

# 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:**

3/17/2026

## Property Information:

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

Sanford Farms

**Site Address:**

Sanford Lane & Martin Road Spur, Northport, Alabama 35475

**Parcel ID:**

632007261001001.000

**Total Acres to be Subdivided:**

49.2

**Total Acreage Controlled by Owner:**

49.2

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

24

**Number of Existing Structures:**

0

**Number of Proposed Structures:**

24

**Water Authority:**

City of Tuscaloosa

**Within Tuscaloosa City Limis:**

No

**Adjacent to Lake Tuscaloosa:**

No

**Connecting to City Sewer:**

No

**Existing Septic Tanks/Field Lines:**

No

**Current Zoning:**

Not in City Limits

**Proposed Zoning:**

Remain Outside City Limits

**Current Land Use:**

Vacant

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

24 lot single family residential subdivision.

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Duncan Coker Associates, P.C.

**Surveyor or Engineer Name:**

Robert Martin

**Applicant Information:**

**Applicant Name:**

Beeker Property Group

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Mark Simpson

**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.**

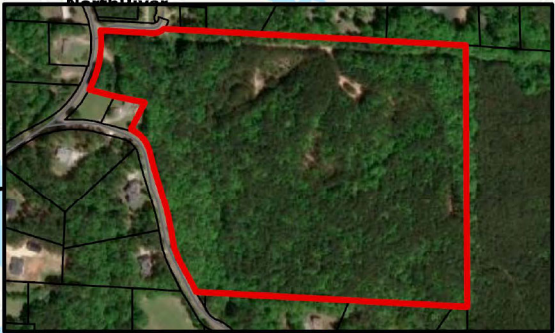
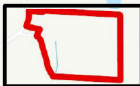
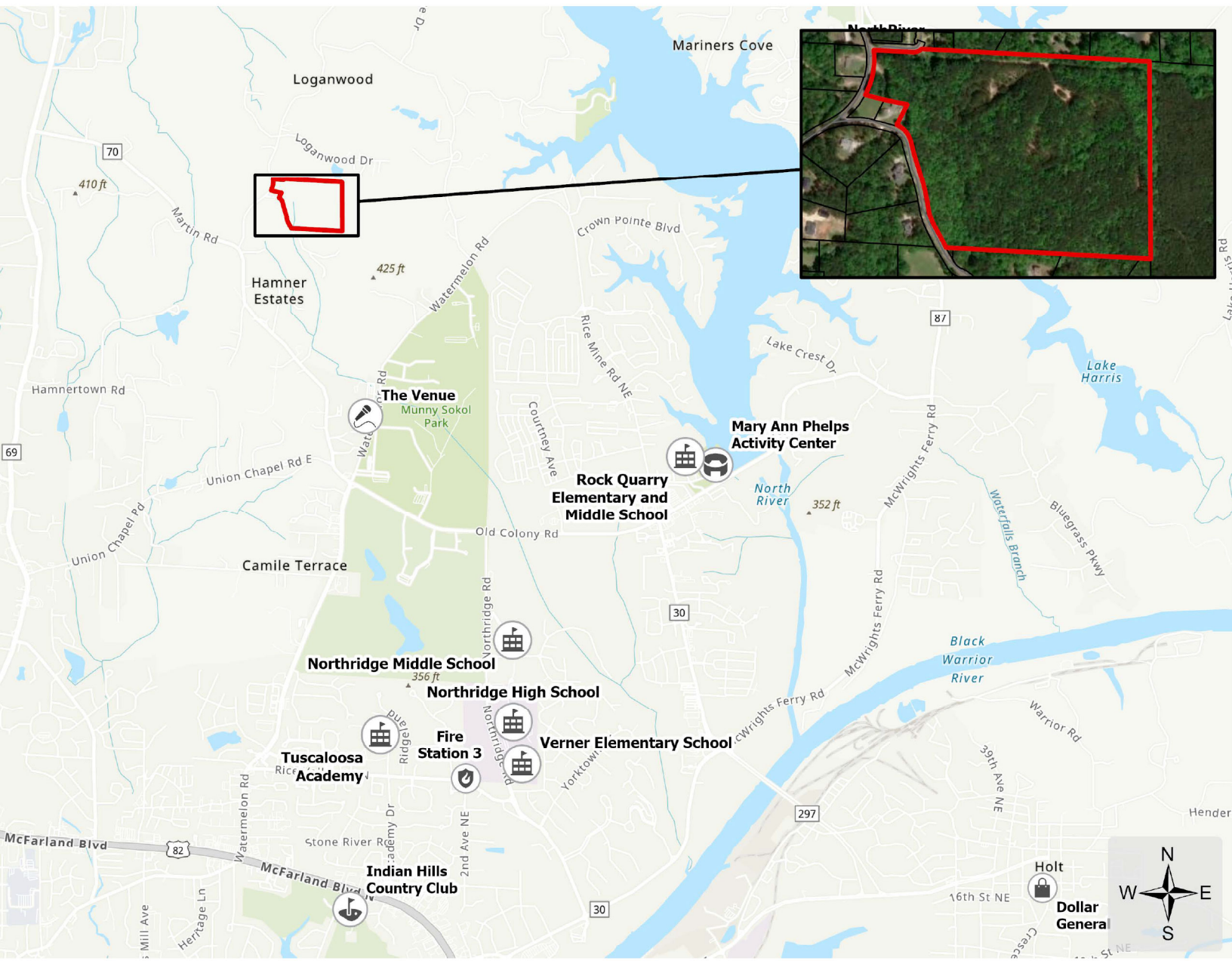
**I have reviewed the checklist and have provided all required information for a complete application.**

Yes

**Additional Information Regarding Request:**

Traffic study is in process and will be submitted prior to hearing.





Loganwood

Hamner Estates

The Venue  
Munny Sokol Park

Rock Quarry  
Elementary and  
Middle School

Mary Ann Phelps  
Activity Center

Northridge Middle School

Northridge High School

Tuscaloosa  
Academy

Fire  
Station 3

Verner Elementary School

Indian Hills  
Country Club

Holt  
Dollar  
General







## **VARIANCE REQUESTS**

Project: Sanford Farms

Date: May 20, 2026

**Curb & Gutter:** The developer requests a variance for construction of curb & gutter along the proposed roadways. Similar to other County maintained roadways in the area, the roadways will be constructed without curb and gutter. Stormwater runoff will be conveyed via roadside ditches with cross drains where needed.

**Sidewalks:** The developer requests a variance for construction of sidewalks. The roadways within the development will be constructed at a slope not conducive for sidewalks and most sidewalks would not be within ADA slope tolerance. All existing and proposed roadways will be County maintained therefore, there are no adjacent sidewalks to connect to.

**Half-Street Improvements:** The developer requests a variance for construction of half-street improvements along Martin Road Spur and Sanford Lane. Both roadways have adequate pavement width but lack curb & gutter and sidewalks. Both roadways will maintain the typical Tuscaloosa County roadway cross section.

**Capped Sewer:** The developer requests a variance for construction of capped sewer as a part of this project. Connection to the City of Tuscaloosa sanitary sewer system is not feasible.

**Stub Street:** The subdivision regulations require construction of a stub street to adjacent undeveloped property. The property to the East is owned by the State of Alabama and was purchased in 1931 for the use of The Partlow State School for Mental Deficients. Since the property is owned by the State of Alabama and has adequate frontage along Watermelon Road and Sharpes Lake Road, the developer requests a variance for construction of a stub street.