

# 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:**

1/12/2026

## Property Information:

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

The Overlook at Northriver

**Site Address:**

New Watermelon Road, Tuscaloosa, Alabama 35406

**Parcel ID:**

63.21.08.28.2.001.006.000 & 63.21.08.28.2.001.005.000

**Total Acres to be Subdivided:**

22.7

**Total Acreage Controlled by Owner:**

22.7

**Number of Existing Lots:**

2

**Number of Proposed Lots:**

7

**Number of Existing Structures:**

0

**Number of Proposed Structures:**

7

**Water Authority:**

City of Tuscaloosa

**Within Tuscaloosa City Limis:**

No

**Adjacent to Lake Tuscaloosa:**

No

**Connecting to City Sewer:**

Yes

**Existing Septic Tanks/Field Lines:**

No

**Current Zoning:**

Not in City Limits

**Proposed Zoning:**

Lake Residential (LR)

**Current Land Use:**

Vacant

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

Proposed six lots along New Watermelon Road with a remnant lot in the rear of the subdivision.

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Duncan Coker Associates, P.C.

**Surveyor or Engineer Name:**

Robert Martin

**Applicant Information:**

**Applicant Name:**

Beeker Property Group

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Mouchette Properties LLC

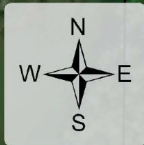
**Preliminary Plat Checklist:**

**[Preliminary Plat Checklist](#)**

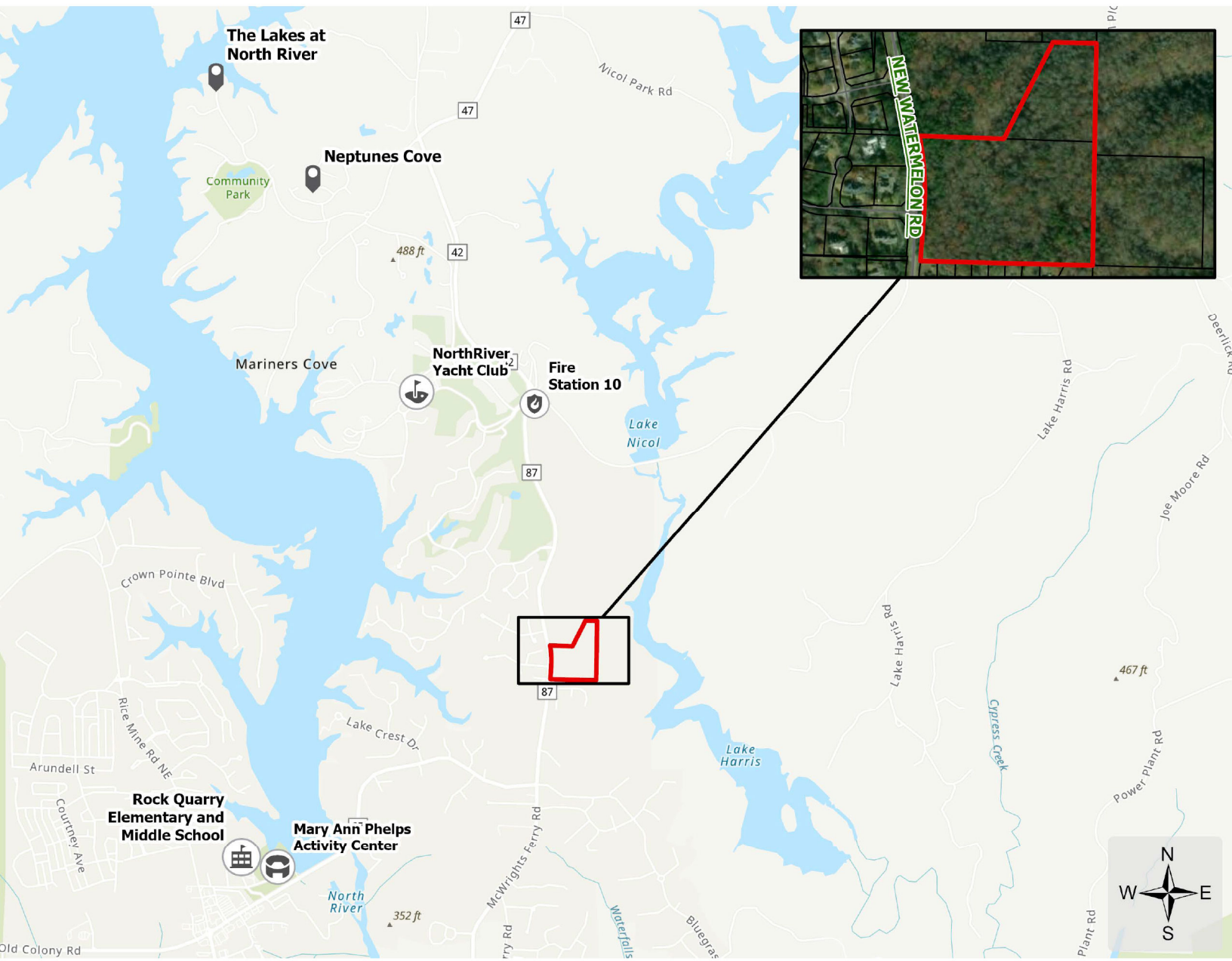
By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

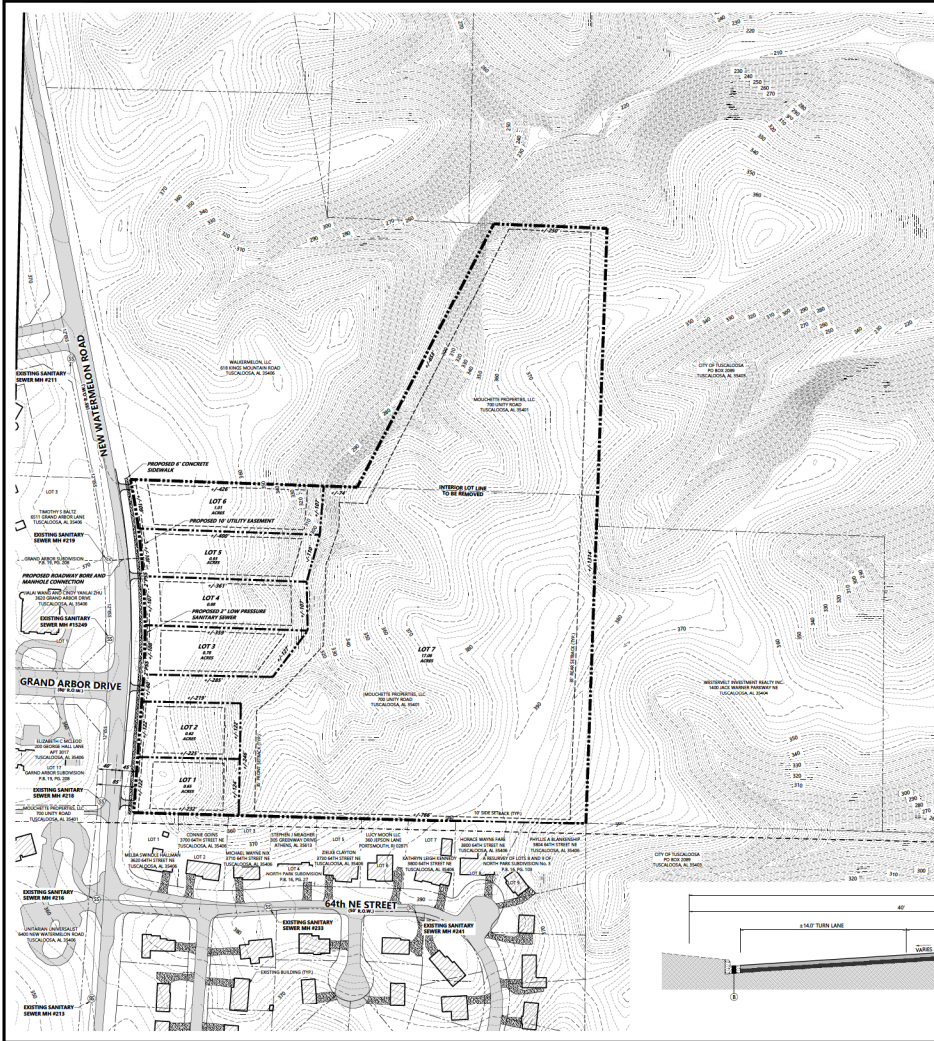
I have reviewed the checklist and have provided all required information for a complete application.  
Yes

**Additional Information Regarding Request:**

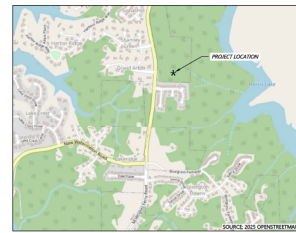
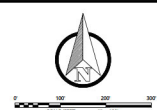








SYMBOLS LEGEND	
---P---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	SECTION LINE
---	PROPOSED PARCEL LINE
---	PROPOSED UTILITY EASEMENT
---	PROPOSED SANITARY SEWER
---	EXISTING CONTOUR LINE (2 FOOT INTERVAL)
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM MANHOLE
---	EXISTING ASPHALT SURFACE
---	EXISTING CONCRETE SURFACE



OWNER:  
MUSCOTT PROPERTY LLC  
2000 LANTANA BLVD  
TUSCULOOOSA, AL 36401

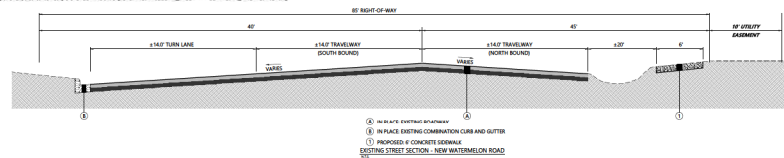
APPLICANT:  
BEARD PROPERTY GROUP  
1400 NORTHEAST PARKWAY, STE 200  
TUSCULOOOSA, AL 36406

**VARIANCE REQUESTS:**

**Drainage Study:**  
The applicant requests a variance from the requirement to construct full-street improvements along New Watermelon Road. Within New Watermelon Road has adequate paving with 6 inch curb and gutter. Similar to other recently completed/approved subdivisions along New Watermelon Road, the proposed roadway cross section will maintain the existing roadway cross.

**Lot Configuration Proposed Lot 7:**  
The applicant requests a variance for the geometric configuration of proposed Lot 7. Lot 7 is a remnant lot in excess of 17 acres with no plans for further development due to steep topography and stream crossing. The lot will include the minimum street frontage and size requirements but lacks a "standard" configuration.

- NOTES:**
1. PROPERTY TO BE SUBDIVIDED - 21.06 A.C.
  2. TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 21.06 A.C.
  3. THE SUBDIVISION IS CURRENTLY UNINCORPORATED AND WILL BE ANNEXED INTO THE CITY OF TUSCULOOOSA AS "1" (SINGLE RESIDENTIAL).
  4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 17120C0201G, REVISED DATE 01-10-2014.
  5. TWO LOTS HAVE NOT BEEN SURVEYED OR LOCATED DATA.
  6. THE SUBJECT PROPERTY IS LOCATED IN PART OF THE 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 9 WEST, TUSCULOOOSA COUNTY, ALABAMA.
  7. SOURCE OF TITLE (DEED) PG 4518 AND DEED PG 4765.
  8. RECORDS IN TRACTS:  
1/4 SECTION 26, TOWNSHIP 25 SOUTH, RANGE 9 WEST, TUSCULOOOSA COUNTY, ALABAMA  
DEED 107  
DEED 107  
DEED 107
  9. ALL PROPOSED LOTS MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THE CITY OF TUSCULOOOSA.



ALABAMA

PROFESSIONAL SEAL

PRELIMINARY

DATE: 01/15/2015

BY: [Signature]

SEAL NO. 12345

EXPIRATION DATE: 12/31/2016

SEAL NO. 12345

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ALABAMA

PROFESSIONAL SEAL

PRELIMINARY

DATE: 01/15/2015

BY: [Signature]

SEAL NO. 12345

EXPIRATION DATE: 12/31/2016

ALABAMA

PROFESSIONAL SEAL

PRELIMINARY

DATE: 01/15/2015

BY: [Signature]

SEAL NO. 12345

EXPIRATION DATE: 12/31/2016

**DUNCAN & COKER**

**ASSOCIATES**

CIVIL ENGINEERING • SURVEYING • PLANNING

201 TOWNWOOD BLVD, SUITE 200

TUSCULOOOSA, AL 36406

WWW.DUNCAN-COKER.COM

**THE OVERLOOK**

**AT NORTHRIVER**

SURVEY OF UNPLATTED LAND

TUSCULOOOSA COUNTY, AL

**PRELIMINARY**

**SUBDIVISION PLAT**

DATE: 01/15/2015

BY: [Signature]

SCALE: 1" = 100'

PROJECT NUMBER: 15-001

**C1.0**





## **VARIANCE REQUESTS**

Project: The Overlook at Northriver

Date: January 13, 2026

**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. Similar to other recently completed/approved subdivisions along New Watermelon Road, the proposed roadway cross section will maintain the existing roadside ditch.

**Drainage Study:** The applicant requests a variance from the requirement to provide a preliminary Drainage Study. With no plans to develop the remnant Lot 7 (+/- 17 acres), there will be very minimal impact to the existing drainage patterns. The proposed Lots 1-6 along New Watermelon Road will sheet drain to the rear of the lots with no increase in runoff directed towards New Watermelon Road.

**Lot Configuration (Proposed Lot 7):** The applicant requests a variance for the geometric configuration of proposed Lot 7. Lot 7 is a remnant lot in excess of 17 acres with no plans for further development due to steep topography and stream crossings. The lot well exceeds the minimum street frontage and size requirements but lacks a "standard" configuration.