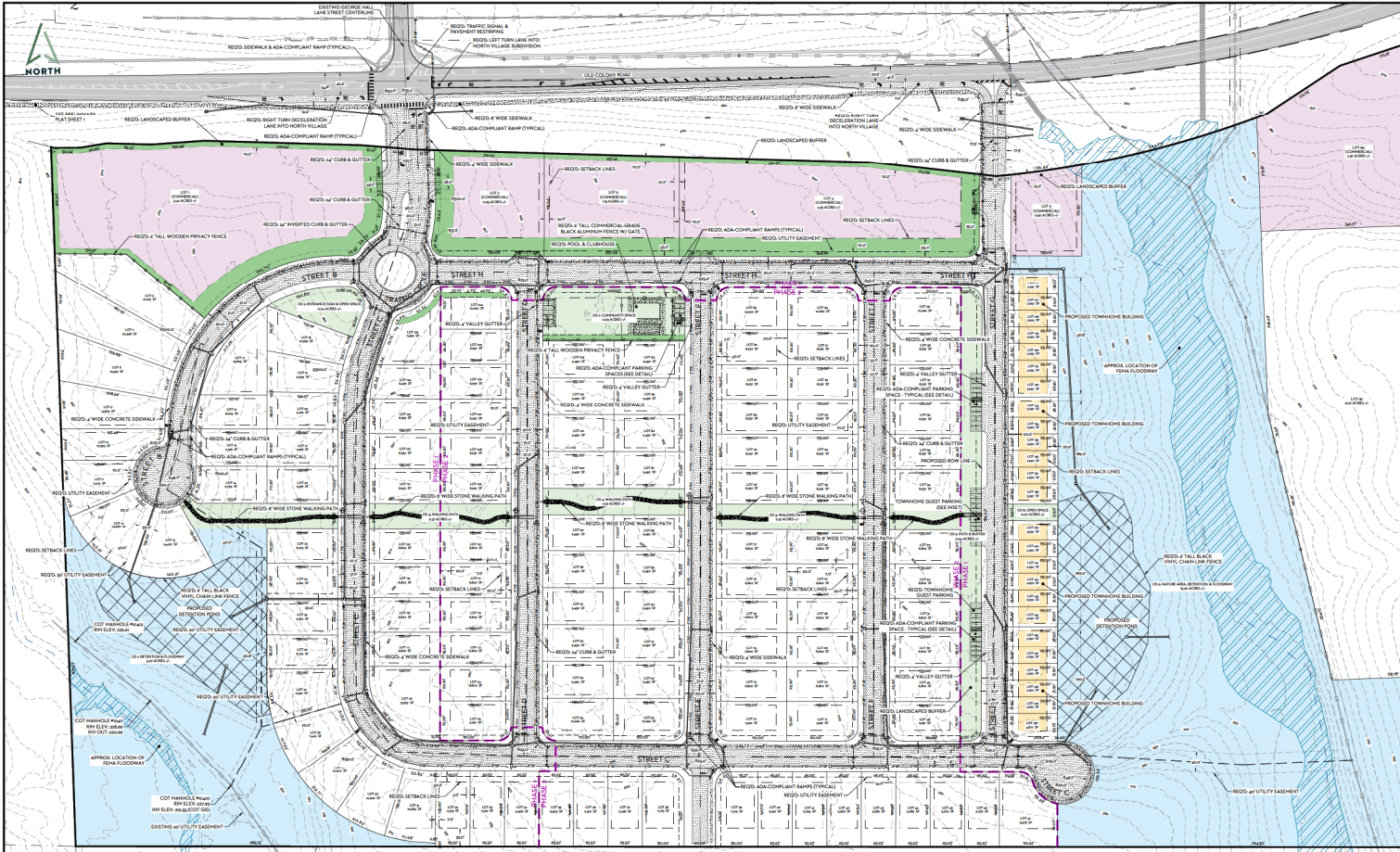
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--- Proposed Subdiv. Line	--- Existing Water Main	--- FEMA Flood Zones & Floodway
--- Existing Water Main	--- Existing Sanitary Sewer	--- Existing Proposed Fire Hydrant
--- Existing Sanitary Sewer	--- Proposed Water Main	--- Proposed Manhole Junction
--- Proposed Water Main	--- Existing PVC Sanitary Sewer	--- Existing Manhole Junction
--- Existing PVC Sanitary Sewer	--- Existing Right-of-Way	--- Proposed Step Sign
--- Existing Right-of-Way	--- Existing Old Main	--- Proposed Existing Sanitary Sewer Manhole
--- Existing Old Main		

Typical Road Cross Section showing: PROPOSED TURN LANE, EXISTING TURN LANE, PROPOSED SIDEWALK, EXISTING SIDEWALK, ROAD & WIDE CONCRETE SIDEWALK, SLOPE VARIABLES, EXISTING ASPHALT PAVEMENT, CROSS SLOPE VARIABLES, EXISTING OLD COLONY ROAD, EXISTING ONLY SIDEWALK IS PROPOSED WITH, PROPOSED TURN LANE, EXISTING TURN LANE, PROPOSED SIDEWALK, EXISTING SIDEWALK, ROAD & WIDE CONCRETE SIDEWALK, SLOPE VARIABLES, EXISTING ASPHALT PAVEMENT, CROSS SLOPE VARIABLES, EXISTING ONLY SIDEWALK IS PROPOSED WITH.

**GRAPHIC SCALE**  
1" = 100'

**1 OF 2 SHEET**





**PRELIMINARY PLAT**

PRELIMINARY

**LONGLEAF ENGINEERING**

1927 7th Street  
Tomball, Alabama 35401  
Phone: (205) 349-9666  
Fax: (205) 349-9668

PROJECT: [Project Name]

DATE: [Date]

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: 1" = 80'

SHEET  
2 OF 2



1927 7<sup>th</sup> Street  
Tuscaloosa, AL 35401  
(205) 345-5646

February 2, 2026

City of Tuscaloosa  
Planning and Zoning Commission  
2201 University Boulevard  
Tuscaloosa, AL 35401

Re: *Variance Request Letter*  
*Cambridge Creek Subdivision*

Planning and Zoning Commission,

This letter is to accompany the preliminary plat submission for the Cambridge Creek Subdivision.

*The developer is requesting a partial waiver from the subdivision regulations for the following:*

- *Half-Street Improvements Along Old Colony Road*

The developer is proposing new deceleration lanes, curb & gutter, and storm infrastructure at both site entrances as well as widening the pavement between the two entrances. This mirrors what was installed across the street at the Crossings at North River entrance. Rather than installing curb & gutter, the existing paved shoulder will be retained. In order to maintain the current drainage pattern, curb & gutter is not proposed outside of these new lanes. Existing roadside ditches will be utilized for stormwater management.

Please let us know if you have any questions or need any further information.

Sincerely,

**Longleaf Engineering, LLC**