

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:

2/5/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

STNL Harkey Lane

Site Address:

4730 Harkey Lane, Tuscaloosa, Alabama 35406

Parcel ID:

2109314002001001;2109314002002001;2109314002004000;2109314002004001

Total Acres to be Subdivided:

1.37

Total Acreage Controlled by Owner:

1.37

Number of Existing Lots:

3

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

General Commercial (GC)

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Residential

Proposed Land Use:

Commercial

Reason for Subdivision:

Consolidating parcels for development for a proposed veterinary Hospital with overnight boarding and outdoor play

Surveyor or Engineer Information:

Survey or Engineer Company:
E.L. Robinson Engineering Co

Applicant Information:

Applicant Name:
Chris Ziegelmeier

Property Owner Information:

Owner 1

Property Owner Name:
WJM Investments, LLC

Owner 2

Property Owner Name:
Veronica Valley, LLC

Owner 3

Property Owner Name:

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:

Application for Annexation and Rezoning of County Parcel have also been submitted.

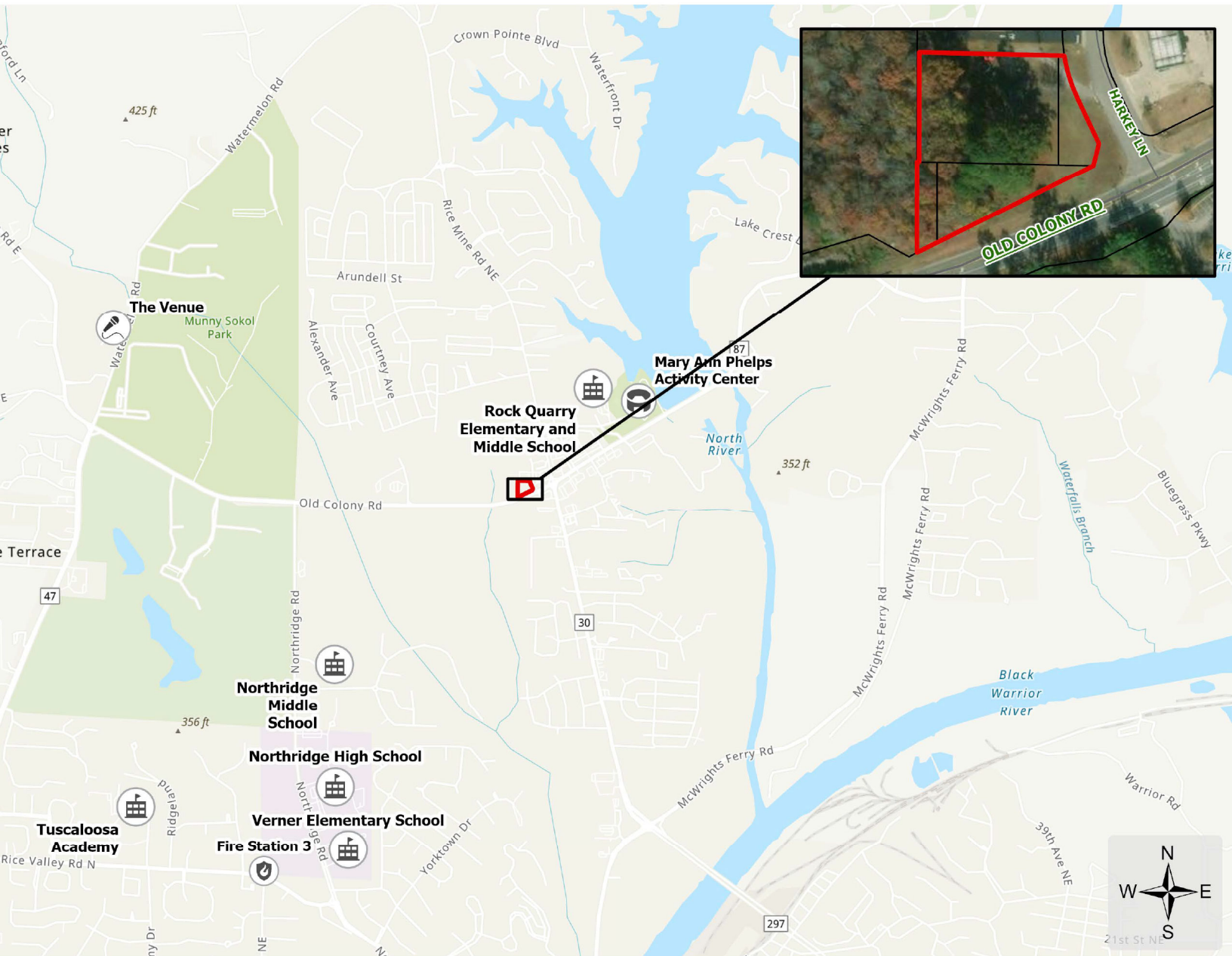


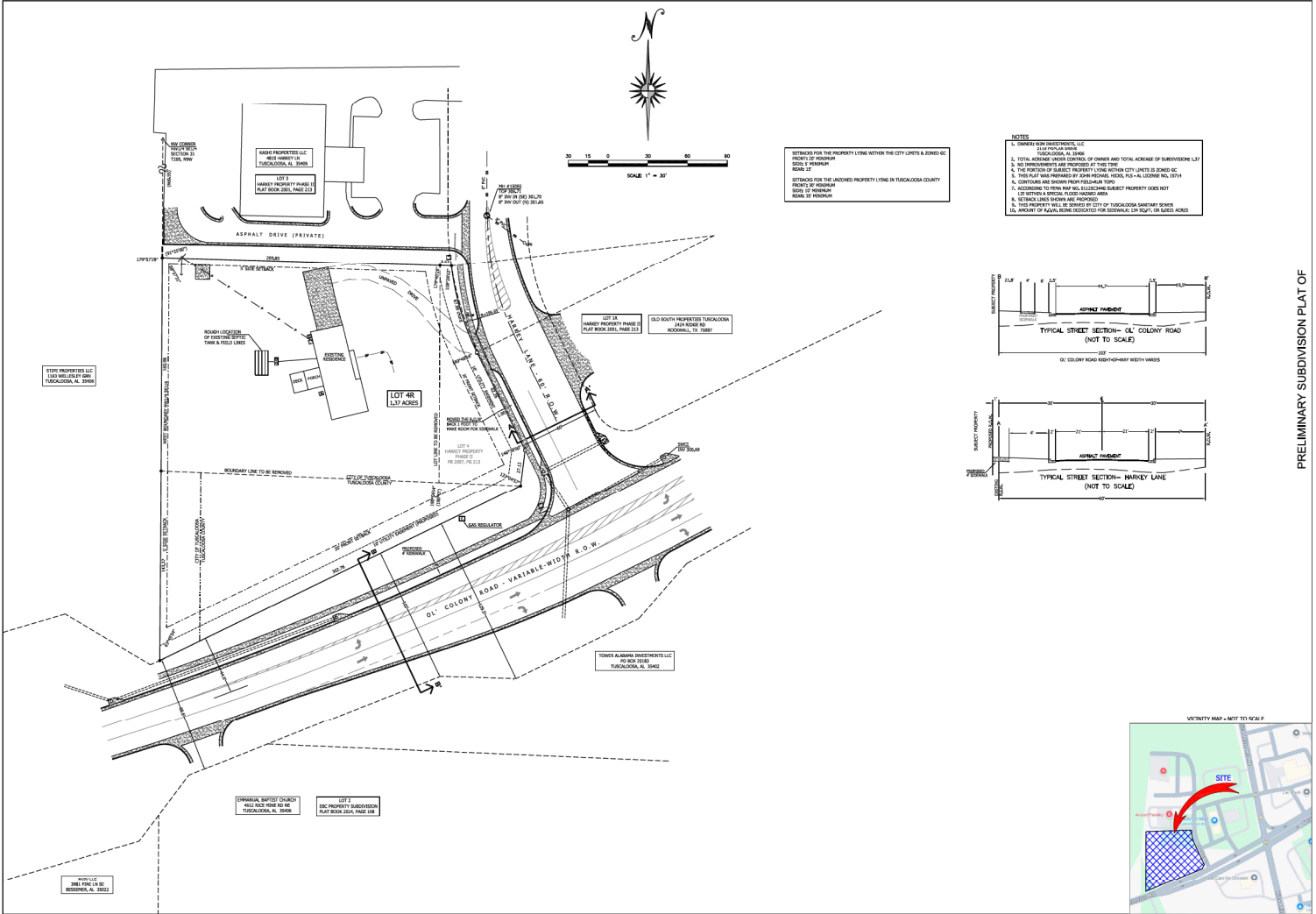
OLD COLONY RD

HARKEY LN

NEW WATERMELON RD

RICE MINE RD N E





PRELIMINARY SUBDIVISION PLAT OF

STN L HARKEY LANE

A RESERVE/CD LOT & HARKEY PROPERTY PHASE III (R/R) 2017, 2021, AND PART OF THE N/4TH 2614 SECTION 31, T20S, R10W TUSCALOOSA COUNTY, ALABAMA

HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors
2701 Laurel Walk, Suite 100, Tuscaloosa, AL 35406
205-756-1111
hh@herndonhicks.com

Project No.	2024-011
Client	STN L HARKEY LANE, LLC
Survey No.	2024-011
Scale	1" = 30'

SITE DATA
 ADDRESS: 4730 HARVEY LANE, TUSCALOOSA, AL 35409
 TOTAL AREA: FOUR PARCELS TOTALING 1.32 ACRES
 PROPOSED BUILDING AREA: 7,112 SF VET CLINIC WITH PET RELIEF AREA AND OUTDOOR PLAY AREA
 PROPOSED PARKING SPACES: 40 SPACES TOTAL WITH 3 ADA SPACES
DEVELOPMENT STANDARDS
 CURRENTLY ZONED: GENERAL COMMERCIAL DISTRICT (GC)
 PERMITTED USE: YES

BUILDING SETBACKS
 • FRONT: THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN 200 FT ON EITHER SIDE OF SUBJECT BUILDING AND WITHIN THE SAME BLOCK.
 • SIDE: 5 FT
 • REAR: 15 FT
 • OUTDOOR ANIMAL PENS SHALL BE SET BACK 150 FT FROM A RESIDENTIAL DISTRICT

MAX BUILDING HEIGHT: 60 FT
PARKING REQUIREMENTS
 • STALL DIMENSIONS: 9 FT x 20 FT
 • AISLE WIDTH: 24 FT
 • MINIMUM REQUIRED SPACES: 31,000 SF OF GROSS BUILDING AREA = 28 SPACES

LANDSCAPING REQUIREMENTS
 • PLANTINGS SHALL BE PLACED IN ISLANDS LOCATED IN-LINE OR AT THE END OF A ROW OF PARKING, WITH A MINIMUM SIZE OF ONE HUNDRED (100) SQUARE FEET FOR SINGLE-LOADED PARKING ROWS, AND A MINIMUM SIZE OF THREE HUNDRED SIXTY (360) SQUARE FEET FOR DOUBLE-LOADED BAYS.
 • ISLANDS SHALL BE PLACED AT THE END OF PARKING ROWS TO MINIMIZE PARKING SPACES FROM THE DRIVE AISLE.
 • ISLANDS SHALL BE PLACED SUCH THAT THERE ARE NO MORE THAN TWELVE (12) CONTINUOUS SIDE-BY-SIDE PARKING SPACES BETWEEN LANDSCAPE ISLANDS.
 • TREE AND LIGHT PLACEMENT SHALL BE COORDINATED TO MINIMIZE THE TREE'S IMPACT ON PARKING LOT LIGHTING.
 • NO TREE SHALL BE PLACED IN A PARKING SPACE BE MORE THAN SIXTY-FIVE (65) FEET FROM THE TRUNK OF A CANOPY TREE OR FIFTY (50) FEET FROM THE TRUNK OF AN UNDERSTORY TREE. PERIMETER PARKING LOT LANDSCAPING, STREET TREES, OR OTHER REQUIRED LANDSCAPING MAY BE USED TO MEET THIS REQUIREMENT.
 • EACH LANDSCAPED PLANTING AREA SHALL CONTAIN AT LEAST TWO (2) SMALL SHRUBS FOR EACH ONE HUNDRED (100) SQUARE FEET OF PLANTING AREA.
 • STORMWATER INLETS WITHIN A PARKING LOT SHALL BE INCORPORATED WITHIN THE LANDSCAPED PLANTING AREA, TO THE MAXIMUM EXTENT PRACTICABLE. TO THE EXTENT PRACTICABLE, THE LANDSCAPED PLANTING AREA SHALL INCORPORATE BARRIERS, BOWLS, OR OTHER STORMWATER MITIGATION TECHNIQUES APPROVED BY THE CITY TO PROMOTE INFILTRATION AND REDUCE STORMWATER RUNOFF AND NONPOINT SOURCE POLLUTION.
 • THE REMAINDER OF THE LANDSCAPED PLANTING AREA SHALL CONSIST OF PERMEABLE GROUND COVER SUCH AS GRASS, PLANT MATERIAL, OR MULCH.
 • EXCEPT FOR OUTDOOR DISPLAY AREAS FOR VEHICLE SALES USES, ON THE STREET FACING SIDE OF THE PARKING LOT, THE PERIMETER LANDSCAPING FOR THE PARKING LOT SHALL FORM A CONTINUOUS VEGETATIVE SCREEN, EXCLUDING REQUIRED SIGHT CLEARANCES AT DRIVEWAYS.
 • THE MINIMUM WIDTH FOR ANY PERIMETER LANDSCAPING STRIP SHALL BE TEN (10) FEET. CURBING OR WHEEL STOPS SHALL BE USED TO PROTECT AGAINST VEHICULAR INTRUSION INTO THE MINIMUM TEN-FOOT STRIP. THE PLACEMENT OF PLANT MATERIAL SHALL ACCOMMODATE A TWO-AND-ONE-HALF FOOT BUMPER OVERHANG OF A VEHICLE OVER THE FACE OF THE CURB IF WHEEL STOPS OR OTHER COMPARABLE DEVICES ARE NOT USED.
 • PERIMETER LANDSCAPING STRIPS FOR SCREENING PARKING LOTS SHALL BE LOCATED ON THE SAME PROPERTY ON WHICH THE PARKING LOT IS LOCATED.
 • PERIMETER LANDSCAPING STRIPS MAY BE CREDITED TOWARDS BUFFER STANDARDS OR STREET TREE STANDARDS, PROVIDED THAT THE MINIMUM STANDARDS FOR EACH ARE ESTABLISHED AND MAINTAINED.
 • TYPE A BUFFER TYPE REQUIRED BETWEEN ADJOINING RESIDENTIAL USES.
 • LARGE WASTE RECEPTACLES (DUMPSTERS), GROUND-LEVEL WAGONS, AND REFUSE COLLECTION POINTS (INCLUDING GREASE TRAPS, CARDBOARD RECYCLING CONTAINERS, AND TRASH CARTS) SHALL NOT BE LOCATED WITHIN A FRONT YARD AND SHALL BE COMPLETELY SCREENED FROM VIEW IN ACCORDANCE WITH THIS STANDARDS OF THIS SECTION.



ELL ROBINSON ENGINEERS & ARCHITECTS 900 Goodale Blvd., Suite 180 Greenville, SC 29615 Phone: 864.655.0442 Fax: 864.655.0442 www.ellrobinson.com	
PLANS PREPARED FOR:	STONY CREEK SUBDIVISION, TUSCALOOSA, AL
GRAPHIC SCALE	0' 10' 20'
PROJECT NUMBER	100114
DATE	1/10/2018
SHEET NUMBER	5
NVA VET CLINIC - TUSCALOOSA, AL	
CONCEPT PLAN #5	