



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: 711 12th Street Condominiums Parcel ID: 63-31-06-23-4-010-003.000 Total Acres: 0.18 ac±

Surveyor or Engineer

Name: Duncan Coker Associates, P.C.

Property Owner

Name: 711, LLC

Applicants MUST include ALL of the following documentation with the submission of this checklist:

Digital copy of Plat (with & without contours)	☒ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☒ YES <u>7-2-25</u>	☐ NO	☐ N/A
Master Plan provided	☐ YES	☐ NO	☒ N/A
Drainage study	☐ YES	☐ NO	☒ N/A
Variance request letter	☐ YES	☐ NO	☒ N/A
Designation of Agent form	☒ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	☒ YES	☐ NO	☐ N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	☒ YES	☐ NO	☐ N/A

Certification of Applicant

NOTE: AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

☐ I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: [Signature] Date: 7/3/2025

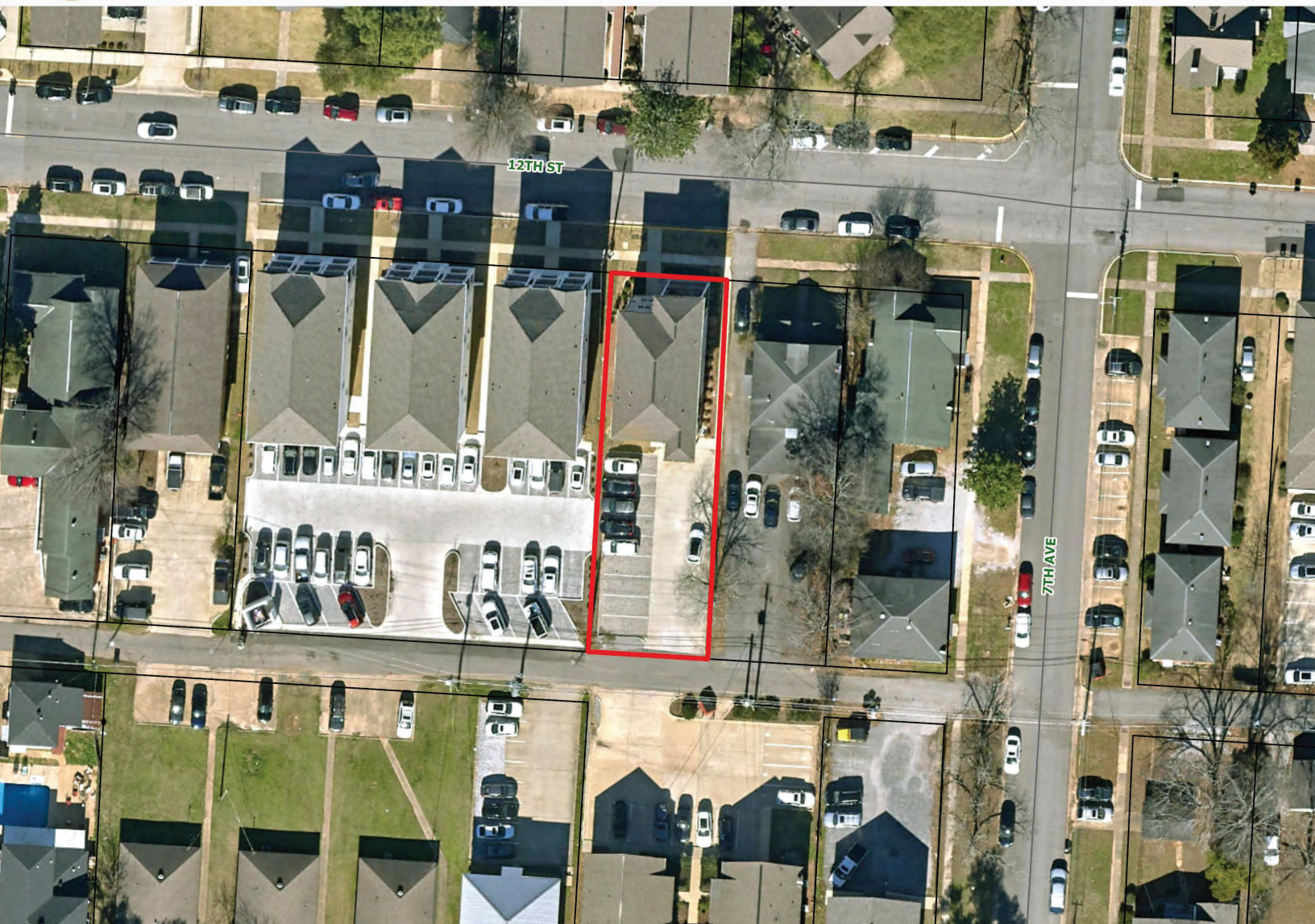
**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401 **SUBMIT FORM**



711 12th Stree

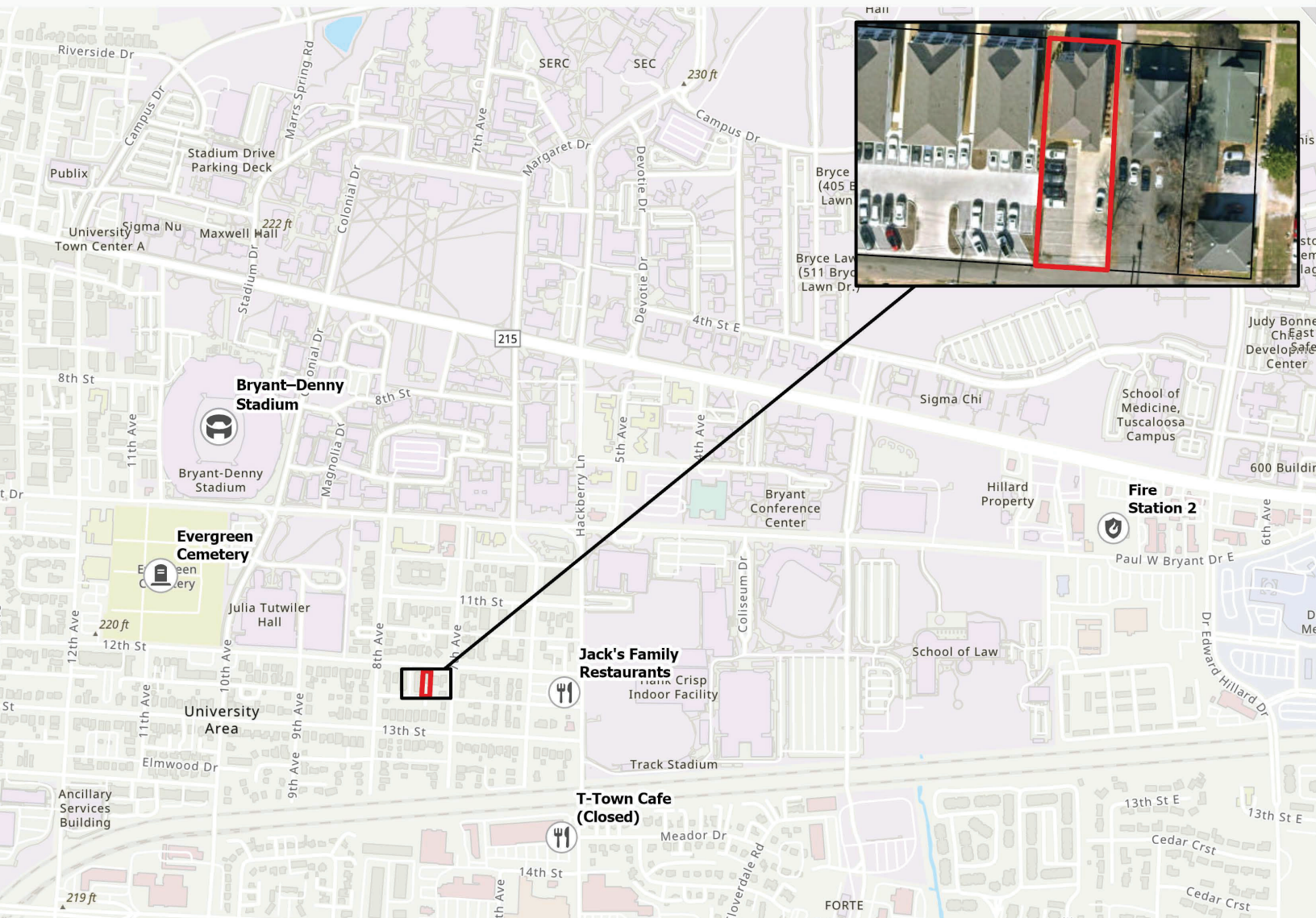
1 inch = 50 feet
0 25 50 75 100 Feet

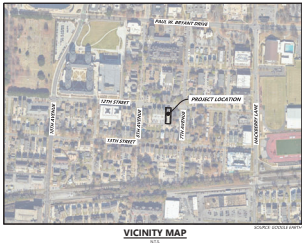
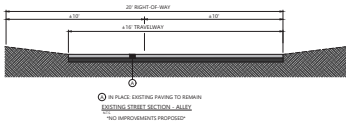
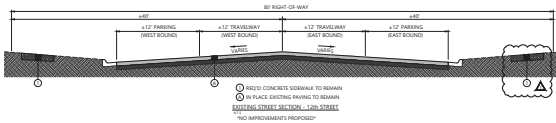
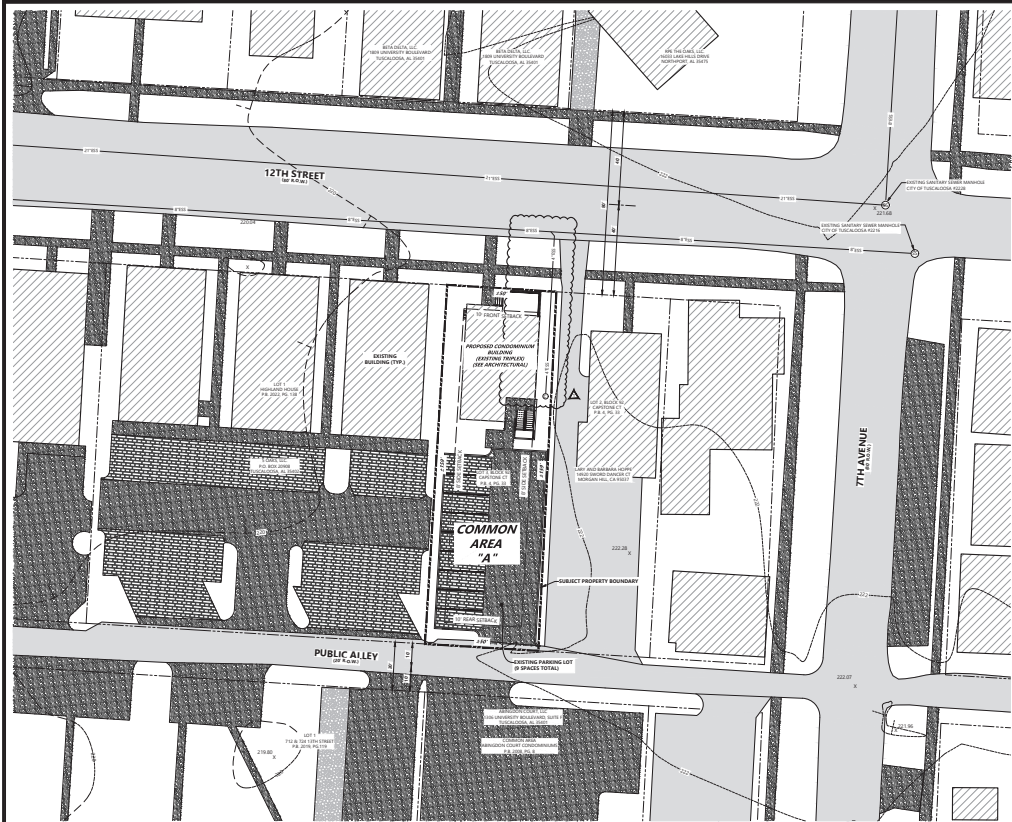




711 12th Street

1 inch = 750 feet
0 375 750 1,125 1,500 Feet





OWNER/APPLICANT:
711, LLC
1000 UNIVERSITY BOULEVARD
SUITE 200
TUSCALOOSA, AL 35401

- NOTES:
1. PROPERTY TO BE SUBDIVIDED - 8.18 AC.; TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 8.18 AC.;
 2. THIS PROPERTY IS CURRENTLY ZONED "THUR" (MULTIFAMILY RESIDENTIAL, UNIVERSITY DISTRICT);
 3. PROPERTY TO BE ACQUIRED BY CITY OF TUSCALOOSA, NORTH AND SOUTH;
 4. NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 17-0304001, REVISION DATE 10/16/14;
 5. THIS PLAN IS BASED ON AERIAL MAPPOING/COUNTY TAX ASSESSOR USE DATA AND IS NOT BASED ON A FIELD SURVEY;
 6. EXISTING SANITARY SEWER INFRASTRUCTURE TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS;
 7. THIS SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 18 WEST;
 8. THIS SUBDIVISION IS A REDEVOP OF LOT 1, BLOCK 10 CAPSTONE COURT (PP 6 & PP 10);
 9. "THUR" ZONING ATTACHE REQUIREMENTS:
MINIMUM 10' SIDE SETBACK (STREET)
MINIMUM 10' SIDE SETBACK (STREET)
MINIMUM 10' SIDE SETBACK (STREET)
 10. SOURCE OF TITLE: DEED BOOK 2021 PAGE 18777
 11. EXISTING BUILDINGS ON-SITE: 0

SYMBOLS LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
	EXISTING CONTOUR LINE (20 FOOT INTERVAL)
	PLAT BOOK
	DEED BOOK
	PAGE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING CLEAN OUT
	EXISTING ADJACENT SURFACE
	EXISTING CONCRETE PHASE SURFACE

DUNCAN & COKER ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

201 UNIVERSITY BOULEVARD
TUSCALOOSA, AL 35401
WWW.DUNCAN-COKER.COM

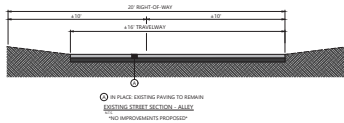
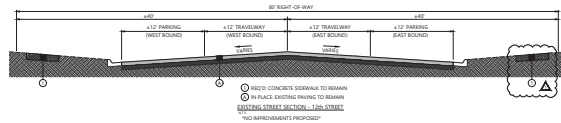
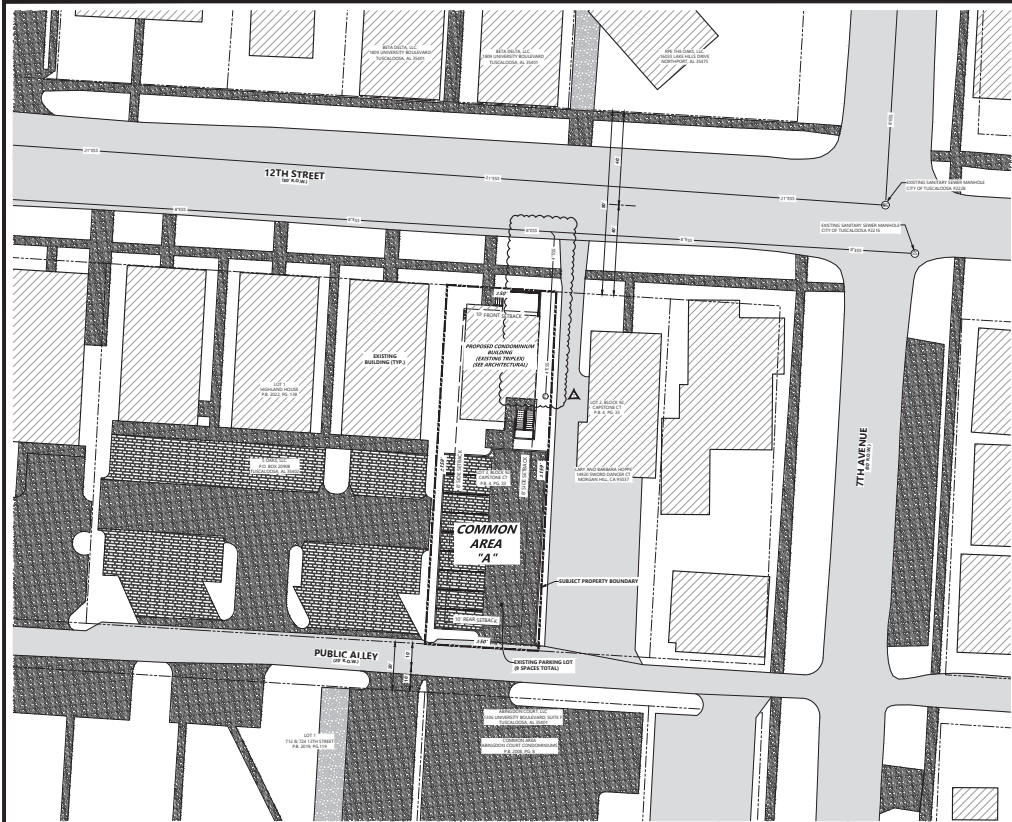
711 12TH STREET CONDOMINIUMS

A RESURVEY OF LOT 1, BLOCK 92
CAPSTONE COURT
TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY SUBDIVISION PLAT

DATE: 10/15/2021
BY: E. DUNCAN
CHECKED: J. COKER
DATE: 10/15/2021
SCALE: AS SHOWN

PP1



OWNER/APPLICANT:
711, LLC
1000 UNIVERSITY BOULEVARD
SUITE 200
TUSCALOOSA, AL 35401

- NOTES:
1. PROPERTY TO BE SUBDIVIDED - 8.18 AC.
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 8.18 AC.
 2. THIS PROPERTY IS CURRENTLY ZONED "THUR" (MULTIFAMILY RESIDENTIAL/UNIVERSITY DISTRICT).
 3. PROPERTY TO BE DIVIDED BY CITY OF TUSCALOOSA NORTH AND SOUTH.
 4. NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 17-0304001, REVISION DATE 10/14/16.
 5. THIS PLAN IS BASED ON AERIAL MAPS/PHOTOGRAPHY THAT ASSUMES THE DATA AND IS NOT BASED ON A FIELD SURVEY.
 6. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
 7. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 18 WEST.
 8. THIS SUBDIVISION IS A RESUBDIVISION OF LOT 1, BLOCK 10 CAPSTONE COURT (PG 4 PG 10).
 9. "THUR" ZONING ATTACHMENT REQUIREMENTS:
MINIMUM 10' SIDE SETBACK (STREET)
MINIMUM 10' SIDE SETBACK (STREET)
MINIMUM 10' SIDE SETBACK (STREET)
 10. SOURCE OF TITLE: DEED BOOK 2021 PAGE 18777
 11. EXISTING RECORDS ON-SITE: 10

SYMBOLS LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
	PLAT BOOK
	DEED BOOK
	PAGE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING CLEAN OUT
	EXISTING ADJACENT SURFACE
	EXISTING CONCRETE PHASE SURFACE

DUNCAN & COKER ASSOCIATES

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201 UNIVERSITY BOULEVARD
TUSCALOOSA, AL 35401
205-756-1000
WWW.DUNCAN-COKER.COM

711 12TH STREET CONDOMINIUMS

A RESURVEY OF LOT 1, BLOCK 92
CAPSTONE COURT
TUSCALOOSA, ALABAMA
TUSCALOOSA COUNTY

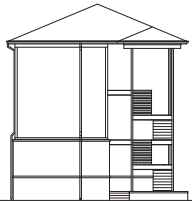
PRELIMINARY SUBDIVISION PLAT

DATE: 10/10/2024
DRAWN BY: E. DUNCAN
CHECKED BY: E. DUNCAN
SCALE: AS SHOWN
SHEET NUMBER: 10 OF 10

PP1



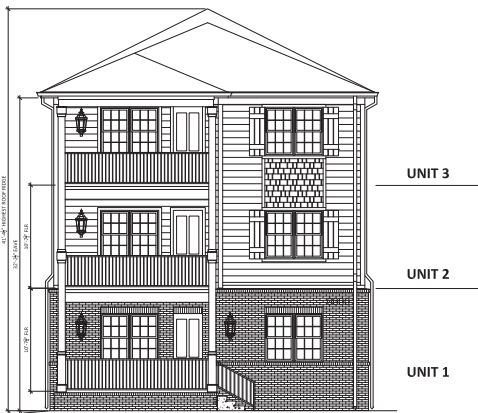
3 LEFT EXTERIOR ELEVATION
A100 1/8" = 1'-0"



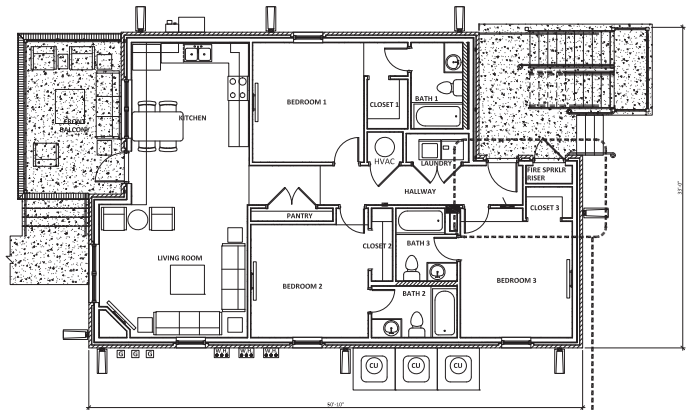
4 REAR EXTERIOR ELEVATION
A100 1/8" = 1'-0"



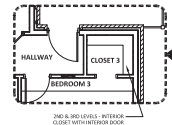
5 RIGHT EXTERIOR ELEVATION
A100 1/8" = 1'-0"



2 FRONT EXTERIOR ELEVATION
A100 1/4" = 1'-0"



1 TYP FLOOR PLAN ALL UNITS ON ALL (3) LEVELS
A100 1/4" = 1'-0"



2ND & 3RD LEVELS - INTERIOR CLOSET WITH WARDROBE DOOR

CALDWELL ARCHITECTS

Caldwell Architects of AL, Inc.
1490 Northbank Pkwy, Ste 212
Tuscaloosa, AL 35406
+1 205 752 4420
caldwellarchitects.com

PRELIMINARY PLATT: 07/02/2025

Project:
711 12TH STREET
CONDOMINIUMS
711 12TH STREET
TUSCALOOSA, AL

Seal:

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

Project No.:
2025-711
Sheet Title:
FLOOR PLAN & ELEVATIONS

Sheet Number:

A100