

# 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:

10/13/2025

## Property Information:

### Preliminary Plat Title (this can be abbreviated):

21st Avenue Townhomes

### Site Address:

808 Almon Ave., Tuscaloosa, Alabama 35401

### Parcel ID:

31-05-22-1-111-046.000

### Total Acres to be Subdivided:

025

### Total Acreage Controlled by Owner:

025

### Number of Existing Lots:

2

### Number of Proposed Lots:

3 with HOA Lot (9 total with 1 HOA with old lots)

### Number of Existing Structures:

2

### Number of Proposed Structures:

3

### Water Authority:

### Within Tuscaloosa City Limis:

Yes

### Adjacent to Lake Tuscaloosa:

No

### Connecting to City Sewer:

Yes

### Existing Septic Tanks/Field Lines:

No

### Current Zoning:

Downtown (D)

### Proposed Zoning:

Downtown Perimeter (DP)

### Current Land Use:

Vacant

### Proposed Land Use:

Residential

### Reason for Subdivision:

Half Price, LLC proposes to combine the subject parcel with the existing 21st Avenue Townhomes Subdivision and rezone it from Downtown (D) to Downtown Perimeter (DP). The plan includes adding three new townhome units to the subdivision, attached to the existing building along Almon Avenue. In addition, a new parking lot will be constructed to serve both the existing and the proposed units. This improvement

will help reduce reliance on on-street parking and enhance overall site functionality.

## **Surveyor or Engineer Information:**

**Survey or Engineer Company:**  
McGiffert & Associates

**Surveyor or Engineer Name:**  
Allen McGiffert

## **Applicant Information:**

**Applicant Name:**  
Price McGiffert (Half Price, LLC)

## **Property Owner Information:**

**Property Owner Name:**  
Piper LLC

## **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:**

Engineer to follow up with contours and maps.





# 808 Almon Avenue

1 inch = 67 feet  
0 30 60 90 120 Feet

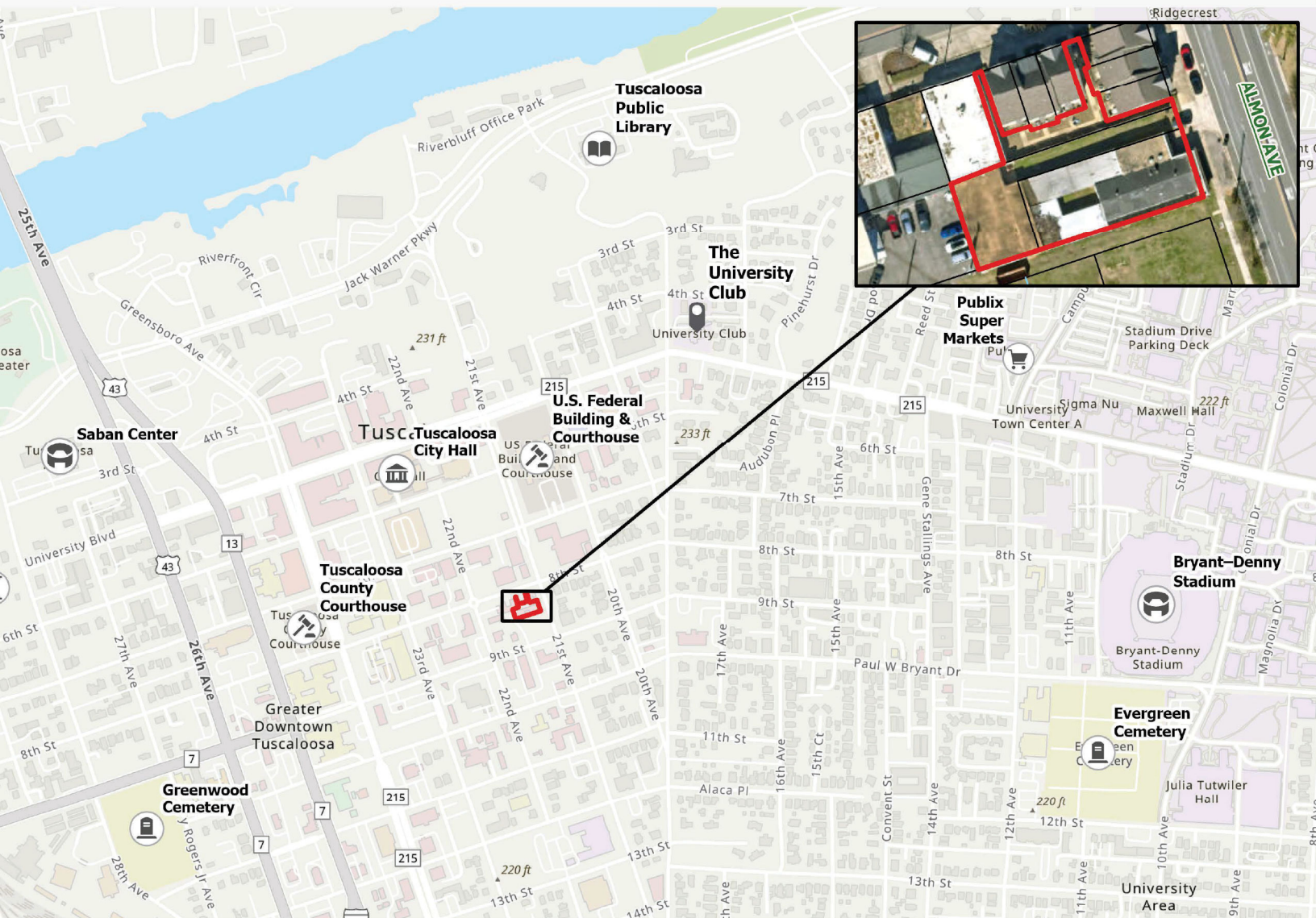






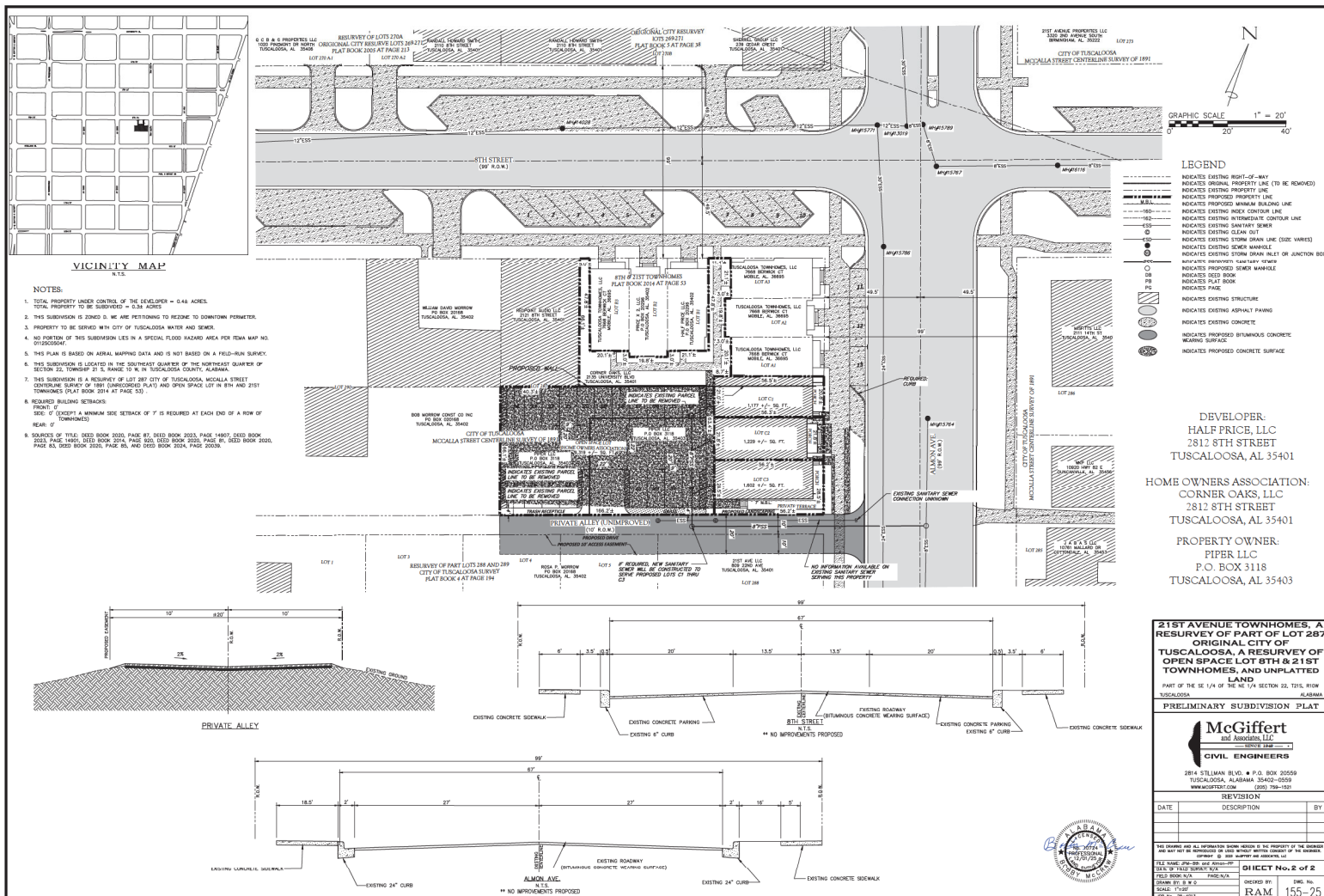
# 808 Almon Avenue

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









**21ST AVENUE TOWNHOMES, A  
RESURVEY OF PART OF LOT 287  
ORIGINAL CITY OF  
TUSCALOOSA, A RESURVEY OF  
OPEN SPACE LOT 8TH & 21ST  
TOWNHOMES, AND UNPLATTED  
LAND  
PART OF THE SE 1/4 OF THE NE 1/4 SECTION 22, T21S, R10W  
TUSCALOOSA ALABAMA**

PRELIMINARY SUBDIVISION PLAT

4.3.5. **GLCC** -

**McGiffert**  
and Associates LLC

— SINCE 1948 — •

CIVIL ENGINEERS

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REVISION		
DATE	DESCRIPTION	BY



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FILE NAME: JPM-091 and Arnon-PP

DATE OF FIELD SURVEY: N/A	SHEET NO. 1 OF 1	
FIELD BOOK: N/A	PAGE: N/A	
DRAWN BY: B. M. O.	CHECKED BY:	DWG. No.

SCALE: 1"=20'	RAM	155-25
JOB No. 25-4013		

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