

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:

5/7/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Parkside Flats

Site Address:

916 22nd Avenue East, Tuscaloosa, Alabama 35404

Parcel ID:

63 30 04 19 1 018 002.000

Total Acres to be Subdivided:

0.77

Total Acreage Controlled by Owner:

0.90

Number of Existing Lots:

4

Number of Proposed Lots:

1

Number of Existing Structures:

0

Number of Proposed Structures:

1

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

General Commercial (GC)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Lot consolidation

Surveyor or Engineer Information:

Survey or Engineer Company:
HERNDON, HICKS AND ASSOCIATES, INC.

Surveyor or Engineer Name:
Mike Hicks

Property Owner Information:

Owner 1

Property Owner Name:
Dockery Properties, 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:



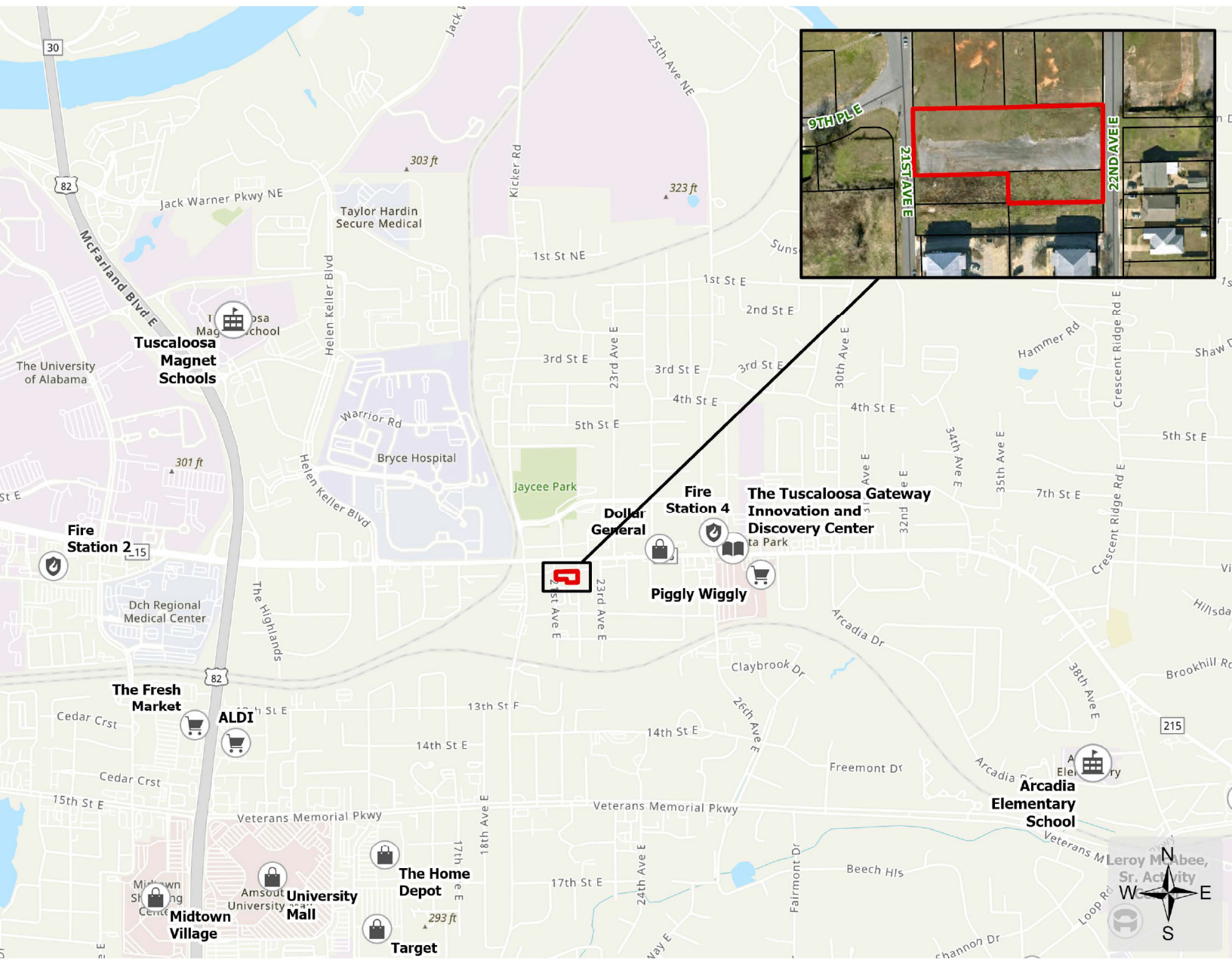
UNIVERSITY BLVD E

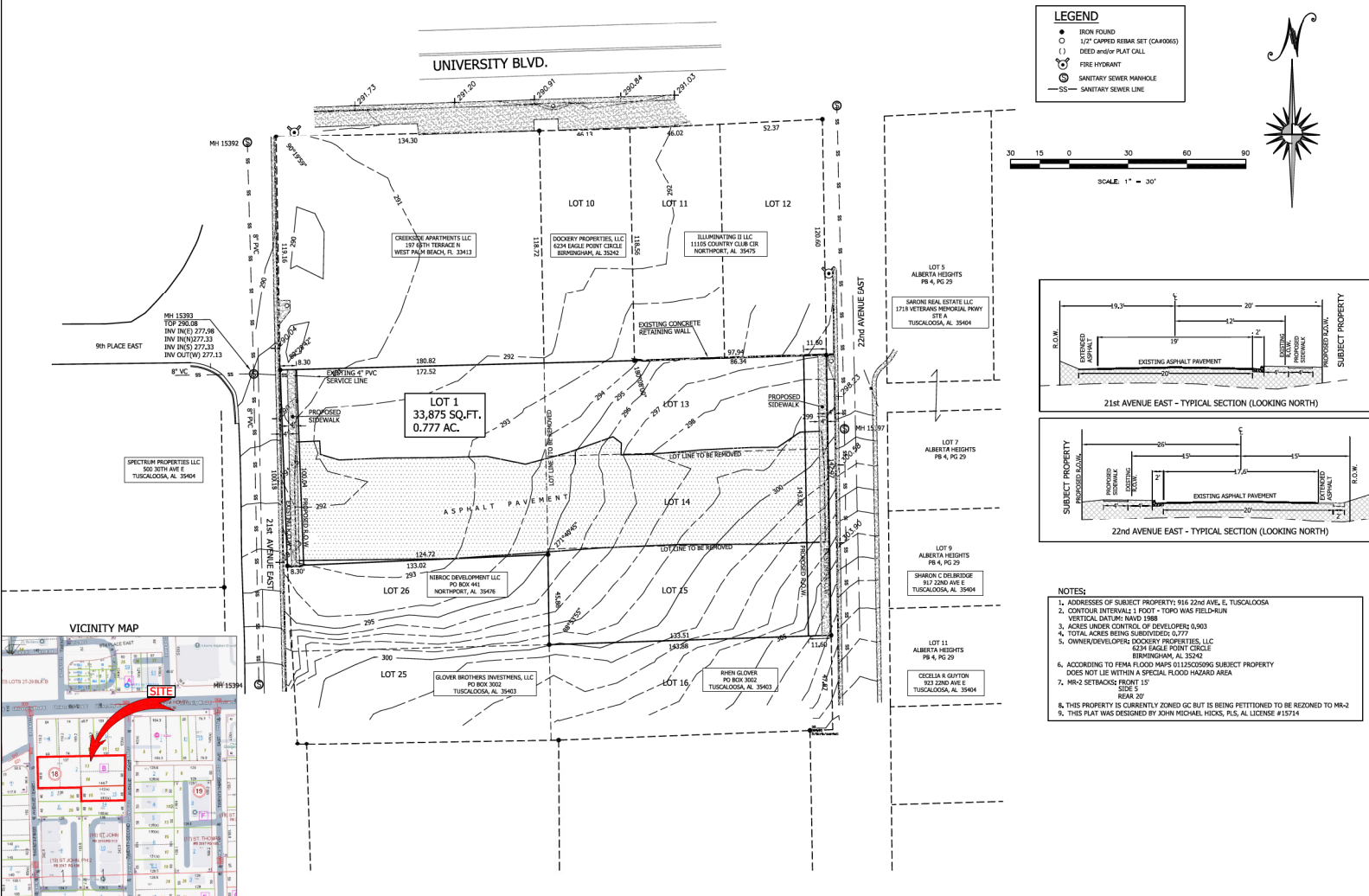
9TH PL E

21ST AVE E

22ND AVE E

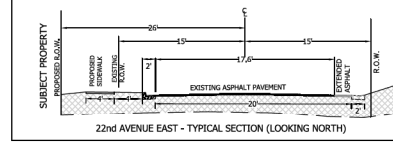
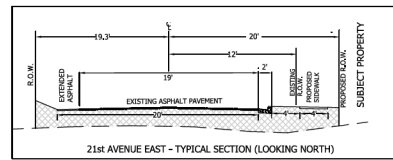
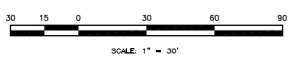
23RD AVE E






LEGEND

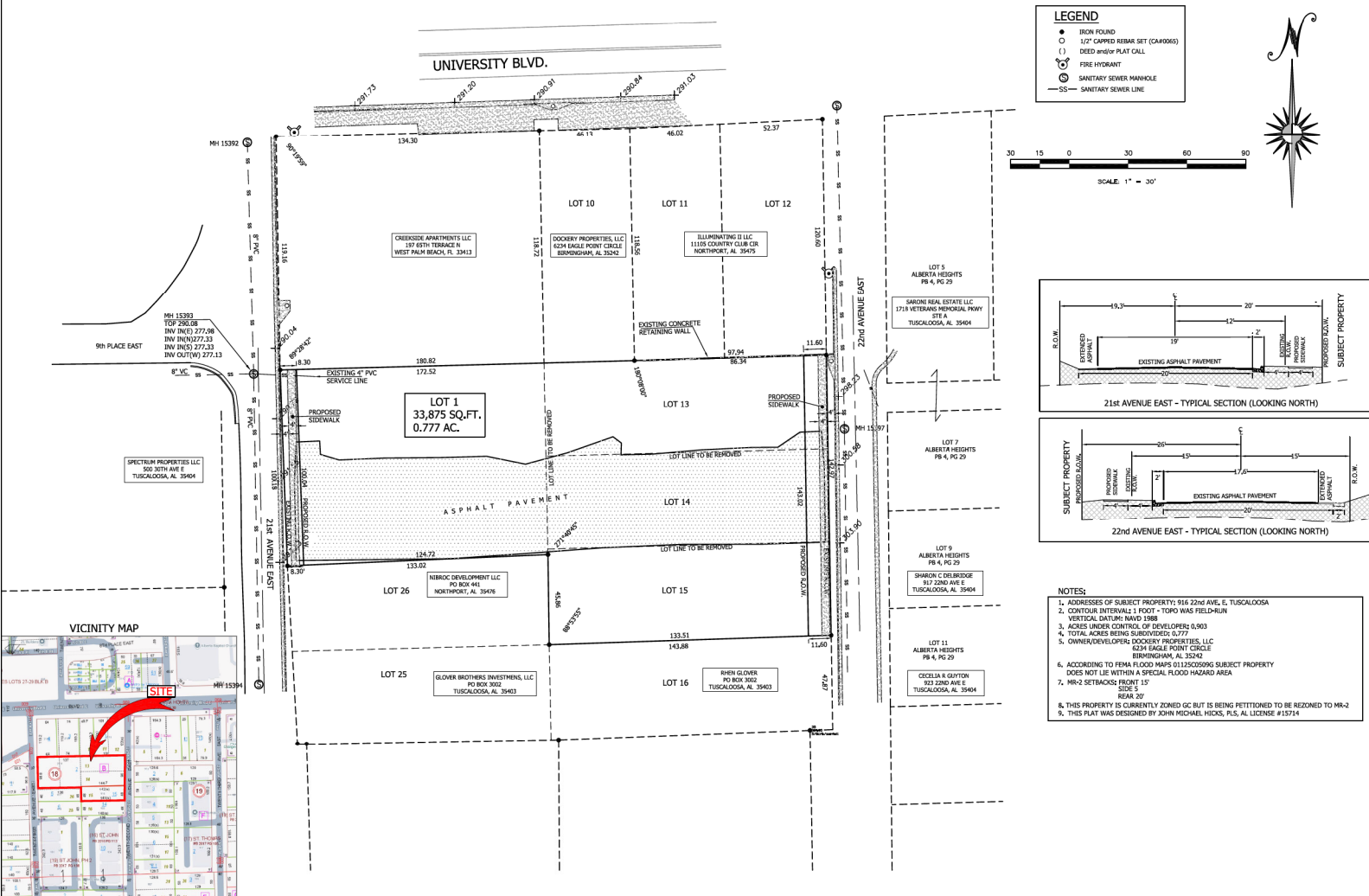
- IRON POUND
- 1/2" CARRED REBAR SET (CA#40065)
- () DEED and/or PLAT CALL
- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- SS— SANITARY SEWER LINE



- NOTES:**
1. ADDRESSES OF SUBJECT PROPERTY: 916 22nd AVE. E, TUSCALOOSA
 2. CONTOUR INTERVAL: 1 FOOT - TOPD WAS FIELD-RUN
 3. VERTICAL DATUM: NAVD 1988
 4. ACRES UNDER CONTROL OF DEVELOPER: 0.903
 5. TOTAL ACRES BEING SUBDIVIDED: 0.777
 6. OWNER/DEVELOPER: DOCKERY PROPERTIES, LLC 8224 EAGLE POINT CIRCLE BIRMINGHAM, AL 35242
 7. ACCORDING TO FEMA FLOOD MAPS 01352C0096 SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
 8. MR-2 SETBACKS FRONT 15' REAR 20'
 9. THIS PROPERTY IS CURRENTLY ZONED GC BUT IS BEING PETITIONED TO BE REZONED TO MR-2
 10. THIS PLAT WAS DESIGNED BY JOHN MICHAEL HICKS, PLS, AL LICENSE #15714

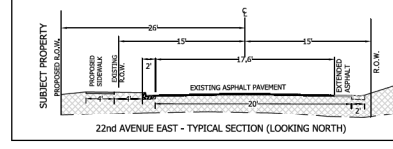
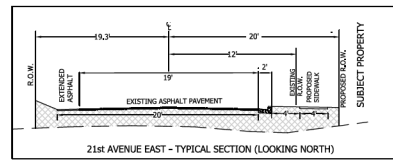
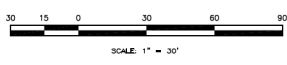


 <p>HERNDON, HICKS & ASSOCIATES, INC. Professional Land Surveyors 2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476 Phone (205) 334-0000 mh@hhasurveyors.com</p>	<p>Preliminary Plat of PARKSIDE FLATS</p> <p>A RESURVEY OF LOTS 13, 14 & 15, BLOCK B, W.E. BOWERS SUBDIVISION (PLAT BOOK 3, PAGE 64) & PART OF LOT 5, BLOCK 2, W.E. BOWERS ADDITION TO ELBERTA CITY (PLAT BOOK 3, PAGE 31) IN THE NE1/4 SECTION 21S, R9W, TUSCALOOSA COUNTY, ALABAMA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Source</td> <td>DB 2001, PG 20176</td> <td>Job No.</td> <td>2604-037</td> </tr> <tr> <td>Field Work</td> <td>MAY 2026</td> <td>Date</td> <td>5-12-26</td> </tr> <tr> <td>Survey Type</td> <td>BOUNDARY</td> <td>Scale</td> <td>1" = 30'</td> </tr> <tr> <td>ACAD File</td> <td>2604-037 PSD.dwg</td> <td>Drawn By</td> <td>JMH</td> </tr> <tr> <td>COGO File</td> <td>2604-037.kst</td> <td>Approved By</td> <td>JMH</td> </tr> <tr> <td></td> <td></td> <td>Surveyed by</td> <td>WJN</td> </tr> </table>	Source	DB 2001, PG 20176	Job No.	2604-037	Field Work	MAY 2026	Date	5-12-26	Survey Type	BOUNDARY	Scale	1" = 30'	ACAD File	2604-037 PSD.dwg	Drawn By	JMH	COGO File	2604-037.kst	Approved By	JMH			Surveyed by	WJN
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HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

June 2, 2026

Tuscaloosa Office of Urban Development
2201 University Blvd.
Tuscaloosa, AL 35401

Re: Parkside Flats

Dear Planning and Zoning,

Please include the preliminary plat of Parkside Flats in your June, 2026 agenda. We are requesting a variance from the full 25-foot right-of-way dedication along 21st Avenue East.

Thank you

Herndon, Hicks and Associates, Inc.



Mike Hicks, vice president

hhasurveyors.com
2728 Lurleen Wallace Boulevard
Post Office Box 508
Northport, Alabama 35476
Phone: 205.333.0003 ▪ Fax: 205.333.0178