

# 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:

1/5/2026

## Property Information:

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

4 B Spectrum A Resurvey of Lots 17-19 McGuire

### Site Address:

634 25th Avenue E, Tuscaloosa, Alabama 35404

### Parcel ID:

63 30 04 20 2 004 046.000, 047.000, and 048.000

### Total Acres to be Subdivided:

0.54

### Total Acreage Controlled by Owner:

0.54

### Number of Existing Lots:

3

### Number of Proposed Lots:

8

### Number of Existing Structures:

0

### Number of Proposed Structures:

8

### 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:

No

### Current Zoning:

Single Family Residential 4 (SFR-4)

### Proposed Zoning:

Single Family Residential 4 (SFR-4)

### Current Land Use:

Residential

### Proposed Land Use:

Residential

### Reason for Subdivision:

6 new townhomes and two duplexes

## Surveyor or Engineer Information:

### Survey or Engineer Company:

Sentell Engineering

**Surveyor or Engineer Name:**  
Christopher Sentell

## **Applicant Information:**

**Applicant Name:**  
Spectrum Properties LLC

## **Property Owner Information:**

### **Owner 1**

**Property Owner Name:**  
Spectrum Properties

## **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:**

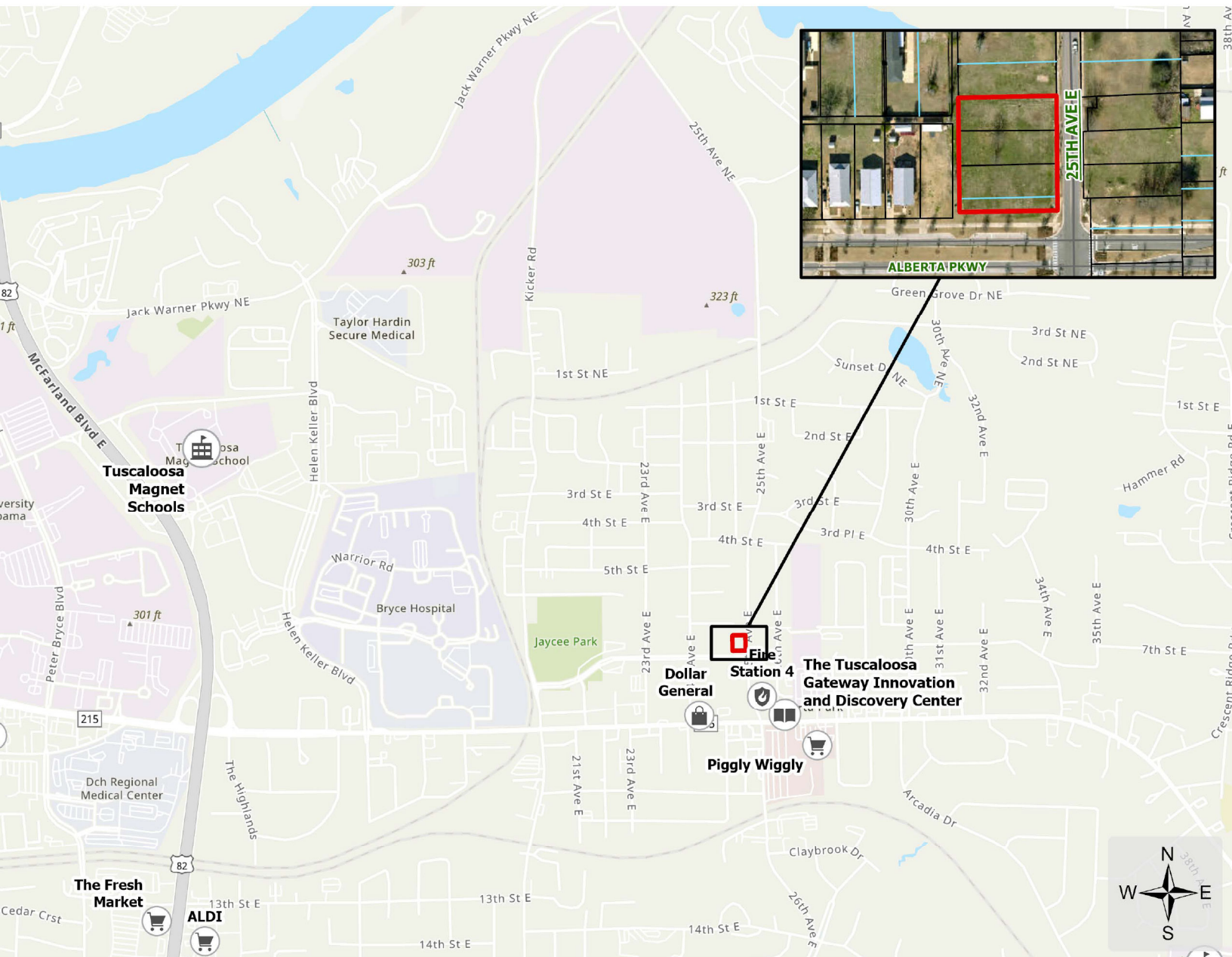


6TH ST E

ALBERTA PKWY

25TH AVE E



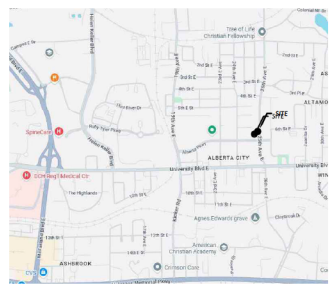
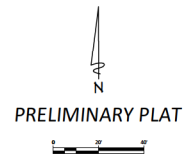
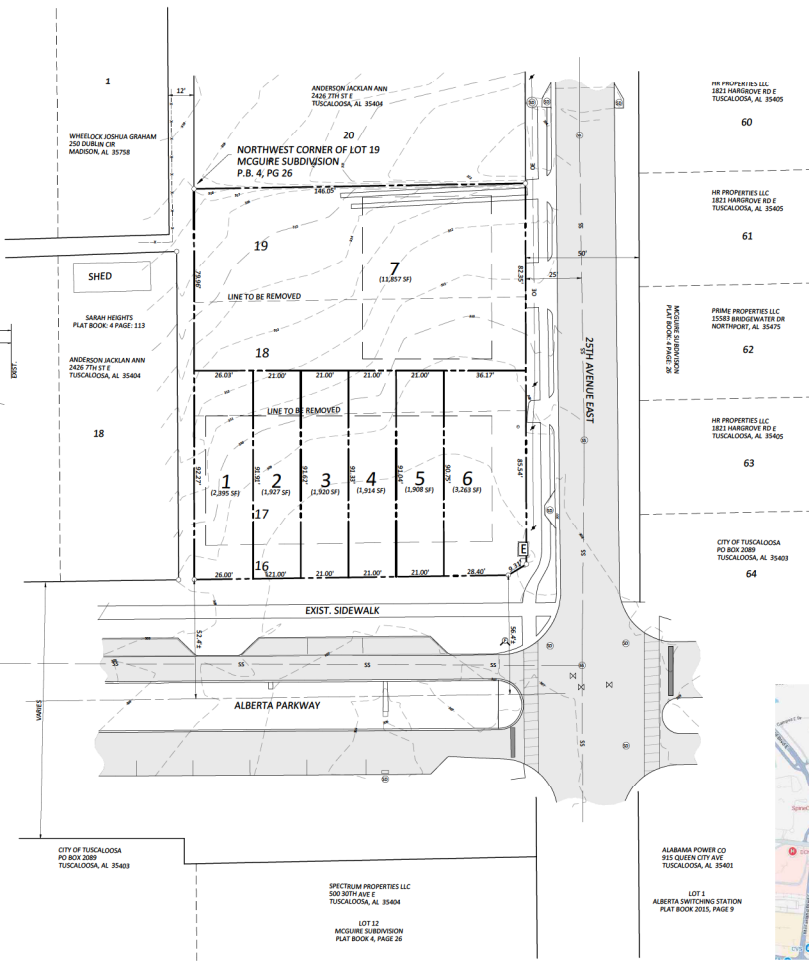
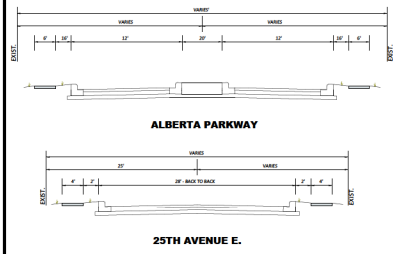


**Dollar General**  
**Station 4**  
**The Tuscaloosa Gateway Innovation and Discovery Center**  
**Piggly Wiggly**



**LEGEND**

- IRON PIPE/PIN FOUND (IPF) ○
- CAPPED PIPE/PIN SET (CPS) ●
- CAPPED PIPE/PIN FOUND (CPF) ◐
- CONC. MONUMENT FOUND (CMF) △
- POINT NOT MONUMENTED □
- NORTH N
- SOUTH S
- EAST E
- WEST W
- RECORD BOOK - DEED AND/OR PLAT FSL
- FRONT SETBACK LINE FSL
- RIGHT OF WAY ROW
- PLAT BOOK PB
- DEED BOOK DB
- PAGE PG
- EXISTING FENCE (TYPE) ---
- SECTION LINES - - -
- EXISTING POWER POLE ⚡
- EXISTING LIGHT POLE ⚡
- EXISTING GUY WIRE ---



- NOTES:**
- OWNER/DEVELOPER: # B LLC, 500 30TH AVENUE E, TUSCALOOSA, AL 35404
  - SOURCE OF TITLE: SPECTRUM PROPERTIES LLC, 500 30TH AVENUE E, TUSCALOOSA, AL 35404
  - DESIGNER OF RECORD: CHRISTOPHER G. SENTELL, RLS, ALABAMA REG. NO. RLS 24028
  - TOTAL ACRES OWNED/SUBDIVIDED: 0.58 ACRES.
  - WAIVERS REQUESTED: ADDITIONAL E.O.W. FOR 25TH AVE. E. ALLEY DESIGNATION
  - THE PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF TUSCALOOSA AND ZONED SR-4. FRONT SETBACKS 15', REAR SETBACKS 20', SIDE SETBACKS: MINIMUM SIDE SETBACK AT TOWN HOME ENDS IS 7 FEET. RECORDING REQUEST TO MR-2 WITH THIS SUBMISSION.
  - 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 LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY, LISTED AS ZONE X ON PANEL NUMBER 0112502090 EFFECTIVE DATE: 1/16/2014.
  - THE NORTH AND/OR AREA BOUNDARY SHOWN ARE BASED ON GROUND SURVEY. PROPERTY LOCATED IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA.
  - THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF ONE (1) TO FIFTEEN THOUSAND (15,000).
  - ALL LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY CITY WATER AND SEWER.

**SENTELL ENGINEERING**  
CIVIL, STRUCTURAL, ENVIRONMENTAL, SURVEYING  
Phone: (205) 782-5954  
1000 UNIVERSITY BLVD  
TUSCALOOSA, AL 35403

**4-B SPECTRUM, A RESURVEY OF LOTS 17-19 & A PART OF LOT 16 MCGUIRE SUBDIVISION**  
PLAT BOOK 4, PAGE 26  
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION
1	09/18/2026	ISSUED FOR PERMIT

DESIGNED BY: CGS.EJC  
DATE: 09/18/2026  
JOB NO: 25-261  
SHEET: 1





April 2, 2026

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

Re: Variance Request for 4-B SPECTRUM

Dear Sir/Madam:

We are requesting on behalf of 4-B SPECTRUM PROPERTIES the following variances:

- **Half-Street Improvements for 25th Avenue East:**  
The property previously dedicated right of way in 2007 for a rehabilitation project. All improvements are now in place. Additional right of way is not needed.
- **Alley Improvements:**  
The alley was dedicated originally and not constructed. There are no plans to improve this or to use this as a means of egress due to the parkway construction.

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

Sincerely,  
**SENTELL ENGINEERING INC.**



Christopher G. Sentell, PLS  
Vice-President