

# 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:**

3/30/2026

## Property Information:

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

Resurvey of Lot 25 Tuscaloosa County Industrial Park, Site "A"

**Site Address:**

1600 Industrial Park Drive, Tuscaloosa, Alabama 35401

**Parcel ID:**

63-31-04-18-1-004-001-001

**Total Acres to be Subdivided:**

6.8

**Total Acreage Controlled by Owner:**

18.9

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

2

**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:**

Industrial Light (IL)

**Proposed Zoning:**

Industrial Light (IL)

**Current Land Use:**

Industrial

**Proposed Land Use:**

Industrial

**Reason for Subdivision:**

Property transfer

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Duncan Coker Associates, P.C.

**Surveyor or Engineer Name:**

Jimmy Duncan

**Applicant Information:**

**Applicant Name:**

Winship LLC

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Winship 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:**

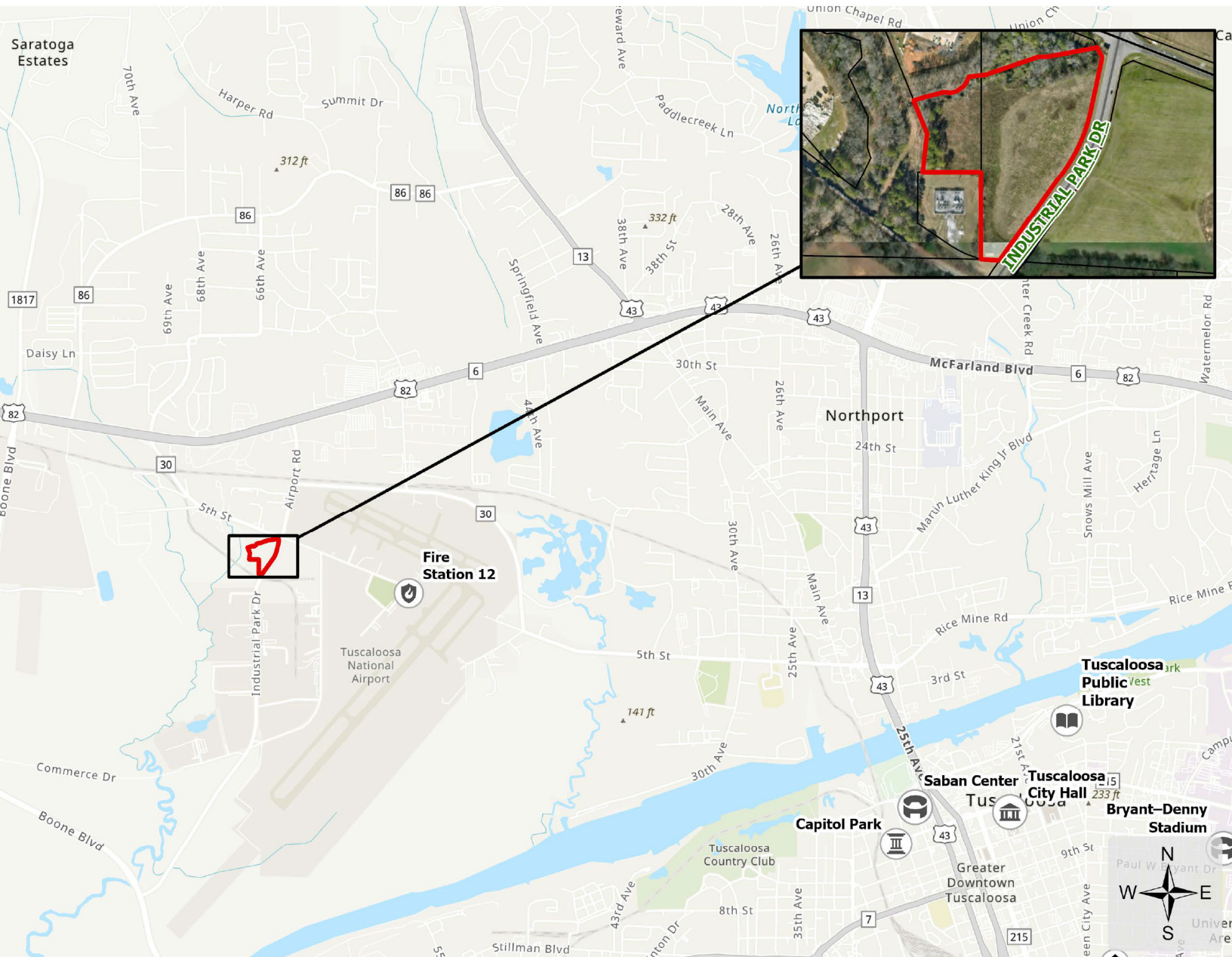


5TH ST

64TH AVE

ROBERT CARDINAL AIRPORT RD

INDUSTRIAL PARK DR



Fire Station 12

Tuscaloosa National Airport

Northport

Tuscaloosa Public Library

Saban Center

Tuscaloosa City Hall

Bryant-Denny Stadium

Capitol Park

Tuscaloosa Country Club

Greater Downtown Tuscaloosa

Paul W. Bryant Dr

University Ave







## **VARIANCE REQUESTS**

Project: Resurvey of Lot 25 Tuscaloosa County Industrial Park, Site "A"

Date: March 30, 2026

**Sidewalks:** The applicant requests a variance from the requirement to construct sidewalks along the public road right-of-way. Sidewalk variances have historically been granted in this area due to the lack of existing sidewalks.

**Additional Right-of-Way Dedication:** The applicant requests a variance from the requirement to dedicate an additional 5' of right-way along Industrial Park Drive.