

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:

7/2/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Bridge Street Townhomes

Site Address:

202 16th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63.31.07.25.2.003.010.002 & 63.31.07.25.2.003.010.001

Total Acres to be Subdivided:

0.34

Total Acreage Controlled by Owner:

0.34

Number of Existing Lots:

2

Number of Proposed Lots:

5

Number of Existing Structures:

2

Number of Proposed Structures:

1

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:

Mixed Residential 2 (MR-2)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

5 unit townhome redevelopment

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Robert Martin

Applicant Information:

Applicant Name:

King Plott Properties LLC

Property Owner Information:

Owner 1

Property Owner Name:

King Plott Properties LLC

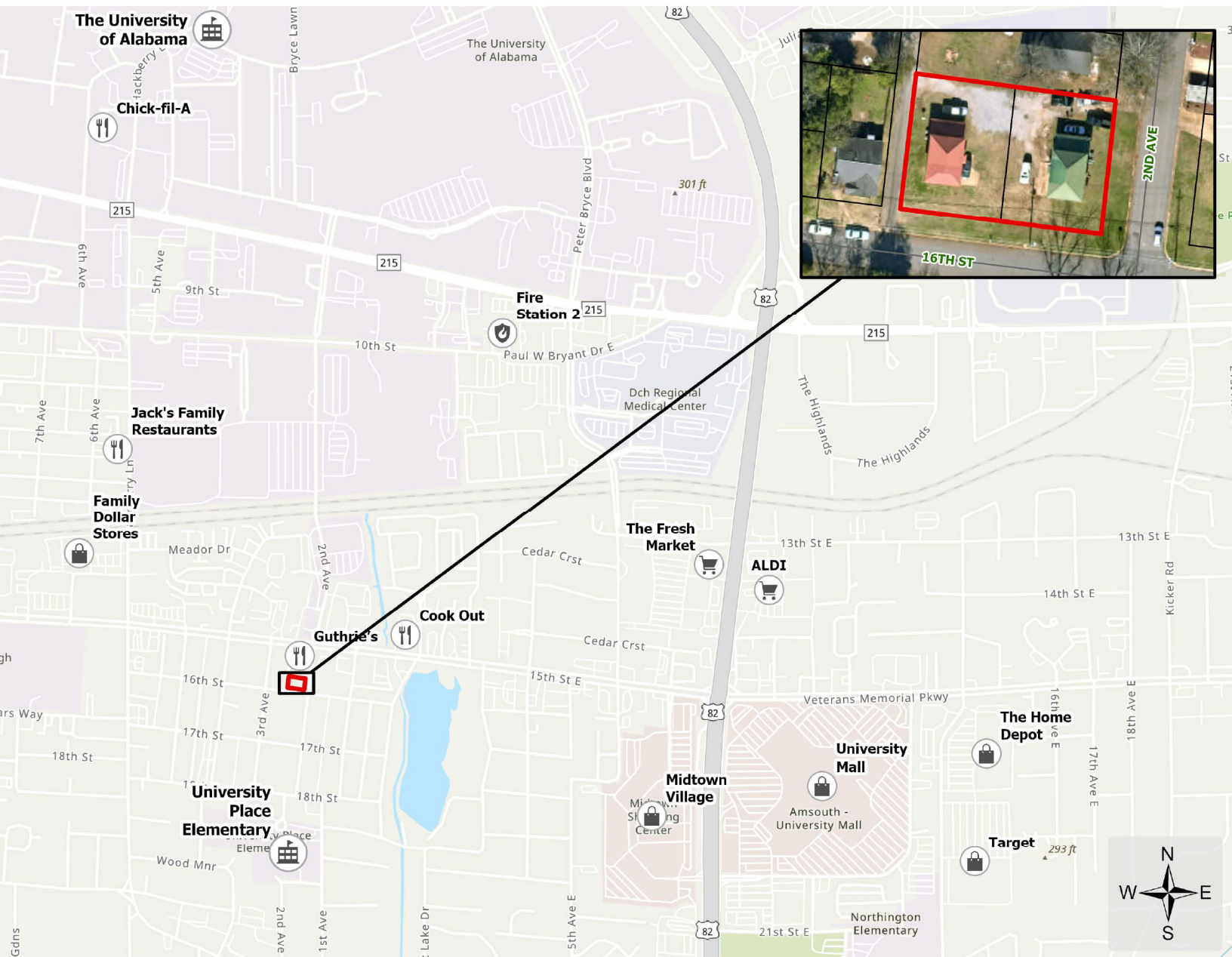
Additional Information Regarding Request:

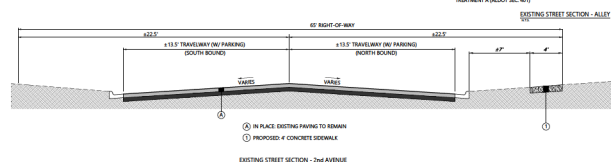
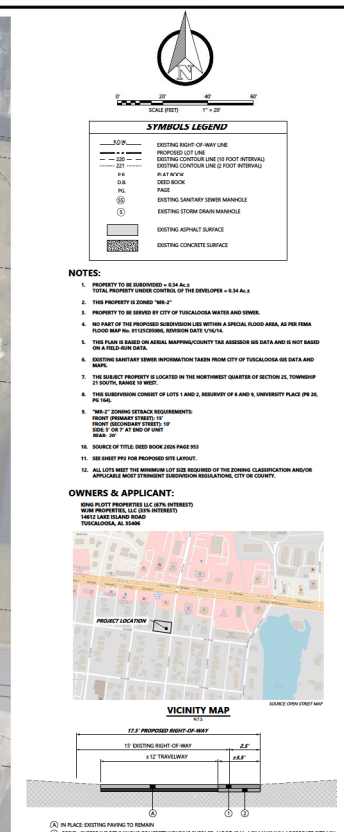


3RD AVE

2ND AVE

16TH ST



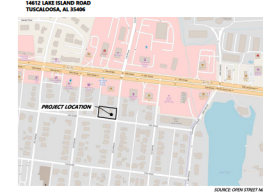


SYMBOLS LEGEND

	EXISTING RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
	INLET NOCK
	DEED BOOK
	PAGE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE

- NOTES:**
1. PROPERTY TO BE SUBDIVIDED = 0.34 AC. A TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 0.34 AC.
 2. THE PROPERTY IS NOT A ZONED LOT.
 3. PROPERTY TO BE SERVED BY CITY OF TUCULCAGUA WATER AND SEWER.
 4. NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP, 1703CCH001, REVISION DATE 1/1/74.
 5. THE PROPERTY IS NOT A RAILROAD RIGHT-OF-WAY OR A RAILROAD-BASED DATA.
 6. EXISTING SANITARY SEWER INFORMATION TAKEN FROM THE TUCULCAGUA GIS DATA AND THE TUCULCAGUA WATER AND SEWER DEPARTMENT.
 7. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 16 EAST.
 8. THE PROPERTY IS LOCATED ON LOTS 1 AND 2, RESURVEY OF A & B, UNIVERSITY PLANS PR 20, JULY 1982.
 9. "M-1" ZONING DISTANCE REQUIREMENTS:
 - FRONT SETBACK (MINIMUM STREET) 17'
 - FRONT (SECONDARY STREET) 17'
 - SIDE "L" OR "P" AT END OF LOT 17'
 10. SOURCE OF TITLE: DEED BOOK 308 PAGE 52
 11. SEE SHEET PLS FOR PARCELS NOT LARGEST.
 12. ALL LOTS MEET THE MINIMUM LOT SIZE REQUIRED OF THE ZONING CLASSIFICATION AND ARE ELIGIBLE FOR SUBDIVISION.

OWNERS & APPLICANT:
KING PLOTT PROPERTIES LLC (67% INTEREST)
WJM PROPERTIES, LLC (33% INTEREST)



	(A)	(1)	(2)
(A)	IN PLACE EXISTING PAVING TO REMAIN		
(1)	REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, ALDOT 424A, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "C/D" W/ TACK COAT (ALDOT 425A) (1" COMPACTED THICKNESS)		
(2)	REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, ALDOT 424B, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "C/D"		

BRIDGE STREET TOWNHOMES
 BEING A RESURVEY OF LOTS 1 & 2, RESURVEY OF J AND O,
 BLOCK 12, UNIVERSITY PLACE
 CAT FLOCK, TOWNSHIP 10
 TUSCALOOSA COUNTY, ALABAMA

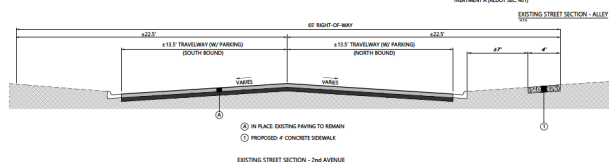
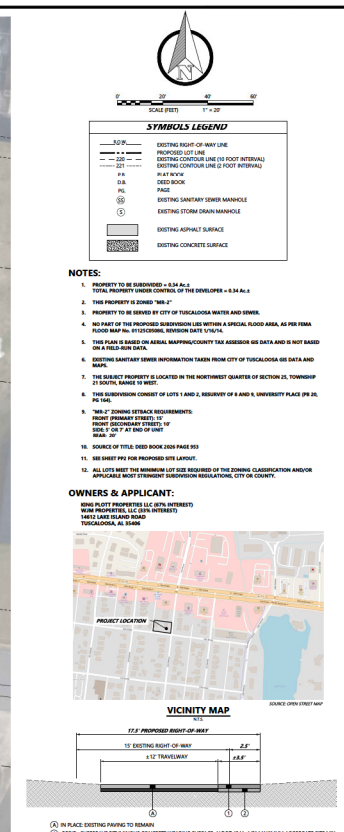
201 TOWNKENTER BOULEVARD
 TUSCALOOSA, AL 35406

DUNCAN & COKER ASSOCIATES
 CIVIL ENGINEERING • SURVEYING • PLANNING

WWW.DUNCANCOKER.COM

PP1

201 TOWNKENTER BOULEVARD
 TUSCALOOSA, AL 35406



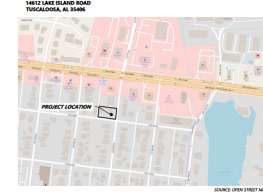
SYMBOLS LEGEND

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	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
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	DEED BOOK
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	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE

NOTES:

1. PROPERTY TO BE SUBDIVIDED = 0.34 AC. A.24
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 0.34 AC. A.24
2. THE PROPERTY IS NOT TO BE USED FOR THE PURPOSES OF THE ZONING DISTRICT.
3. PROPERTY TO BE SERVED BY CITY OF TUCULCAGUA WATER AND SEWER.
4. NO PART OF THE PROPOSED SUBDIVISION WILL HAVE A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP, 17CCH0001C, REVISION DATE 1/1/74.
5. THE PROPERTY IS NOT TO BE USED FOR THE PURPOSES OF THE ZONING DISTRICT.
6. EXISTING SANITARY SEWER INFORMATION TAKEN FROM THE CITY OF TUCULCAGUA GIS DATA AND THE CITY OF TUCULCAGUA WATER AND SEWER DEPARTMENT.
7. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 16 EAST.
8. THE PROPERTY IS LOCATED ON LOTS 1 AND 2, QUARTER 4 OF A 8 AND 6, UNIVERSITY PLANS (P. 20) OF THE 1984 ZONING DISTRICT REQUIREMENTS.
9. "M-2" ZONING DISTRICT REQUIREMENTS:
 - 1. FRONT SETBACK (MINIMUM) 10 FEET
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 - 175. FRONT SETBACK

OWNERS & APPLICANT:
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WJM PROPERTIES, LLC (33% INTEREST)



	(A)	(1)	(2)
(A)	IN PLACE EXISTING PAVING TO REMAIN		
(1)	REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, ALDOT 424A, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "C/D" W/ TACK COAT (ALDOT 425A) (1" COMPACTED THICKNESS)		
(2)	REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, ALDOT 424B, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "C/D"		

[illegible]

- | SYMBOLS LEGEND | |
|--|----------------------------|
| | EXISTING RIGHT-OF-WAY LINE |
| | EXISTING PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
|  | PROPOSED CONCRETE SURFACE |

