

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:

8/6/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

LANKFORD ESTATE SUBDIVISION

Site Address:

4737 HOLT PETERSON ROAD, TUSCALOOSA, Alabama 35404

Parcel ID:

63 30 02 10 2 001 016.000

Total Acres to be Subdivided:

4.33

Total Acreage Controlled by Owner:

4.33

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

4

Number of Proposed Structures:

0

Water Authority:

CITY OF TUSCALOOSA

Within Tuscaloosa City Limits:

Yes

Adjacent to Lake Tuscaloosa:

No

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:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

DIVIDE AMONG HEIRS

Surveyor or Engineer Information:

Survey or Engineer Company:
ROBERT S. McPHERSON, P.L.S

Surveyor or Engineer Name:
Robert S McPherson

Property Owner Information:

Owner 1

Property Owner Name:
DON LANKFORD

Additional Information Regarding Request:
N/A



47TH AVENUE NE

17TH ST NE

16TH ST NE

HOLT-PETERSON RD

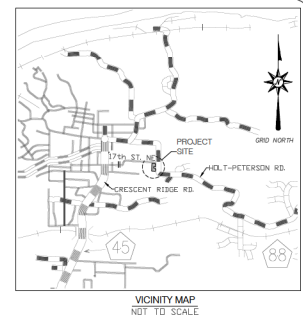
HILLSIDE DR

BIRCH DR

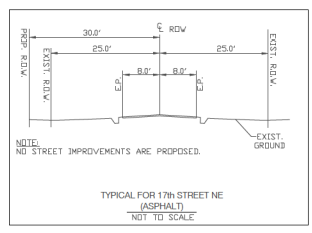
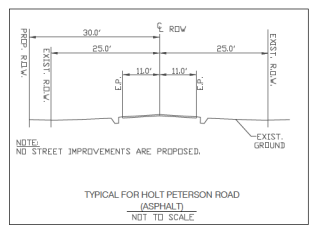




- NOTES:
1. OWNER: DONALD PERRY LANKFORD LIFE ESTATE
DON LANKFORD JR. EXECUTOR
100 CAMP PARADISE ROAD
PHENIX CITY, AL 36869
 2. ADDRESS OF PROJECT: 4737 HOLT PETERSON ROAD
 3. SOURCE OF TITLE: D.B. 548, PG. 658
 4. TOTAL AREA UNDER CONTROL OF DEVELOPER: 4.33 ACRES +/-
 5. TOTAL AREA TO BE SUBDIVIDED: 4.25 ACRES +/- (AREA AFTER R.D.V. WIDENING)
LOT 1: 1.48 ACRES +/-
LOT 2: 2.77 ACRES +/-
AREA GIVEN UP TO NEW R.D.V.: 0.08 ACRES
 6. NO PART OF THE PROPERTY SHOWN IS IN ANY SPECIAL FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAPS (FLOODING PANEL 3350, REVISED JANUARY 16, 2014)
 7. THE PROPOSED SUBDIVISION IS SERVICE BY AN ON-SITE DISPOSAL SYSTEM
 8. PROPERTY IS NOT IN THE TUSCALOOSA CITY LIMITS BUT DOES FALL IN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA
 9. WATER IS PROVIDED BY THE CITY OF TUSCALOOSA



SETBACKS:
FRONT: 30'
REAR: 35'
SIDE: 10'



- LEGEND
- ▲ CAPPED IRON FOUND
 - IRON PIPE FOUND
 - CAPPED IRON PIPE SET
 - CONCRETE MONUMENT
 - POINT NOT MONUMENTED
 - ⊥ POWER POLE
 - ELECTRIC OVERHEAD POWER LINE
 - W WATER VALVE
 - () PROPOSED ANGLES & DISTANCES

VARIANCES REQUESTED:

1. ASKING FOR A VARIANCE OF CAPPED SEWER DUE TO THE EXISTING RESIDENCES ALREADY HAVING ESTABLISHED ON-SITE SEPTIC SYSTEM.
2. ASKING FOR A VARIANCE FOR SIDE WALKS DUE TO THE LACK OF FOOT TRAFFIC AND NO OTHER SIDEWALK BEING PRESENT IN THE AREA.
3. ASKING FOR A VARIANCE FOR R.D.V. DEDICATION DUE TO HOLT PETERSON ROAD BEING A TWO LANE ROAD RUNNING THROUGH A RURAL AREA WITH NO FOOT TRAFFIC. ALTHOUGH BEING DESIGNATED A MAJOR COLLECTOR ROAD, HOLT PETERSON ROAD IS NOT IN A SITUATION THAT IT WILL HAVE TO BE WIDENED.

ROBERT S. MCPHERSON
PROFESSIONAL LAND SURVEYOR
ALABAMA LICENSE NO. 19239

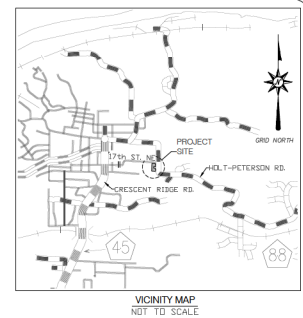
REV.	DATE:

PRELIMINARY PLAT
LANKFORD ESTATE SUBDIVISION
A PART OF THE SW1/4 - NW1/4
SEC. 10, T21S, R9W
TUSCALOOSA Co., AL
ROBERT S. MCPHERSON P.L.S.
4121 VARSIE DRIVE
TUSCALOOSA, ALABAMA 35404
PHONE: (205) 553-8843
FAX: (205) 553-5890

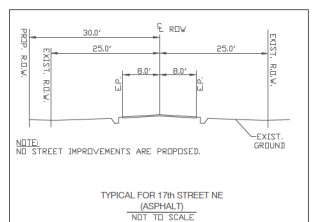
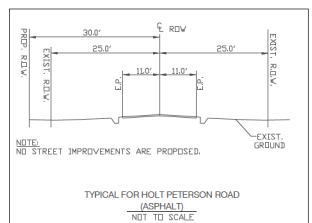
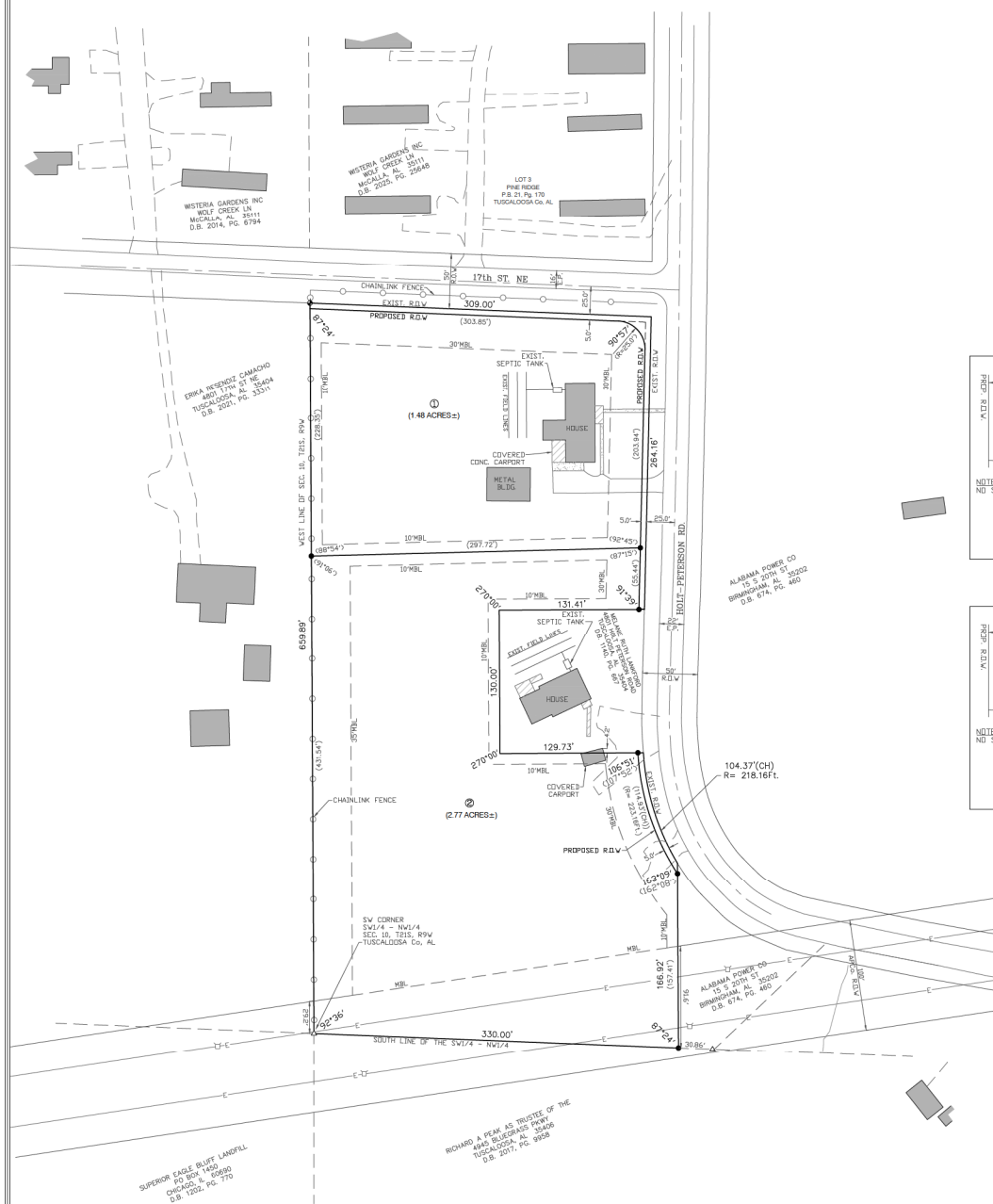
SCALE:
1"=50'
DATE:
9/7/2026
SURVEYED:
5/26
DRAWN BY:
C.T.M.
TYPE:
Preliminary Plat



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ROBERT S. MCPHERSON
PROFESSIONAL LAND SURVEYOR
ALABAMA LICENSE NO. 19259

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SEC. 10, T21S, R9W
TUSCALOOSA CO., AL

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ROBERT S. McPHERSON P.L.S.
PROFESSIONAL LAND SURVEYOR

4121 VASSIE DRIVE
TUSCALOOSA, AL 35404

PH 205-553-8843

September 7, 2026

RE: LANKFORD ESTATE SUBDIVISION

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Please Reply, mcph.surveying@att.net

If you have any questions, please contact:
Robert S. McPherson P.L.S. at 205 454-6204

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. S. McPherson', with a stylized flourish at the end.

ROBERT S. McPHERSON
PROFESSIONAL LAND SURVEYOR