

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:

7/14/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Omni Market Subdivision

Site Address:

600 Skyland Blvd E, Tuscaloosa 35405

Parcel ID:

31-01-36-4-007-002.000 and 36-01-01-1-001-003.000

Total Acres to be Subdivided:

10.46

Total Acreage Controlled by Owner:

10.46

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

6

Number of Proposed Structures:

6

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

Yes

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Highway Commercial (HC)

Proposed Zoning:

Highway Commercial (HC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Reason for Subdivision:

Separation of single building lot for financial purposes.

Surveyor or Engineer Information:

Survey or Engineer Company:

TTL, Inc.

Surveyor or Engineer Name:

Eric Hamner

Applicant Information:

Applicant Name:

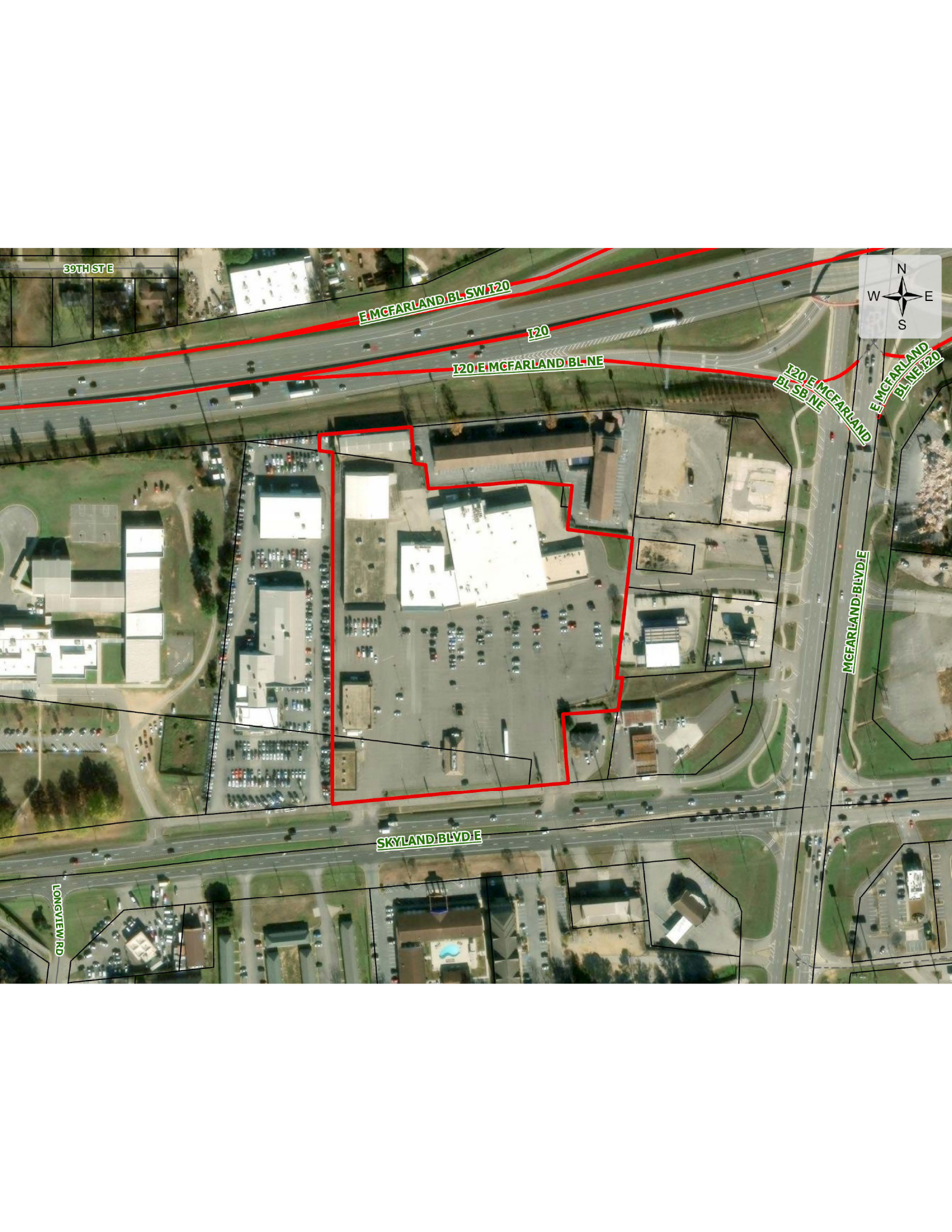
Michael Whitworth

Property Owner Information:

Owner 1

Property Owner Name:

4200 McFarland Blvd East LLC



39TH ST E

E MCFARLAND BL SW I20

I20

I20 E MCFARLAND BL NE

I20 E MCFARLAND
BL SB NE

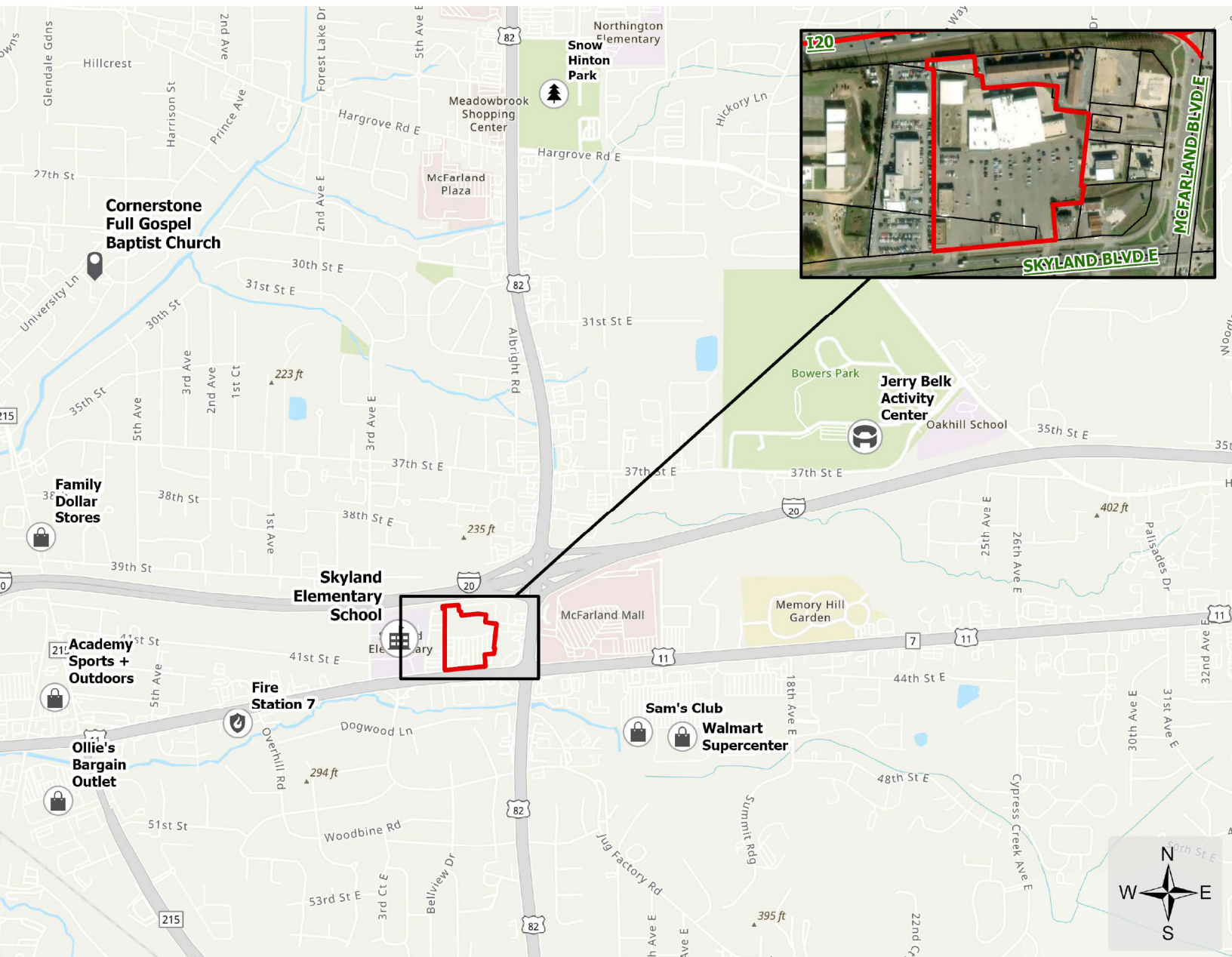
E MCFARLAND
BL NE I20

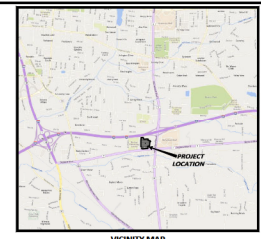
MCFARLAND BLVD E

SKYLAND BLVD E

LONGVIEW RD

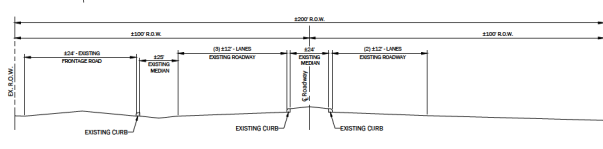




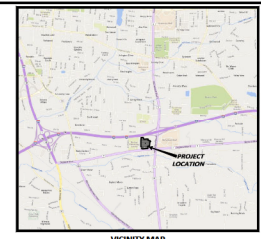


- NOTES:**
1. No site search was performed with this survey.
 2. All underground utilities may not be shown here. The location of underground utilities is determined from observed information. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. The user of this report is advised to verify for any connection or change.
 3. Source of Title: Deed Book 2025, Page 2747
 4. Survey of 2024: Highway Construction
1/2024 - 2/2024 - 3/2024 - 4/2024 - 5/2024 - 6/2024 - 7/2024 - 8/2024 - 9/2024 - 10/2024 - 11/2024 - 12/2024
 5. Report of this property lies in a special flood hazard area. The Flood Insurance Rate Map (FIRM) for this area is: 0112-02-0017B, effective January 19, 2014.
 6. Total Area of Property Subdivided is 10.68 Acres.
 7. Total Area Under Control/Development is 38.842 Ac.
 8. Lots 1 and 2 to be served by a mutual Cross Access Agreement.
 9. Easements Requested:
 - a. Easement
 - b. Easement
 10. Owner/Developer of property being subdivided:
4200 McFarland Street East, LLC
10000 Highway 101, Suite 100
Houston, Texas, 77055
 11. Surveyor of Record:
900 N. Mainway, P.O. Box 100
P.O. Box 100
77055
3270 Riverbend Street East
Houston, Texas, 77055
Surveyor's License No. 352408
Surveyor's Registration No. 2014

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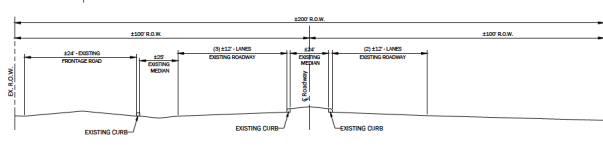


TYPICAL SECTION - SKYLAND BOULEVARD E
NO SCALE



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1. No site search was performed with this survey.
 2. All underground utilities may not be shown here. The location of all underground utilities are determined from observed information. No guarantee or warranty of the accuracy of the location of underground utility is hereby implied. Utilities may be located near by other construction or nearby.
 3. Source of Title: Deed Book 2026, Page 2747
 4. Survey Date: 12/29/2018
Survey Time: 12:27 PM - 1:00 PM
 5. Report of this property lies in a special flood hazard area. See Flood Insurance Rate Map (FIRM) No. DIL220001E-01B effective January 18, 2014.
 6. Total Area of Property Subdivided is 10.68 Acres
 7. Total Area Under Owner's Control is 8.842 Ac.
 8. Lots 1 and 2 will be served by a mutual Cross Access Agreement.
 9. Easements Requested:
 - a. Easement
 - b. Easement
 10. Owner/Developer of property being subdivided:
4200 McFarland Street East LLC
PO Box 1000
Stoughton, MA 02689
 11. Surveyor of Record:
900 Mt. Vernon Rd.
Westport, ME 04092
TTS, Inc.
3270 River Main Road West
Portland, ME 04106
tts@ttsinc.com

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TYPICAL SECTION - SKYLAND BOULEVARD E
NO SCALE



3200 Rice Mine Road NE
Tuscaloosa, AL 35406
205.345.0816
www.ttlusa.com

August 3, 2026

Mr. Zach Ponds
Director of Planning
Office of Urban Development
City of Tuscaloosa
Tuscaloosa, Alabama
Email: zponds@tuscaloosa.com

**RE: *Omni Market Subdivison – Variance Request Letter
 Tuscaloosa, Alabama***

Dear Mr. Ponds:

We are writing on behalf of the Petitioner to request a variance from the Subdivision Regulations for the above-referenced subdivision. Variances requested include the following:

1. Sidewalks

The subdivision proposes no new development. Currently, there are no sidewalks running adjacent along either side of Skyland Blvd within a mile of this site. As Skyland Blvd is a state route, we are requesting a letter from ALDOT for the sidewalk waiver.

2. Drainage Study

The subdivision is for the purpose of separating a single lot from the remaining shopping center for financing purposes. Some minor redevelopment of the parking lot around Lot 1 is planned but can be handled in the LDP process.

If you have any questions or need any additional information regarding the above variance request, please let us know.

Sincerely,

TTL, INC.

A handwritten signature in blue ink, appearing to read 'E. Hamner'.

Eric M. Hamner, PLS
Project Manager

cc: File