

# 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:**

8/29/2024

## Property Information:

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

Rosewood Phase One

**Site Address:**

McWrights Ferry Road at New Watermelon Road, Tuscaloosa, Alabama 35406

**Parcel ID:**

63-21-08-28-3-001-003.007; 63-21-08-28-3-001-003.006

**Total Acres to be Subdivided:**

9.25

**Total Acreage Controlled by Owner:**

9.25

**Number of Existing Lots:**

2 Tax Parcels

**Number of Proposed Lots:**

4

**Number of Existing Structures:**

0

**Number of Proposed Structures:**

6

**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:**

General Commercial (GC)

**Proposed Zoning:**

General Commercial (GC)

**Current Land Use:**

Vacant

**Proposed Land Use:**

Commercial

**Reason for Subdivision:**

To allow sale of proposed Lot 2.

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Duncan Coker Associates, P.C.

**Surveyor or Engineer Name:**

Jimmy Duncan

**Applicant Information:**

**Applicant Name:**

McWrights Ferry Land Company, LLC

**Property Owner Information:**

**Property Owner Name:**

McWrights Ferry Land Company, 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:**



# 5921 New Watermelon

1 inch = 200 feet  
0 100 200 300 400 Feet

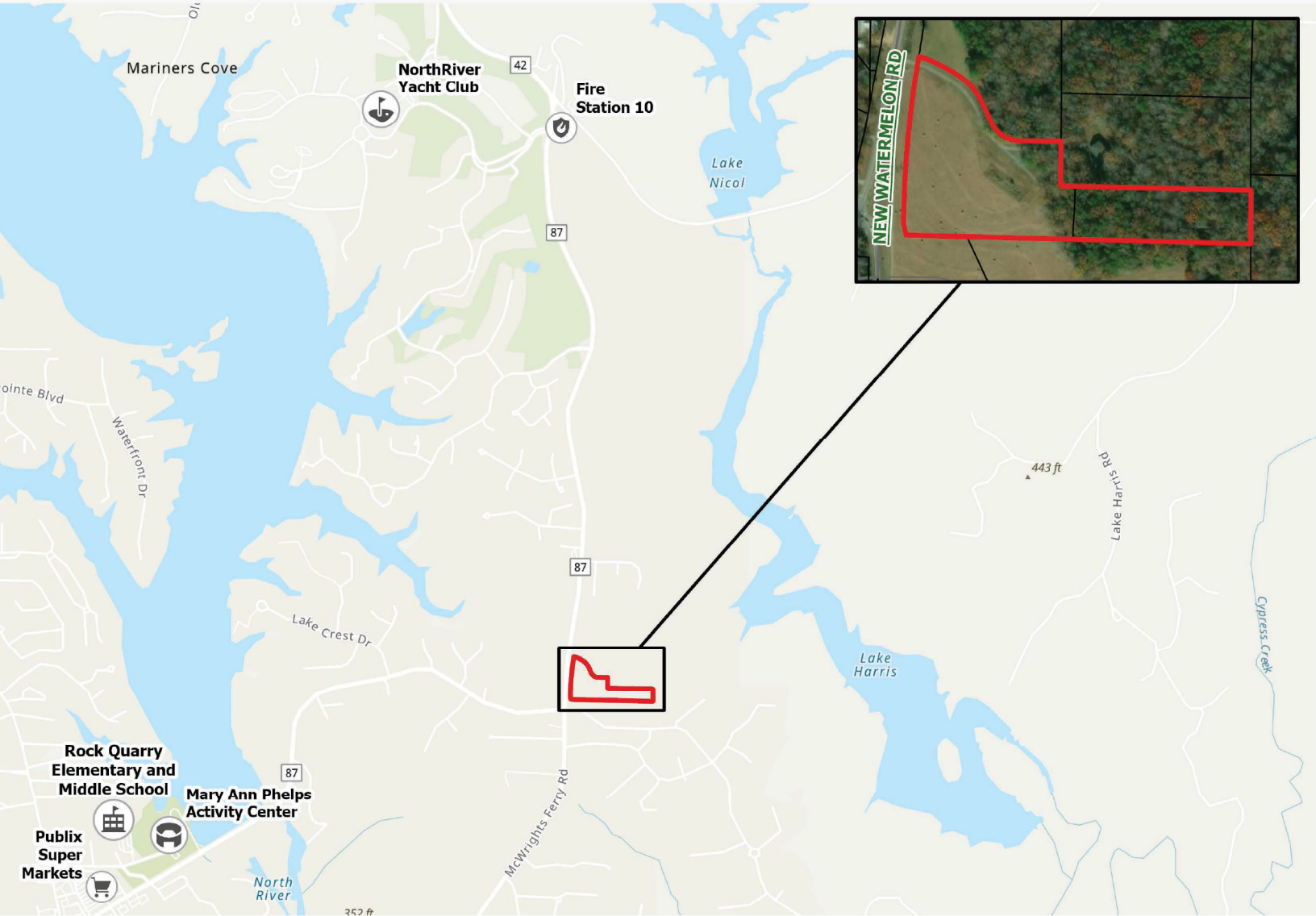


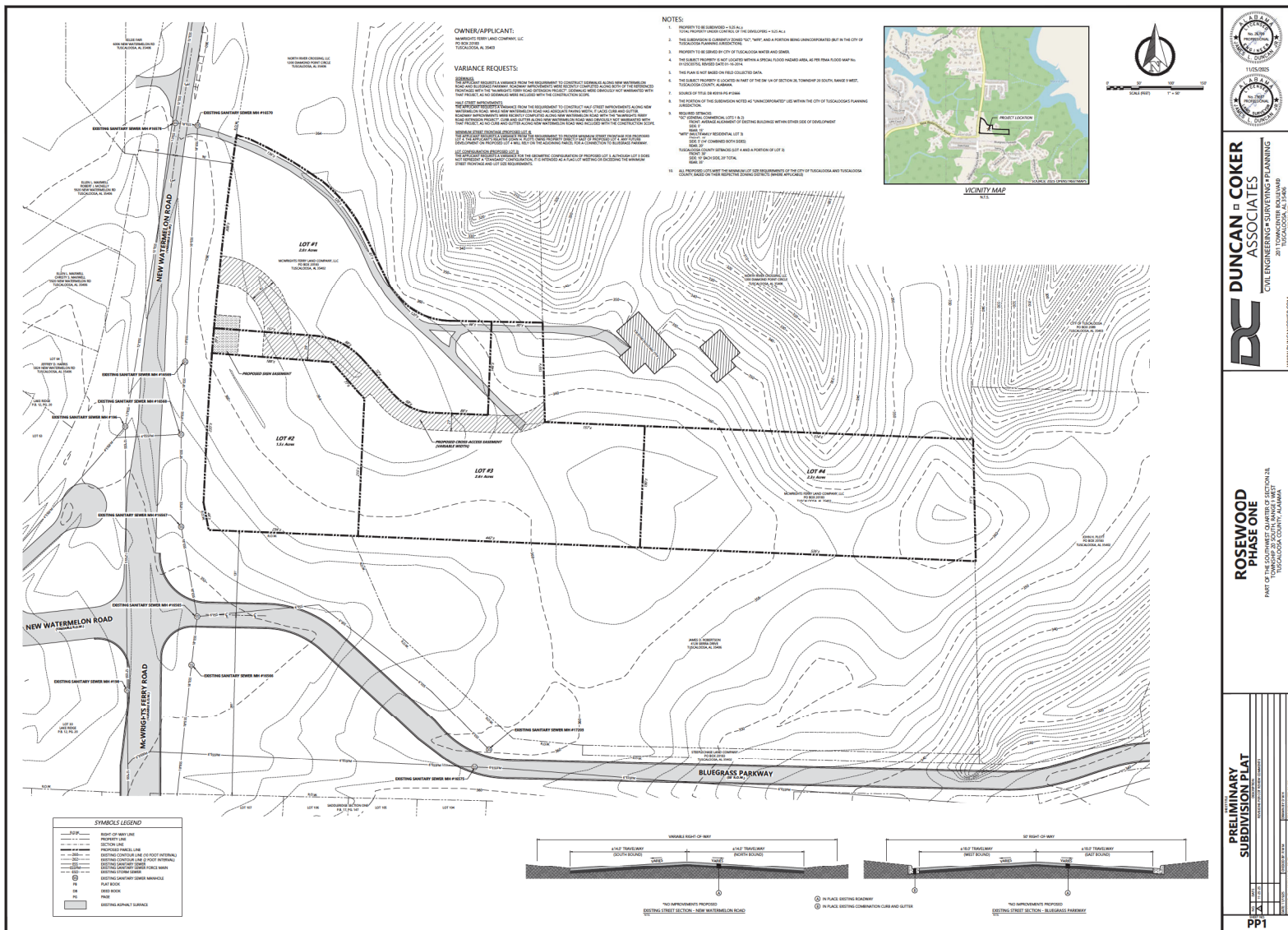




# 5921 New Watermelon

1 inch = 1,750 feet  
0 875 1,750 2,625 3,500 Feet







## **VARIANCE REQUESTS**

Project: Rosewood Phase One

Date: Revised November 25, 2025

### Sidewalks:

The applicant requests a variance from the requirement to construct sidewalks along New Watermelon Road and Bluegrass Parkway. Roadway improvements were recently completed along both referenced frontages with the "McWrights Ferry Road Extension Project". Sidewalks were obviously not warranted with that project, as no sidewalks were included with the construction scope.

### Half-Street Improvements:

The applicant requests a variance from the requirement to construct half-street improvements along New Watermelon Road. While New Watermelon Road has adequate paving width, it lacks curb and gutter. Roadway Improvements were recently completed along New Watermelon Road with the "McWrights Ferry Road Extension Project". Curb and gutter along New Watermelon Road was obviously not warranted with that project, as no curb and gutter along New Watermelon Road was included with the construction scope.

### Minimum Street Frontage (Proposed Lot 4)

The applicant requests a variance from the requirement to provide minimum street frontage for proposed Lot 4. The applicant's relative (John H. Plott) owns property directly East of proposed Lot 4. Any future development on proposed Lot 4 will rely on the adjoining parcel for a connection to Bluegrass Parkway.

### Lot Configuration (Proposed Lot 3)

The applicant requests a variance for the geometric configuration of proposed Lot 3. Although Lot 3 does not represent a "standard" configuration, it is intended as a flag lot meeting or exceeding the minimum street frontage and lot size requirements.