

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):

CHANNING PARK NO.2 SUBDIVISION

Site Address:

5851 31ST ST, TUSCALOOSA, Alabama 35401

Parcel ID:

63 31 09 32 2 004 002.000

Total Acres to be Subdivided:

7.17

Total Acreage Controlled by Owner:

7.17

Number of Existing Lots:

1

Number of Proposed Lots:

6

Number of Existing Structures:

0

Number of Proposed Structures:

6

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:

Yes

Current Zoning:

Single Family Residential 2 (SFR-2)

Proposed Zoning:

Single Family Residential 2 (SFR-2)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Dividing into 6 lots for single family homes.

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering Inc.

Surveyor or Engineer Name:

Chris Sentell

Applicant Information:

Applicant Name:

Beautiful Homes LLC

Property Owner Information:

Owner 1

Property Owner Name:

Beautiful Homes Investment LLC

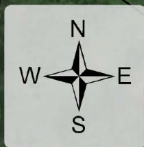
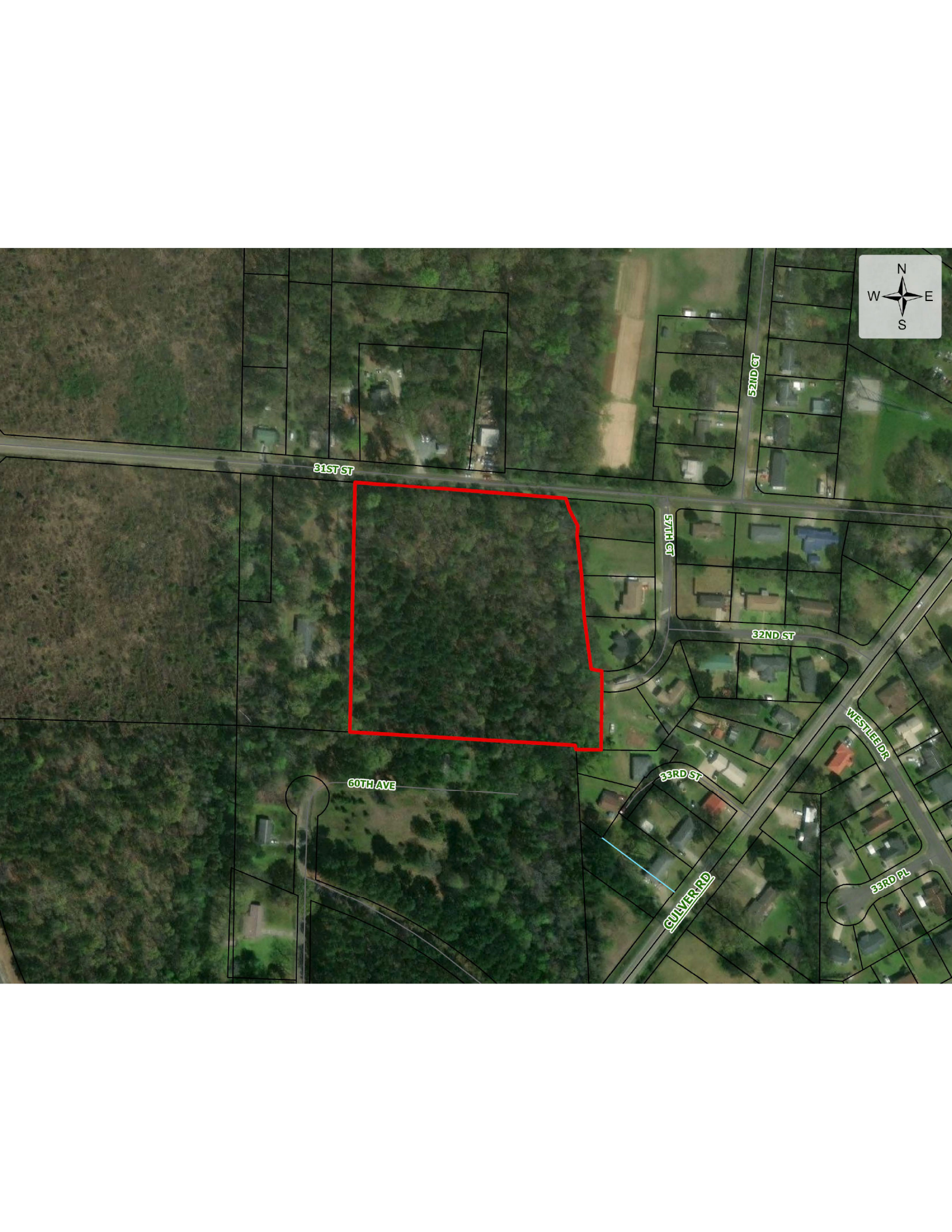
Preliminary Plat Checklist:

[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:



31ST ST

32ND ST

16 HWY

32ND ST

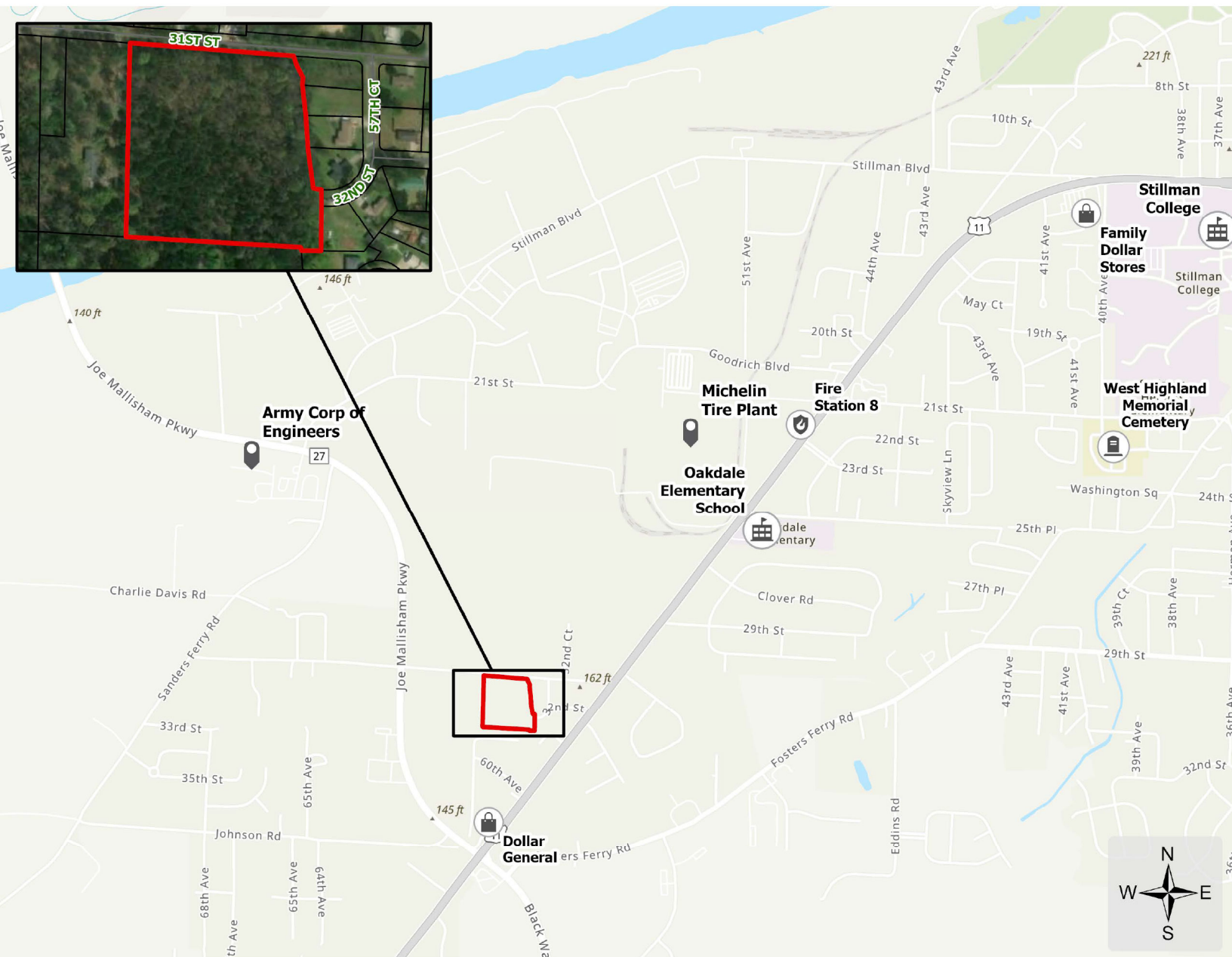
30TH AVE

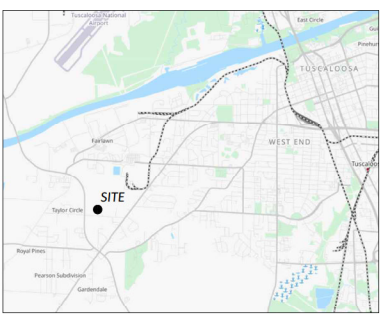
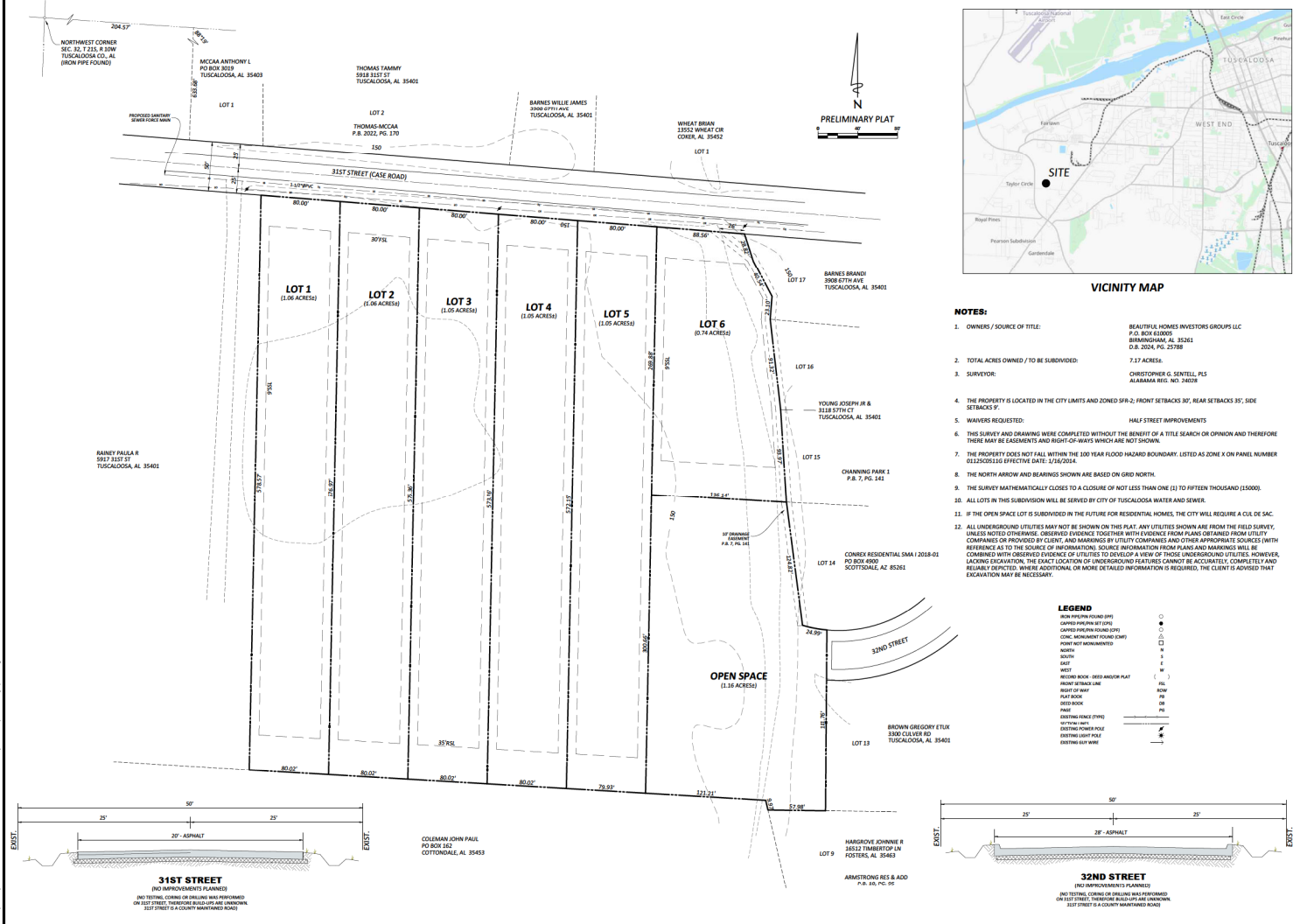
33RD ST

CULVER RD

WESTFIEDR

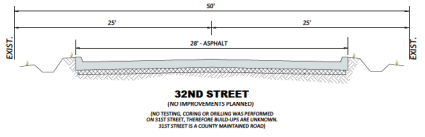
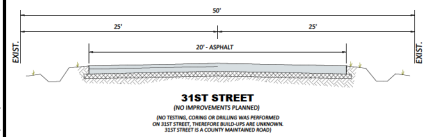
33RD PL





- NOTES:**
- OWNERS / SOURCE OF TITLE: BEAUTIFUL HOMES INVESTORS GROUPS LLC
P.O. BOX 420005
BIRMINGHAM, AL 35261
O.B. 2024, P.G. 25788
 - TOTAL ACRES OWNED / TO BE SUBDIVIDED: 7.17 ACRES.
 - SURVEYOR: CHRISTOPHER G. SENTELL, PLS
ALABAMA REG. NO. 24078
 - THE PROPERTY IS LOCATED IN THE CITY LIMITS AND ZONED SPB-2; FRONT SETBACKS 30', REAR SETBACKS 30', SIDE SETBACKS 5'.
 - WARRANTS REQUESTED: HALF STREET IMPROVEMENTS
 - 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 01232005105 EFFECTIVE DATE: 1/26/2004.
 - 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.
 - IF THE OPEN SPACE LOT IS SUBDIVIDED IN THE FUTURE FOR RESIDENTIAL HOMES, THE CITY WILL REQUIRE A CUL-DE-SAC.
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVED EVIDENCE, TOGETHER WITH EVIDENCE FROM PLANS OR 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), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- LEGEND**
- IRON PIPES FOUND (PIF)
 - CURVED PIPES NOT FOUND (CPIF)
 - CURVED PIPES FOUND (CPIF)
 - CONC. MOVEMENT FOUND (CMF)
 - POINT NOT INVESTIGATED
 - NORTH
 - EAST
 - WEST
 - RECORD BOOK - 1810 ANDERSON PLAT
 - FRONT DETAIL LINE
 - RIGHT OF WAY
 - PLAT BOOK
 - DEED BOOK
 - PLAT
 - EXISTING EASEL (EPE)
 - NOTING EASEL
 - EXISTING DETAIL LINE
 - EXISTING DETAIL LINE

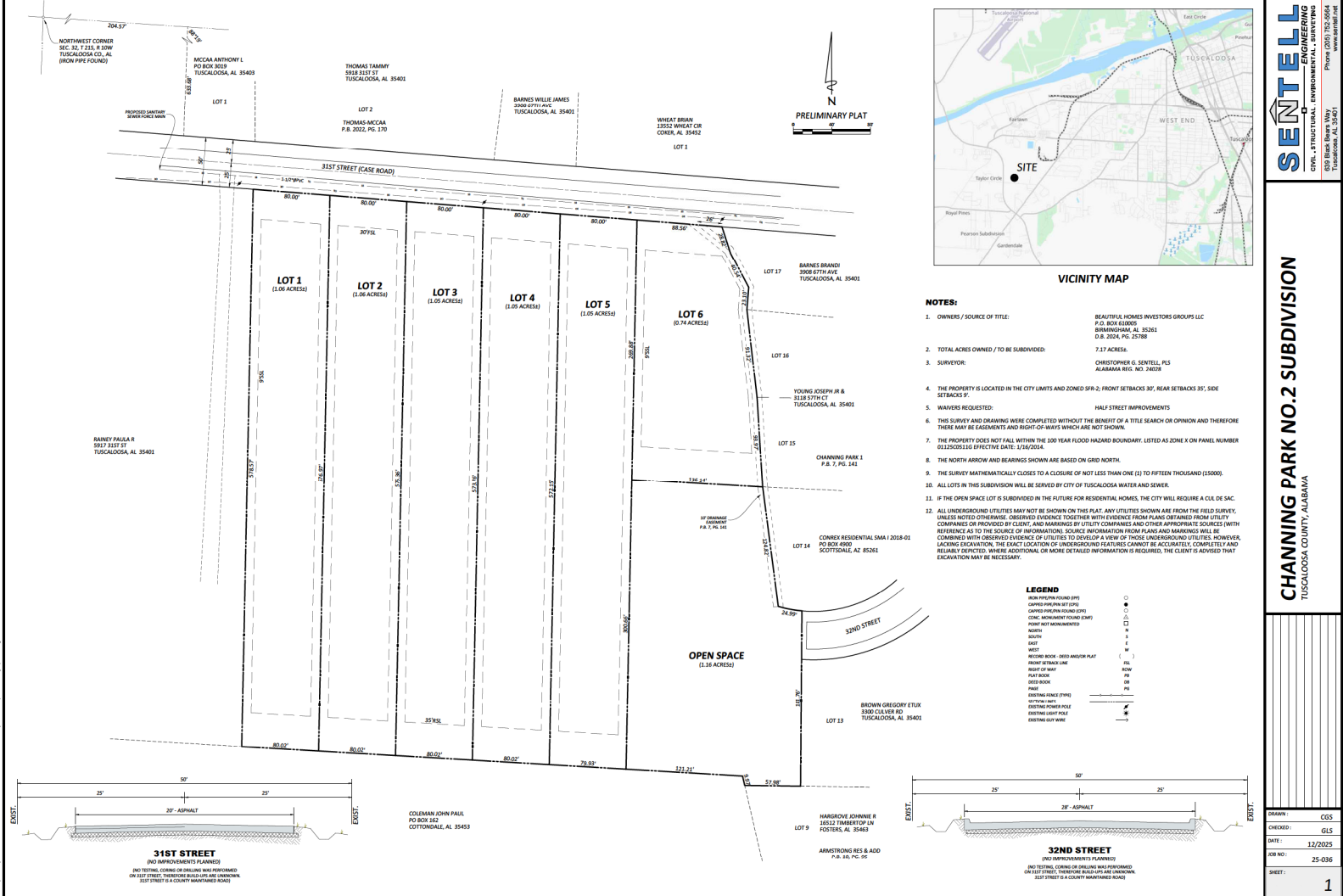


SENTELL ENGINEERING
CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING
Phone: (205) 785-5654
www.sentell-engineering.com

CHANNING PARK NO.2 SUBDIVISION
TUSCALOOSA COUNTY, ALABAMA

REVISION	DATE	BY	CHK
001	01/15/2025	CS	CS
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CHANNING PARK NO. 2 SUBDIVISION
TUSCALOOSA COUNTY, ALABAMA

OWNER:	COS
DRAWN:	GLS
DATE:	12/20/25
FOR NO:	25-036
SHEET:	1



639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

January 29th, 2026

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for Channing Park 2

Dear Sir/Madam:

We are requesting on behalf of Beautiful Homes the following variances:

- ***Half-Street Improvements:***

The property is adjacent to the Culver Road Sewer project and the installation of a sewer force main running along the south side of 31st Street at approximately 3 feet from the current edge of pavement was completed in December 2025. This would need to be re-located and re-designed with half street improvements. In addition to the force main, the existing utilities would need to be re-located. Also, adding curbing to the road would force storm water to the adjoining as no portion of 31st Street has existing curbing.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President