

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:

8/5/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

A RESURVEY OF LOTS 45 AND 46 PECK DRIVE SUBDIVISION

Site Address:

3025 22nd St Tuscaloosa, Alabama 35401

Parcel ID:

63 31 08 27 3 006 005.000

Total Acres to be Subdivided:

0.28

Total Acreage Controlled by Owner:

0.28

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

2

Number of Proposed Structures:

1

Water Authority:

City of Tuscaloosa

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 5 (SFR-5)

Proposed Zoning:

Single Family Residential 5 (SFR-5)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Combine 2 Lots into one for new house construction

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering Inc

Surveyor or Engineer Name:

Christopher Sentell

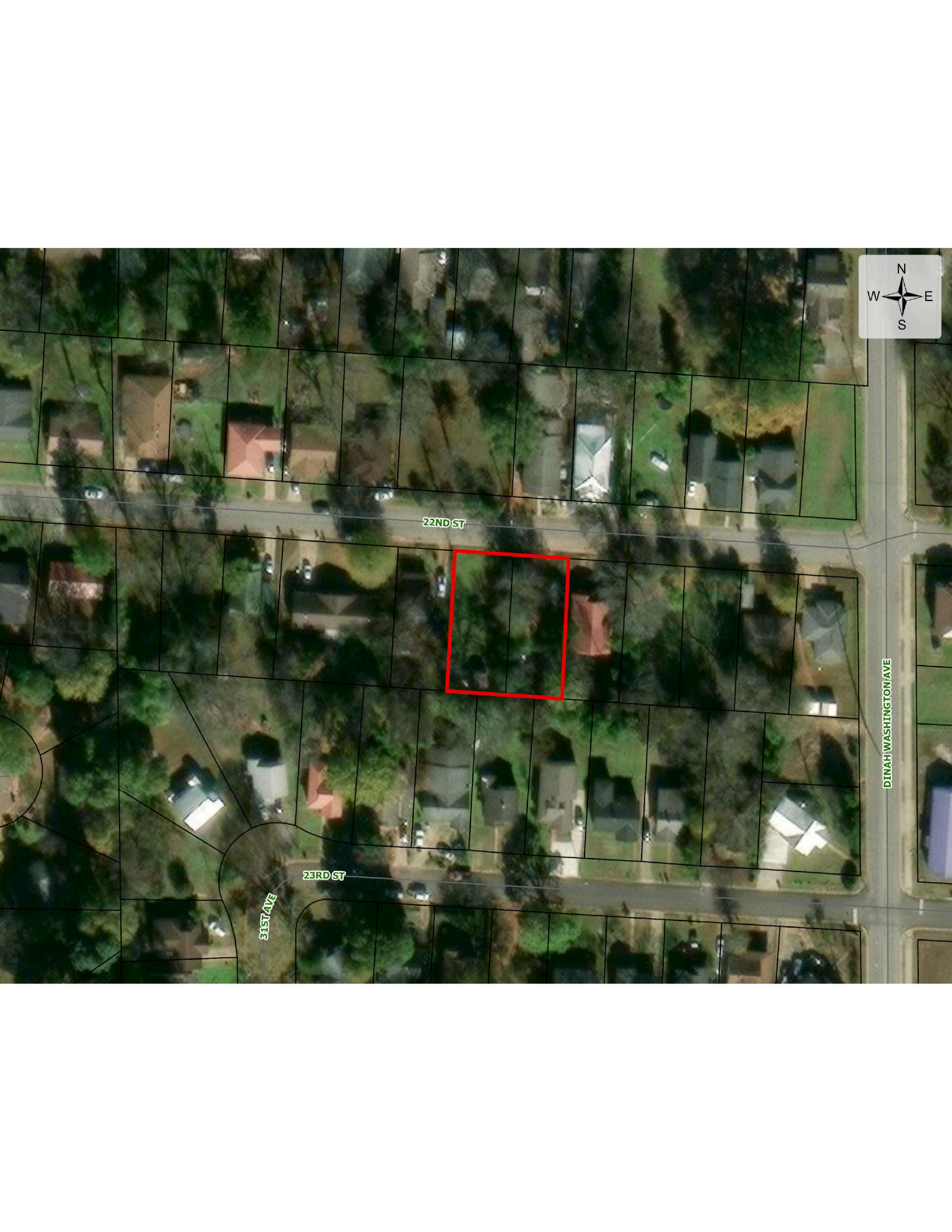
Property Owner Information:

Owner 1

Property Owner Name:

Deon Washington

Additional Information Regarding Request:

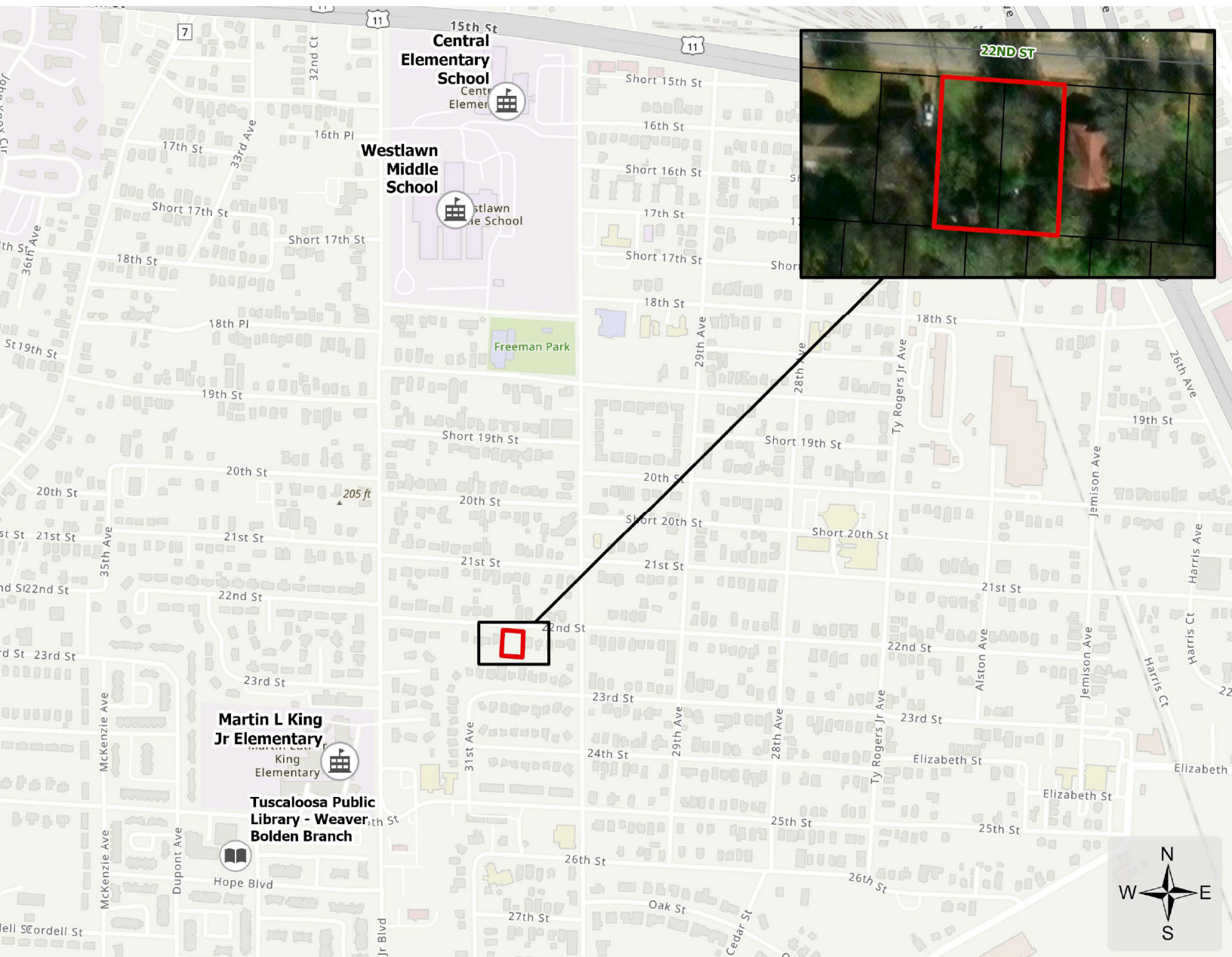


22ND ST

DINAH WASHINGTON AVE

23RD ST

31ST AVE



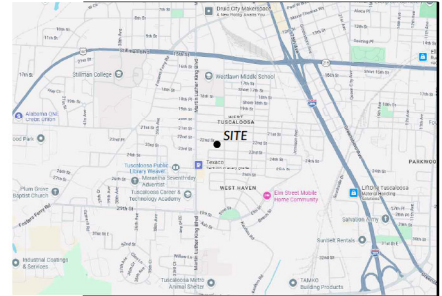
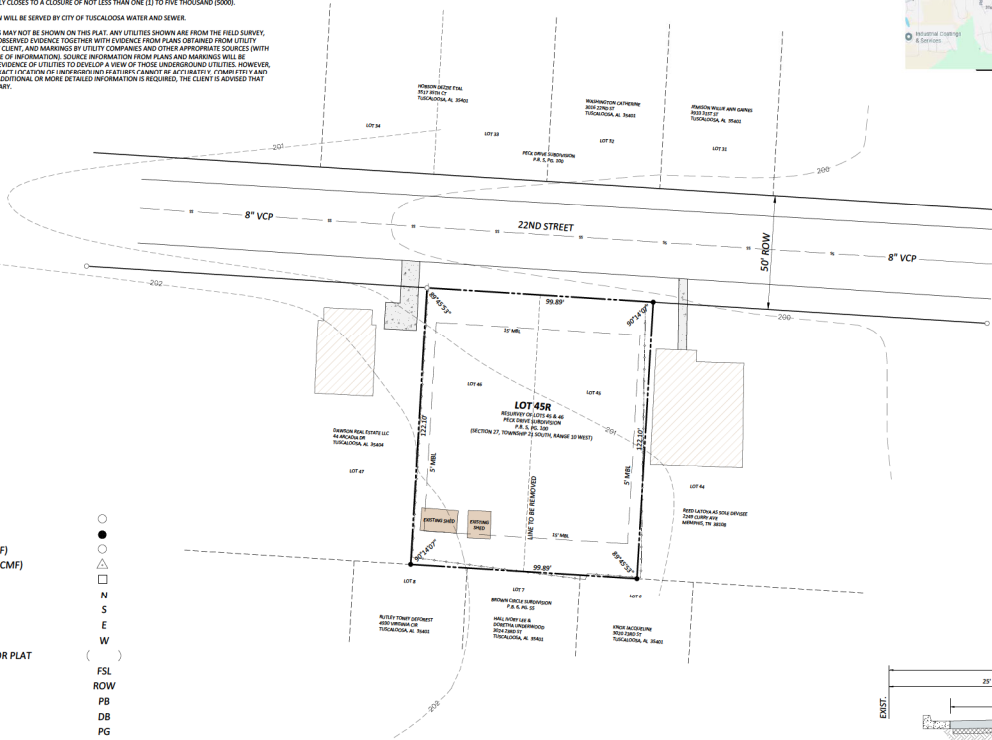
NOTES:

- OWNERS / SOURCE OF TITLE: WASHINGTON DEON
8012 22ND STREET
TUSCALOOSA, AL 35401
D.B. 2025, PG. 4397
- TOTAL ACRES OWNED / TO BE SUBDIVIDED: 0.28 ACRES
- SURVEYOR: CHRISTOPHER G. SENTELL, PLS
ALABAMA REG. NO. 24028
- THE PROPERTY IS LOCATED IN THE CITY LIMITS OF TUSCALOOSA AND ZONES SP-5; FRONT SETBACKS 15', REAR SETBACKS 15', SIDE SETBACKS 5'.
- WARRANTS REQUESTED: SIDEWALKS
- THIS SURVEY AND DRAWING WERE COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND THEREFORE THERE MAY BE EASEMENTS AND RIGHT-OF-WAYS WHICH ARE NOT SHOWN.
- THE PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY LISTED AS ZONE X ON PANEL NUMBER 01230000E EFFECTIVE DATE 8/26/2007.
- THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
- THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIVE THOUSAND (5000).
- ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, UTILITY INFORMATION, THE PLAT IS FOR GENERAL INFORMATION ONLY. IT IS NOT A GUARANTEE OF UTILITY LOCATION AND REGULARLY DEPICTED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT RECONSTRUCTION MAY BE NECESSARY.

LEGEND

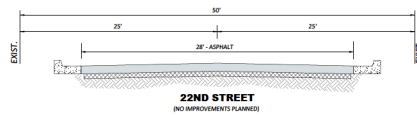
- IRON PIPE/PIN FOUND (IPF)
- CAPPED PIPE/PIN SET (CPS)
- CAPPED PIPE/PIN FOUND (CPF)
- CONC. MONUMENT FOUND (CMF)
- POINT NOT MONUMENTED
- NORTH
- SOUTH
- EAST
- WEST
- RECORD BOOK - DEED AND/OR PLAT
- FRONT SETBACK LINE
- RIGHT OF WAY
- PLAT BOOK
- DEED BOOK
- PAGE
- EXISTING FENCE (TYPE)
- SECTION LINES
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE

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- N
- S
- E
- W
- ()
- FSL
- ROW
- PB
- DB
- PG



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT



22ND STREET
(NO IMPROVEMENTS PLANNED)

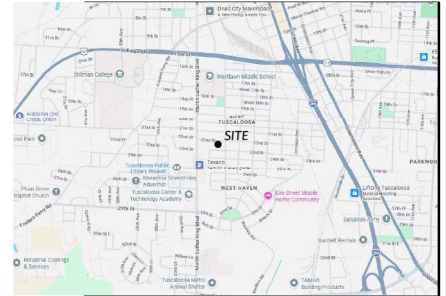
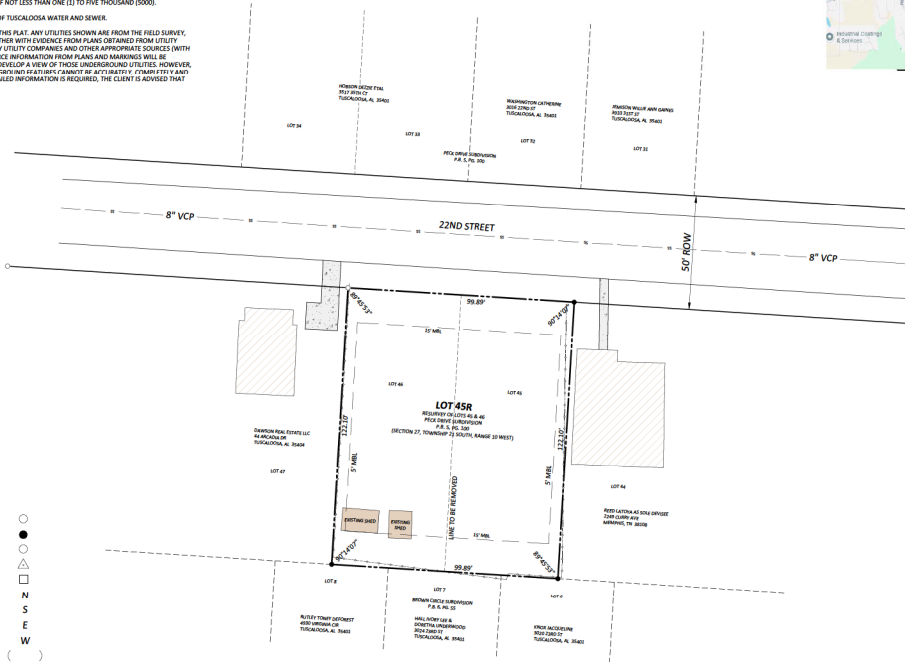
NO.	DATE	DESCRIPTION
1	09/18/2026	EGC
2	09/18/2026	COS, GLS
3	09/18/2026	DATE
4	09/18/2026	FOR NOT
5	09/18/2026	SHEET

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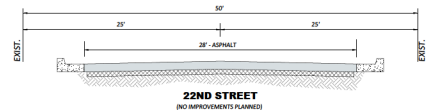
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- CONC. MONUMENT FOUND (CMF) □
- POINT NOT MONUMENTED □
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- RECORD BOOK - DEED AND/OR PLAT ()
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- SECTION LINES ———
- EXISTING POWER POLE ———
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- EXISTING GUY WIRE ———



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639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

October 6, 2026

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for A Resurvey of Lots 45 and
46 Peck Drive Subdivision

We are requesting on behalf of for A Resurvey of Lots 45 and 46 Peck Drive Subdivision the following variances:

- **Sidewalks:** The applicant respectfully requests a waiver from the requirement to construct a sidewalk along the property's frontage on 22nd Street. The subject property has approximately 100 feet of total frontage along 22nd Street. Currently there are no sidewalks on either side of 22nd Street and because of the absence of sidewalks along both sides of 22nd Street, construction of the proposed sidewalk would not provide a practical pedestrian connection or affect public safety or welfare.

The waiver is justified for the following reasons:

1. Only approximately 100 of disconnected sidewalk could be installed
2. No sidewalks currently exist on either side of 22nd Street
5. Strict compliance would not advance the purpose of the sidewalk requirement
6. The waiver will not adversely affect public safety or welfare

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President