

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:

9/12/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of Lots 9-16, Block 89 T C I L Subdivision

Site Address:

1010 13th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 06 23 3 016 003.000 - 014.000

Total Acres to be Subdivided:

1.47

Total Acreage Controlled by Owner:

1.47

Number of Existing Lots:

9

Number of Proposed Lots:

1

Number of Existing Structures:

9

Number of Proposed Structures:

8

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:

Multifamily Residential University (MRU)

Proposed Zoning:

Multifamily Residential University (MRU)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Lot consolidation for shared parking.

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Robert Martin

Applicant Information:

Applicant Name:

Mike Spruill

Property Owner Information:

Property Owner Name:

Mike Spruill

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

Spruill-1010 13th St_Pre Plat.pdf

Preliminary Plat without Contours

Spruill-1010 13th St_Pre Plat_no cnts.pdf

Tax Map

Spruill-1010 13th St_TM.pdf

Vicinity Map

Spruill-1010 13th St_VM.pdf

Additional Documents:

Spruill-1010 13th Street_Schem1_9-16-25.pdf

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email.



1000-1016 13th Street and 1211 11th Avenue

1 inch = 100 feet

50 100 150 200 Feet

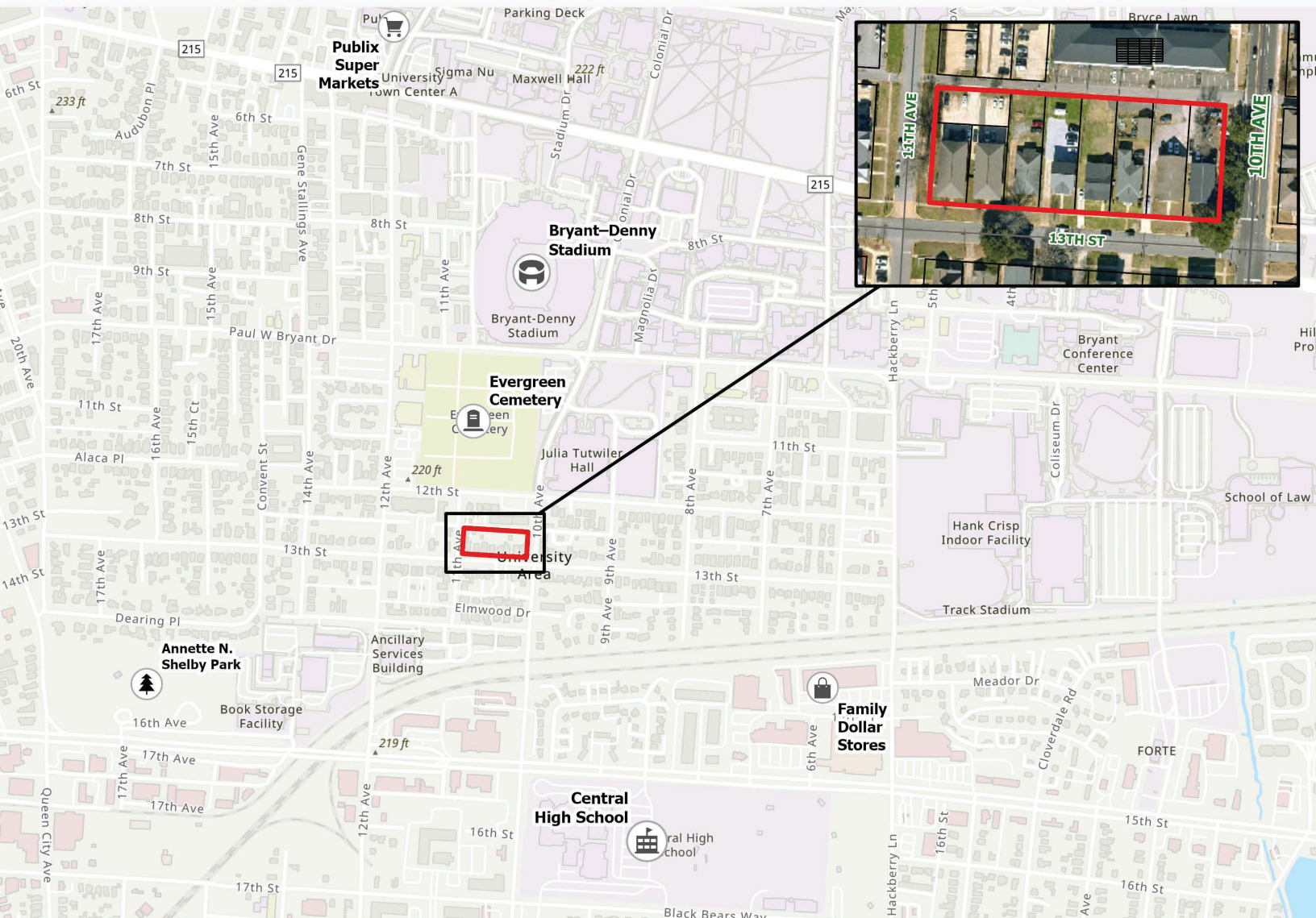


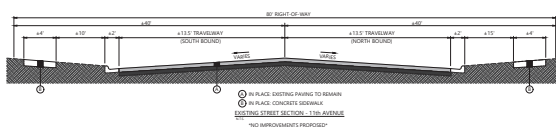
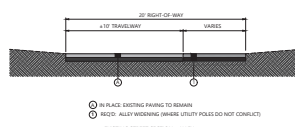
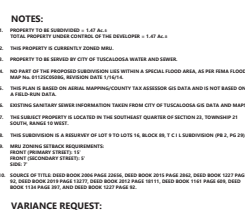


1000-1016 13th Street and 1211 11th Avenue

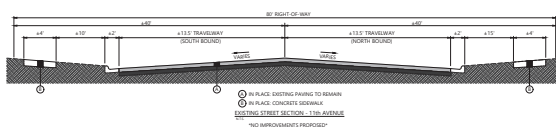
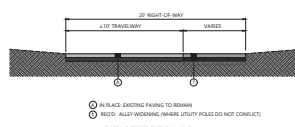
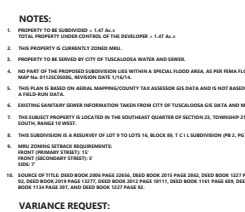
1 inch = 750 feet

0 400 800 1,200 1,600 Feet





SYMBOLS LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
	FLAT BOOK
	DEED BOOK
	PAGE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE



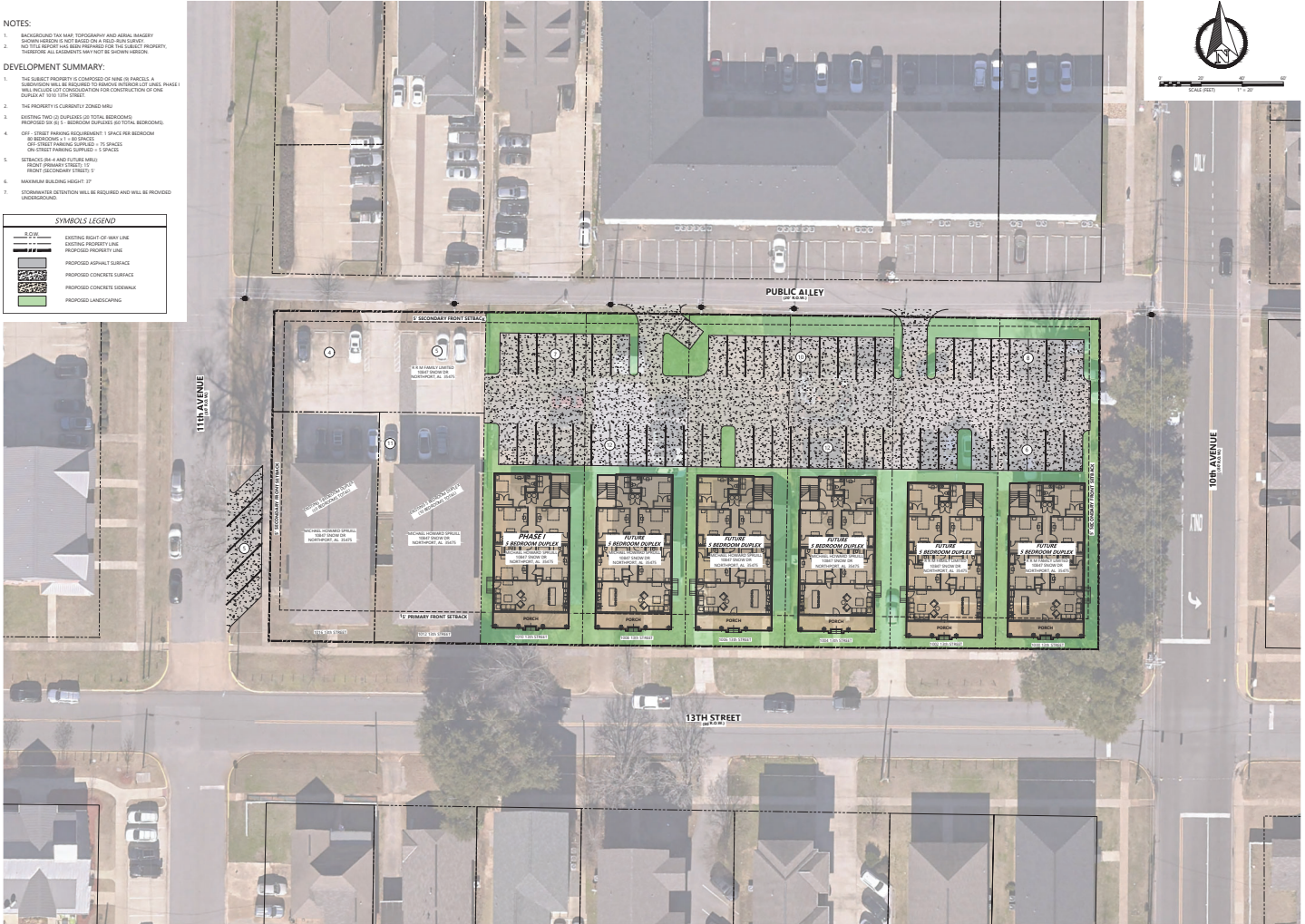
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	DEED BOOK
	PAGE
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	EXISTING SANITARY SEWER MANHOLE

NOTES:

1. BACKGROUND MAP: TOPOGRAPHY AND AERIAL IMAGERY. BACKGROUND IS NOT BASED ON A FIELD SURVEY. NO TITLE REPORT HAS BEEN PREPARED FOR THE SUBJECT PROPERTY. THEREFORE, ALL ELEVATIONS MAY NOT BE EXACTLY CORRECT.
2. THE PROPERTY IS CURRENTLY ZONED MUR.
3. EXISTING TWO (2) DWELLING (2) TOTAL BEDROOMS. PROPOSED SIX (6) BEDROOMS (SIX (6) TOTAL BEDROOMS).
4. LOT - STREET PARKING REQUIREMENT: 1 SPACE PER BEDROOM. EXISTING: 1.1 SPACES. PROPOSED: 6 SPACES. ON-STREET PARKING SURFACES: 1 SPACES.
5. STREET CLOSURE AND CLOSURE WALLS: FRONT (PRIMARY) STREET: 15' FRONT (SECONDARY) STREET: 5'.
6. MAXIMUM BUILDING HEIGHT: 17'.
7. STORMWATER DETENTION WILL BE REQUIRED AND WILL BE PROVIDED UNDEVELOPED.

SYMBOLS LEGEND

EXISTING HEIGHT OF WALK LINE	EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
PROPOSED ASPHALT SURFACE	PROPOSED CONCRETE SURFACE	PROPOSED CONCRETE SIDEWALK
PROPOSED LANDSCAPING		



ALABAMA
PROFESSIONAL SURVEYOR
No. 12345
JANUARY 1, 2018 - DECEMBER 31, 2024

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CIVIL ENGINEERING • SURVEYING • PLANNING
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1010 13th STREET
13th STREET DEVELOPMENT
TUSCALOOSA, AL

SCHEMATIC LAYOUT OPTION I

DATE: 10/1/2024	PROJECT: 1010 13th STREET
DRAWN BY: J. DUNCAN	CHECKED BY: M. COKER
DATE: 10/1/2024	DATE: 10/1/2024
SCALE: AS SHOWN	SCALE: AS SHOWN

SCHEME I

VARIANCE REQUEST

Project: Resurvey of Lots 9-16, Block 89 T C I L Subdivision

Date: October 2, 2025

Right-of-Way Dedication Along 10th Avenue: The developer requests a variance from the requirement to dedicate 5' of additional R.O.W. along 10th Avenue.