

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:

8/11/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Pearson Circle

Site Address:

6319 Pearson Circle, Tuscaloosa, Alabama 35401

Parcel ID:

63-31-09-31-47-005-001.000, 002.000, and 006.000

Total Acres to be Subdivided:

19.3 acres +/-

Total Acreage Controlled by Owner:

19.3 acre +/-

Number of Existing Lots:

3 tax parcels

Number of Proposed Lots:

11

Number of Existing Structures:

0

Number of Proposed Structures:

11 +/-

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Vacant

Proposed Land Use:

Commercial

Reason for Subdivision:

11 lot subdivision

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Jimmy Duncan

Applicant Information:

Applicant Name:

Unity Circle LLC

Property Owner Information:

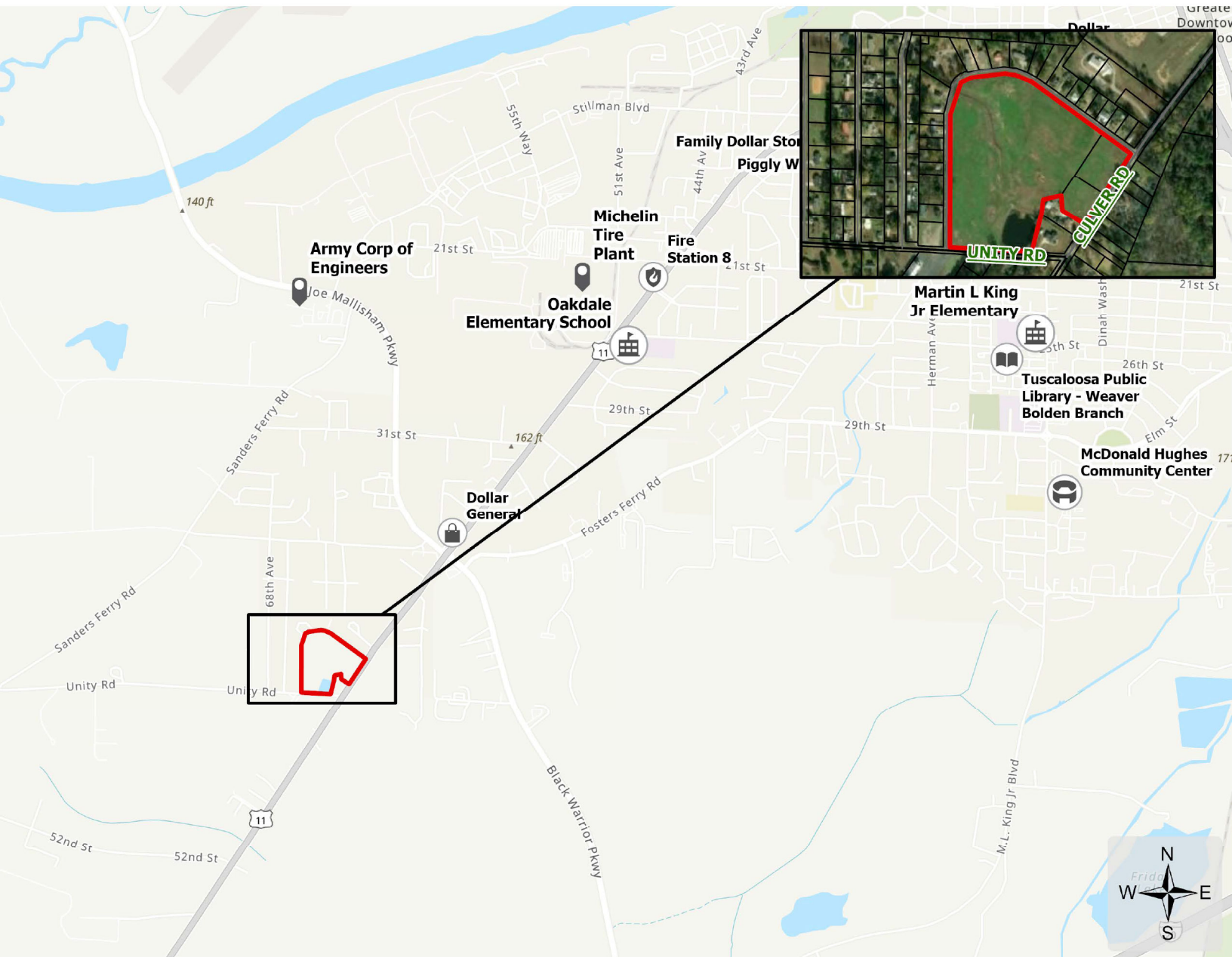
Owner 1

Property Owner Name:

Unity Circle LLC

Additional Information Regarding Request:







SYMBOLS LEGEND

---	EXISTING CENTER LINE (8 FOOT INTERVAL)
---	EXISTING CENTER LINE (8 FOOT INTERVAL)
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING LANTARY CENTER LINE
---	EXISTING LANTARY CENTER LINE
---	EXISTING POTENTIAL SUBSECTIONAL STREAM
---	EXISTING ASPHALT SURFACE
---	EXISTING CONCRETE SURFACE
---	EXISTING CRUSHED STONE SURFACE

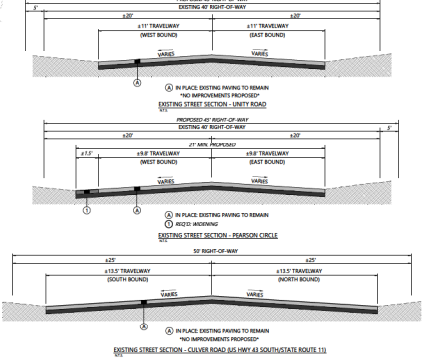
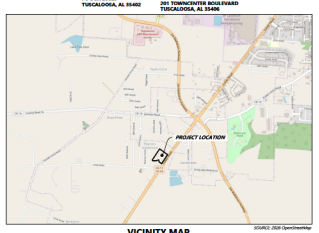
- NOTES:**
1. PROPERTY TO BE SUBDIVIDED: 19.28 AC.
 2. TOTAL PROPERTY UNDER CONTROL OF THE OWNER: 19.28 AC.
 3. THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF CITY LIMITS AND WITHIN THE CITY'S PLANNING JURISDICTION.
 4. PROPERTY TO BE SUBDIVIDED BY CITY OF TUSCALOOSA WATER AND A COMBINATION OF CITY OF TUSCALOOSA SEWERAGE AND WASTE DISPOSAL SYSTEMS.
 5. THE SUBJECT PROPERTY IS NOT BEING OFFERED FOR SALE OR CONVEYANCE UNTIL THE CITY OF TUSCALOOSA HAS REVIEWED AND APPROVED THE SUBDIVISION MAP AND THE CITY OF TUSCALOOSA HAS REVIEWED AND APPROVED THE SUBDIVISION MAP AND THE CITY OF TUSCALOOSA HAS REVIEWED AND APPROVED THE SUBDIVISION MAP.
 6. THE PLAN IS BASED ON A COMBINATION OF FIELD-SURVEY DATA AND AERIAL MAPPING.
 7. THE SUBJECT PROPERTY IS LOCATED IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 1 WEST IN TUSCALOOSA COUNTY, ALABAMA.
 8. EXISTING UTILITY LOCATIONS WERE IDENTIFIED BY FIELD SURVEY AND ARE SHOWN ON THE PLAN. EXISTING UTILITY LOCATIONS WERE IDENTIFIED BY FIELD SURVEY AND ARE SHOWN ON THE PLAN. EXISTING UTILITY LOCATIONS WERE IDENTIFIED BY FIELD SURVEY AND ARE SHOWN ON THE PLAN.
 9. THE SUBDIVISION IS A REQUIREMENT OF PART OF LOTS 12-15 BLOCK D AND PART OF LOT 18 BLOCK D IN C. CITY OF TUSCALOOSA (PLAT NO. 10).
 10. TUSCALOOSA COUNTY TRACKS REQUIREMENTS.
 11. BOUNDARY OF FINAL BOUNDARY LINE SHALL BE SHOWN ON THE PLAN.
 12. PROPOSED DRAINAGE SYSTEMS THAT CONTAIN NO DRAINAGE SYSTEMS WILL NOT BE MAINTAINED BY THE CITY OF TUSCALOOSA NEW TUSCALOOSA COUNTY.
 13. ALL LOTS MUST BE MAINTAINED AT ALL TIMES AND THE CITY OF TUSCALOOSA COUNTY SHALL MAINTAIN THE DRAINAGE SYSTEMS, CITY OF TUSCALOOSA COUNTY.
 14. LOTS 12-15 AND PART OF LOT 18 AND PART OF LOT 19 SHALL BE MAINTAINED AT ALL TIMES.

VARIANCE REQUESTS:

HALF-STREET IMPROVEMENTS: THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF HALF-STREET IMPROVEMENTS ALONG PEARSON CIRCLE, UNITY ROAD AND CULVER ROAD.

SEWERAGE IMPROVEMENTS: THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF SEWERAGE IMPROVEMENTS ALONG PEARSON CIRCLE, UNITY ROAD AND CULVER ROAD.

WATER SUPPLY IMPROVEMENTS: THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF WATER SUPPLY IMPROVEMENTS ALONG PEARSON CIRCLE, UNITY ROAD AND CULVER ROAD.



PRELIMINARY

DUNCAN & COKER ASSOCIATES

CIVIL ENGINEERING-SURVEYING-PLANNING

201 UNIVERSITY BLVD. SUITE 100

TUSCALOOSA, AL 35406

WWW.DUNCAN-COKER.COM

PEARSON CIRCLE

A RESURVEY OF PART OF LOTS 12, 13, 14 & 15 BLOCK D AND PART OF LOT 18 BLOCK D M. C. CITY OF TUSCALOOSA SUBDIVISION PLAT NO. 10, PAGE 163

TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY SUBDIVISION PLAT

DATE: 10/1/2024

SCALE: 1" = 40'

PROJECT NO.: 24-001

PROJECT NAME: PEARSON CIRCLE

PROJECT LOCATION: 201 UNIVERSITY BLVD. SUITE 100, TUSCALOOSA, AL 35406



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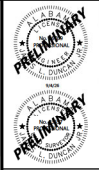
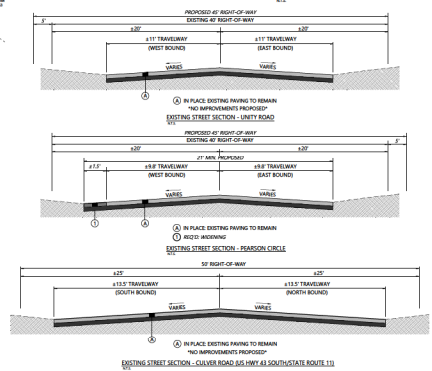
VARIANCE REQUESTS:

HALF-STREET IMPROVEMENTS: THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF HALF-STREET IMPROVEMENTS ALONG PEARSON CIRCLE, UNITY ROAD AND CULVER ROAD.

SIDEWALK IMPROVEMENTS: THE DEVELOPER REQUESTS A VARIANCE FOR CONSTRUCTION OF SIDEWALKS ALONG UNITY ROAD, CONSIDERING THERE ARE NO EXISTING SIDEWALKS WHATSOEVER IN THIS VICINITY (SOUTH OF JOE MALLISHAM PARKWAY). ADDITIONALLY, THERE ARE NO SIDEWALKS PROPOSED IN THIS AREA ON THE "2025 BIKE AND PEDESTRIAN PLAN" PUBLISHED BY THE WEST ALABAMA REGIONAL COMMISSION.

OWNER: UNITY CIRCLE, LLC
PO BOX 20023
TUSCALOOSA, AL 35402

ENGINEER/SURVEYOR: JAMES DUNCAN, JR., PE/PS
DUNCAN COKER ASSOCIATES, P.C.
201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35402



DUNCAN ■ COKER
ASSOCIATES

CIVIL ENGINEERING ■ SURVEYING ■ PLANNING

201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406
205.56.8800

WWW.DUNCANCOKER.COM

PEARSON CIRCLE
RESURVEY OF PART OF LOTS 12, 13, 14 & 15
BLOCK B AND PART OF LOT 18 BLOCK D
M. C. FITT'S FARM SUBDIVISION
PLAT BOOK 4, PAGE 163
TUSCALOOSA COUNTY, ALABAMA

[illegible]

VARIANCE REQUESTS

Project: Pearson Circle

Date: September 4, 2026

Half-Street Improvements: The developer requests a variance for construction of half-street improvements along Pearson Circle, Unity Road and Culver Road.

Sidewalk Improvements: The developer requests a variance for construction of sidewalk along Unity Road, considering there are no existing sidewalks whatsoever in this vicinity (South of Joe Mallisham Parkway). Additionally, there are no sidewalks proposed in this area on the "2025 Bike and Pedestrian Plan" published by the West Alabama Regional Commission.

Right-of-way Dedication along Unity Road and Culver Road: The developer requests a variance from the requirement to dedicate additional right-of-way along Unity Road and Culver Road. Culver Road is a State Route (SR #11) and ALDOT has confirmed that no additional right-of-way is required.