

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:

8/13/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of Lots 7 & 8, Block 74 TCIL Subdivision

Site Address:

621 & 623 11th Street, 1105 7th Avenue, Tuscaloosa, Alabama 35401

Parcel ID:

63.31.06.23.4.006.005.000, 63.31.06.23.4.006.006.000, 63.31.06.23.4.006.007.000

Total Acres to be Subdivided:

0.36

Total Acreage Controlled by Owner:

0.36

Number of Existing Lots:

3

Number of Proposed Lots:

1

Number of Existing Structures:

3

Number of Proposed Structures:

2

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:

Multifamily Residential University (MFRU)

Proposed Zoning:

Multifamily Residential University (MFRU)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Lot consolidation for triplex and rowhouse project.

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Robert Martin

Applicant Information:

Applicant Name:

University Limited Properties LLC

Property Owner Information:

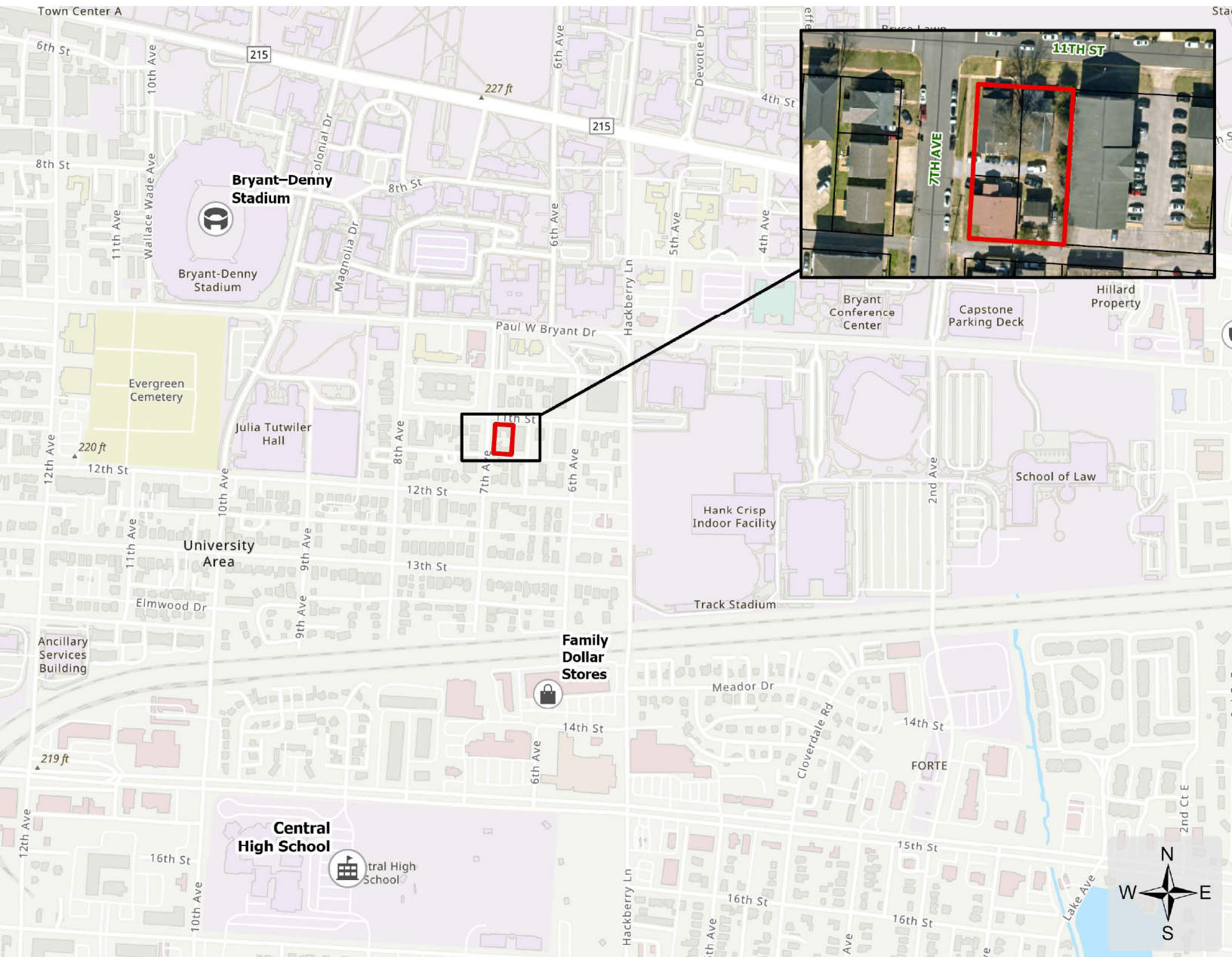
Owner 1

Property Owner Name:

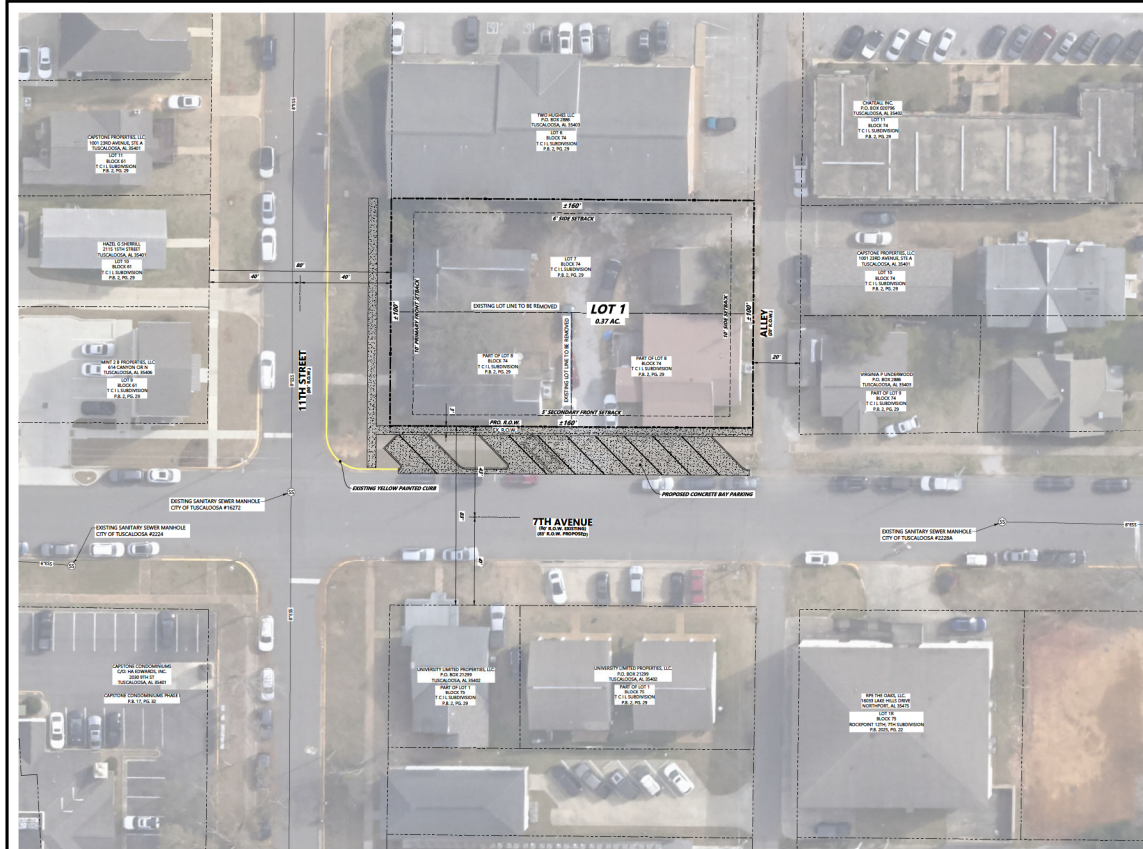
University Limited Properties LLC

Additional Information Regarding Request:



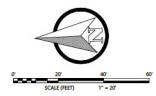






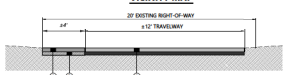
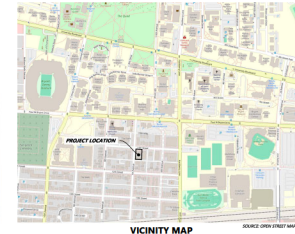
OWNERS & APPLICANT:
UNIVERSITY UNITED PROPERTIES
P.O. BOX 11298
TUSCALOOSA, AL 35402

WILLIAM & HENRIE PLATT
P.O. BOX 11298
TUSCALOOSA, AL 35402

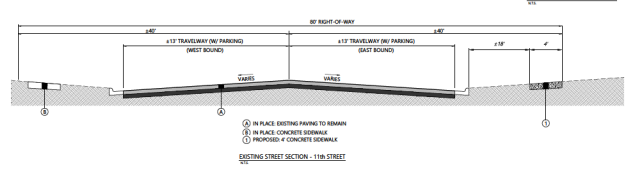
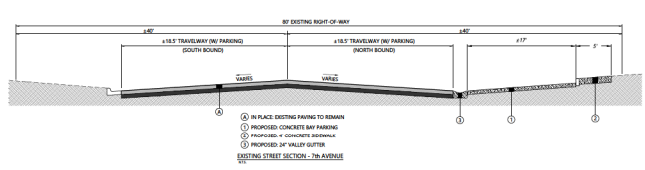


SYMBOLS LEGEND	
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING CONTROL LINE (5 FOOT INTERVAL)
---	EXISTING CONTROL LINE (2 FOOT INTERVAL)
---	FLAT BOOK
---	DEED BOOK
---	PLAT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING ASPHALT SURFACE
---	EXISTING CONCRETE SURFACE

- NOTES:
1. PROPERTY TO BE SUBDIVIDED = 0.37 AC.
 2. TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 0.37 AC.
 3. THIS PROPERTY IS ZONED "R1".
 4. PROPERTY TO BE DIVIDED BY CITY OF TUSCALOOSA WATER AND SEWER.
 5. NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 17-0303000, SECTION 1001.1 (V.14).
 6. THIS PLAN IS BASED ON AIRBORNE PHOTOGRAPHIC TAX ASSESSOR GIS DATA AND IS NOT BASED ON FIELD SURVEY DATA.
 7. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
 8. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 10 WEST.
 9. THIS SUBDIVISION COMPOSES OF LOTS 7 AND 8, BLOCK 74, TUSCALOOSA, AL 35402.
 10. "TWO" ZONING SETBACK REQUIREMENTS:
FRONT: 10 FEET
SIDE: 5 FEET
REAR: 5 FEET
 11. SOURCE OF TITLE: DEED BOOK 198 PAGE 248
DEED BOOK 198 PAGE 248
DEED BOOK 198 PAGE 248
 12. SEE SHEET PG 2 FOR PROPOSED SITE LAYOUT.
 13. ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED BY THE ZONING CLASSIFICATION AND/OR APPLICABLE MINIMUM LOT SIZE REQUIRED BY THE TOWNSHIP, CITY OR COUNTY.



1. IN PLACE EXISTING PAVING TO REMAIN.
2. NEW: 12" DEEP CONCRETE PAVING OVER EXISTING ASPHALT, 12" DEEP ASPHALT OVER EXISTING ASPHALT, 12" DEEP ASPHALT OVER EXISTING ASPHALT.
3. NEW: 12" DEEP CONCRETE PAVING OVER EXISTING ASPHALT, 12" DEEP ASPHALT OVER EXISTING ASPHALT, 12" DEEP ASPHALT OVER EXISTING ASPHALT.



ALABAMA
PRELIMINARY

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PRELIMINARY

DUNCAN & COKER ASSOCIATES
CIVIL ENGINEERING • SURVEYING • PLANNING
201 TOWN AND COUNTRY BLVD.
TUSCALOOSA, AL 35401
WWW.DUNCANANDCOKER.COM

RESURVEY OF LOTS 7 AND 8, BLOCK 74
T.C. 11, SUBDIVISION
P.B. 2, PG. 29
TUSCALOOSA COUNTY, AL

PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION
1	11/11/2024	PRELIMINARY SUBDIVISION PLAT

PP1

