

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:

7/27/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of Part of Lots 8, 9 , 10 & 11, Block 1, University Place Subdivision

Site Address:

500 16th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63.31.07.25.2.006.008.000

Total Acres to be Subdivided:

0.23

Total Acreage Controlled by Owner:

0.23

Number of Existing Lots:

4

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

2

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:

Lot consolidation for duplex construction

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Robert Martin

Applicant Information:

Applicant Name:

Blakeney Properties LLC

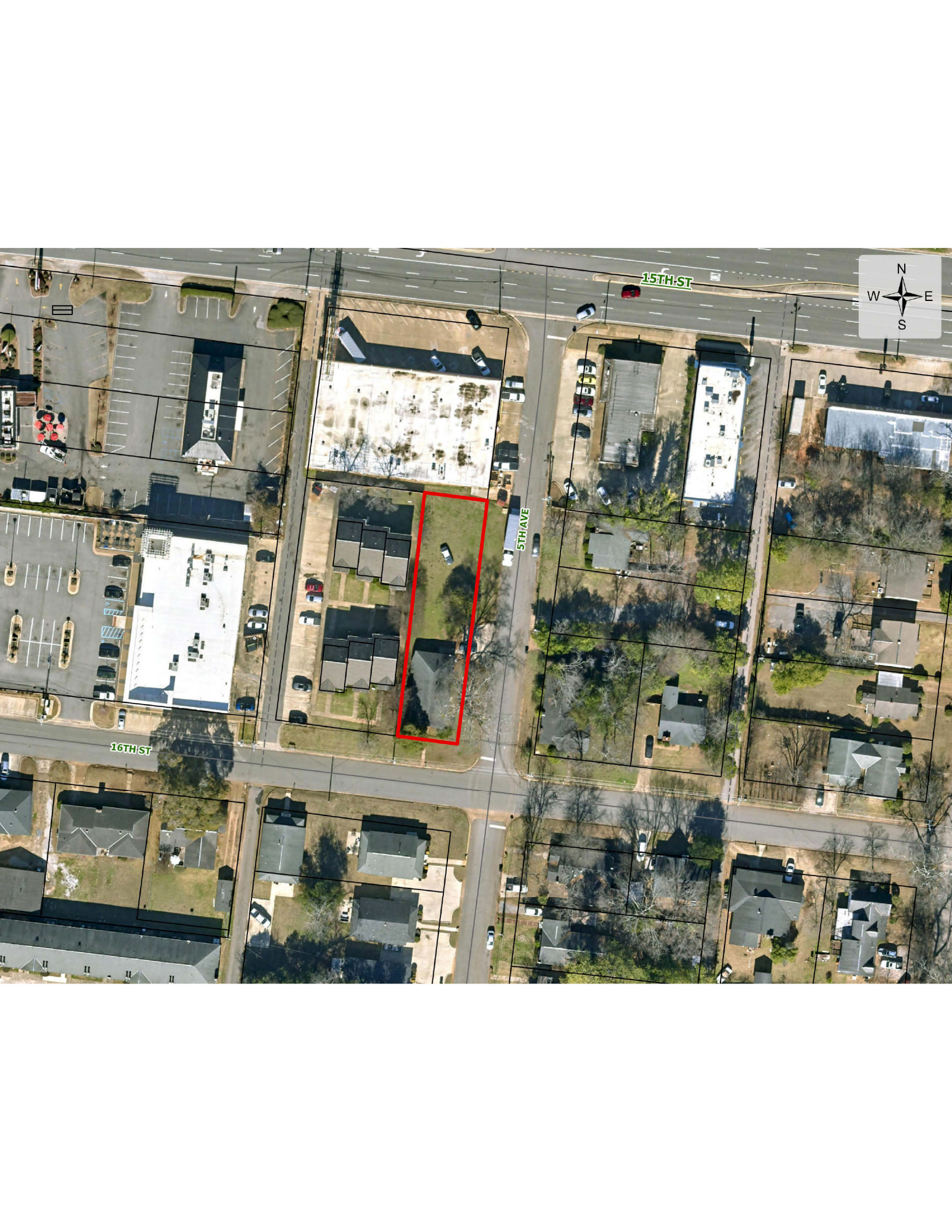
Property Owner Information:

Owner 1

Property Owner Name:

Blakeney Properties LLC

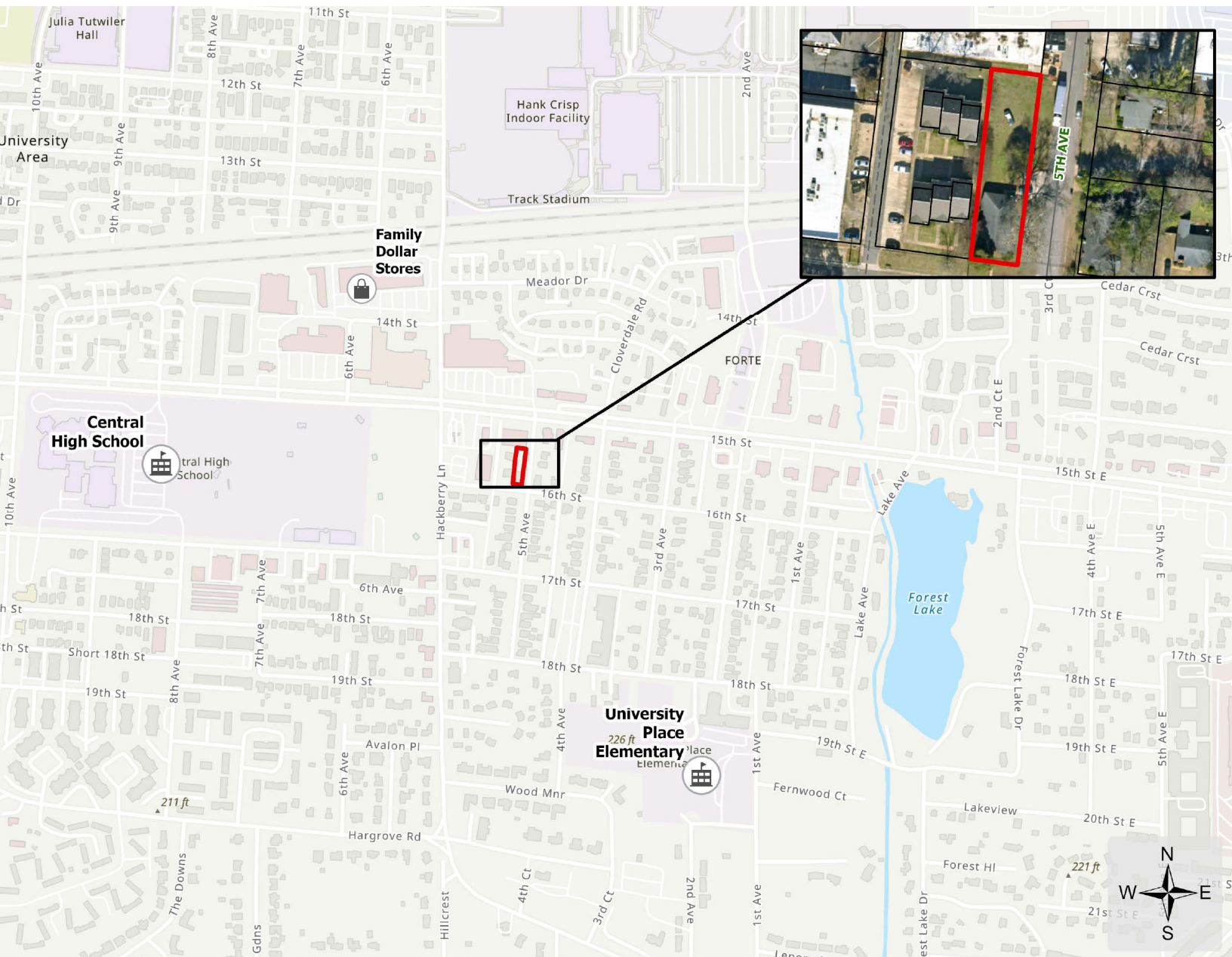
Additional Information Regarding Request:

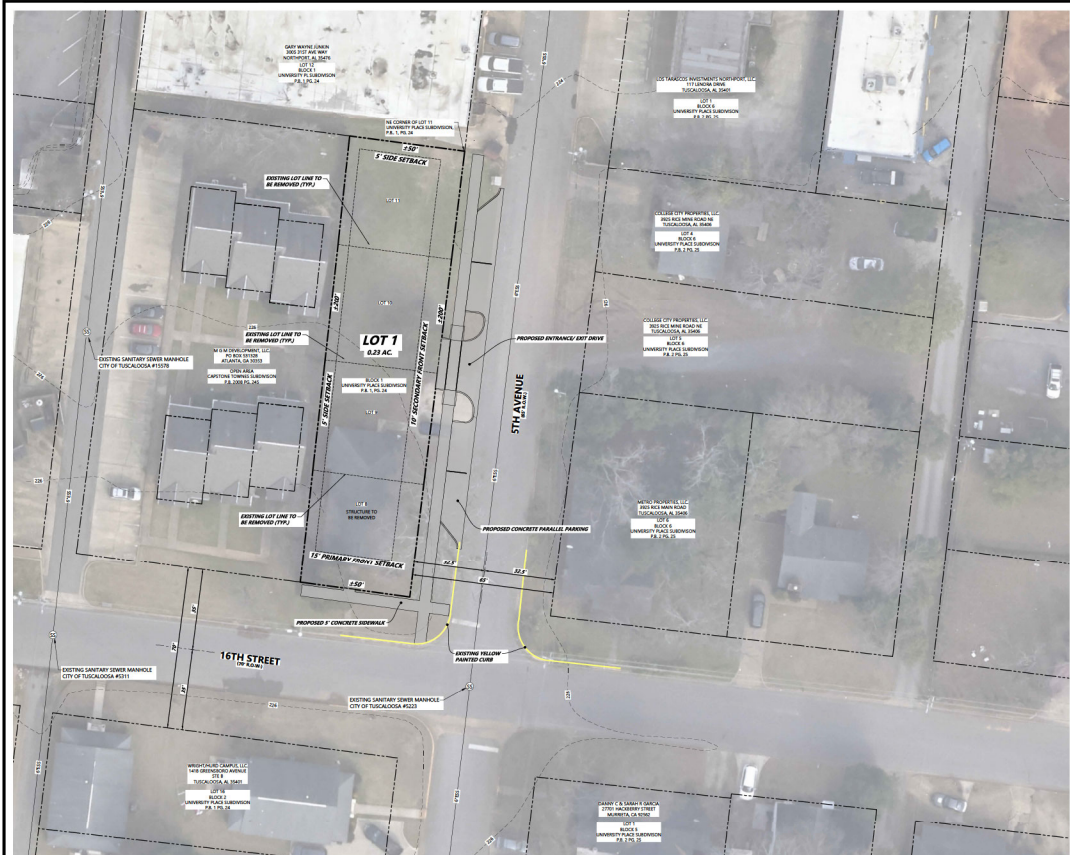


15TH ST

5TH AVE

16TH ST

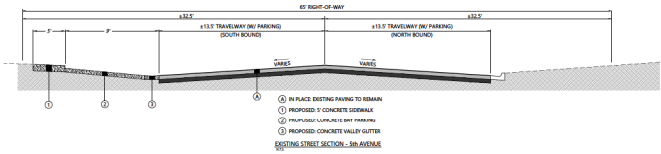
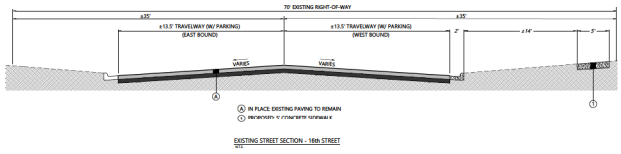
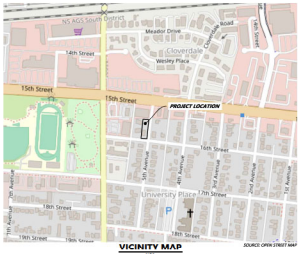




SYMBOLS LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	EXISTING CONTOUR LINE (2-FOOT INTERVAL)
	PROPOSED CONTOUR LINE (2-FOOT INTERVAL)
	PLAT BOOK
	DEED BOOK
	PAGE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAINAGE MANHOLE
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE

- NOTES:
- PROPERTY TO BE SUBDIVIDED = 0.23 AC ±
 - TOTAL PROPERTY UNDER CONTROL OF THE SUBDIVISOR = 0.23 AC ±
 - PROPERTY TO BE ZONED "M-1"
 - PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER
 - NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 81120C001, REVISION DATE 1/16/14.
 - THIS PLAN IS BASED ON AERIAL MAPS/PHOTOGRAPHY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD SURVEY.
 - EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
 - THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 11 WEST.
 - THIS SUBDIVISION CONSISTS OF PART OF LOTS 8, 9, 10, 11, BLOCK ONE, UNIVERSITY PLACE PH 1, PG 145.
 - "M-1" ZONING SETBACK REQUIREMENTS: FRONT: 25 FEET; SIDE: 10 FEET; REAR: 10 FEET.
 - "M-1" ZONING SETBACK REQUIREMENTS: FRONT: 25 FEET; SIDE: 10 FEET; REAR: 10 FEET.
 - SOURCE OF TITLE: DEED BOOK 2007 PAGE 2006
 - SEE SHEET P-2 FOR PROPOSED LOTS 8, 9, 10, 11.
 - ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED OF THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRENTUOUS SUBDIVISION REGULATIONS, CITY OR COUNTY.

OWNERS & APPLICANT:
BLAKEY PROPERTIES LLC
PO BOX 2770
TUSCALOOSA, AL 35403



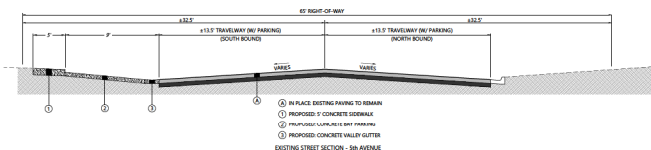
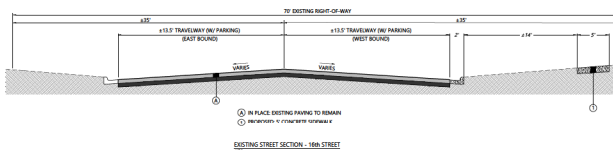
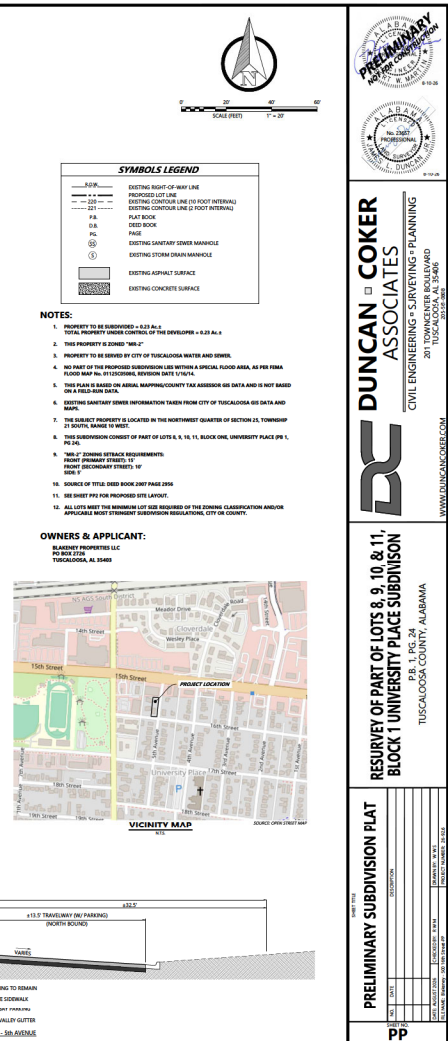
DUNCAN & COKER ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

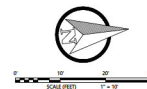
201 UNIVERSITY PLACE SUBDIVISION
TUSCALOOSA, AL 35403
WWW.DUNCAN-COKER.COM

RESURVEY OF PART OF LOTS 8, 9, 10 & 11,
BLOCK 1 UNIVERSITY PLACE SUBDIVISION
P.F. 1, PG. 24
TUSCALOOSA COUNTY, ALABAMA

DATE: 10/1/2024	PROJECT: 201 UNIVERSITY PLACE SUBDIVISION
BY: [Signature]	PROJECT NUMBER: 201-24
CHECKED: [Signature]	
DATE: 10/1/2024	



2. BACKGROUND TAX MAP, TOPOGRAPHY AND AERIAL IMAGERY SHOWN HEREIN IS NOT BASED ON A FIELD AREA SURVEY. THE INFORMATION HAS BEEN PREPARED FOR THE SUBJECT PROPERTY, THEREFORE ALL CLAIMANTS MAY NOT BE SHOWN HEREON.
3. **DEVELOPMENT SUMMARY:**
 1. THE PROPERTY IS ZONED M-2 AND IS CURRENTLY FOUR PARCELS & SUBPARCELS ARE REQUIRED TO MATCH INTERIOR LOT LINES.
 2. PROPOSED TWO (2) 3-BEDROOM DUPLEXES (2 TOTAL BEDROOMS).
 3. FINISHED FLOOR FINISHES: 2 SPACES PER UNIT:
 - 4 UNITS x 2 FINISHED UNIT = 8 SPACES
 - 4 SPACES PROVIDED ON 2 STREETS
 - 4 SPACES PROVIDED ON 2 STREETS
 - 2 SPACES PROVIDED ON 2 STREETS
 4. SETBACKS:
 - PRIMARY FRONT: 15'
 - SECONDARY FRONT: 10'
 - SIDE: 5'
 5. MINIMUM LOT AREA = 7,500 SF.
LOT AREA PROVIDED = $41' \times 10,000 SF = 410,000 SF$
 6. MINIMUM LOT WIDTH = 45'
LOT WIDTH PROVIDED = $41' \times 50' = 2,050'$
 7. MINIMUM BUILDING HEIGHT: 30'
 8. SIGNAGE WILL BE REQUIRED AND WILL BE PROVIDED UNDERGROUND.
 9. A VARIANCE WILL BE REQUIRED FOR USE OF CITY TRAM CARS.



DUNCAN ■ COKER
ASSOCIATES



500 16th STREET
WILLIAM BLAKENEY BUILDING CO., INC.
PART OF LOTS 8, 9 & 10 UNIVERSITY PLACE



SCHEMATIC SITE PLAN

DATE	DESCRIPTION	CHECKED BY	WITNESSED BY

SHEET NO.
PP2