

# 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:**

1/12/2026

## Property Information:

**Preliminary Plat Title (this can be abbreviated):**

600 12th Street

**Site Address:**

600 12th Street, Tuscaloosa, Alabama 35401

**Parcel ID:**

31-06-23-4-006-014.000

**Total Acres to be Subdivided:**

0.37

**Total Acreage Controlled by Owner:**

0.37

**Number of Existing Lots:**

2

**Number of Proposed Lots:**

1

**Number of Existing Structures:**

3

**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:**

Multifamily Residential University (MFRU)

**Proposed Zoning:**

Multifamily Residential University (MFRU)

**Current Land Use:**

Residential

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

Remove interior lot line

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Cabaniss Engineering, Inc.

**Surveyor or Engineer Name:**

Al Cabaniss

**Applicant Information:**

**Applicant Name:**

David Sherrill

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Sherrill Realty Company

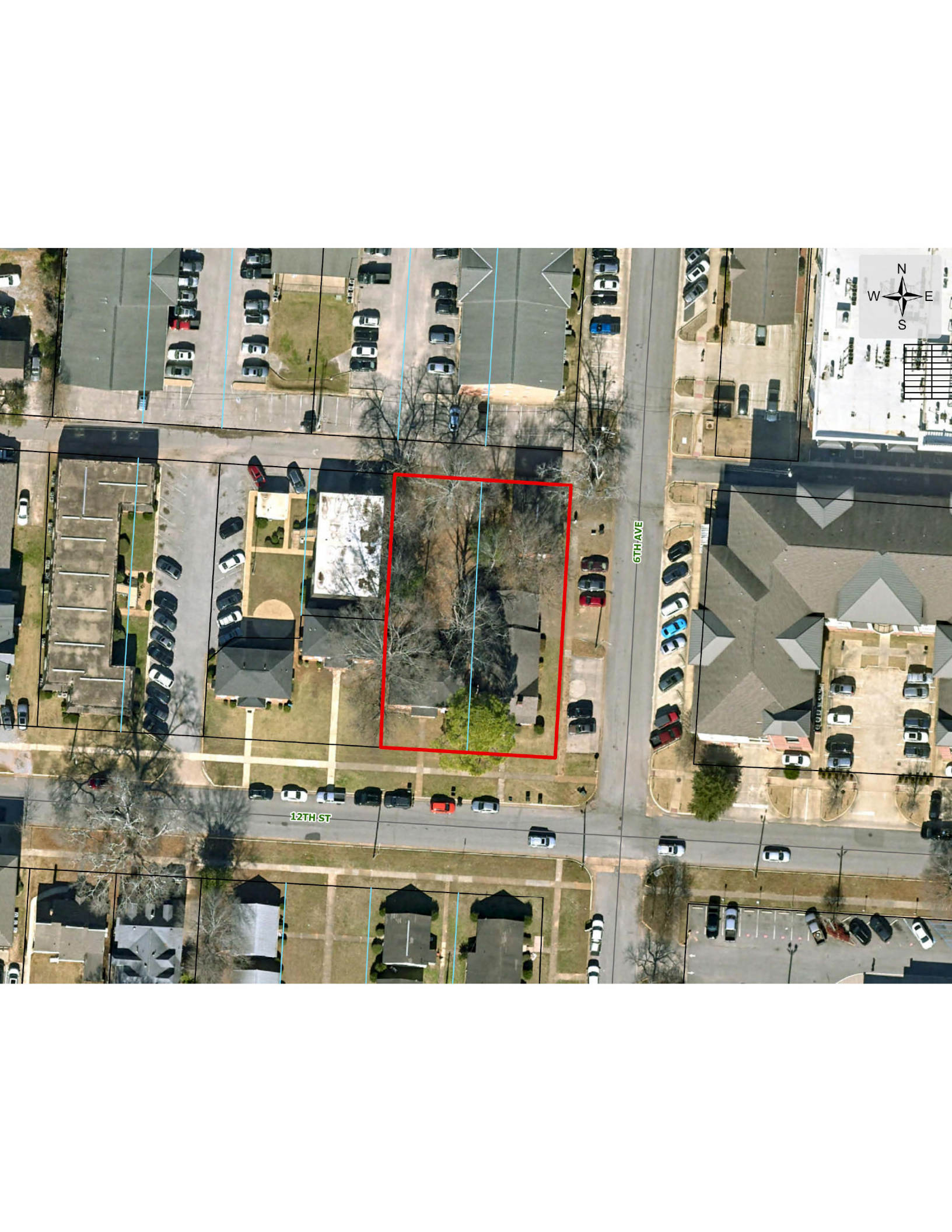
**Preliminary Plat Checklist:**

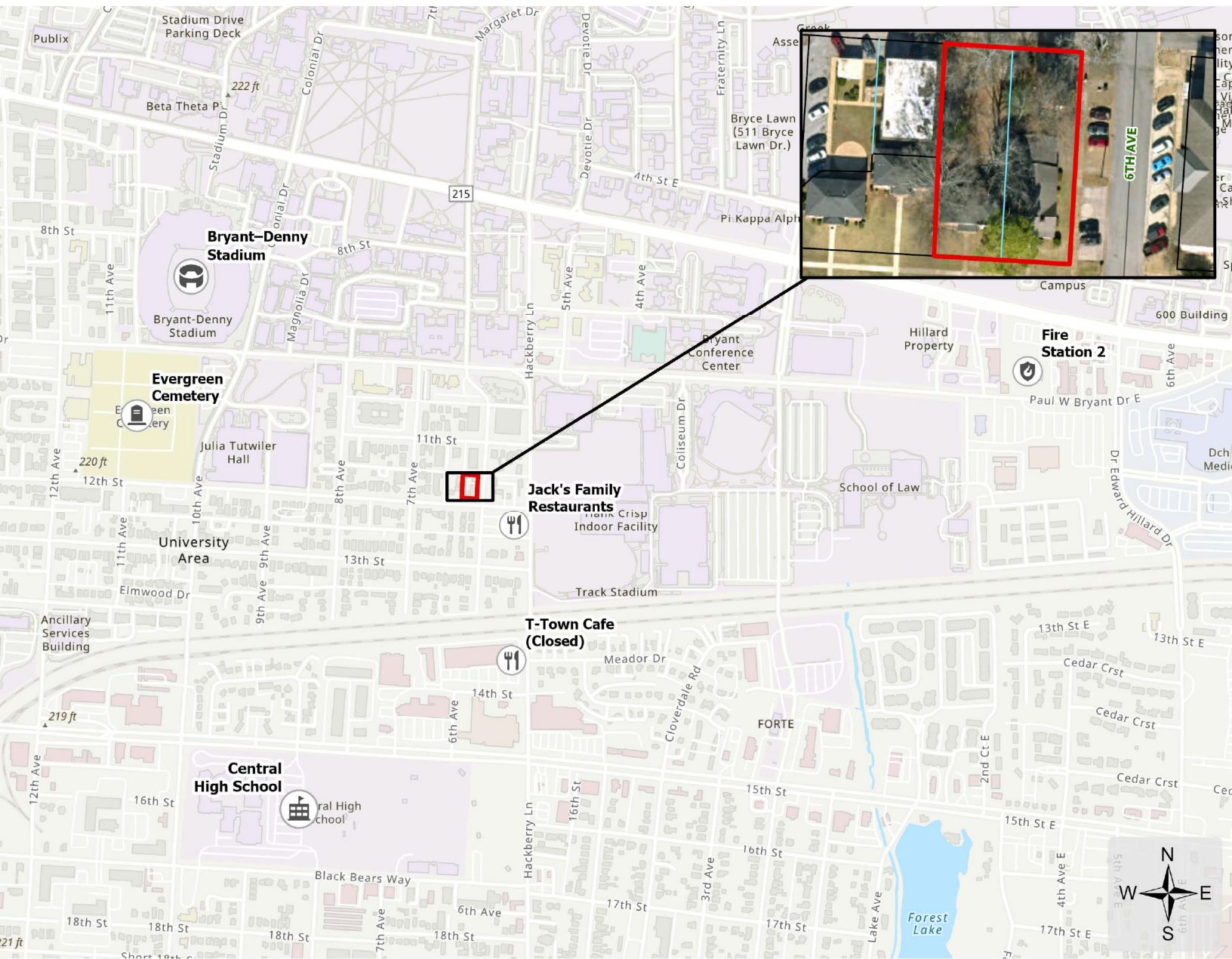
**[Preliminary Plat Checklist](#)**

By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.  
Yes

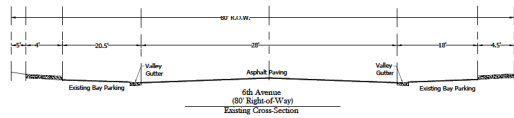
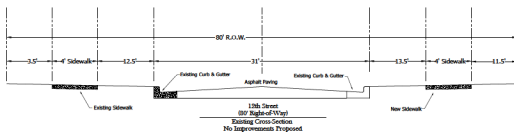
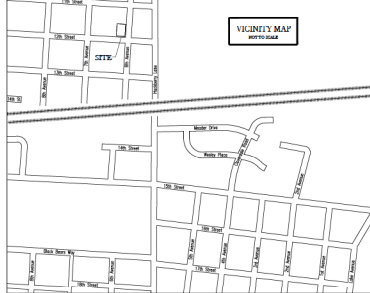
**Additional Information Regarding Request:**



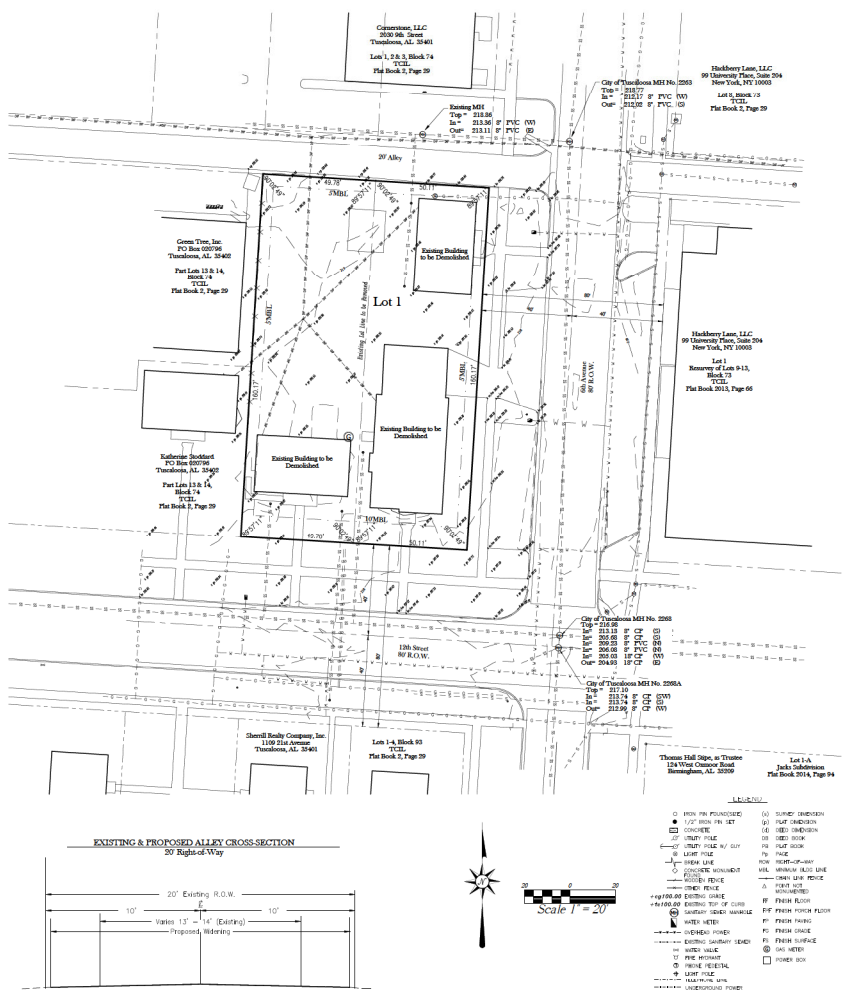


Property Notes:  
Owner/Developer:  
Shawell Realty Company  
11109 21st Avenue  
Tuscaloosa, AL 35401  
Engineer/Land Surveyor:  
AJ Cabanis, P.E., F.L.S.  
Cabanis Engineering, Inc.  
PO Box 629440  
Tuscaloosa, AL 35402  
Property Address: 600 12th Street  
Zoning: MFRU

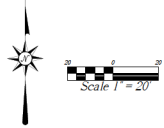
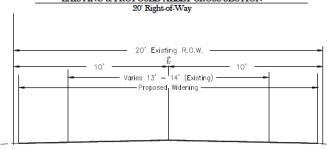
- Notes:
1. Existing Site: Three (3) Existing Buildings.  
Proposed Site: Two (2) Row Houses with 3 Units Each, for a Total of 6 Units in Each Row House Building, or 6 Units for the Entire Development. All Units  
Proposed: 4 Units Each, for a Total of 24 Units for the Entire Development.  
2. Proposed Parking: 24 Spaces.  
3. Proposed Parking: 20 Off Street Spaces and 11 On Street Spaces for a Total of 31 Spaces Provided.  
4. Setbacks are as shown.  
5. Total Property Under Control of Developer to be Indefinite. Average is 0.37 Acres of (0.0000) b. This meets the minimum lot size requirement for the zone.  
6. Proposed Density is 64.8 Units/Acre. Allowable Density is 300 Units/Acre.  
7. The Subject Property is located in the Southeast Quarter of Section 25, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.  
8. Subject Property is not located in a Flood Hazard Area, FEMA Flood Map No. 0115020005, revised January 15, 2014.



NOTES:  
1. THIS SURVEY AND CONVEYANCE ARE THE RESULT OF A TITLE SEARCH AND  
ANALYSIS OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TUSCALOOSA, ALABAMA.  
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TUSCALOOSA, ALABAMA, AND HAS FOUND NO OTHER RECORDS THAT AFFECT THE SURVEY OR CONVEYANCE.  
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EXISTING & PROPOSED ALLEY CROSS-SECTION



Legend	Symbol	Description
1	1/2\"	1/2\"
2	2\"	2\"
3	3\"	3\"
4	4\"	4\"
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**Preliminary Subdivision Plat**  
**600 12th Street**  
A Survey of Lot 13 & 16, Block 74 T.C.L.  
Tuscaloosa, Alabama

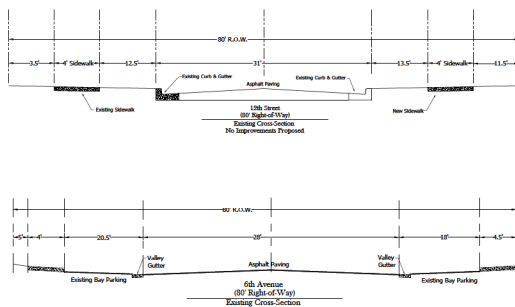
**Cabanis Engineering Inc.**  
Professional Engineers and Land Surveyors  
Court House Plaza 600 12th Street South Suite 140  
P.O. Box 629440 Tuscaloosa, Alabama

Surveyor's Seal  
Professional Engineer's Seal  
Land Surveyor's Seal

Sheet 1 of 2

Notes:

1. Existing Site: Three (3) Existing Dwellings.
2. Proposed Site: Two (2) New Housing Units, 2 Units Each, for a Total of 4 Units in Each New House Building, or 4 Units for the Entire Development. All Units contain 4 Beds Each, for a Total of 24 Beds for the Entire Development.
3. Required Parking: 24 Spaces.
4. Proposed Landscaping: 60' Off Street Spaces and 11' On Street Spaces for a Total of 31 Spaces Provided.
5. Softscape are as shown.
6. Total Property Under Control of Developer/To be Subdivided: Acreage is 0.37 Acres @ 136,000 sq. ft. This meets the minimum lot size requirement for this site.
7. Proposed Density is 64.9 Densities per Acre. Allowable Density is 200 Densities per Acre.
8. Proposed Location: 10000th Quarter of Section 26, Township 21 North, Range 10 West, Tenthassaw County, Alabama.
9. Subject Property is not located in a Special Flood Hazard Area, FEMA's Flood Map No. 161125C0002, revised January 16, 2014.



06 NO:  
 06-10-003  
 NO. OF SURVEY:  
 0/10/2020  
 0/PG  
 FILE NAME:  
 010003.DWG  
 DATE:  
 1/15/2020  
 SOURCE OF TITLE  
 06. 851, PG 381  
 SCALE:  
 1" = 20'  
 DATE/7/24/00: 00:  
 65/A/C  
 DATE/06:  
 2/02/2020  
 SHEET 1 OF 2

