

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):

Resurvey Lot 7 Block 523 TCIL

Site Address:

2101 Jemison Avenue, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 08 27 1 049 002.000 and 003.000

Total Acres to be Subdivided:

0.35

Total Acreage Controlled by Owner:

0.35

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Single Family Residential 5 (SFR-5)

Proposed Zoning:

Neighborhood Commercial (NC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Reason for Subdivision:

Removing a lot line for parking

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering Inc.

Surveyor or Engineer Name:

Christopher Sentell

Applicant Information:

Applicant Name:

ABDULHAI MUTHANA

Property Owner Information:

Owner 1

Property Owner Name:

ABDULHAI MUTHANA

Preliminary Plat Checklist:

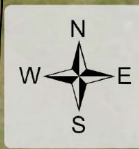
Preliminary Plat Checklist

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:

We would like to build sidewalks with the new construction and not before the final plat.

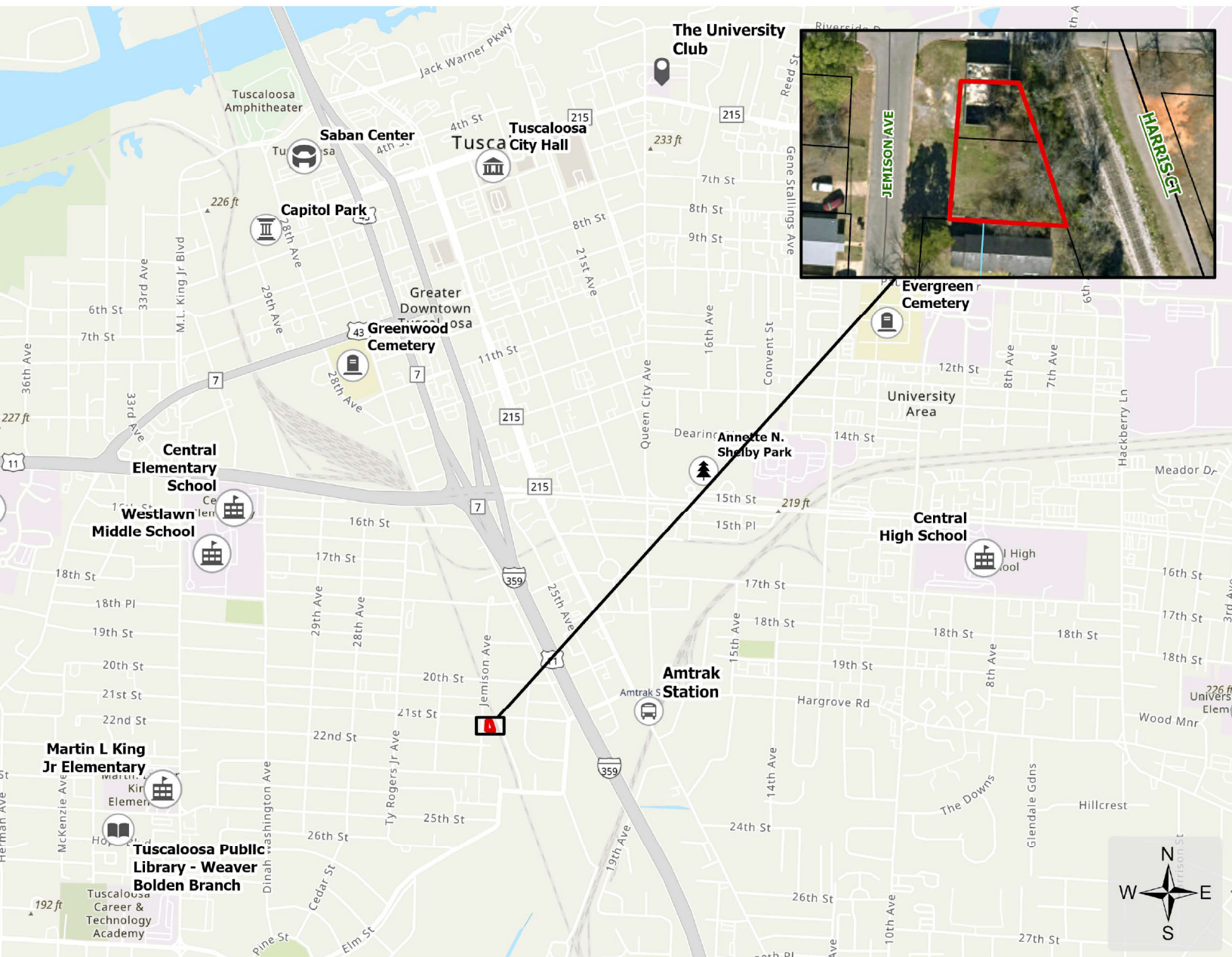


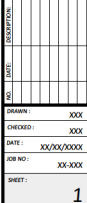
21ST ST

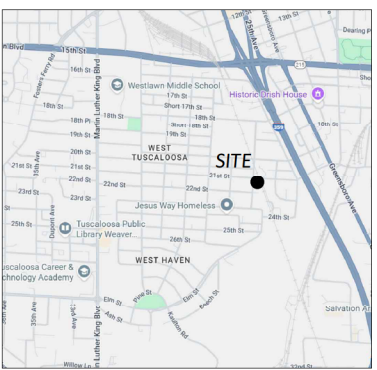
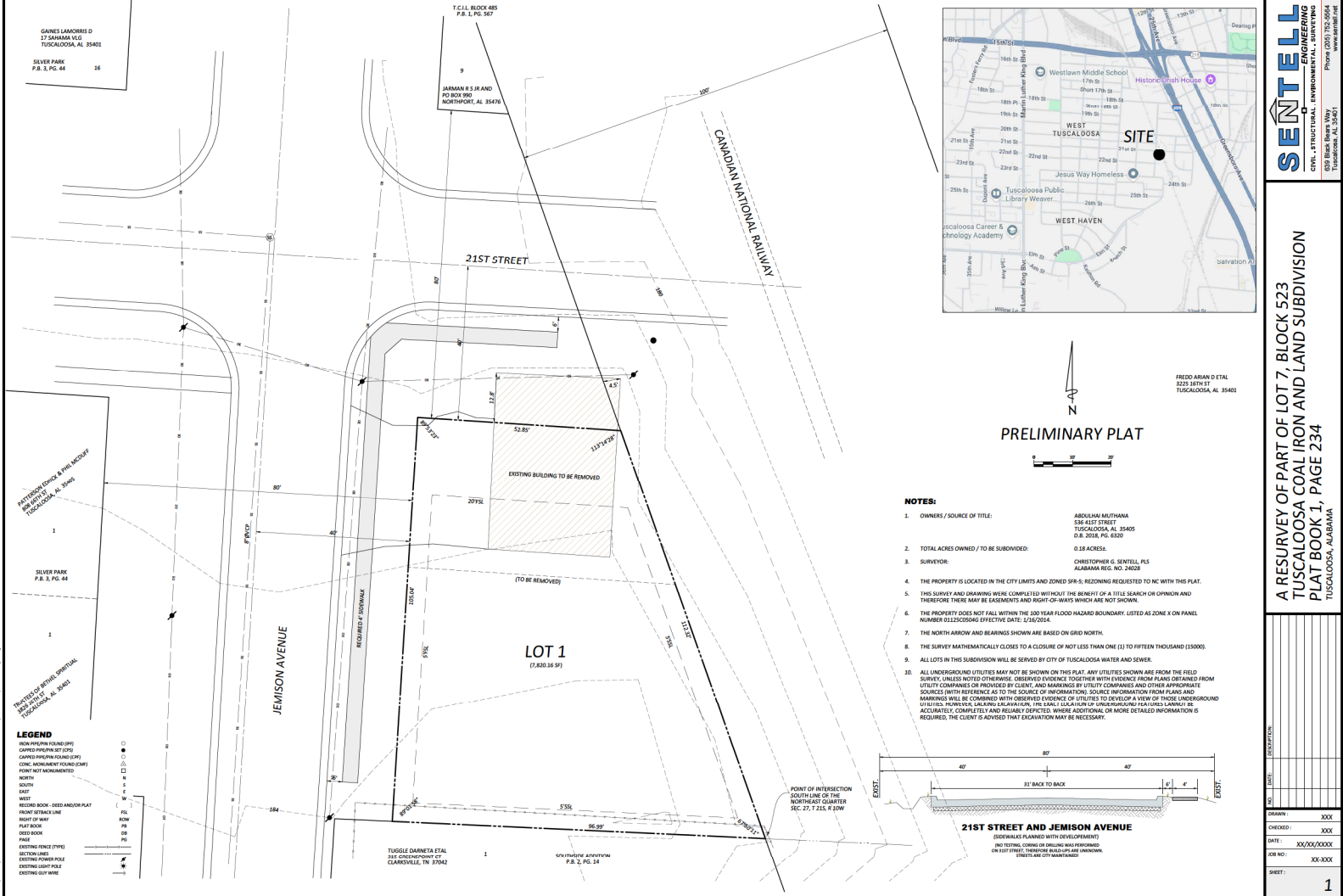
JEMISON AVE

HARRIS ST

22ND ST

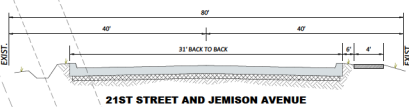






PRELIMINARY PLAT

- NOTES:**
- OWNERS / SOURCE OF TITLE: ARBUTHNOT MATHIASA 586 4227 STREET TUSCALOOSA, AL 35405 D.B. 2018, P.G. 6820
 - TOTAL ACRES OWNED / TO BE SUBDIVIDED: 0.18 ACRES.
 - SURVEYOR: CHRISTOPHER G. SENTELL, PLS ALABAMA REG. NO. 26029
 - THE PROPERTY IS LOCATED IN THE CITY LIMITS AND ZONED SP-1, REZONING REQUESTED TO NC WITH THIS PLAT.
 - THIS SURVEY AND DRAWING WERE COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND THEREFORE THERE MAY BE EASEMENTS AND RIGHT-OF-WAYS WHICH ARE NOT SHOWN.
 - THE PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY LISTED AS ZONE X ON PANEL NUMBER 612200000 EFFECTIVE DATE: 1/1/2004.
 - THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
 - THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIFTEEN THOUSAND (15000).
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVE EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). SOUND INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, EXCAVATION REQUIRED TO VERIFY THE EXISTENCE OF UTILITIES IS NOT THE RESPONSIBILITY OF THE SURVEYOR. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



21ST STREET AND JEMISON AVENUE
(SIDEWALKS PLANNED WITH DEVELOPMENT)

SENTELL
ENGINEERING
CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING
605 Blue Bell Way
Tuscaloosa, AL 35401
Phone: (205) 785-5954
www.sentell-engineering.com

**A RESURVEY OF PART OF LOT 7, BLOCK 523
TUSCALOOSA COAL IRON AND LAND SUBDIVISION
PLAT BOOK 1, PAGE 234
TUSCALOOSA, ALABAMA**

NO.	DATE	DESCRIPTION
1	08/08/2024	ISSUED FOR PERMIT
2	08/08/2024	CHECKED
3	08/08/2024	DATE
4	08/08/2024	FOR NO.
5	08/08/2024	SHEET

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