

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:

12/13/2024

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Springbrook Commons

Site Address:

Springbrook Circle at Albright Road, Tuscaloosa, Alabama 35405

Parcel ID:

63-31-07-36-1-001-001.000 through 63-31-07-36-1-001-024.000

Total Acres to be Subdivided:

5.7

Total Acreage Controlled by Owner:

5.7

Number of Existing Lots:

24

Number of Proposed Lots:

6

Number of Existing Structures:

23

Number of Proposed Structures:

6

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:

General Commercial (GC)

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Residential

Proposed Land Use:

Commercial

Reason for Subdivision:

Commercial development

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Jimmy Duncan

Applicant Information:

Applicant Name:

DPG Springbrook LLC

Property Owner Information:

Owner 1

Property Owner Name:

Springbrook Investments LLC

Owner 2

Property Owner Name:

Richard and Allen Henry

Owner 3

Property Owner Name:
Young Family LLC

Owner 4

Property Owner Name:
Cabin LLC

Owner 5

Property Owner Name:
A and R LLC

Owner 6

Property Owner Name:
Allen Henry

Owner 7

Property Owner Name:
Grand M LLC

Owner 8

Property Owner Name:
Crimson Properties LLC

Owner 9

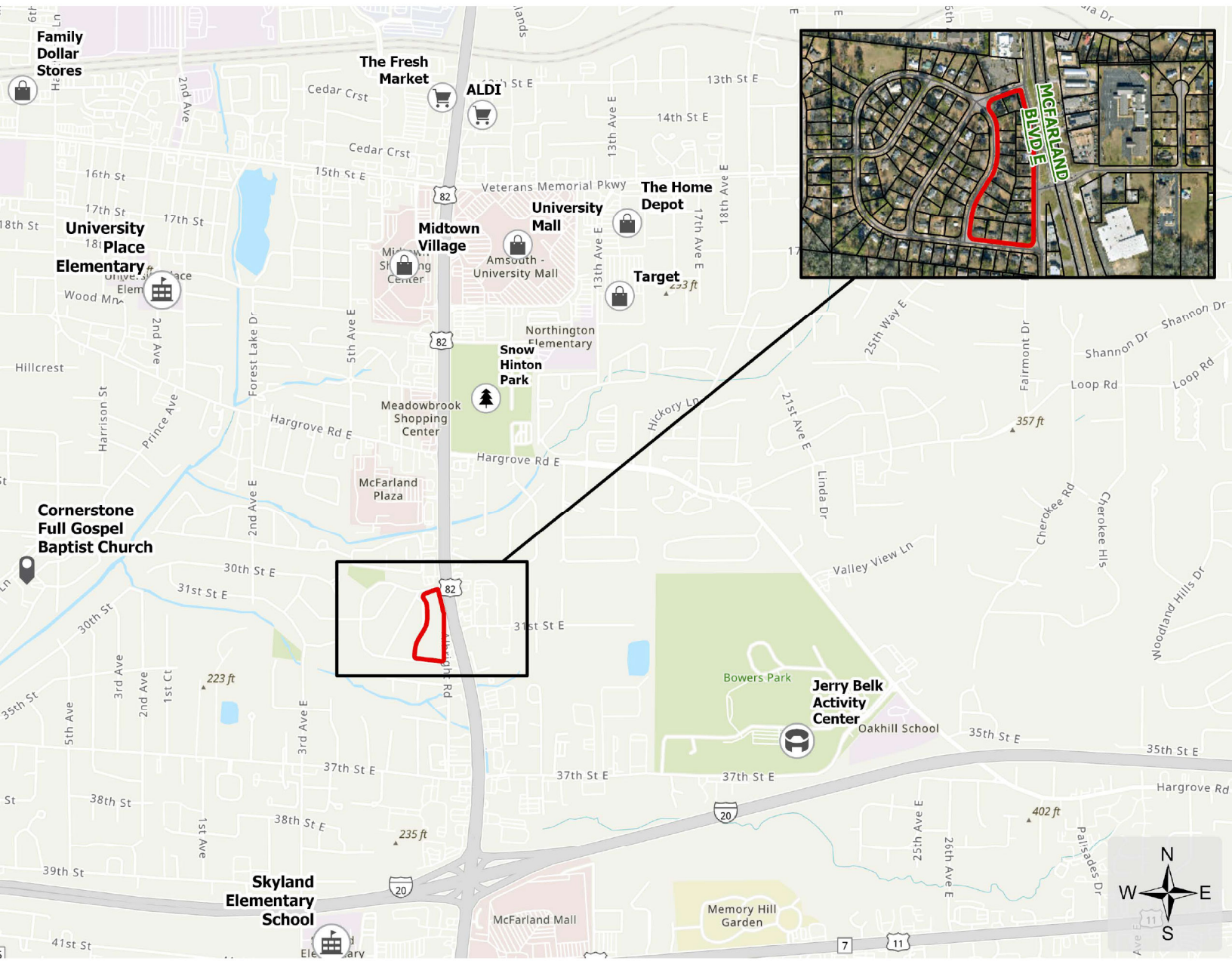
Property Owner Name:
Cypress Properties LLC

Owner 10

Property Owner Name:
Michael Williams

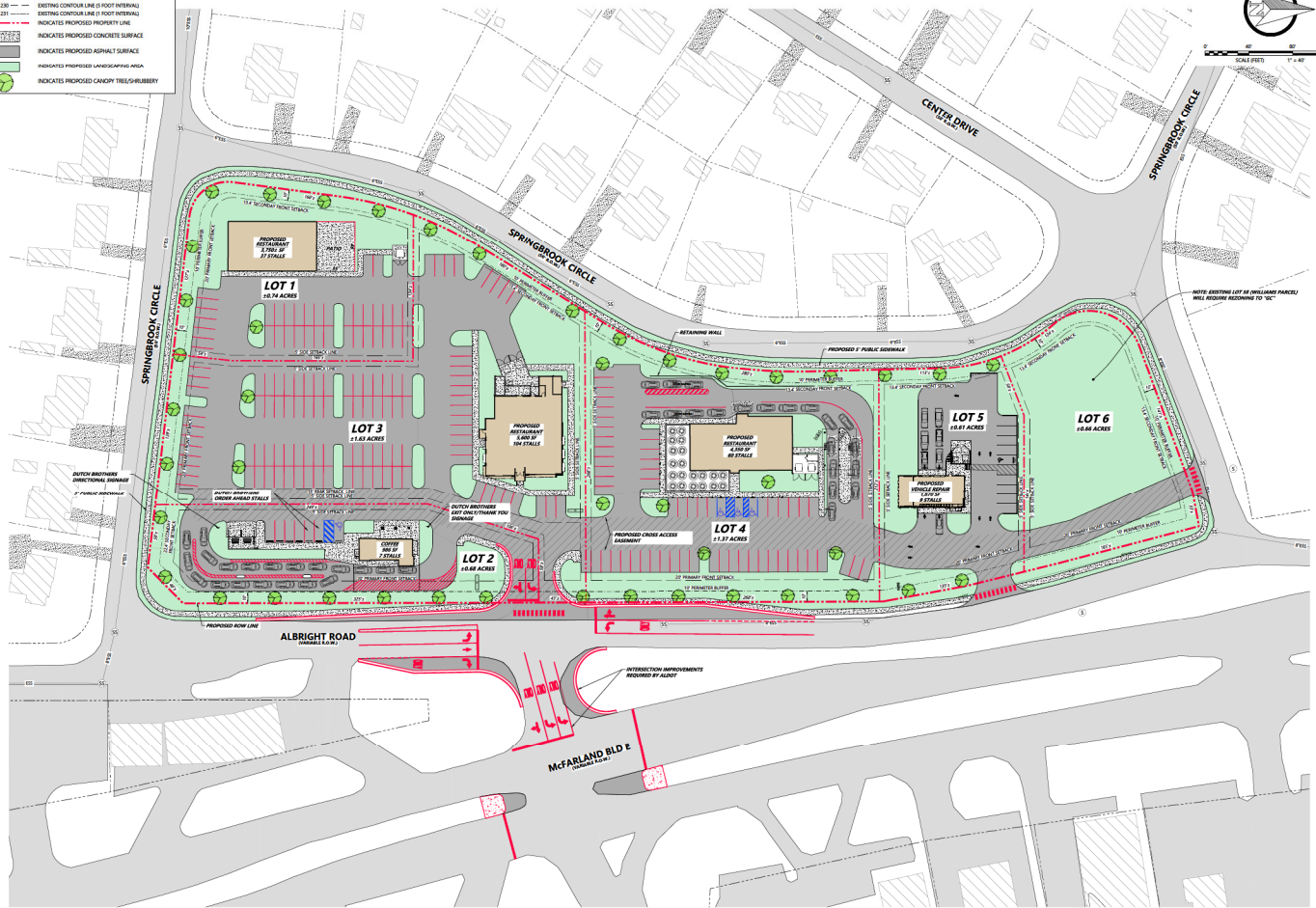
Additional Information Regarding Request:





SYMBOLS LEGEND	
---	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
---	EXISTING CONTOUR LINE (1 FOOT INTERVAL)
---	INDICATES PROPOSED PROPERTY LINE
---	INDICATES PROPOSED CONCRETE SURFACE
---	INDICATES PROPOSED ASPHALT SURFACE
---	INDICATES PROPOSED LANDSCAPED AREA
---	INDICATES PROPOSED CANOPY TREES/HUBBLY

NOTES:
1. THIS PLAN IS NOT BASED ON A FIELD RUN SURVEY OR DETAILED ENGINEERING DESIGN & IS SUBJECT TO CHANGE.



DUNCAN COKER ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

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WWW.DUNCANCOKER.COM

SPRINGBROOK COMMONS

RESURFACING OF LOTS 14-15, 17-18 &
PART OF LOTS 13-16
SPRINGBROOK SUBDIVISION
TUSCALOOSA COUNTY, ALABAMA

CONCEPTUAL SITE PLAN

DATE: 10/1/2019
BY: DUNCAN COKER
CHECKED BY: DUNCAN COKER
SCALE: 1" = 40'

PP2.0

VARIANCE REQUESTS

Project: Springbrook Commons

Date: July 11, 2026

Lot Configuration: The applicant requests a variance to allow for the proposed lot configuration shown on the attached Preliminary Subdivision Plat.

Sidewalk Improvements: The applicant requests a variance from the requirement to construct sidewalks improvements with this resurvey. A Performance Bond will be submitted for the sidewalks, which will be constructed with the improvements to the individual lots.