

# 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

### 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

N

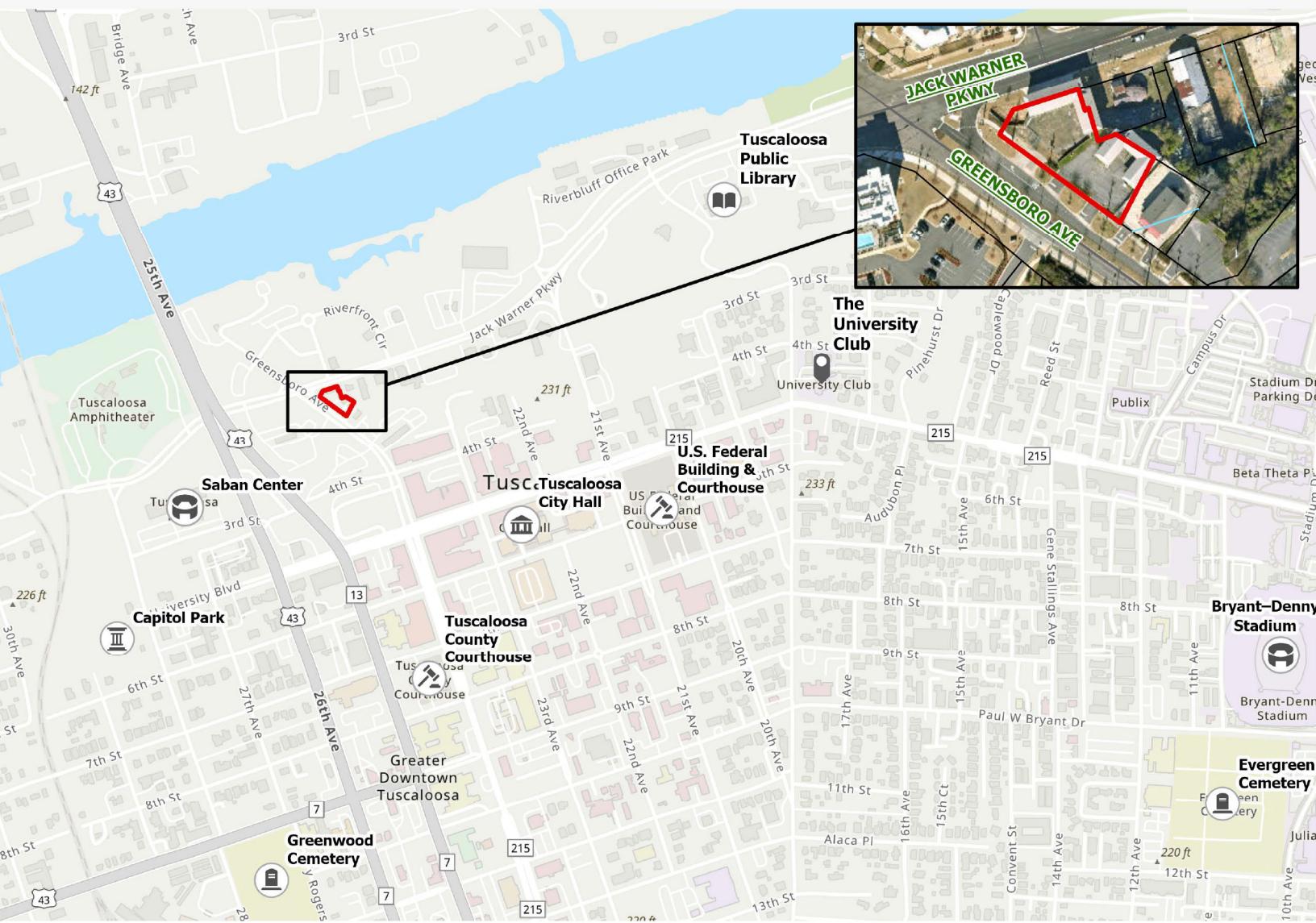
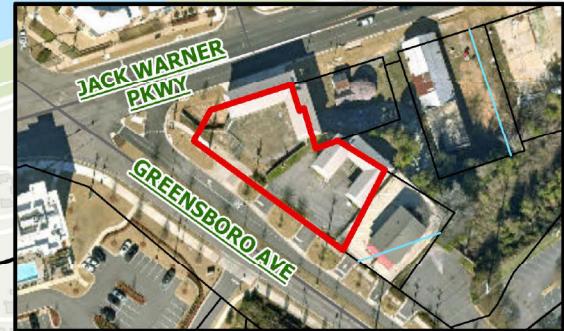


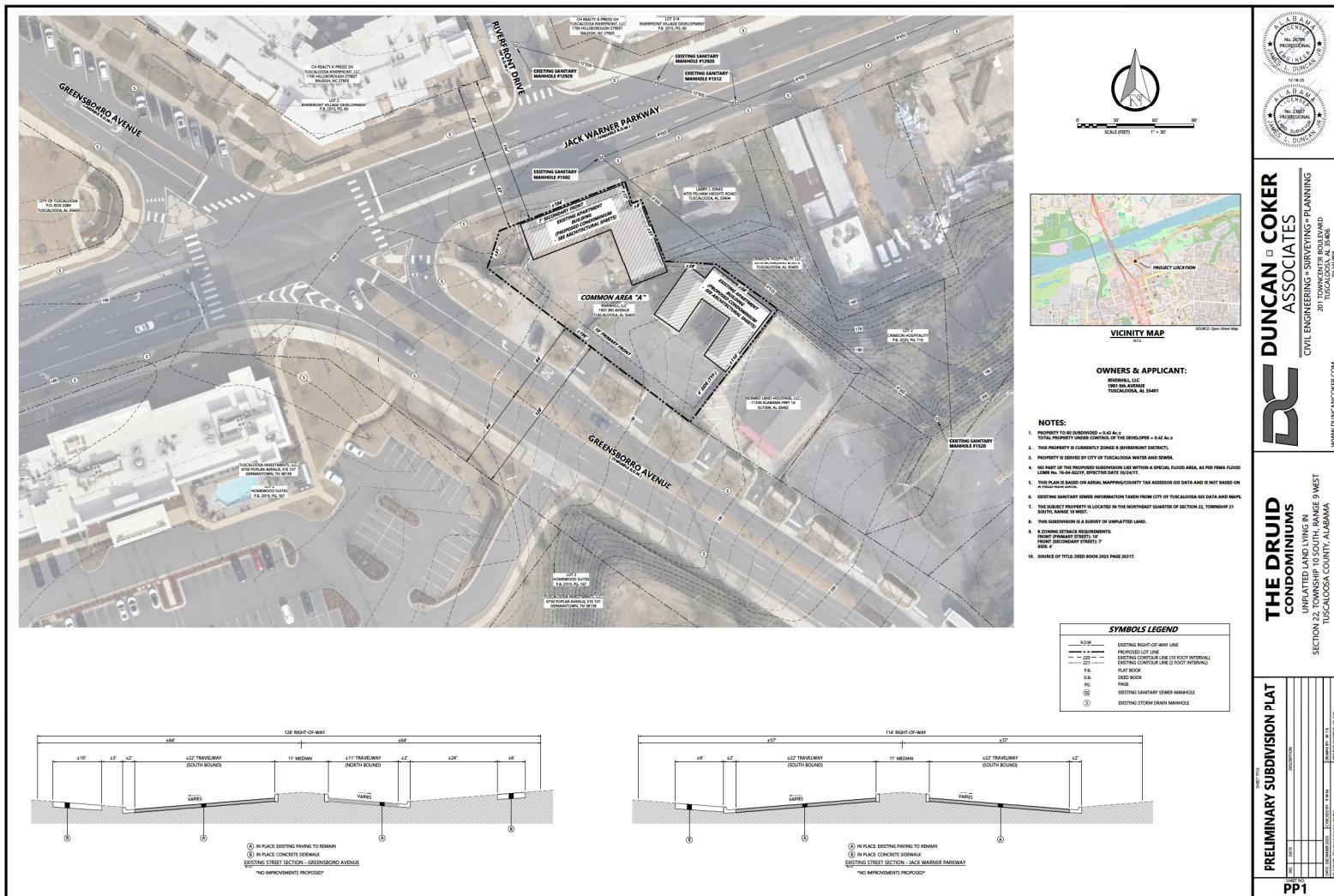


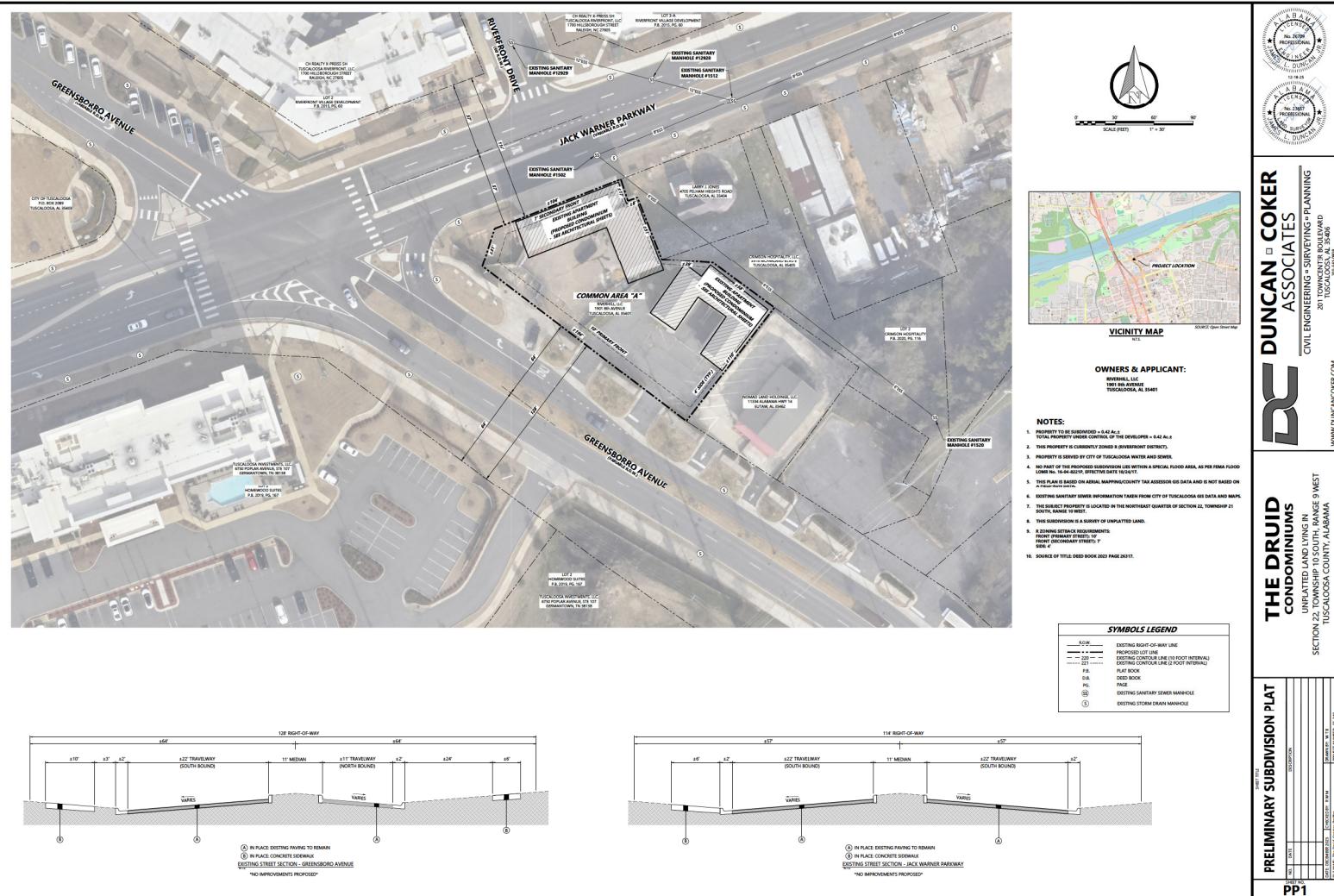
## 219 Greensboro Ave

1 inch = 750 feet

0 375 750 1,125 1,500 Feet

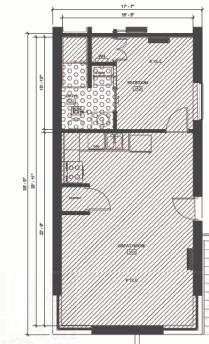
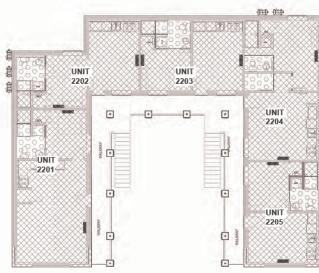
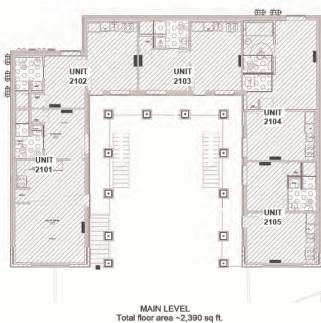




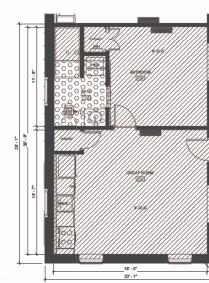
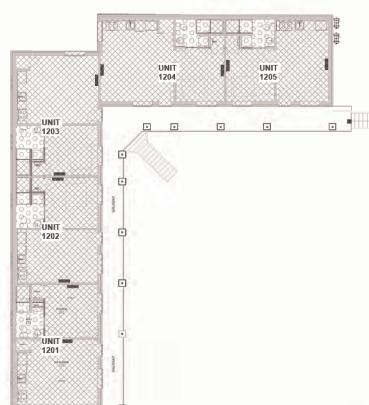
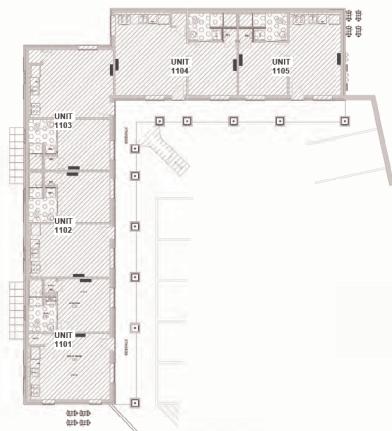


# RESIDENTIAL ADAPTATION OF THE DRUID

TUSCALOOSA, ALABAMA



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



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

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

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

FIRE PROTECTION PLAN KEY NOTES		
① SPRINKLER SYSTEM SHALL COMPLY WITH IBC (2012) SECTION 420.4. AND SECTION 420.5.3 AND 503.5.1.2 (FOR NFPA 13K SYSTEMS, SEE SPECIFICATIONS ON SHEET PS-1).		
② HATCHED AREAS  ARE TYP. R-2 APARTMENT FLOOR AREAS - WITH PINCHED CORRIDORS 4 FLOOR LEVELS ABOVE. 0.5 GPM/OUT.		
③ HATCHED AREAS  ARE TYP. R-2 APARTMENT CEILING AREAS - WITH PINCHED CORRIDORS 4 FLOOR LEVELS ABOVE. 0.5 GPM/OUT.		
④ ALL FLOOR # WALL PENETRATIONS (ARCHITECTS DETAIL, FIRE CALK AS REQUIRED TO MEET WALL OR FLOOR RATINGS WHEN REQUIRED).		
⑤ COORDINATE SPRINKLER HEAD LOCATIONS WITH OTHER TRADES.		
⑥ COORDINATE PENDANT INSTALLATION WITH ALL TRADES.		
⑦ FIRE SPRINKLER SUBCONTRACTOR SHALL PROVIDE ALL SIGNAGE AS REQUIRED.		
⑧ CEILING WITHIN THE HATCHED AREA  AT A TYP. BATHROOM LESS THAN 55 SQUARE FEET IS EXEMPT FROM SPRINKLER REQUIREMENTS. SEE IBC 503.5.1.1.1.		
⑨ SPRINKLER REEDS LOCATED IN PADMEN. SEE DRAWING PS-2.		
⑩ DRAWS.		

FIELD VERIFY ALL CONDITIONS		
DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS AND TO DETERMINE THE EXACT LOCATION AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.		
THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATION OF DESIGN DRAWINGS. THE DESIGN PRIOR TO BIDDING SHALL BE USED TO MEET THE REQUIREMENTS OF THE CONTRACT. THE CONTRACTOR SHALL NOT BILL THE OWNER AFTER BIDDING IS MADE AND SHALL BE IMPLEMENTED AT CONSTRUCTION COST.		

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

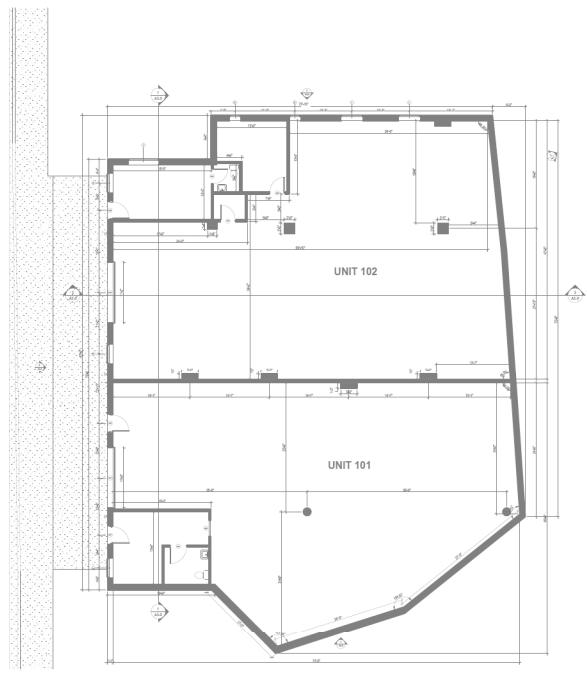
THE FIRE SPRINKLER CONTRACTOR REQUIREMENT: THE STATE OF ALABAMA FIRE SPRINKLER ACT REQUIRES THAT ONLY BUSINESSES WHICH INSTALLS FIRE SPRINKLER SYSTEMS IN COMMERCIAL OCCUPANCIES MUST BE LICENSED AS A CERTIFIED FIRE SPRINKLER CONTRACTOR. THE CONTRACTOR MUST HAVE A PROFESSIONAL FIRE PROTECTION ENGINEER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

THE FIRE SPRINKLER SPECIFICATIONS SHALL REQUIRE CONTRACTORS WHOSE BID ON FIRE SPRINKLER SYSTEMS TO SHOW EVIDENCE AT THE PRE-BID CONFERENCE THAT HE/SHE MEETS THE CERTIFICATION REQUIREMENTS OF THE ACT AND HOLDS A PERMIT ISSUED BY THE STATE FIRE MARSHAL.

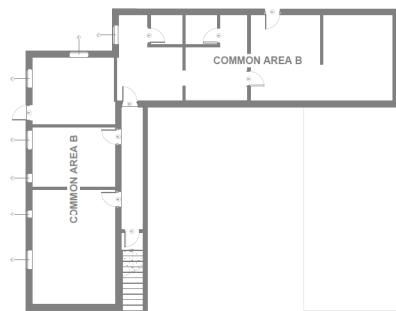
#### CONTRACTOR QUALIFICATIONS

1. He shall have been in business as an 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 Sprinkler Systems for at least 2 years prior to the date of opening bids.
2. BLANK
3. 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 bids shall have had an established service department capable of providing service inspection or full scale repair of fire protection systems.
4. If the Fire Sprinkler System subcontractor, with the Engineer's and/or General Contractor approval, uses a sub-sub-contractor to provide another discipline that the subcontractor does not possess, then, that subcontractor shall meet the same qualifications as the subcontractor.

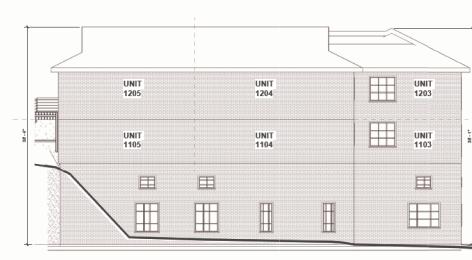
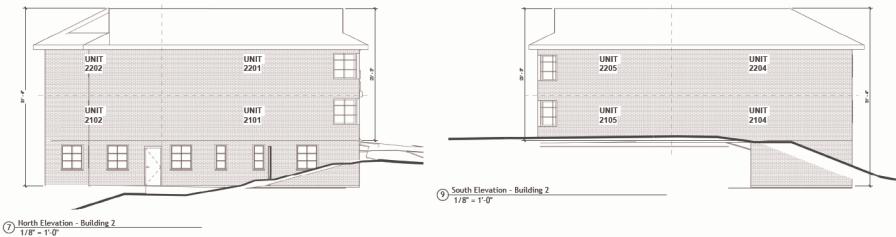
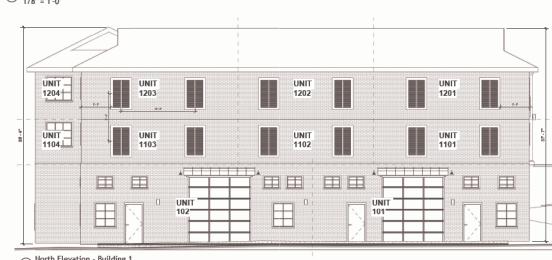
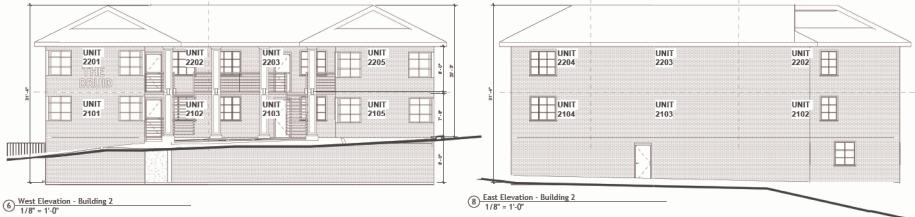
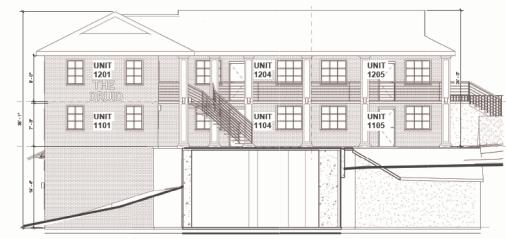
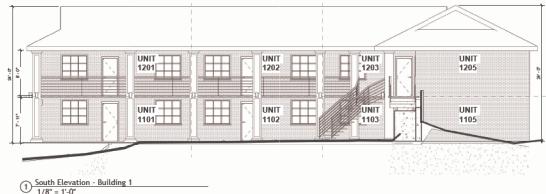




BASEMENT LEVEL PLAN -BLDG #1  
NOT TO SCALE



BASEMENT LEVEL PLAN -BLDG #2  
NOT TO SCALE



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