

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:

10/10/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey Lots 83-85 Warrior Addition

Site Address:

2131 5th St. E, Tuscaloosa, Alabama 35404

Parcel ID:

63 30 04 19 1 009 003.000

Total Acres to be Subdivided:

0

Total Acreage Controlled by Owner:

0.19

Number of Existing Lots:

1

Number of Proposed Lots:

1

Number of Existing Structures:

0

Number of Proposed Structures:

1

Water Authority:

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Mixed Residential 1 (MR-1)

Proposed Zoning:

Mixed Residential 1 (MR-1)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Resurvey of lots 83-83.

Surveyor or Engineer Information:

Survey or Engineer Company:

Gonzalez-Strength and Associates, an LJA Company

Surveyor or Engineer Name:

Michael McGurie

Property Owner Information:

Property Owner Name:

Shelley D. Andoe Eaton

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:

Supporting Documents:

Preliminary Plat with Contours

5TH STREET E..-PRELIMINARY PLAT.pdf

Tax Map

2131-GIS details.pdf

Additional Documents:

5th Street E.-WAIVERLETTERrev.pdf

5th St E- Designation of agent signed.pdf

Preliminary Plat without Contours

5TH STREET E..-PRELIMINARY PLAT.pdf

Vicinity Map

Vicinity Map.PNG

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.



2131 5th Street East

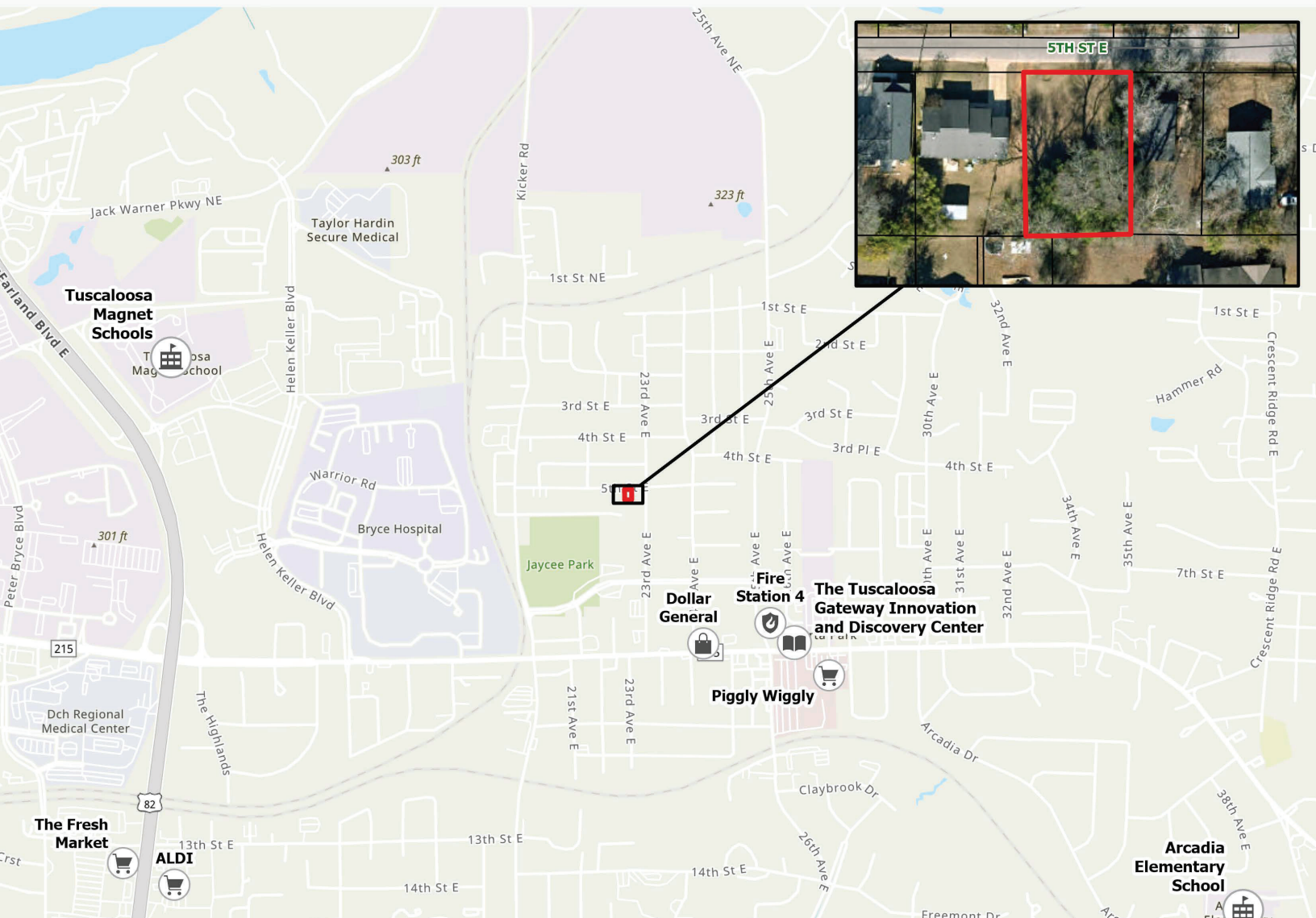
1 inch = 50 feet
0 25 50 75 100 Feet

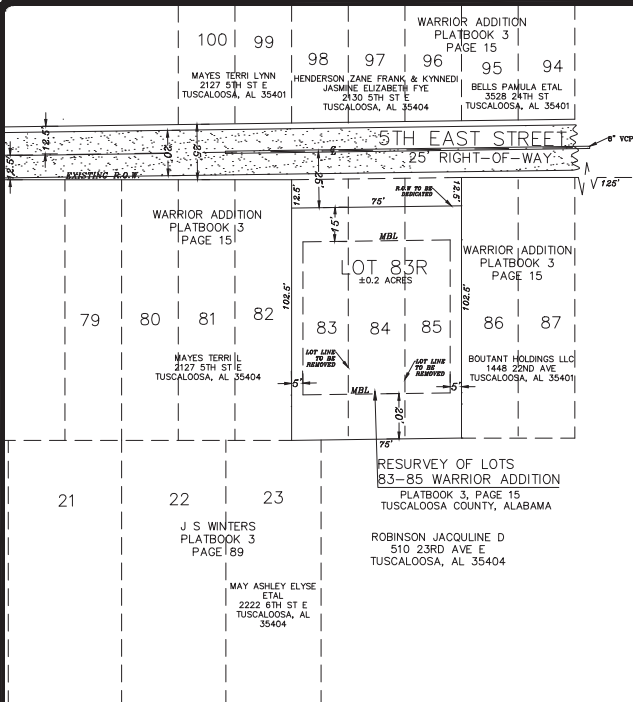




2131 5th Street East

1 inch = 1,250 feet
0 625 1,250 1,875 2,500 Feet

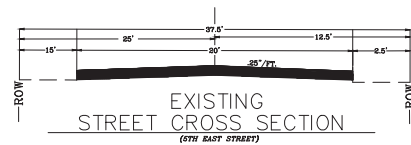
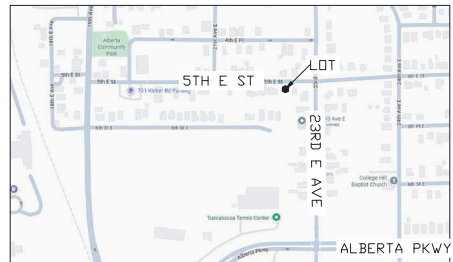




General Notes

1. SOURCE OF TITLE: D.B. 2025 PG. 18515.
2. PROPERTY NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA: FEMA MAP #01185C0508G. REVISED JANUARY 16, 2014.
3. PROPERTY LOCATED WITHIN THE CITY LIMITS, AND ZONED MB-1.
4. ALL DISTANCES ARE TO THEIR RESPECTIVE CHORDS.
5. ALL LOT CORNERS ARE MONUMENTED, WITH REBAR, CAPPED PIPE.
6. EACH LOT MATHEMATICALLY CLOSSES TO A CLOSURE OF NOT LESS THAN 1:10,000.
7. FRONT MINIMUM BUILDING LINE 15'.
8. SIDE YARD SETBACKS 5'.
9. REAR YARD SETBACK 20'.
10. REQUEST WAIVER SIDEWALK.
11. PROPERTY UNDER CONTROL OF THE DEVELOPER 0.20 ACRE. PROPERTY TO BE SUBDIVIDED 0.20 ACRE.

VICINITY MAP



REVISIONS		QUARTER - SECTION	
NO.	DESCRIPTION	SECTION 19	TOWNSHIP 21 SOUTH

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

11/3/2025

Re: Warrior Addition

Dear Mr. Ponds,

By this letter our client, Hers LLC, would like to request the following waivers.

1.) Sidewalk

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

Sincerely,

Michael J. McGuire
Senior Project Manager