

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:

5/6/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

CCVFD Subdivision

Site Address:

11604 Stonehedge Road, Northport, Alabama 35475

Parcel ID:

63 15 08 33 0 002 001.003, 63 15 08 33 0 002 001.000, 63 15 08 33 0 002 001.004, 63 15 08 33 0 002 001.005

Total Acres to be Subdivided:

5.20

Total Acreage Controlled by Owner:

5.20

Number of Existing Lots:

4

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

Carroll's Creek

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

Yes

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:

Institutional

Proposed Land Use:

Institutional

Reason for Subdivision:

Adding land to fire department property.

Surveyor or Engineer Information:

Survey or Engineer Company:
Herndon, Hicks, and Associates

Surveyor or Engineer Name:
David Herndon

Property Owner Information:

Owner 1

Property Owner Name:
Carrolls Creek Fire Department

Owner 2

Property Owner Name:
Tierce Properties LLC

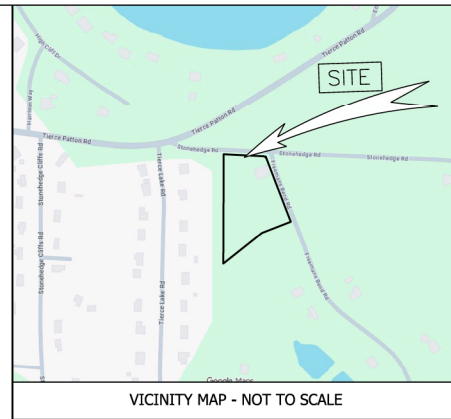
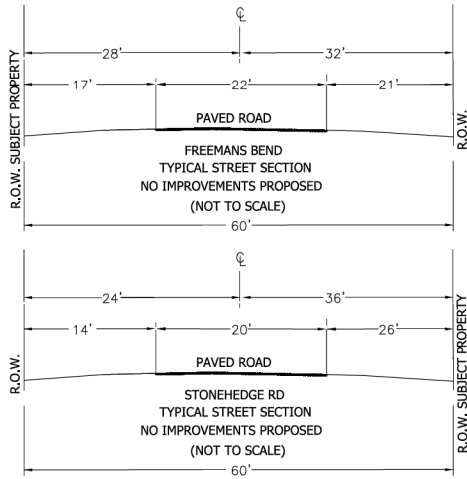
Preliminary Plat Checklist:

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:

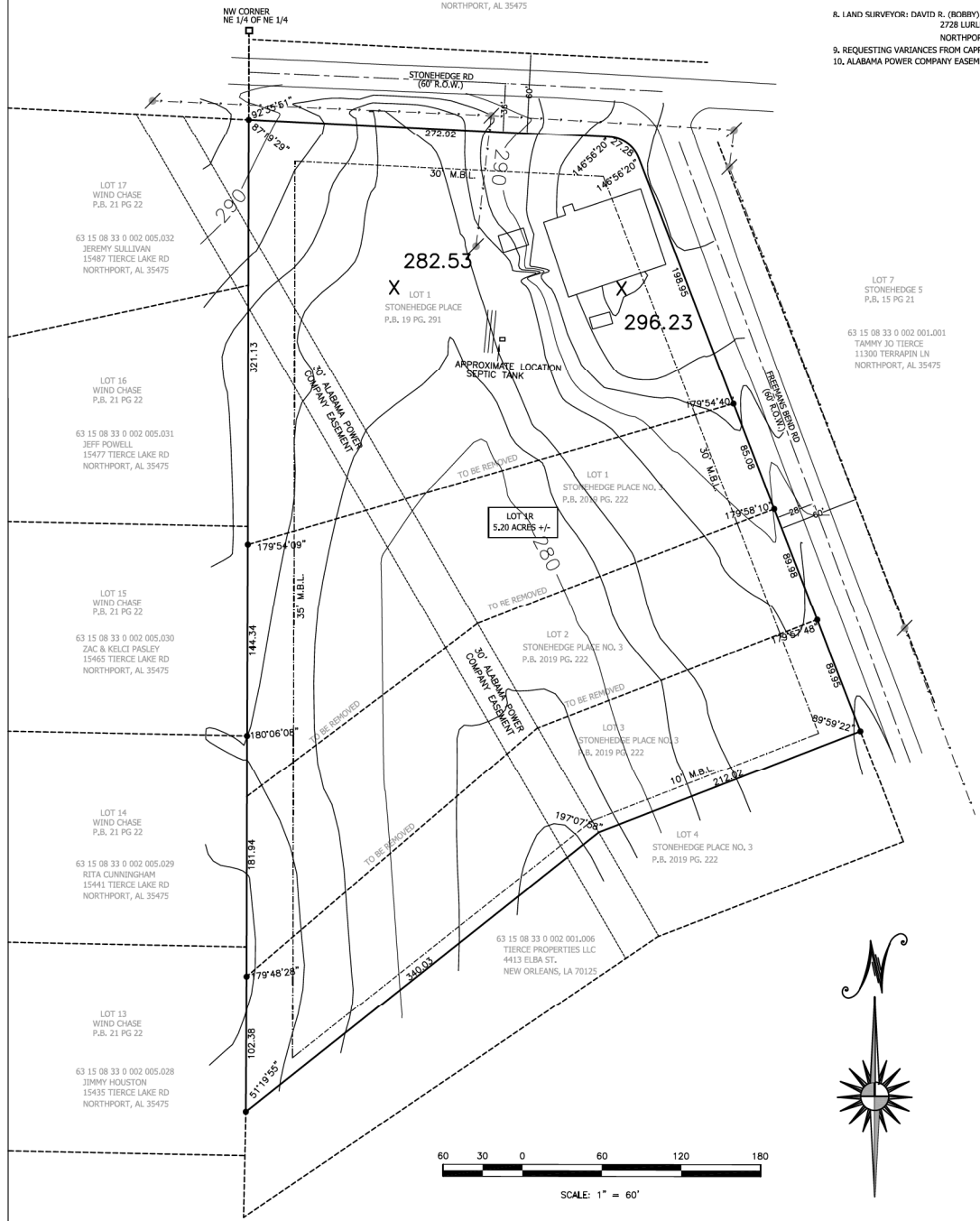


VICINITY MAP - NOT TO SCALE

Source	DB 1139 PG 438	Job No.	2895-007
Field Work	DB 2627 PG 373	Date	07/20/26
Survey Type	2/26/2026	Scale	1"=60'
ACOG File	2/SUBDIVISION	Drawn By	DRH
COGO File	2/26/2026	Approved By	WJN
	2895-007.000	Surveyed by	

- NOTES: 1. ACRES UNDER CONTROL OF DEVELOPER: 5.20 ACRES +/-
 2. ACRES TO BE SUBDIVIDED: 5.20 ACRES +/-
 3. CURRENT OWNER OF SUBJECT PROPERTY: CARROLLS CREEK FIRE PROTECTION
 P.O. BOX 735
 NORTHPORT, AL 35476
 CURRENT OWNER OF SUBJECT PROPERTY: TIERCE PROPERTIES LLC
 4413 ELBA ST.
 NEW ORLEANS, LA 70125
 4. ACCORDING TO FLOOD MAP 0112SC0330G, 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. LAND SURVEYOR: DAVID R. (BOBBY) HERNDON LICENSE NO 14105
 2728 LURLEEN B WALLACE BLVD
 NORTHPORT, AL 35476
 9. REQUESTING VARIANCES FROM CAPPED SEWER
 10. ALABAMA POWER COMPANY EASEMENT SCALED FROM P.B. 2019 PG 222

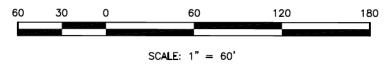
63 15 08 28 0 001 101.000
 JOAN MARCLUM LLC
 11462 TIERCE PATTON RD
 NORTHPORT, AL 35475

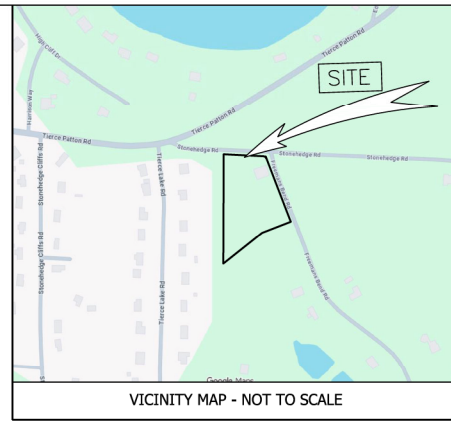
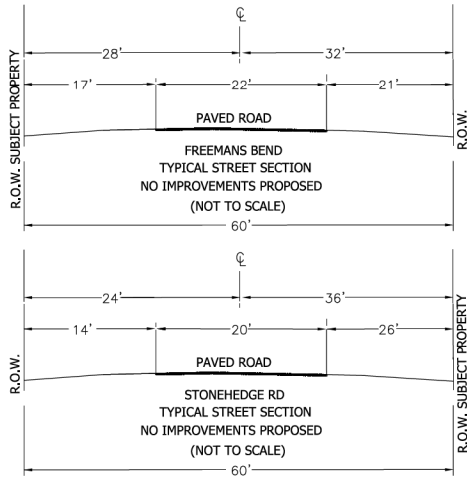


PRELIMINARY PLAT
 CCVFD SUBDIVISION
 BEING A RESURVEY OF LOT 1 STONEHEDGE PLACE PLAT BOOK 19 PAGE 291 AND
 LOTS 1-3 STONEHEDGE PLACE NO. 3 PLAT BOOK 2019 PAGE 222
 PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
 SECTION 35 TOWNSHIP 10 NORTH RANGE 10 WEST
 TUSCALOOSA COUNTY, ALABAMA

HERNDON, HICKS & ASSOCIATES, INC.
 Professional Land Surveyors
 2728 Lurleen Wallace Blvd. (P.O. Box 308) - Northport, AL 35476
 mh@hhasurveyors.com

- LEGEND**
- IRON FOUND
 - 1/2" CAPPED REBAR SET (CA 0065)
 - ⊕ CONCRETE MONUMENT FOUND
 - ⊙ CALCULATED POINT-NOT MONUMENTED
 - ⊗ NAIL & WASHER SET
 - R.O.W. RIGHT-OF-WAY
 - MBL MINIMUM BUILDING LINE
 - UTILITY POLE
 - POWER LINE
 - ▨ CONCRETE SURFACE
 - ⊕ FIRE HYDRANT

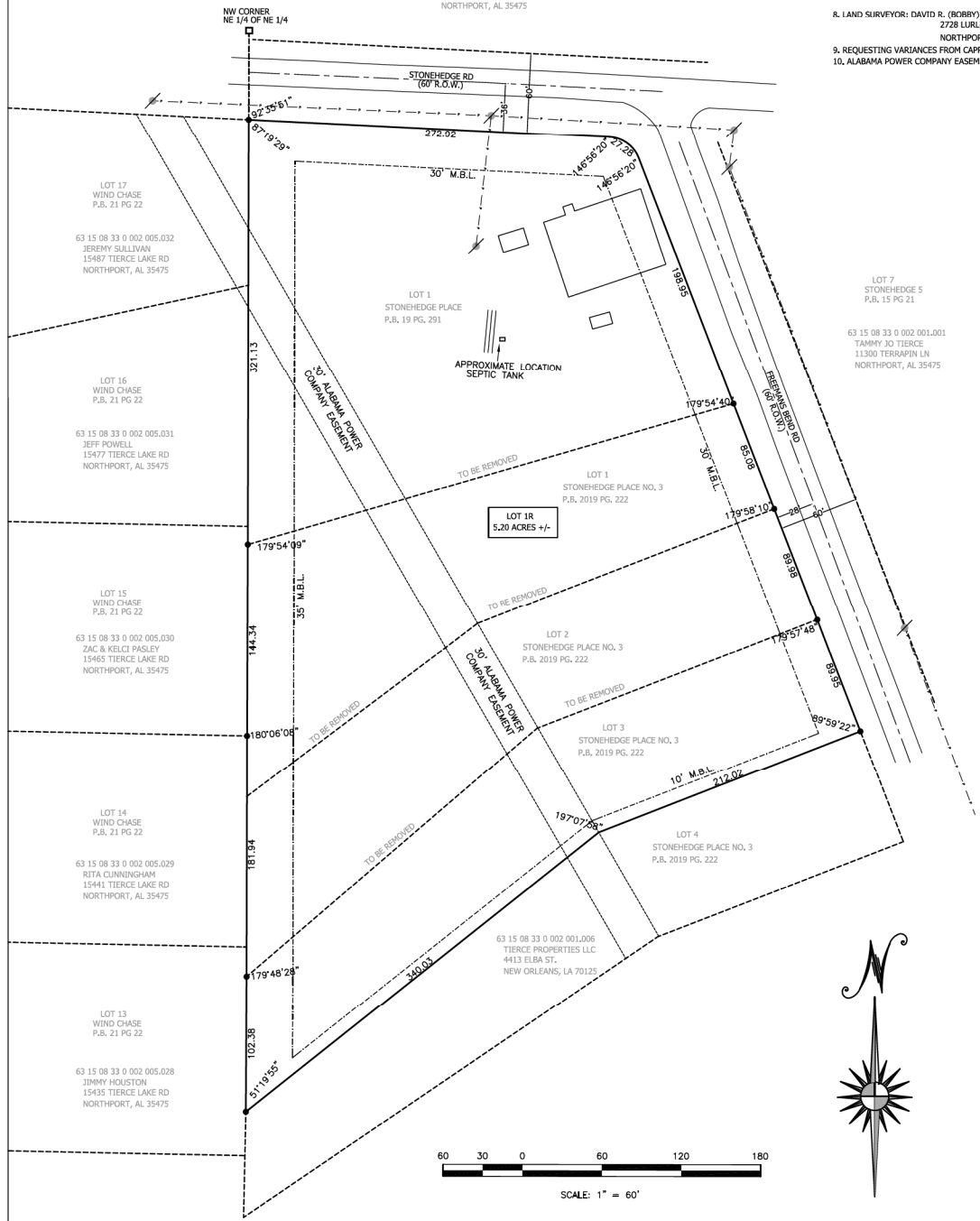




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Field Work	DB 2627 PG 373	Date	07/20/26
Survey Type	326206	Scale	1"=60'
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COGO File	2895-007.000	Approved By	WJN
		Surveyed by	

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63 15 08 28 0 001 101.000
JOAN MARCIUM LLC
11462 TIERCE PATTON RD
NORTHPORT, AL 35475



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CCVFD SUBDIVISION

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HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors

May 15, 2026

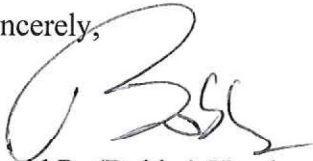
City of Tuscaloosa Planning & Zoning
Tuscaloosa, Alabama 35401

RE: CCVFD Subdivision

To Whom It May Concern:

Please include our preliminary plat of the above referenced subdivision on your June agenda. We are asking for waiver of capped sewer. In a straight line, it is 31,000 feet, at a cost of 1.2 million dollars. If you have any questions, please feel free to call.

Sincerely,



David R. (Bobby) Hendon, PLS
President

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