

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:

8/12/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

RESURVEY OF LOT 1-R BOWMAN-YOUNG SUB'D No. 2

Site Address:

WIRE ROAD, COTTONDALE, Alabama 35453

Parcel ID:

63 29 09 31 3 002 001.000 & 63 38 03 06 2 001 002.002

Total Acres to be Subdivided:

22.20

Total Acreage Controlled by Owner:

53.94

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

0

Number of Proposed Structures:

2

Water Authority:

MITCHELL WATER AUTHORITY

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

DIVIDE AMONG CHILDREN

Surveyor or Engineer Information:

Survey or Engineer Company:
ROBERT S. McPHERSON, P.L.S

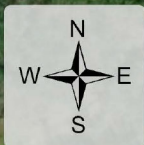
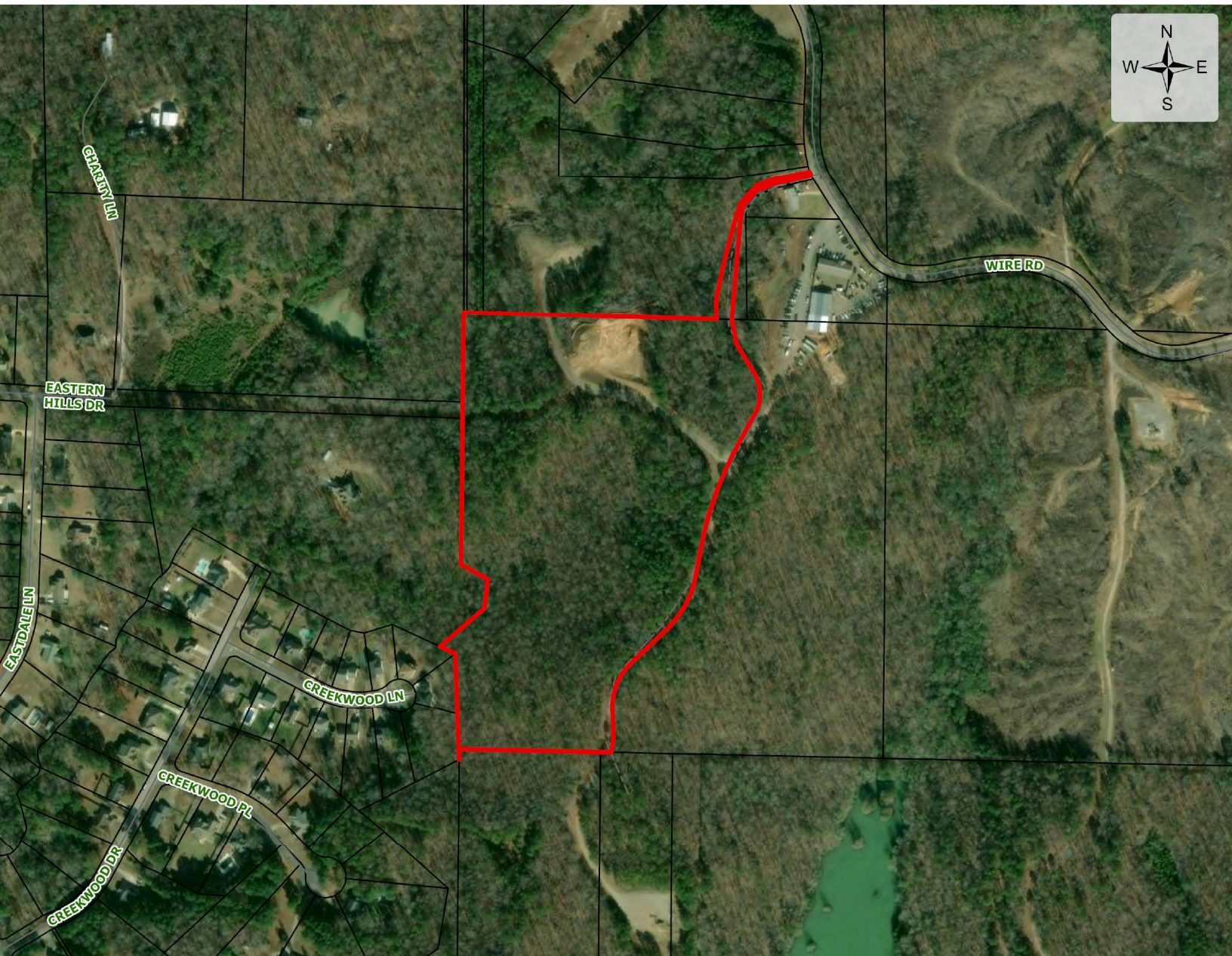
Surveyor or Engineer Name:
Robert S McPherson

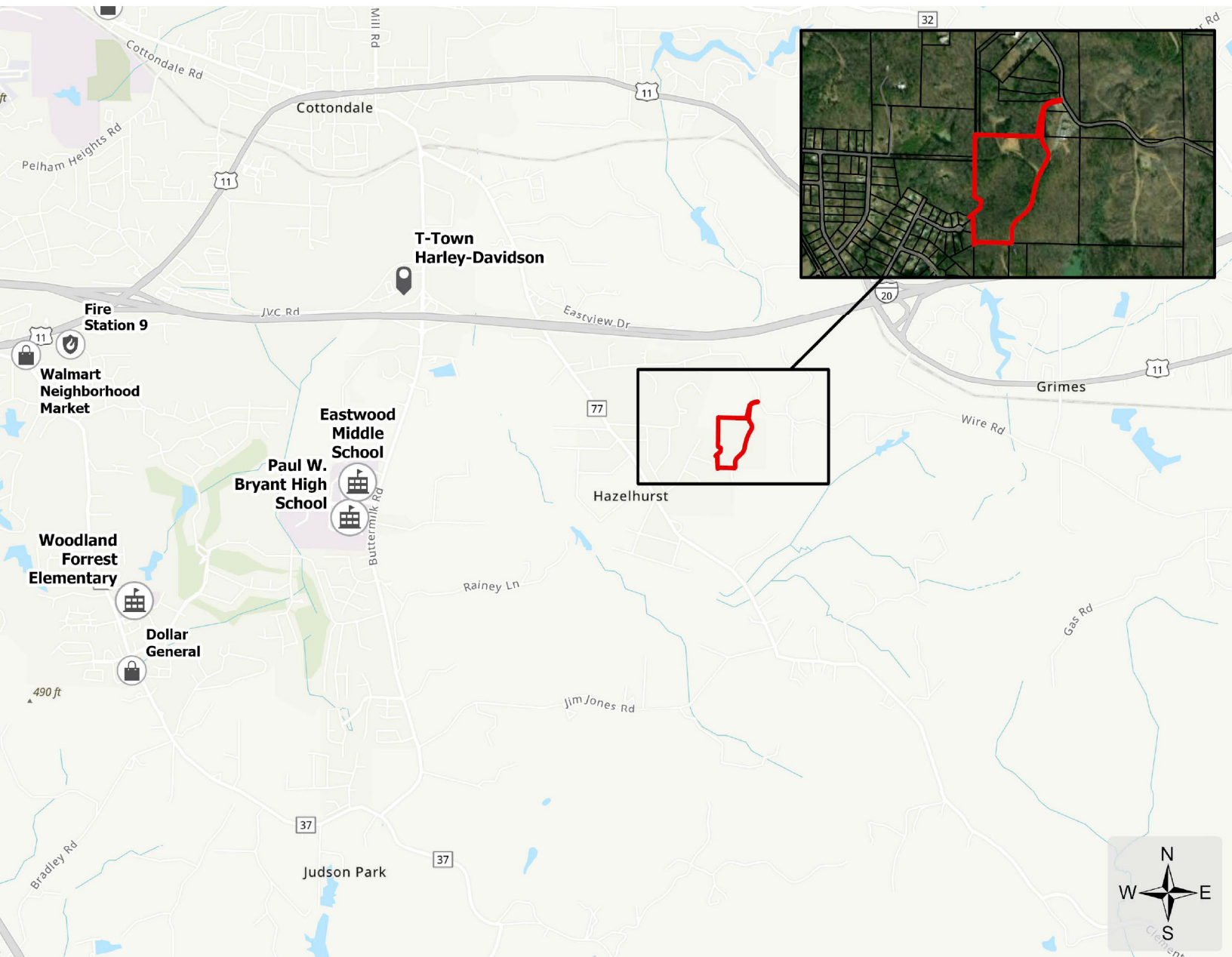
Property Owner Information:

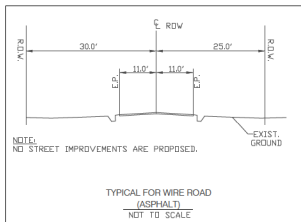
Owner 1

Property Owner Name:
BRIAN PRINCE

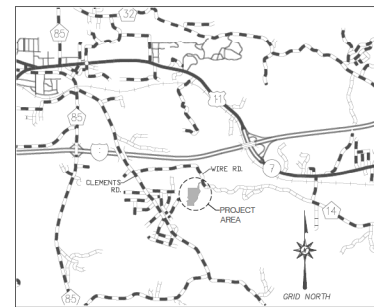
Additional Information Regarding Request:







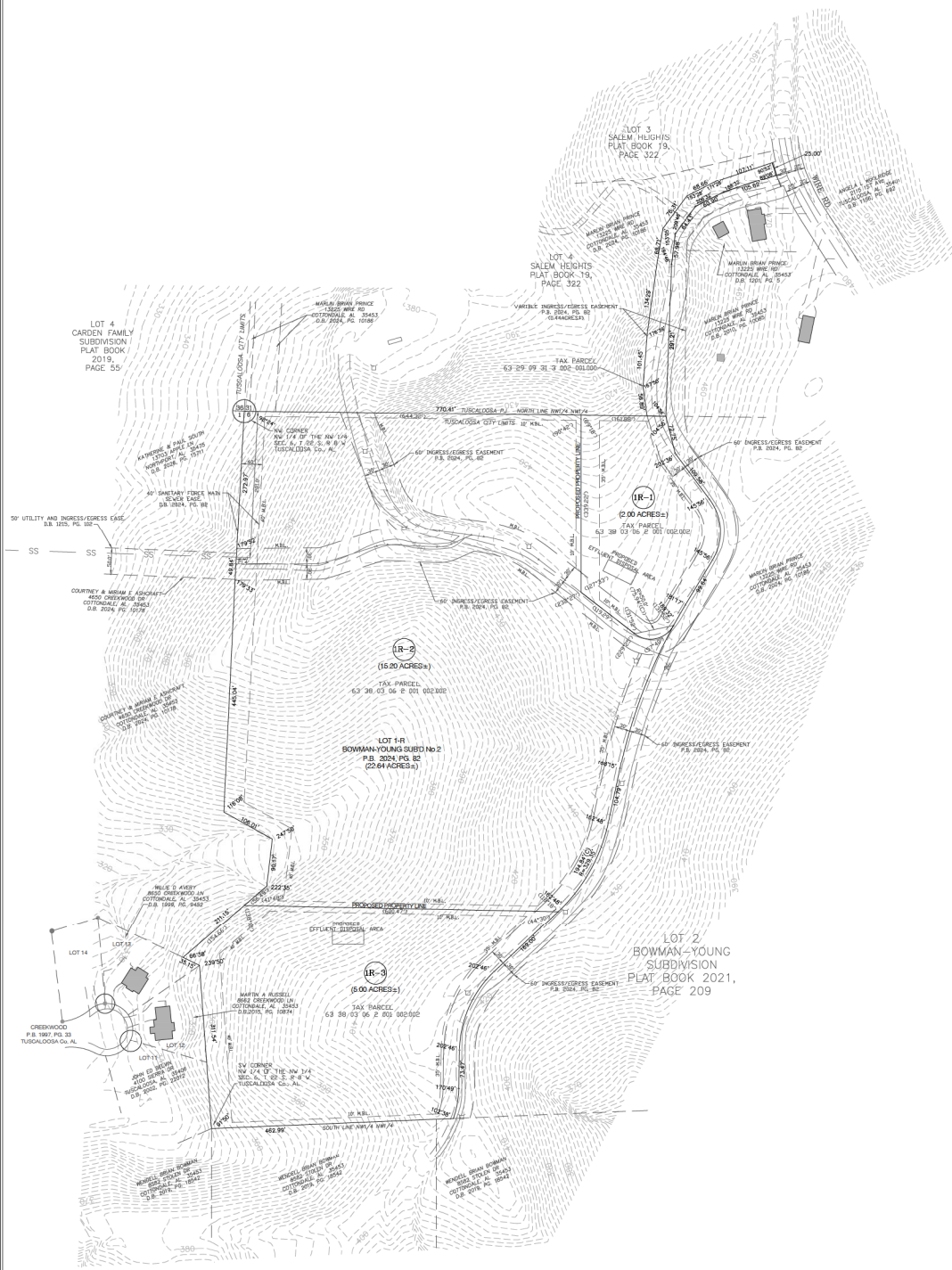
- NOTES:**
- OWNER: BRIAN & KAREN PRINCE
LOVED WIRE RD
COTTONDALE, AL 35453
 - ADDRESS OF PROJECT: WIRE ROAD
 - SOURCE OF TITLE: D.B. 2624, PG. 10186
TAX PARCEL: 134 63 29 09 31 3 002 001000 & 63 30 03 06 2 001 002002
 - TOTAL AREA UNDER CONTROL OF DEVELOPER: 53.94 ACRES +/-
 - TOTAL AREA TO BE SUBDIVIDED: 22.20 ACRES
 - NO PART OF THE PROPERTY SHOWN IS IN ANY SPECIAL FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAPS 010525041G, PANEL 54G, REVISED JANUARY 16, 2014.
 - THE PROPOSED SUBDIVISION IS SERVICE BY AN ON-SITE DISPOSAL SYSTEM
 - PART OF THE PROPERTY, TAX PARCEL 63 29 09 31 3 002 001000, IS NOT IN THE TUSCALOOSA CITY LIMITS BUT DOES FALL IN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA. EVERYTHING IN TAX PARCEL 63 30 03 06 2 001 002002, LOTS 1R-1, 1R-2 & 1R-3, ARE IN THE CITY LIMITS OF THE CITY OF TUSCALOOSA AND ARE ZINED 35R-1.
 - WATER IS PROVIDED BY THE MITCHELL WATER SYSTEM
 - LOTS MAY NOT BE RESUBDIVIDED UNTIL THEY HAVE STREET FRONTAGE ON A DEDICATED STREET.
- VARIANCES REQUESTED:**
- ASKING FOR A VARIANCE OF CAPPED SEWER DUE TO THE SINCE ONLY A FORCE MAIN COMES THROUGH THE PROJECT AREA AND THE OWNER WISHES TO USE AN ON-SITE DISPOSAL SYSTEM.
 - ASK FOR A VARIANCE FOR DRAINAGE STUDY SINCE THERE ARE ONLY 2 RESIDENTIAL LOTS WITH NO MAJOR EARTHWORK PLANNED.
 - ASKING FOR A VARIANCE FOR PUBLIC STREET FRONTAGE SINCE THIS IS A LOT IN A PLATTED SUBDIVISION AND THE PROPOSED LOTS WILL HAVE ACCESS TO A PUBLIC ROAD VIA THE INGRESS/EGRESS EASEMENTS SHOWN.
 - ASKING FOR A VARIANCE FOR MASTER PLAN SINCE THERE ARE ONLY THREE LOTS PLANNED FOR THIS DEVELOPMENT.



SETBACKS:
FRONT: 35'
REAR: 35'
SIDE: 10'

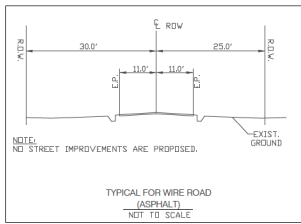
LEGEND

- ◆ CAPPED IRON FOUND
- ▲ IRON PIPE FOUND
- CAPPED IRON PIPE SET
- CONCRETE MONUMENT
- POINT NOT MONUMENTED
- POWER POLE
- ELECTRIC OVERHEAD POWER LINE
- W WATER VALVE
- W WATER METER
- W GAS VALVE
- W GAS METER
- W POWER METER

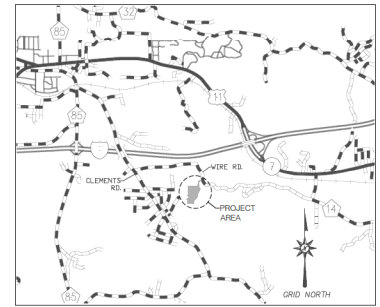


		RESURVEY OF LOT 1-R BOWMAN-YOUNG SUB'D No. 2 A PART OF THE NW1/4 OF SEC. 6, T22S, R2W TUSCALOOSA Co., AL		SCALE: 1"=100' DATE: 9/7/2026 SURVEYED: 7/2026 DRAWN BY: C.T.M. TYPE: Preliminary Plat
REV.	DATE:	ROBERT S. MCPHERSON P.L.S. 4121 YASSIE DRIVE TUSCALOOSA, ALABAMA 35404 PHONE: (205) 553-8843 FAX: (205) 553-5806		

KURSHI D. MCPHERSON
PROFESSIONAL LAND SURVEYOR
ALABAMA LICENSE NO. 19259

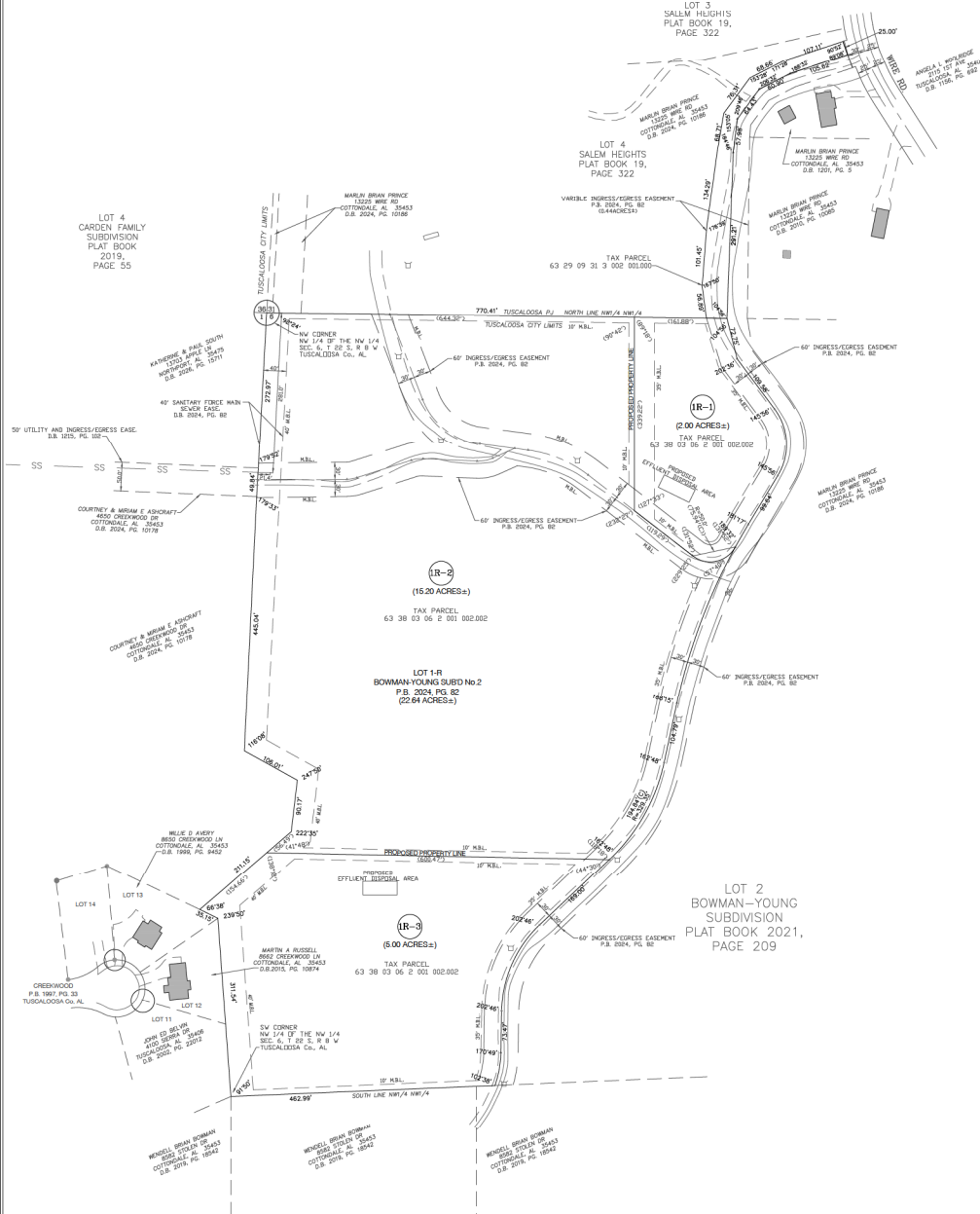


- NOTES:
- OWNER: BRIAN & KAREN PRINCE
12022 WIRE RD
COTTONDALE, AL 35453
 - ADDRESS OF PROJECT: WIRE ROAD
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 - W WATER METER
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REV.	DATE:

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KURSHI D. MCPHERSON
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ROBERT S. McPHERSON P.L.S.

PROFESSIONAL LAND SURVEYOR

4121 VASSIE DRIVE
TUSCALOOSA, AL 35404

PH 205-553-8843

September 10, 2026

RE: RESURVEY OF LOT 1-R BOWMAN-YOUNG SUBDIVISION No. 2

To: Whom it May Concern

VARIANCES REQUESTED:

1. ASKING FOR A VARIANCE OF CAPPED SEWER DUE TO THE SINCE ONLY A FORCE MAIN COMES THROUGH THE PROJECT AREA AND THE OWNER WISHES TO USE AN ON-SITE DISPOSAL SYSTEM.
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If you have any questions, please contact:
Robert S. McPherson P.L.S. at 205 454-6204

Sincerely,



ROBERT S. McPHERSON
PROFESSIONAL LAND SURVEYOR