

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

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

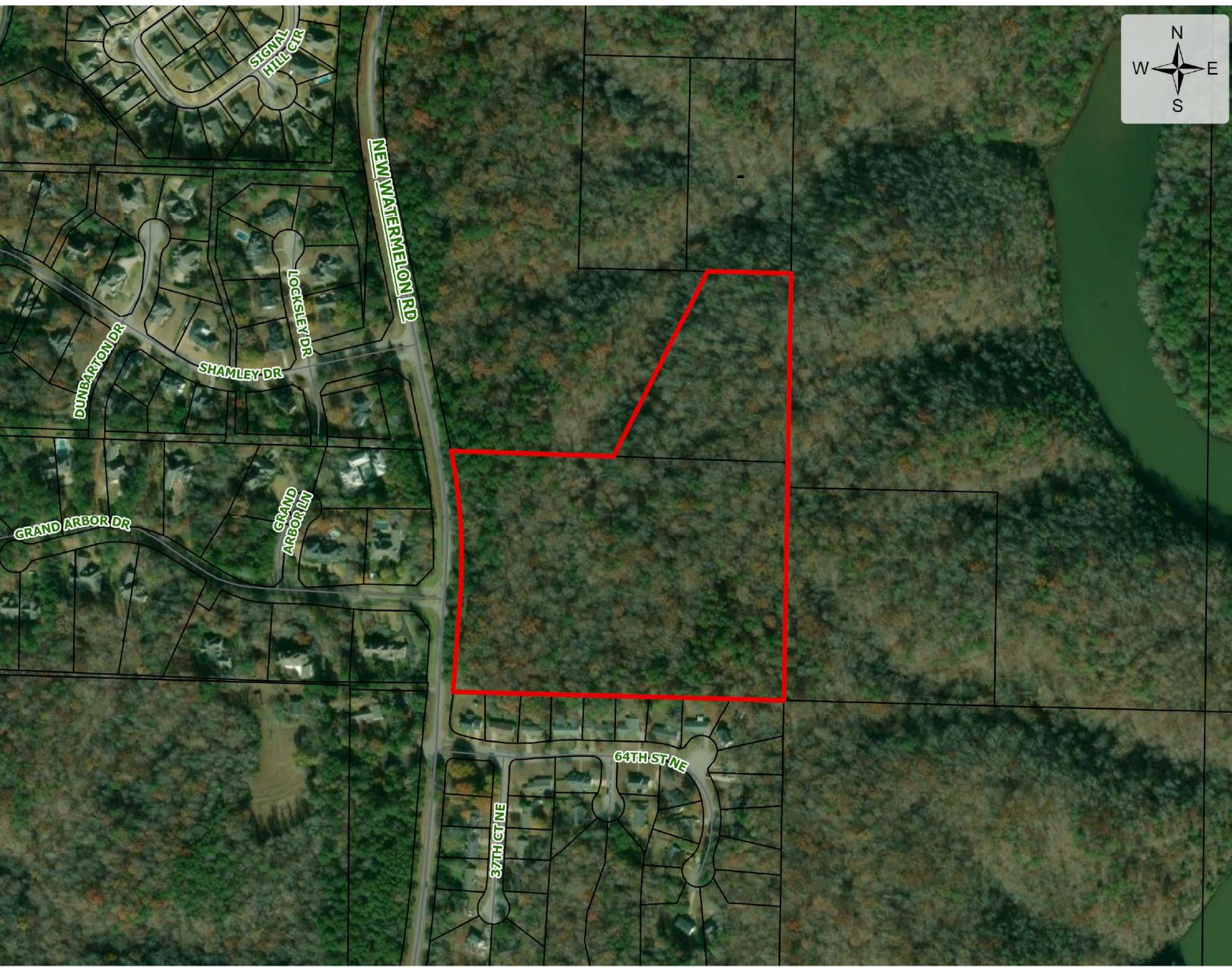
Preliminary Plat Checklist:

Preliminary Plat Checklist

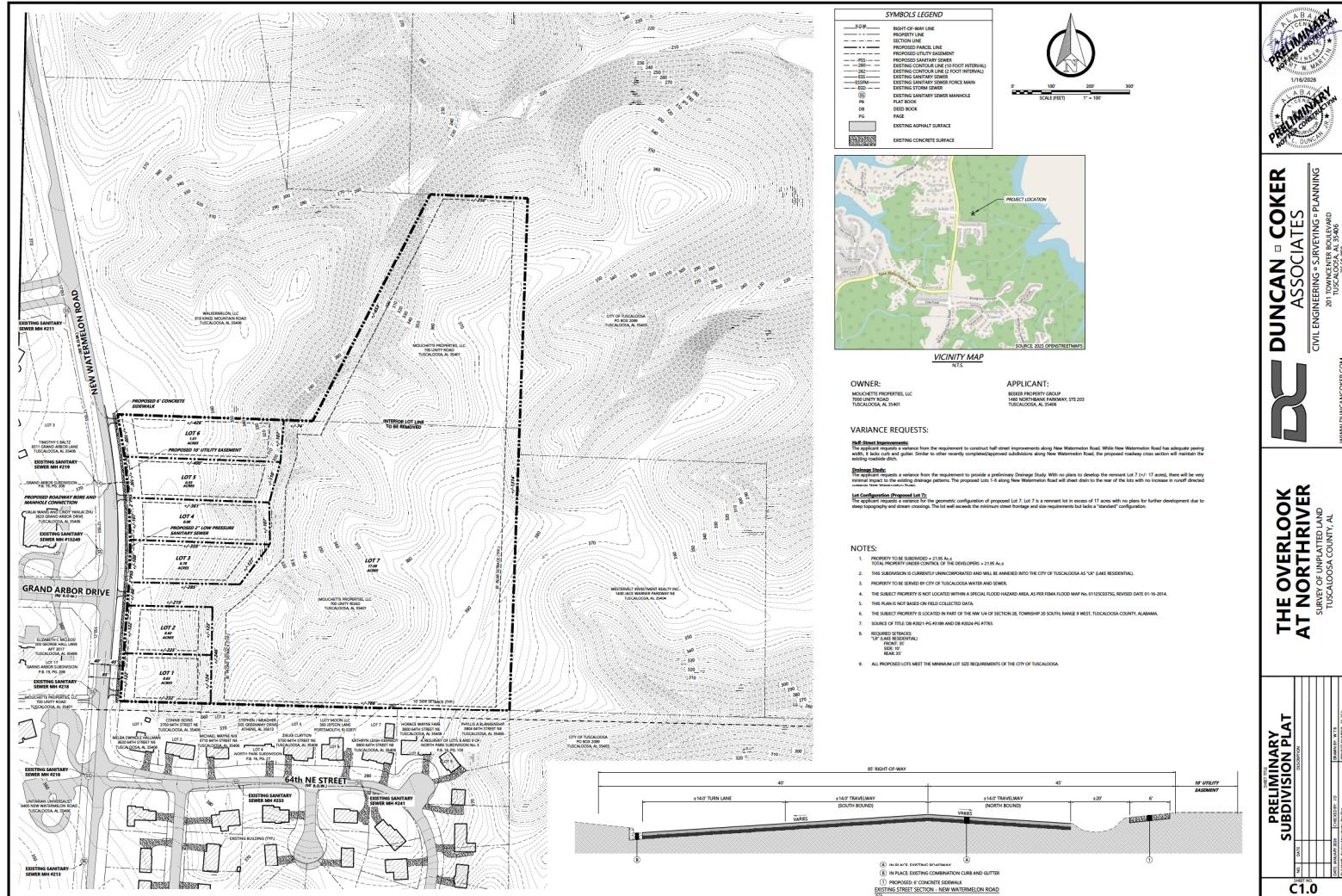
By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

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

Additional Information Regarding Request:









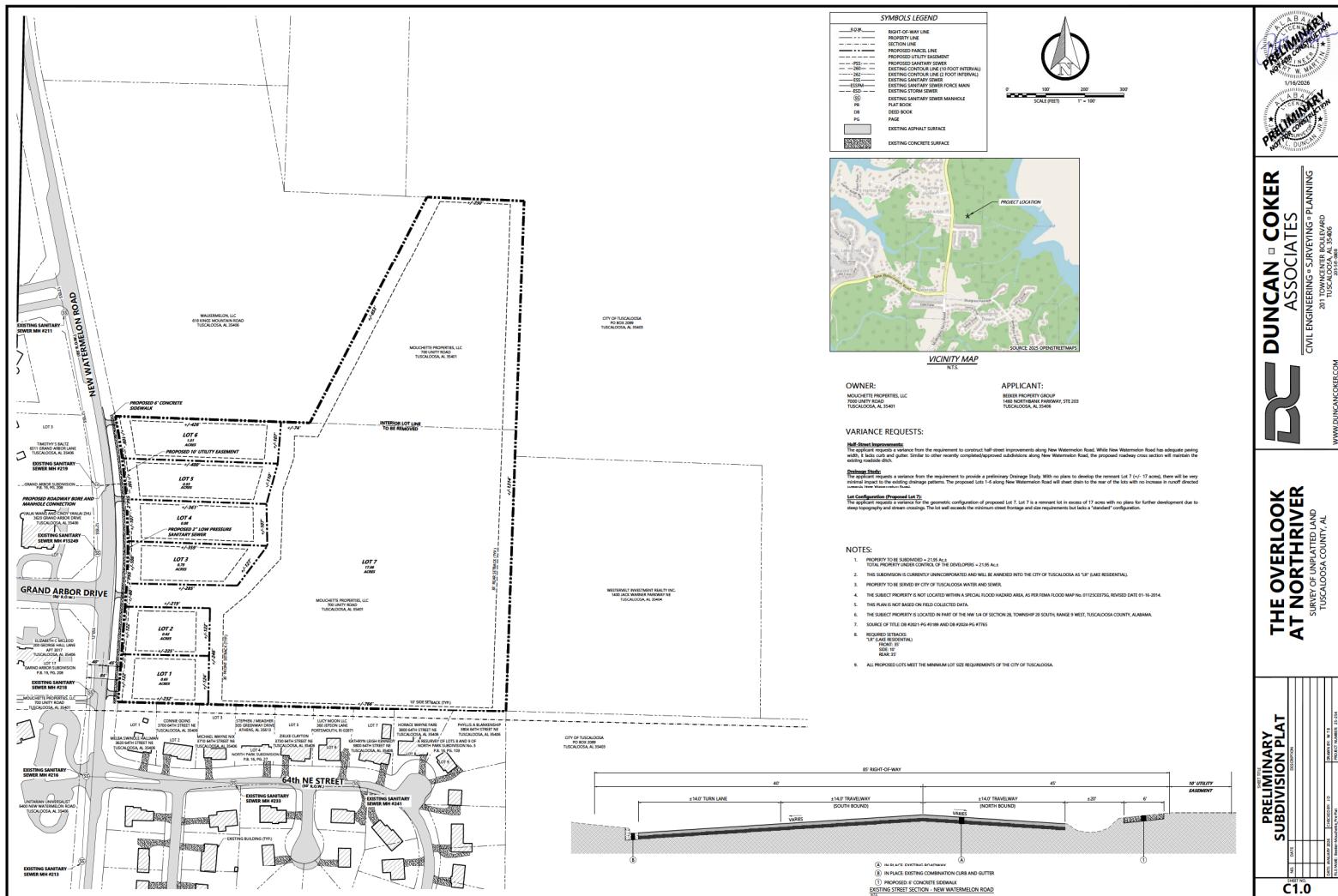
**CAN □ COKER
ASSOCIATES**
PLANNING □ SURVEYING □ PLANNING
TOWNCENTER BOULEVARD

201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406
205-582-0066

THE OVERLOOK AT NORTHRIVER

**PRELIMINARY
SUBDIVISION PLAT**

DESCRIPTION



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.