

# 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:**

12/10/2025

## Property Information:

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

The Druid Condominiums

**Site Address:**

219 Greensboro Avenue, Tuscaloosa, Alabama 35401

**Parcel ID:**

63.31.05.22.2.007.003.000

**Total Acres to be Subdivided:**

0.42

**Total Acreage Controlled by Owner:**

0.42

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

24

**Number of Existing Structures:**

2

**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:**

Riverfront (R)

**Proposed Zoning:**

Riverfront (R)

**Current Land Use:**

Residential

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

Condominiums

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Duncan Coker Associates, P.C.

**Surveyor or Engineer Name:**

Robert Martin

**Is the surveyor/engineer also the applicant?**

No

**Applicant Information:**

**Applicant Name:**

Riverhill, LLC

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Riverhill, 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:**



# 219 Greensboro Ave

1 inch = 67 feet  
0 40 80 120 160 Feet







# 219 Greensboro Ave

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



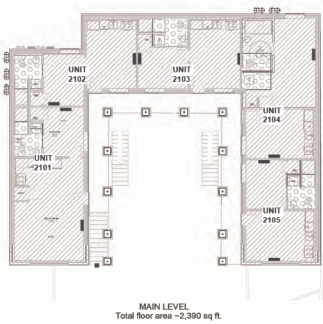




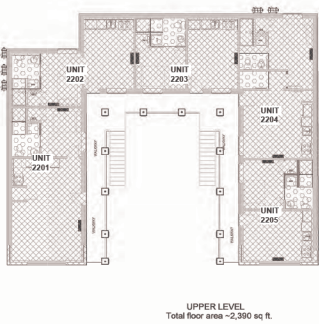


# RESIDENTIAL ADAPTATION OF THE DRUID

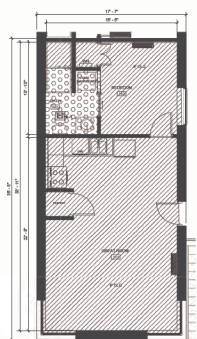
TUSCALOOSA, ALABAMA



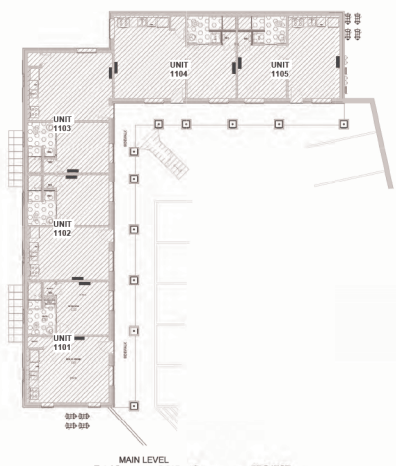
**FIRE PROTECTION COVERAGE AREA PLAN -BLDG #2**  
SCALE: AS NOTED



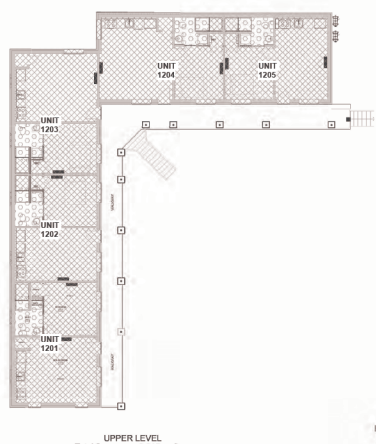
UPPER LEVEL  
Total floor area ~2,390 sq ft.



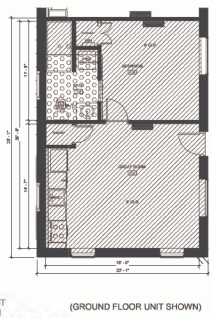
**TYP. ENLARGED TENANT PLAN -BLDG #2**  
SCALE: 3/16"=1'-0"



**FIRE PROTECTION COVERAGE AREA PLAN -BLDG #1**  
SCALE: AS NOTED



UPPER LEVEL  
Total floor area ~2,615 sq ft.



**TYP. ENLARGED TENANT PLAN -BLDG #1**  
SCALE: 3/16"=1'-0"

FIRE SPRINKLER DRAWING INDEX		
SHEET NO.	SHEET TITLE	SCALE
FS-1	FIRE PROTECTION-GEN. NOTES, PLANS	1/16"=1'-0"
FS-2	FIRE PROTECTION-COMMERCIAL SPACE PLANS	1/16"=1'-0"
FS-3	FIRE SPRINKLER - SPECIFICATIONS	NO TO SCALE

FLOW TEST NOTES	
DATE OF TEST: TBD	
CONDUCTED BY: TBD	
STARTING (PSI): TBD	
RESIDUAL (PSI): TBD	
RESIDUAL FLOW (GPM): TBD	

- FIRE PROTECTION PLAN KEY NOTES**
- SPRINKLER SYSTEM SHALL COMPLY WITH IBC (2003) SECTION 905.4, AND SECTION 905.5.3 AND 905.5.3.2 FOR WPA, LNK SYSTEMS. SEE SPECIFICATIONS ON SHEET FS-3.
  - WATCHED AREAS (Hatched) ARE TYP. 4-2 APARTMENT FLOOR AREAS - WITH FINISHED CEILING 4' FLOOR ABOVE. 0.5 GPM/SG FT.
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  - WALLS ALL FLOOR & WALL PENETRATIONS PER ARCHITECT'S DETAILS. FIRE CALUL. AS REQUIRED TO MEET WALL OR FLOOR RATINGS WHEN REQUIRED.
  - COORDINATE SPRINKLER HEAD LOCATIONS WITH OTHER TRADES.
  - COORDINATE PENDANT INSTALLATION WITH ALL TRADES.
  - FIRE SPRINKLER SUBCONTRACTOR SHALL PROVIDE ALL SHADING AS REQUIRED.
  - CEILING WITHIN THE WATCHED AREA (Hatched) IS A TYP. BATHROOM LESS THAN 50 SQUARE FEET & EXEMPT FROM SPRINKLER REQUIREMENTS. SEE IBC 905.5.3.1.1.1.
  - SPRINKLER HEADS LOCATED IN BASEMENT. SEE DRAWING FS-2.
  - BLANK.

**FIELD VERIFY ALL CONDITIONS**

DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO VERIFY EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTOR'S COST.

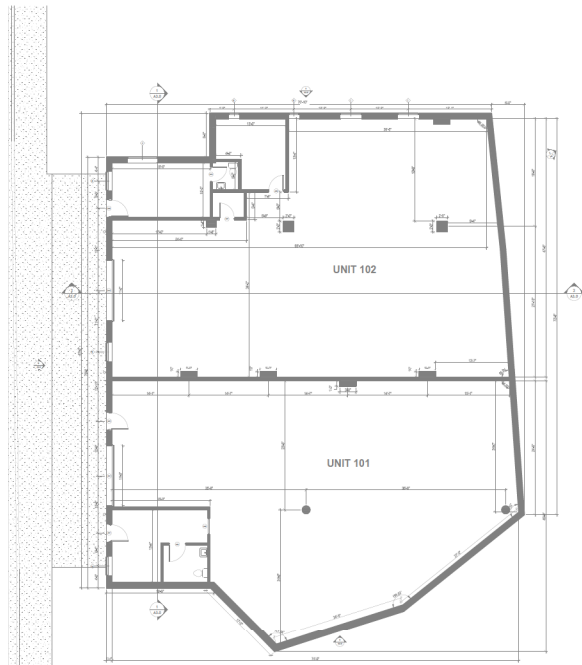
BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL RELY IN THEIR BIDS THE GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL, ALSO ARCHITECT, ENGINEER OR OWNER OF ANY APPLICABLE DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

**FIRE SPRINKLER CONTRACTOR REQUIREMENT:** THE STATE OF ALABAMA FIRE SPRINKLER ACT REQUIRES THAT EVERY BUSINESS WHO INSTALLS FIRE SPRINKLER SYSTEMS IN COMMERCIAL OCCUPANCIES MUST BE LICENSED AS A CERTIFIED FIRE SPRINKLER CONTRACTOR. THE CONTRACTOR MUST HAVE A PROFESSIONAL FIRE PROTECTION ENGINEER IN A POSITION OF RESPONSIBILITY.

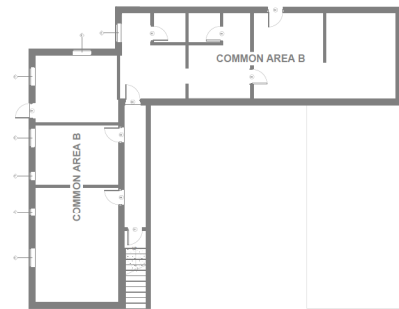
THE FIRE SPRINKLER SPECIFICATIONS SHALL REQUIRE CONTRACTORS WISHING TO BID ON FIRE SPRINKLER WORK TO SHOW EVIDENCE AT THE PRE-BID CONFERENCE THAT THEY MEET THE CERTIFICATION REQUIREMENTS OF THE ACT AND HOLD A PERMIT ISSUED BY THE STATE FIRE MARSHAL.

- CONTRACTOR QUALIFICATIONS**
- He shall have been in business as a Fire Sprinkler System Contractor for at least 3 years prior to the date of opening bids, and shall have held a license from the State Licensing Board for Fire Protection Contractors of the State in which the work is performed for at least 3 years.
  2. BLANK.
  - He shall have a satisfactory experience record with Fire Sprinkler System installations of character and scope comparable with this project, and for at least 3 years prior to the date of opening bids shall have had an established service department capable of providing service inspection or full maintenance contracts.
  - If the Fire Sprinkler System subcontractor, with the Engineer's and/or General Contractor's approval, uses a sub-subcontractor to provide another discipline that the subcontractor does not normally furnish, that subcontractor shall meet the same qualifications as the subcontractor.



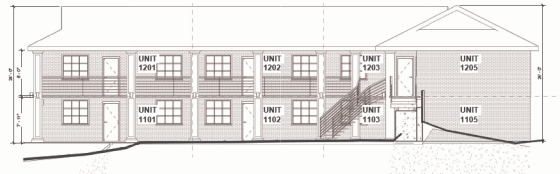


BASEMENT LEVEL PLAN -BLDG #1  
NOT TO SCALE

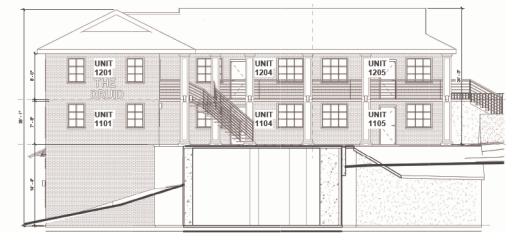


BASEMENT LEVEL PLAN -BLDG #2  
NOT TO SCALE

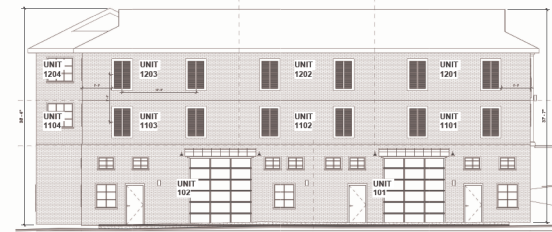




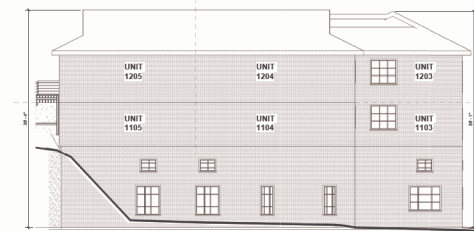
① South Elevation - Building 1  
1/8" = 1'-0"



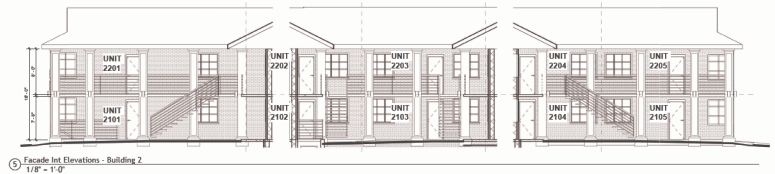
② West Elevation - Building 1  
1/8" = 1'-0"



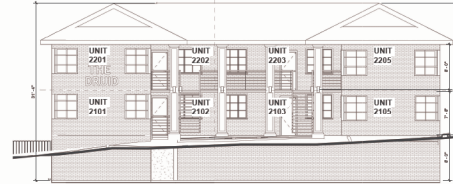
③ North Elevation - Building 1  
1/8" = 1'-0"



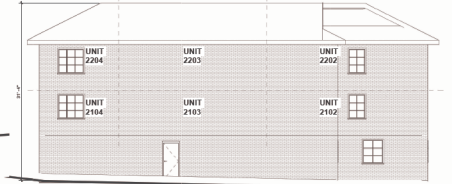
④ East Elevation - Building 1  
1/8" = 1'-0"



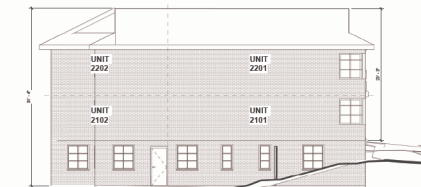
⑤ Facade Int Elevations - Building 2  
1/8" = 1'-0"



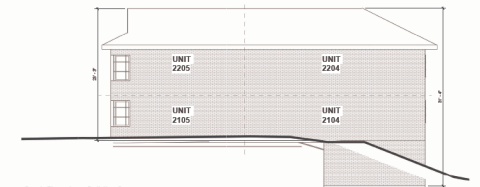
⑥ West Elevation - Building 2  
1/8" = 1'-0"



⑦ East Elevation - Building 2  
1/8" = 1'-0"



⑧ North Elevation - Building 2  
1/8" = 1'-0"



⑨ South Elevation - Building 2  
1/8" = 1'-0"

NOTE: EXTERIOR COMPONENTS INCLUDING ROOFS, STAIRS, WALKWAYS, ETC., SHALL BE DESIGNATED AS COMMON AREA.