

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:

7/21/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

MADISON PLACE CONDOMINIUMS

Site Address:

1019 22nd Avenue, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 05 22 4 011 004.000

Total Acres to be Subdivided:

0.21

Total Acreage Controlled by Owner:

0.21

Number of Existing Lots:

1

Number of Proposed Lots:

5

Number of Existing Structures:

5

Number of Proposed Structures:

0

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Downtown Perimeter (DP)

Proposed Zoning:

Downtown Perimeter (DP)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Condominiums

Surveyor or Engineer Information:

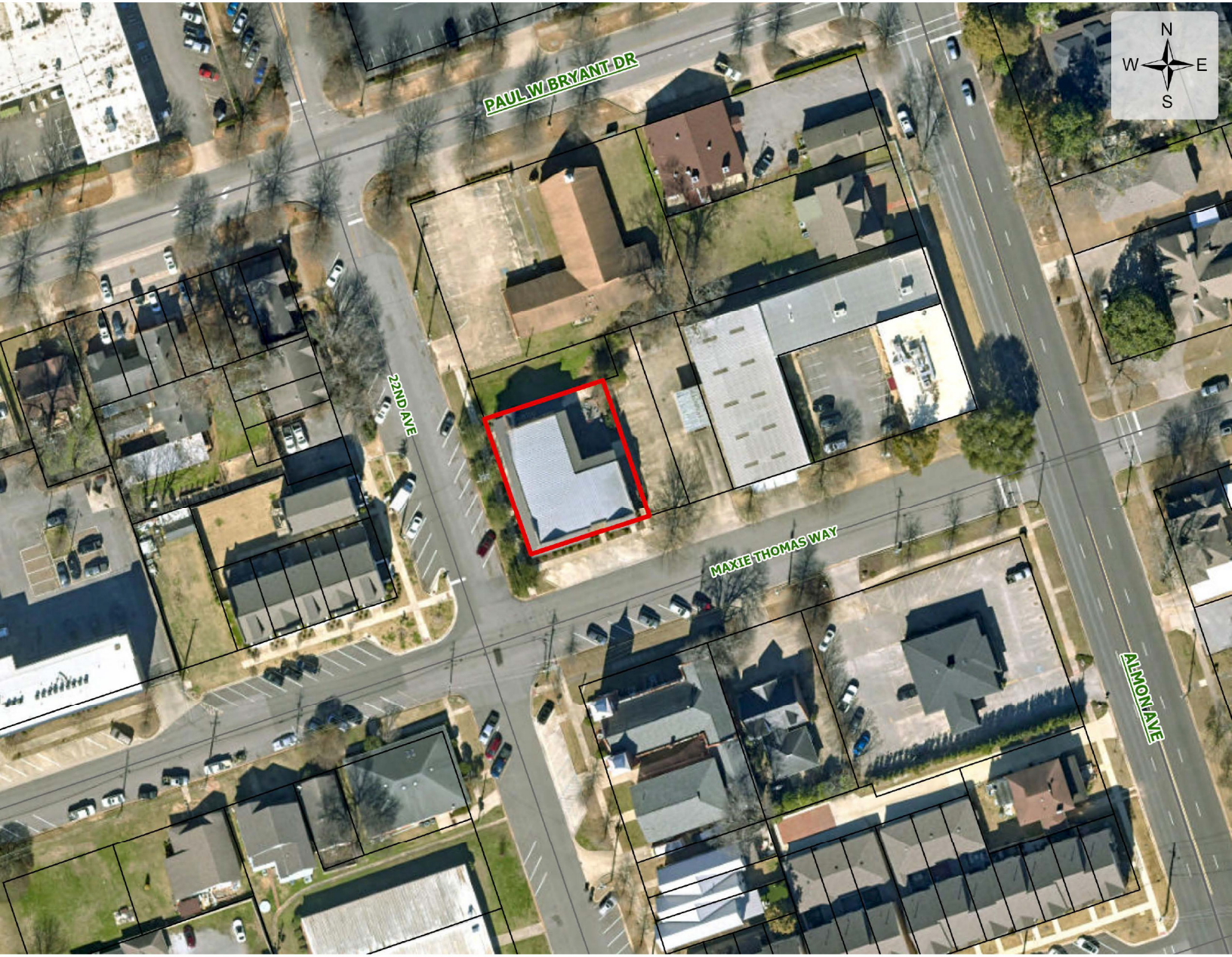
Survey or Engineer Company:

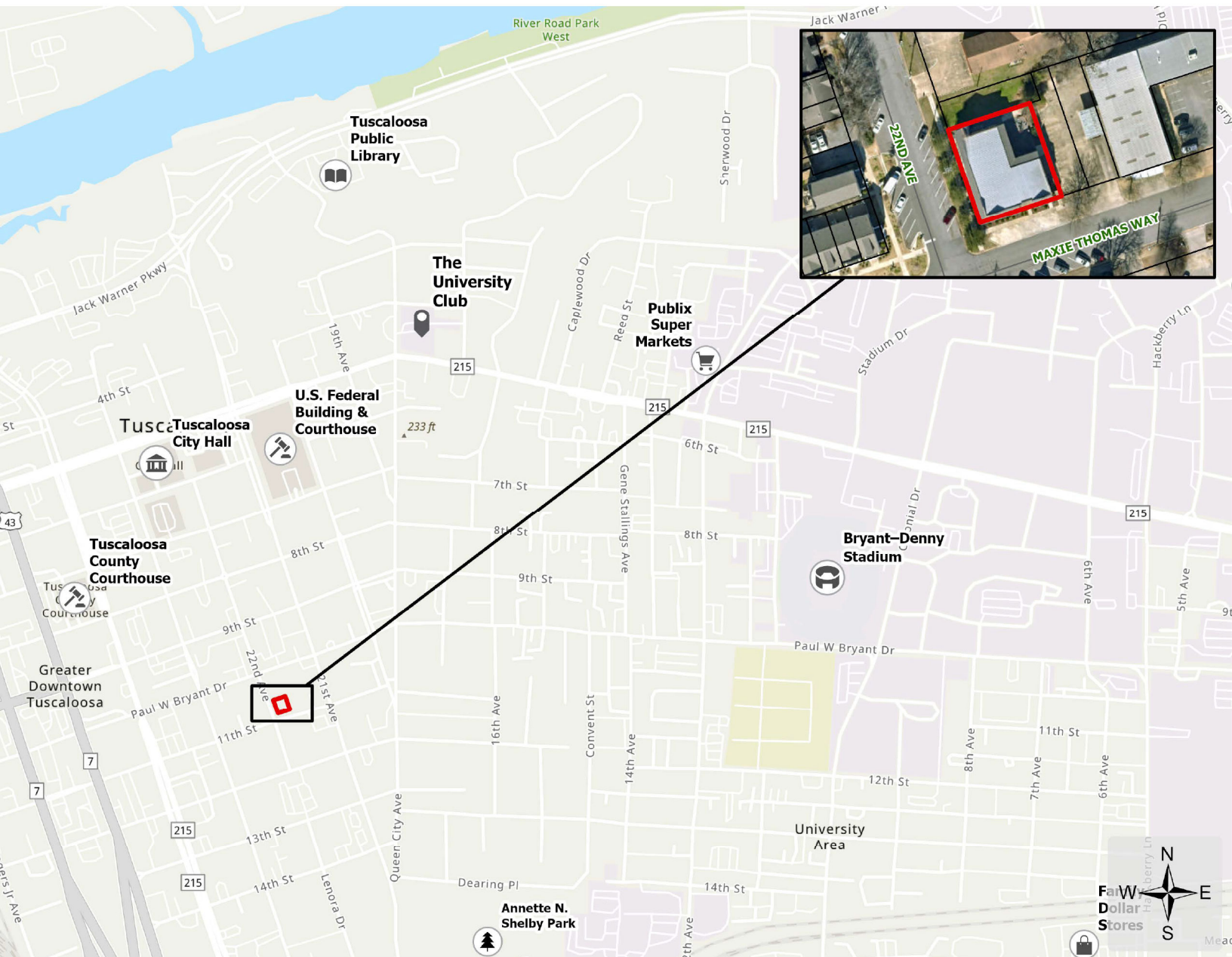
Sentell Engineering Inc.

Surveyor or Engineer Name:

Christopher Sentell

Additional Information Regarding Request:



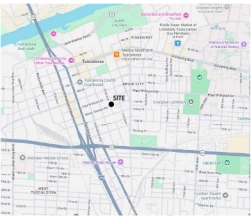
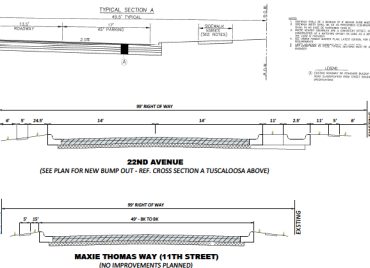


PRELIMINARY PLAT

- NOTES:**
- OWNERS / SOURCE OF TITLE:
ASHFORD TUSCALOOSA LLC
1004 S BRENTWOOD BLVD
SAINT LOUIS, MO 63117
D.B. 2006, PG. 18864
 - TOTAL ACRES OWNED / TO BE SUBDIVIDED:
0.21 ACRES
 - SURVEYOR:
CHRISTOPHER G. SENTELL, PLS
ALABAMA REG. NO. 24028
 - ZONED DOWNTOWN PERMETER (DP): FRONT SETBACKS 0'-15'; REAR SETBACKS 0'; SIDE SETBACKS 0'.
 - WAIVERS REQUESTED:
NONE
 - 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 01125C03116 EFFECTIVE DATE: 3/16/2014.
 - 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 FIFTEEN THOUSAND (15000).
 - 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 OR UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- IRON PIPE/PIPE FOUND (IPF)
- CARPAS PIPE/PIPE SET (CPS)
- CARPAS PIPE/PIPE 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

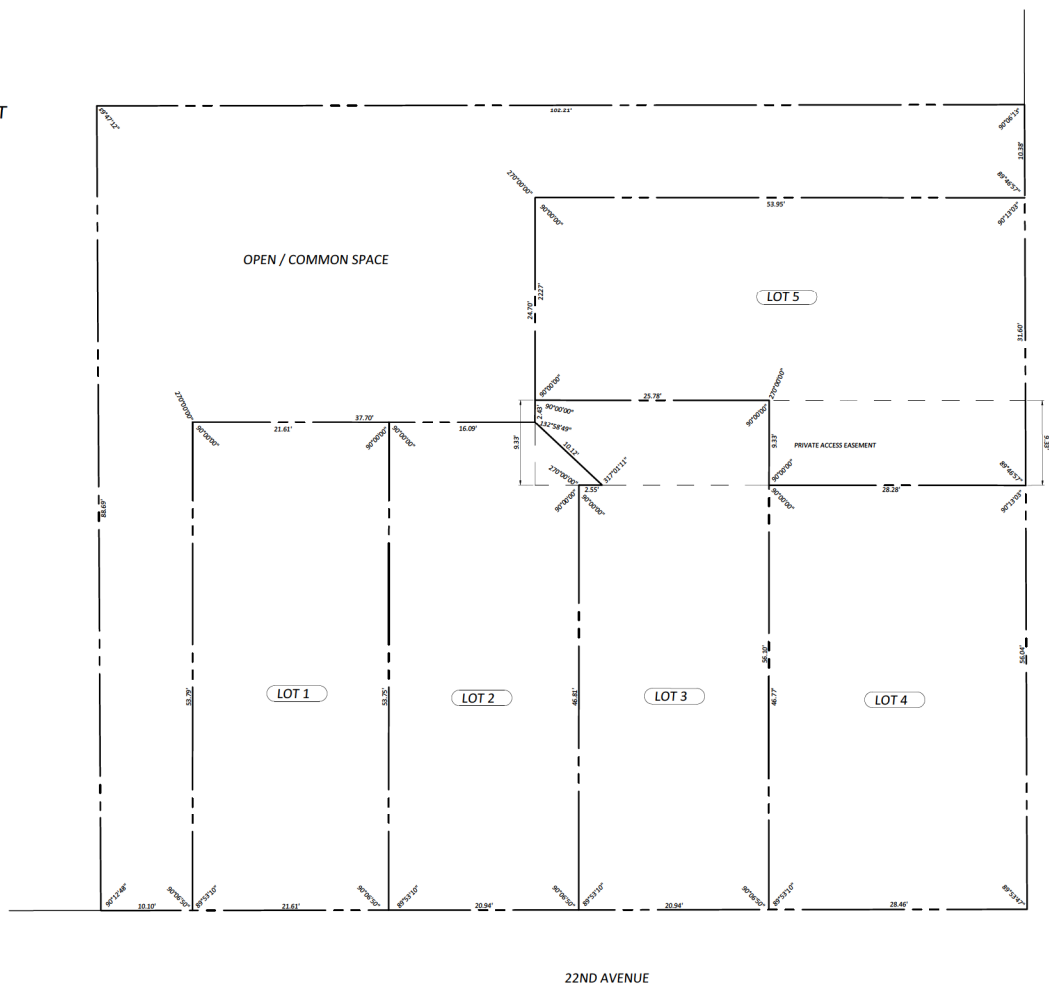


SENTELL ENGINEERING
CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING
608 BIRMINGHAM WAY
TUSCALOOSA, AL 35401
Phone: (205) 782-3554
Fax: (205) 782-3555
www.sentell-engineering.com

MADISON PLACE CONDOMINIUMS
A RESURVEY OF LOT 1 MADISON PLACE
PLAT BOOK 2015, PAGE 72
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION
1	07/09/2026	26-165

1 of 4



MAXIE THOMAS WAY
99' R.O.W.

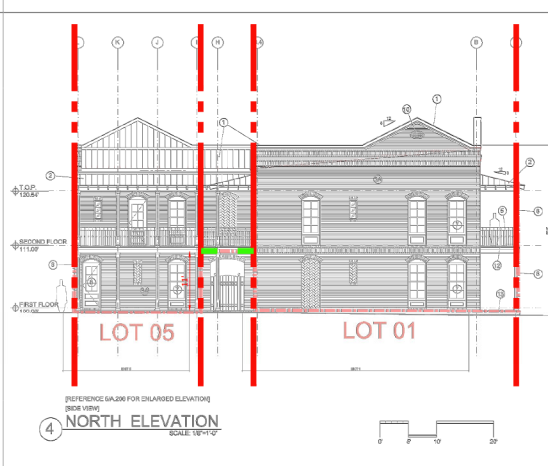
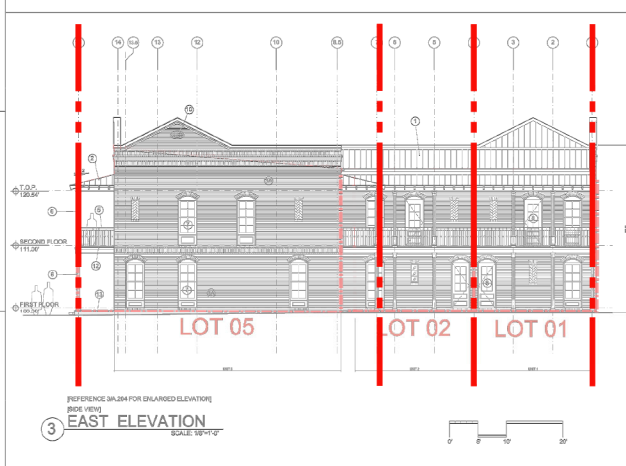
N:\2025\13-14-BE_Colony_Conservation_Lot_1_Madison_Place\13-14-BE_madison_place.dwg

PRELIMINARY PLAT



MAKE THOMAS WAY
35' R.O.W.

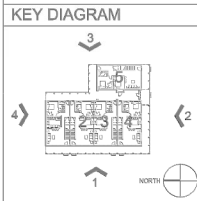
22ND AVENUE



- ### SHEET NOTES
- ROOF SYSTEM:
A. 5" SPACERS BEAM METAL ROOF (GALVANIZED)
B. METAL COPING
 - PORCH ROOF:
A. 5" SPACERS BEAM METAL ROOF (GALVANIZED)
B. 5" SPACERS BEAM METAL ROOF (GALVANIZED)
 - EXTERIOR WALL MATERIALS: (SEE PARTITION TYPES)
A. BRICK VENEER
 - BRICK ETYPE:
A. THROUGH 1" P
B. RISE 4"
 - WROUGHT IRON GUARDRAIL:
- 42" A.F.F.
- VERTICAL PICKETS @ 4" O.C.
- PAINT BLACK
 - STEEL COLUMN:
A. 4" STEEL PIPE COLUMN (SEE STRUCTURAL)
B. CAST IRON CAP
C. CAST IRON BASE
 - WINDOW UNIT: (SEE WINDOW SCHEDULE)
 - INFILL WINDOW UNIT:
 - DOOR UNIT: (SEE DOOR SCHEDULE)
 - DECORATIVE GABLE VENT:
 - WROUGHT IRON METAL GATE
 - ELEVATED 4" CONCRETE DECK (SEE STRUCTURAL)
 - PORCH SLAB:
A. 4" CONCRETE SLAB w/ 1" W.M.
B. BRICK ROWLOCK BORDER

GENERAL NOTES

1. *





FITTS

ARCHITECTS

1806 Paul W. Bryant Drive
Tuscaloosa, Alabama 35401
205.798.5762 / fax 205.798.1041
www.fittsarch.com

PROJECT

2130 MAXIE THOMAS WAY
TUSCALOOSA, AL 35401

REVISION	DATE	DESCRIPTION
01	23 JULY 2015	PROP. LINES

PROJECT NO. 1342
DATE 2 FEB 15
SHEET

EXTERIOR ELEVATIONS

A.201

SHEET OF