

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:

3/19/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

The Meridian

Site Address:

1020 Almon Avenue, Tuscaloosa, Alabama 35406

Parcel ID:

63-31-05-22-4-011-004.001, 63-31-05-22-4-011-005.000, 63-31-05-22-4-011-006.000, 63-31-05-22-4-011-007.000

Total Acres to be Subdivided:

0.73

Total Acreage Controlled by Owner:

0.94

Number of Existing Lots:

4

Number of Proposed Lots:

12

Number of Existing Structures:

1

Number of Proposed Structures:

2

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:

Downtown Perimeter (DP)

Proposed Zoning:

Downtown Perimeter (DP)

Current Land Use:

Commercial

Proposed Land Use:

Residential

Reason for Subdivision:

Townhome Development

Surveyor or Engineer Information:

Survey or Engineer Company:
Duncan Coker Associates, P.C.

Surveyor or Engineer Name:
Jimmy Duncan

Applicant Information:

Applicant Name:
Savoy Properties

Property Owner Information:

Owner 1

Property Owner Name:
Kyle & Kyle, LLC

Owner 2

Property Owner Name:
Andrew Kyle

Owner 3

Property Owner Name:

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.

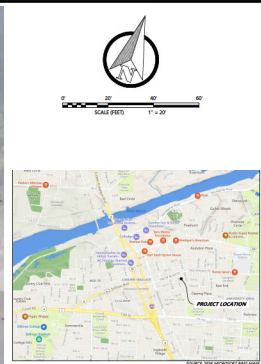
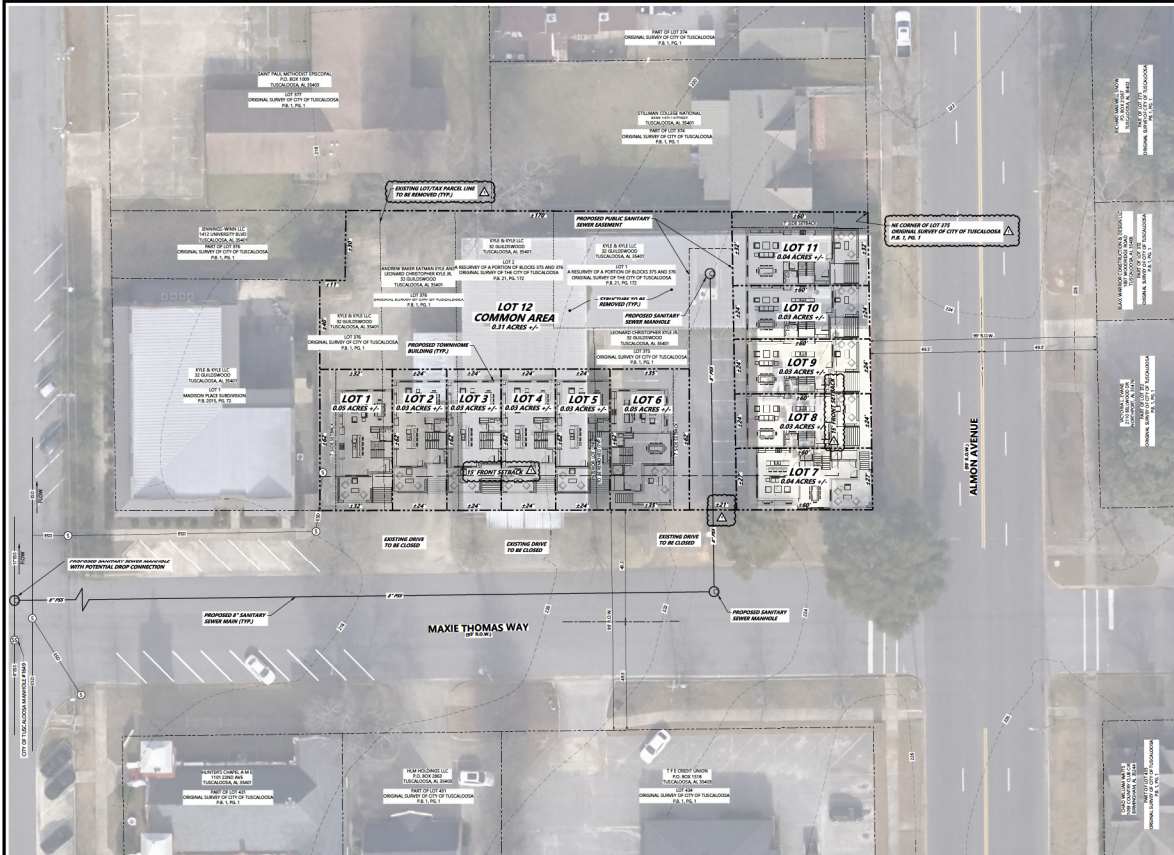
I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:







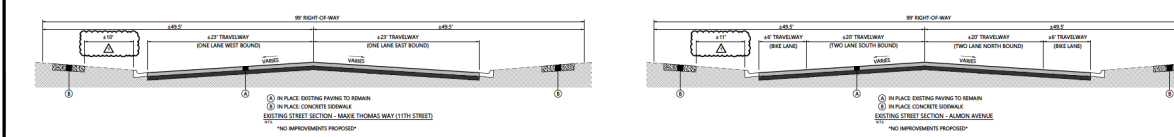
OWNERS:
 KYLE & KYLE, LLC
 1210 S. UNIVERSITY BLVD.
 TUSCALOOSA, AL 35601

APPLICANT:
 DUNCAN & COKER ASSOCIATES
 201 UNIVERSITY BLVD., SUITE 200
 TUSCALOOSA, AL 35601

- NOTES:**
- PROPERTY TO BE SUBDIVIDED - 5.73 AC.
 - TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 4.84 AC.
 - THIS PROPERTY IS CURRENTLY ZONED DOWNTOWN PREMIERE (DP).
 - PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
 - NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 17102C001A, EFFECTIVE DATE 2005.
 - THIS PLAN IS BASED ON AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD SURVEY.
 - EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND 2005.
 - THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 10 WEST.
 - THIS SUBDIVISION IS A RESUBDIVISION OF LOTS 375 & 376, ORIGINAL SURVEY OF THE CITY OF TUSCALOOSA (P.B. 171, P. 172), ORIGINAL SURVEY OF THE CITY OF TUSCALOOSA (P.B. 171, P. 172), ORIGINAL SURVEY OF THE CITY OF TUSCALOOSA (P.B. 171, P. 172), ORIGINAL SURVEY OF THE CITY OF TUSCALOOSA (P.B. 171, P. 172).
 - IF A PORTION OF ANY LOT IS TO BE REMOVED FROM ANY LOT LINE ADJUTING A RESIDENTIAL DISTRICT, A 7' SIDE YARD IS REQUIRED AT THE END OF A ROW OF LOTS.
 - IF A PORTION OF ANY LOT IS TO BE REMOVED FROM ANY LOT LINE ADJUTING A RESIDENTIAL DISTRICT, A 7' SIDE YARD IS REQUIRED AT THE END OF A ROW OF LOTS.
 - ALL LOTS MEET THE MINIMUM LOT SIZE REQUIRED OF THE ZONING CLASSIFICATION AND/OR SPECIAL MOBILE HOME ZONING REGULATIONS, CITY OR COUNTY.
 - SEE ARCHITECTURAL SITE PLAN FOR PROPOSED SITE CONFIGURATION.
 - LOT 12 SHALL NOT BE DEVELOPED FOR RESIDENTIAL PURPOSES.

SYMBOLS LEGEND

---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING CENTERLINE (10' FOOT INTERVAL)
---	EXISTING CENTERLINE (5' FOOT INTERVAL)
---	PLAT BOOK
---	DEED BOOK
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING CONCRETE DRIVEWAY
---	EXISTING ASPHALT SURFACE
---	EXISTING CONCRETE SURFACE



DUNCAN & COKER ASSOCIATES
 CIVIL ENGINEERING - SURVEYING - PLANNING
 201 UNIVERSITY BLVD., SUITE 200
 TUSCALOOSA, AL 35601
 WWW.DUNCAN-COKER.COM

THE MERIDIAN
 BEING A RESUBDIVISION OF PART OF LOTS 375 & 376,
 ORIGINAL SURVEY OF THE CITY OF TUSCALOOSA (P.B. 171, P. 172),
 AND 375 & 376 ORIGINAL SURVEY OF THE CITY OF
 TUSCALOOSA (P.B. 21, P. 172),
 TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY SUBDIVISION PLAT

DATE:	11/11/2024
SCALE:	AS SHOWN
PROJECT:	MAXIE THOMAS WAY (11TH STREET)
OWNER:	KYLE & KYLE, LLC
APPLICANT:	DUNCAN & COKER ASSOCIATES
PROJECT NUMBER:	11/24/001
PLAT NUMBER:	11/24/001

PP1

