

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:

11/6/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Martin Estates

Site Address:

Martin Road, Northport, Alabama 35473

Parcel ID:

63.20.07.26.2.001.001.009, 63.20.07.26.2.001.001.000

Total Acres to be Subdivided:

38.1

Total Acreage Controlled by Owner:

38.1

Number of Existing Lots:

2

Number of Proposed Lots:

26

Number of Existing Structures:

0

Number of Proposed Structures:

26

Water Authority:

Carroll's Creek

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Proposed 26 lot single family residential 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:
Andrew & Leslie Stone

Owner 2

Property Owner Name:
Bryan & Leah Crow

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

By checking yes" below, you are are stating that you have provided an application

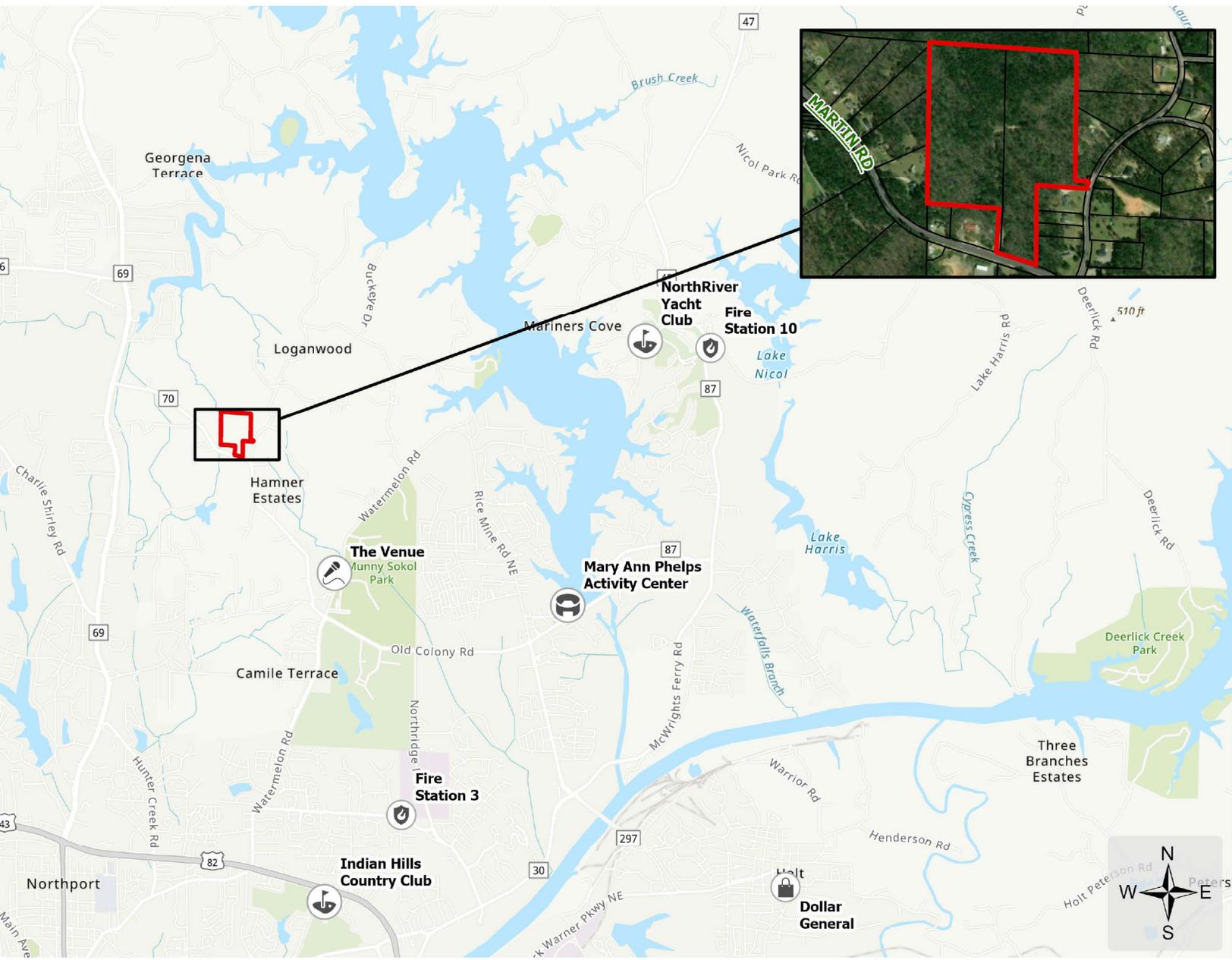
with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

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

Yes

Additional Information Regarding Request:







VARIANCE REQUESTS:

- CURB & GUTTER: THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF CURB & GUTTER ALONG THE PROPOSED SIDEWALK AREA TO PROVIDE SEPARATION FROM LOT TO LOT AND TO PROVIDE A PROTECTIVE BARRIER TO PREVENT DAMAGE TO THE SIDEWALK AND TO PROVIDE A PROTECTIVE BARRIER TO PREVENT DAMAGE TO THE SIDEWALK AND TO PROVIDE A PROTECTIVE BARRIER TO PREVENT DAMAGE TO THE SIDEWALK.
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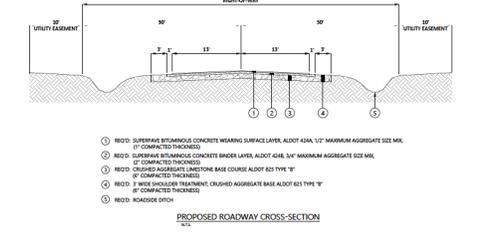
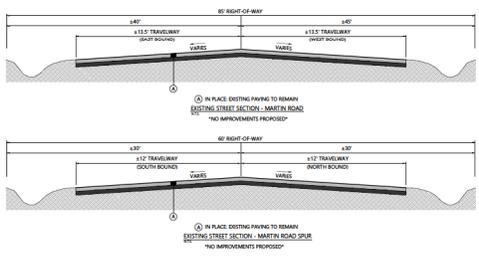
NOTES:

- PROPERTY TO BE SUBDIVIDED - 182.24 ACRES
- TOTAL PROPERTY AREA COMBINED BY THE DEVELOPER - 182.24 ACRES
- THIS SUBDIVISION IS CURRENTLY UNINCORPORATED AND LIES WITHIN THE CITY OF TUSCALOOSA PLANNING JURISDICTION.
- PROPERTY TO BE SERVED BY CARROLL'S CREEK WATER AUTHORITY AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP NO. 170500401C, REVISION DATE 10-16-16.
- THE PLAN IS NOT BASED ON FIELD COLLECTED DATA.
- THE SUBJECT PROPERTY IS LOCATED IN THE 10th 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 10 WEST, MERIDIAN 10 WEST, TUSCALOOSA COUNTY, ALABAMA.
- THE DEVELOPER REQUESTS A VARIANCE FOR LOTS 18 AND 19 TO BE BUILT WITH CROSSINGS, AS RECORDED IN P. 8, 2021 AT PL. 18 IN THE PROSTATE RECORDS OF TUSCALOOSA COUNTY, ALABAMA.
- TUSCALOOSA COUNTY LOT DIMENSIONS & STRIKES:
 - MIN. LOT SIZE = 1.00 ACRES
 - MIN. FRONT SETBACK = 10 FT
 - MIN. SIDE SETBACK = 10 FT
 - MIN. REAR SETBACK = 10 FT
 - MIN. CORNER SETBACK = 10 FT
- ALL LOTS SHALL BE BUILT WITH SIDEWALKS TO THE LOT BOUNDARIES AND STRIKES AS SHOWN ON THIS PLAN.
- ALL PROPOSED LOTS WITH EXCEPTION TO OPEN SPACE LOTS MEET THE MINIMUM LOT SIZE REQUIREMENT OF ONE ACRE.
- LOTS 10 AND 11 ARE FOR COMMON AREA BUFFER USE ONLY AND WILL NOT HAVE PERMANENT STRUCTURES CONSTRUCTED.
- LOT 25 SHALL NOT HAVE DIRECT ACCESS TO MARTIN ROAD.
- LOT 25 AND LOT 26 STRUCTURES SHALL HAVE A FIRE SUPPRESSION SYSTEM INSTALLED AS A MEANS OF ALTERNATE COMPLIANCE WITH THE MINIMUM FIRE PROTECTION REQUIREMENT OF SECTION 10.1.1 OF THE INTERNATIONAL FIRE CODE (IFC) 2015.



DEVELOPER:
 BEBEE PROPERTY GROUP
 100 SOUTHSHORE TOWNSHIP, STE. 203
 100 SOUTHSHORE TOWNSHIP, STE. 203
 TUSCALOOSA, AL 35498

PROPERTY OWNERS:
 BRIM & LEAH OWEN
 1101 LAKE FOREWOOD ROAD
 COKER, AL 35422
 ANDREW & JULIE STONE
 201 WEST WOODWAY DRIVE
 DENALI, CO 80222



1. 10" SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, ABOUT 4.0" 1/2" MINIMUM AGGREGATE SIZE 10" (2" COMPACTED THICKNESS)
2. 10" SUPERPAVE BITUMINOUS CONCRETE BASE COURSE LAYER, ABOUT 4.0" 1/2" MINIMUM AGGREGATE SIZE 10" (2" COMPACTED THICKNESS)
3. 10" SUPERPAVE BITUMINOUS CONCRETE BASE COURSE LAYER, ABOUT 4.0" 1/2" MINIMUM AGGREGATE SIZE 10" (2" COMPACTED THICKNESS)
4. 10" SUPERPAVE BITUMINOUS CONCRETE BASE COURSE LAYER, ABOUT 4.0" 1/2" MINIMUM AGGREGATE SIZE 10" (2" COMPACTED THICKNESS)
5. 10" SUPERPAVE BITUMINOUS CONCRETE BASE COURSE LAYER, ABOUT 4.0" 1/2" MINIMUM AGGREGATE SIZE 10" (2" COMPACTED THICKNESS)



DUNCAN & COKER ASSOCIATES
 CIVIL ENGINEERING • SURVEYING • PLANNING
 201 TOWNWOOD DRIVE, SUITE 203
 DENALI, ALABAMA 35422
 WWW.DUNCANANDCOKER.COM

MARTIN ESTATES
 BEING A RESUMPTION OF LOTS 18 & 19, MARTIN CROSSINGS
 TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY SUBDIVISION PLAT
 DATE: 10/15/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

VARIANCE REQUESTS

Project: Martin Estates

Date: February 5, 2026

Curb & Gutter: The developer requests a variance for construction of curb & gutter along the proposed roadways. Similar to previous developments in close proximity to Lake Tuscaloosa, stormwater will sheet flow from the roadways and not create concentrated stormwater discharge points. This will allow stormwater to follow the natural drainage patterns of the property.

Sidewalks: The developer requests a variance for construction of sidewalks. The roadways within the development will be constructed at a slope not conducive for sidewalks and most sidewalks would not be within ADA slope tolerance. All existing and proposed roadways will be County maintained therefore, there are no adjacent sidewalks to connect to.

Half-Street Improvements: The developer requests a variance for construction of half-street improvements along Martin Road and Martin Road Spur. Both roadways have adequate pavement width but lack curb & gutter and sidewalks. Both roadways will maintain the typical Tuscaloosa County roadway cross section.

Capped Sewer: The developer requests a variance for construction of capped sewer as a part of this project. Connection to the City of Tuscaloosa sanitary sewer system is not feasible and the property is outside of the City of Tuscaloosa service area.