

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:

8/14/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

SBR Subdivision

Site Address:

31st Street, Tuscaloosa, Alabama 35401

Parcel ID:

31-08-34-1-004-001.000 and 31-07-35-2-015-002.000

Total Acres to be Subdivided:

10.6

Total Acreage Controlled by Owner:

10.6

Number of Existing Lots:

4

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

2

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:

No

Current Zoning:

Industrial Heavy (IH)

Proposed Zoning:

Industrial Heavy (IH)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Reason for Subdivision:

To remove lot line

Surveyor or Engineer Information:

Survey or Engineer Company:

McGuire Assoc. a Division of GSA, an LJA Company

Surveyor or Engineer Name:

Michael McGuire

Applicant Information:

Applicant Name:

Roger Taylor

Property Owner Information:

Property Owner Name:

Roger Taylor

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

Supporting Documents:

Preliminary Plat with Contours
SBRCONT.pdf

Preliminary Plat without Contours
SBRNOCONT.pdf

Tax Map

SBRSUBDTAX.pdf

Vicinity Map

SBRVIC.pdf

Additional Documents:

DSA FORM.pdf

waiversigned.pdf



2701 31st Street

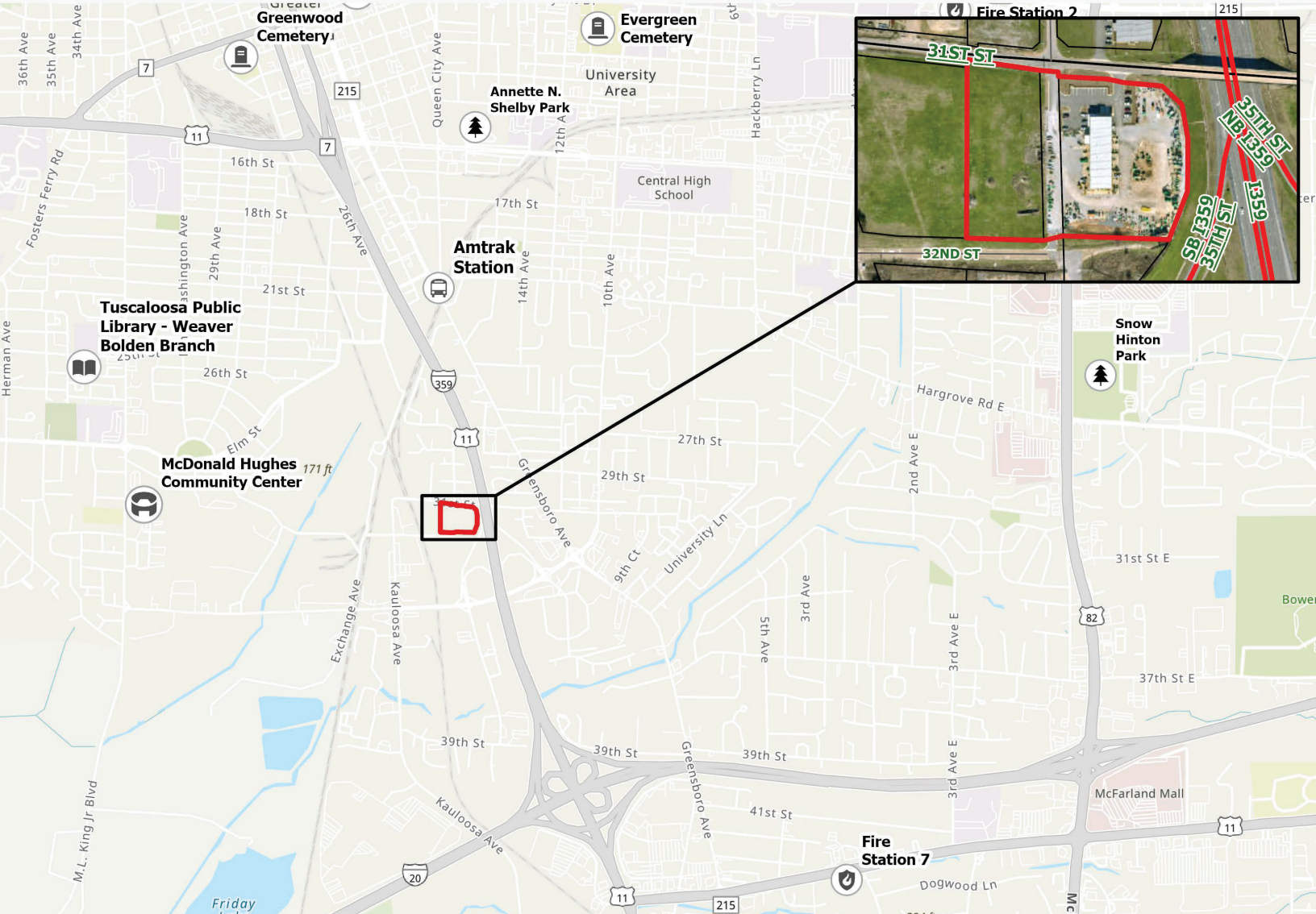
1 inch = 150 feet
0 75 150 225 300 Feet





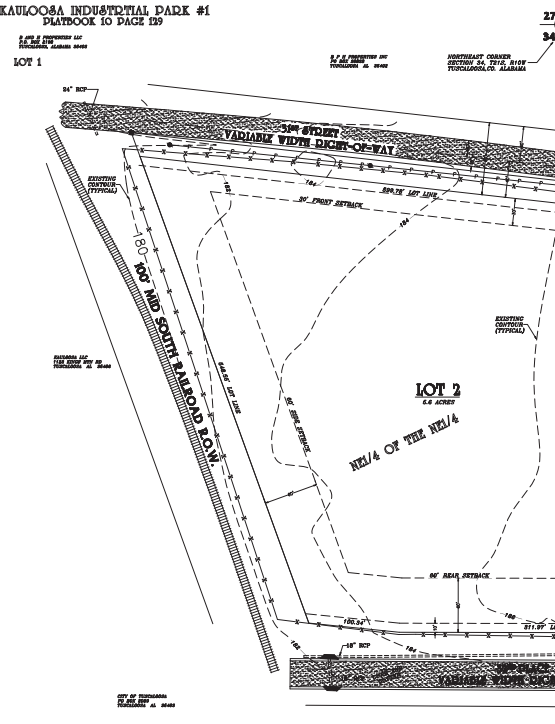
2701 31st Street

1 inch = 2,000 feet
0 1,000 2,000 3,000 4,000 Feet



KAULOOSA INDUSTRIAL PARK #1
PLATBOOK 10 PAGE 129

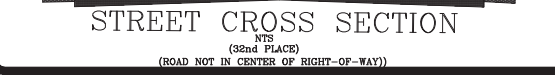
LOT 1



STREET CROSS SECTION
(31st STREET WEST OF ENTRANCE)
NTS
(ROAD NOT IN CENTER OF RIGHT-OF-WAY))



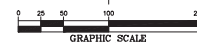
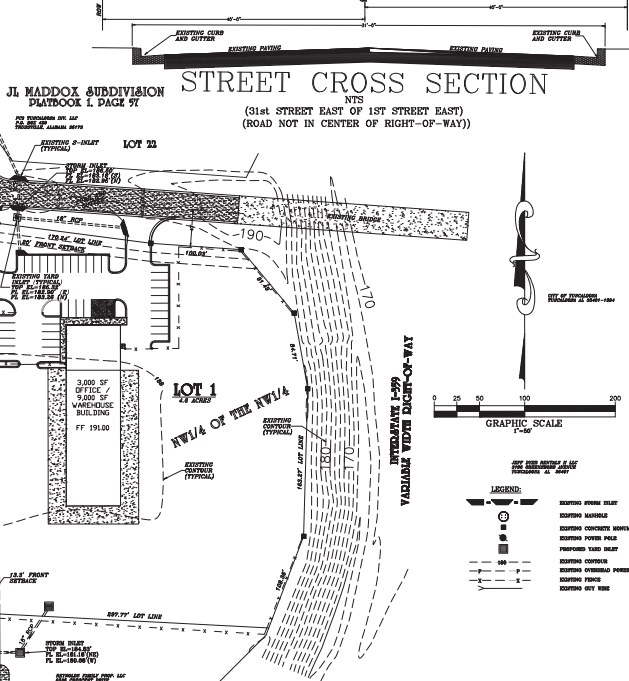
STREET CROSS SECTION
(32nd PLACE)
NTS
(ROAD NOT IN CENTER OF RIGHT-OF-WAY))



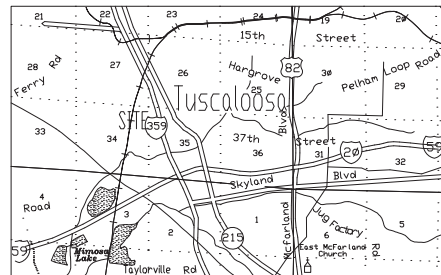
- REMARKS / NOTES:
1. THE PROPERTY IS BE SUBDIVIDED INTO 10.8 ACRES +/-.
 2. DEVELOPMENT TO BE REVIEWED BY TUSCALOOSA CITY.
 3. PROPERTY HAS EXISTING 10.8 AC +/-.
 4. ALL DIMENSIONS ARE APPROXIMATE.
 5. PROPERTY IS BE SUBDIVIDED INTO 10.8 AC +/-.
 6. ALL DIMENSIONS ARE APPROXIMATE.
 7. ALL DIMENSIONS ARE APPROXIMATE.
 8. ALL DIMENSIONS ARE APPROXIMATE.
 9. ALL DIMENSIONS ARE APPROXIMATE.
 10. ALL DIMENSIONS ARE APPROXIMATE.
 11. ALL DIMENSIONS ARE APPROXIMATE.
 12. ALL DIMENSIONS ARE APPROXIMATE.

JL MADDOX SUBDIVISION
PLATBOOK 1 PAGE 97

STREET CROSS SECTION
(31st STREET EAST OF 1ST STREET EAST)
NTS
(ROAD NOT IN CENTER OF RIGHT-OF-WAY))



- LEGEND:
- EXISTING SPUR ROAD
 - EXISTING HIGHWAY
 - EXISTING CONCRETE DRIVEWAY
 - EXISTING POWER POLE
 - PROPOSED ROAD RIGHT
 - EXISTING DRIVEWAY
 - EXISTING OVERHEAD POWER
 - EXISTING DRIVE
 - EXISTING ANY TREE



VICINITY MAP

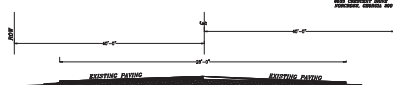
PRELIMINARY PLAT

SBR SUBDIVISION
A INDUSTRIAL DEVELOPMENT
SBR TUSCALOOSA LLC
TUSCALOOSA, ALABAMA

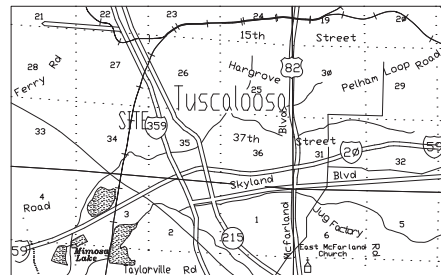
MCCUIRE ASSOCIATES
A DIVISION OF
ALMA COMPANY
GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEER, LAND SURVEYOR, PLANNING & ENVIRONMENTAL
PHYSICAL SCIENCE, PROJECT MANAGER, PROJECT MANAGER, PROJECT MANAGER

ALABAMA
REGISTERED
NO. 01780
PROFESSIONAL
LAND SURVEYOR
6/7/2025

DATE: 6/7/2025
PROJECT: 25-0050



STREET CROSS SECTION
NTS
(32nd PLACE)
(ROAD NOT IN CENTER OF RIGHT-OF-WAY)



VICINITY MAP

DEVELOPER / DEVELOPER

58B TUCULUMBA LLC
4704 PUEBLO INDUSTRIAL PARK
TUCULUMBA, ALABAMA 36611

SUBJECT / SUBJECT

ROTHMAN ASSOCIATES A DIVISION OF RGA, AN LSA COMPANY
8141 GULF CITY STREET SUITE 8
TUCULUMBA, ALABAMA 36611

NOTES

1. TOTAL ACREAGE TO BE SUBMITTED THIS PHASE IS 10.2 ACRES +/-.

2. DEVELOPMENT TO BE SERVED BY SANITARY SEWER.

3. THE SITE HAS NO EXISTING OR PROPOSED HIGH VOLTAGE POWER LINES.

4. ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.

5. PROPERTY BOUNDARY IS 80' X 120'.

6. THE PROPOSED DEVELOPMENT IS A SANITARY SEWER IMPROVEMENTS AND PRODUCTION OF COMPOST. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TUCULUMBA ZONING ORDINANCE.

7. EASEMENTS ARE TO BE PROVIDED BY THE CITY OF TUCULUMBA.

8. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TUCULUMBA ZONING ORDINANCE.

9. SOURCE OF DEMOLITION DEBRIS: PACE BROS.

10. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TUCULUMBA ZONING ORDINANCE.

11. THERE IS A 10' HIGH CITY WALL BARRIER ADJACENT ALONG THAT PORTION OF THE SITE THAT IS ADJACENT TO THE CITY OF TUCULUMBA.

12. PROPERTY NOT LOCATED IN A SPECIAL PLANNED HAZARD AREA.

13. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TUCULUMBA ZONING ORDINANCE.

14. TOTAL PLANNED DEVELOPMENT OF 10.2 ACRES +/-.

ALABAMA
REGISTERED
NO. 21782
PROFESSIONAL
LAND
MEASURER
MICHAEL J. MCQUIR, Inc.
8/14/2025
ENCL. NO.
PP-1
PROJECT
22-00009

McGuire Associates a Division of GSA



GONZALEZ – STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING
LAND PLANNING • LANDSCAPE ARCHITECTURE

Planning, Office of Urban Development
Mr. Zach Ponds
2201 University Boulevard
Annex III, 3rd Floor
Tuscaloosa, AL 35401

8/27/2025

Re: SBR Subdivision

Dear Mr. Ponds,

By this letter our client, Roger Taylor would like to request the following variances.

- 1.) Sidewalk
- 2.) Drainage Study

If you should have any questions or need any additional information, please give me a call.

Sincerely,

Michael J. McGuire
Senior Project Manager



Kay Ivey
Governor

ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52
OFFICE OF THE DISTRICT ADMINISTRATOR
5710 University Blvd East
Cottondale, AL 35453
Telephone: 205-554-3280



John R. Cooper
Transportation Director

August 28, 2025

Gonzalez-Strength & Associates, Inc.
2615 Gary Fitts Street
Tuscaloosa, AL 35401

Attn: Mr. Michael McGuire

Re: Sidewalk Requirements
Tuscaloosa County

Dear Mr. McGuire,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along I-359 at Sunbelt Rentals located at 2701 31st Street E.

If you have any questions, contact Ms. Darby Campbell at (205) 554-3239.

Respectfully,

C. Brett Paulk
District 52 Administrator

CBP/ DKC

Enclosures

cc: File w/ Attachment