

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:

4/1/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

The McLester

Site Address:

550 Greensboro Avenue, Tuscaloosa, Alabama 35401

Parcel ID:

See Attached

Total Acres to be Subdivided:

1.15

Total Acreage Controlled by Owner:

1.15

Number of Existing Lots:

5

Number of Proposed Lots:

19

Number of Existing Structures:

1

Number of Proposed Structures:

1

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:

Downtown (D)

Proposed Zoning:

Downtown (D)

Current Land Use:

Mixed-use

Proposed Land Use:

Mixed-use

Reason for Subdivision:

Condominium Resurvey for Build Out

Surveyor or Engineer Information:

Survey or Engineer Company:

Cabaniss Engineering, Inc.

Surveyor or Engineer Name:

Al Cabaniss, PE, PLS

Applicant Information:

Applicant Name:

Chase Adcox

Property Owner Information:

Owner 1

Property Owner Name:

Insoft Development, LLC

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:

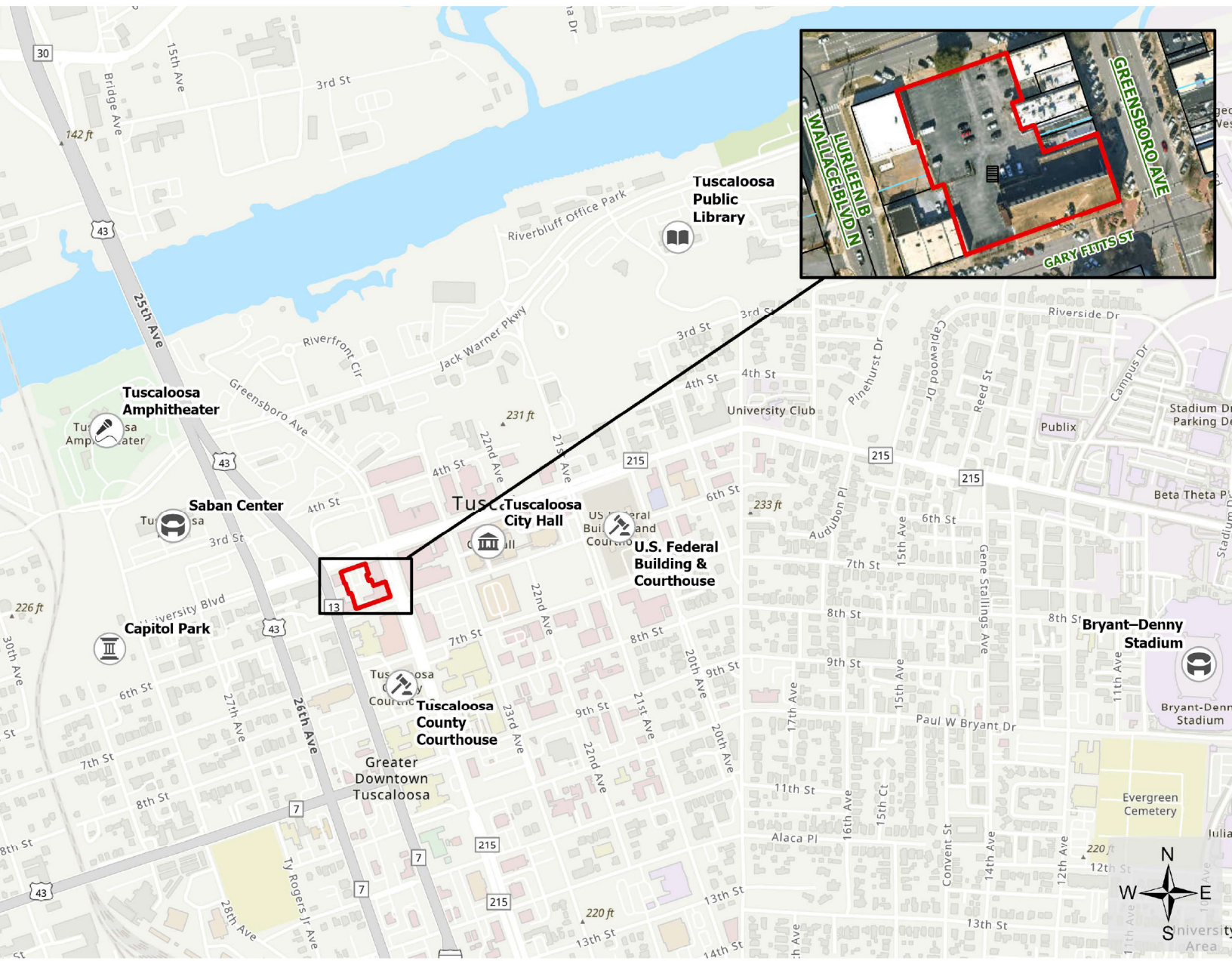


UNIVERSITY BLVD

GREENBORO AVE

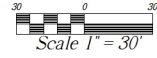
LURENB WALLAGE BLVD N

GARY FITTS ST



K W-Tuscaloosa Partners
1715 Aston Avenue Drive, Suite 100
Memphis, TN 38120

Deed Book 2018, Page 6885



- LEGEND**
- IRON PIN FOUND(SIZE)
 - 1/2" IRON PIN SET
 - CONCRETE
 - UTILITY POLE
 - UTILITY POLE W/ GUY
 - LIGHT POLE
 - BREAK LINE
 - CONCRETE MONUMENT FOUND
 - WOODEN FENCE
 - OTHER FENCE
 - (s) SURVEY DIMENSION
 - (p) PLAT DIMENSION
 - (d) DEED DIMENSION
 - DB DEED BOOK
 - PB PLAT BOOK
 - Pp PAGE
 - ROW RIGHT-OF-WAY
 - MFL MINIMUM BULK LINE
 - CHAIN LINK FENCE
 - △ POINT NOT MONUMENTED



Preliminary Subdivision Plat
The McLeister
A Resurvey
Greensboro University
Towers Condominiums

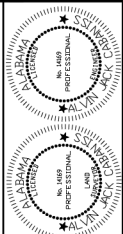
Tuscaloosa County, Alabama

Part Lot 168
Original City Survey
McCall's Street Center Survey of 1891
Authorization: Minute Book 1, Page 291

Talk Show, LLC
325 Greensboro Avenue
Tuscaloosa, AL 35401
Deed Book 2006, Page 22877

521 Greensboro, LLC
521 Greensboro Avenue
Tuscaloosa, AL 35401
Deed Book 2012, Page 5548

Charles Spurlin
1911 6th Street
Tuscaloosa, AL 35401
Deed Book 1190, Page 851

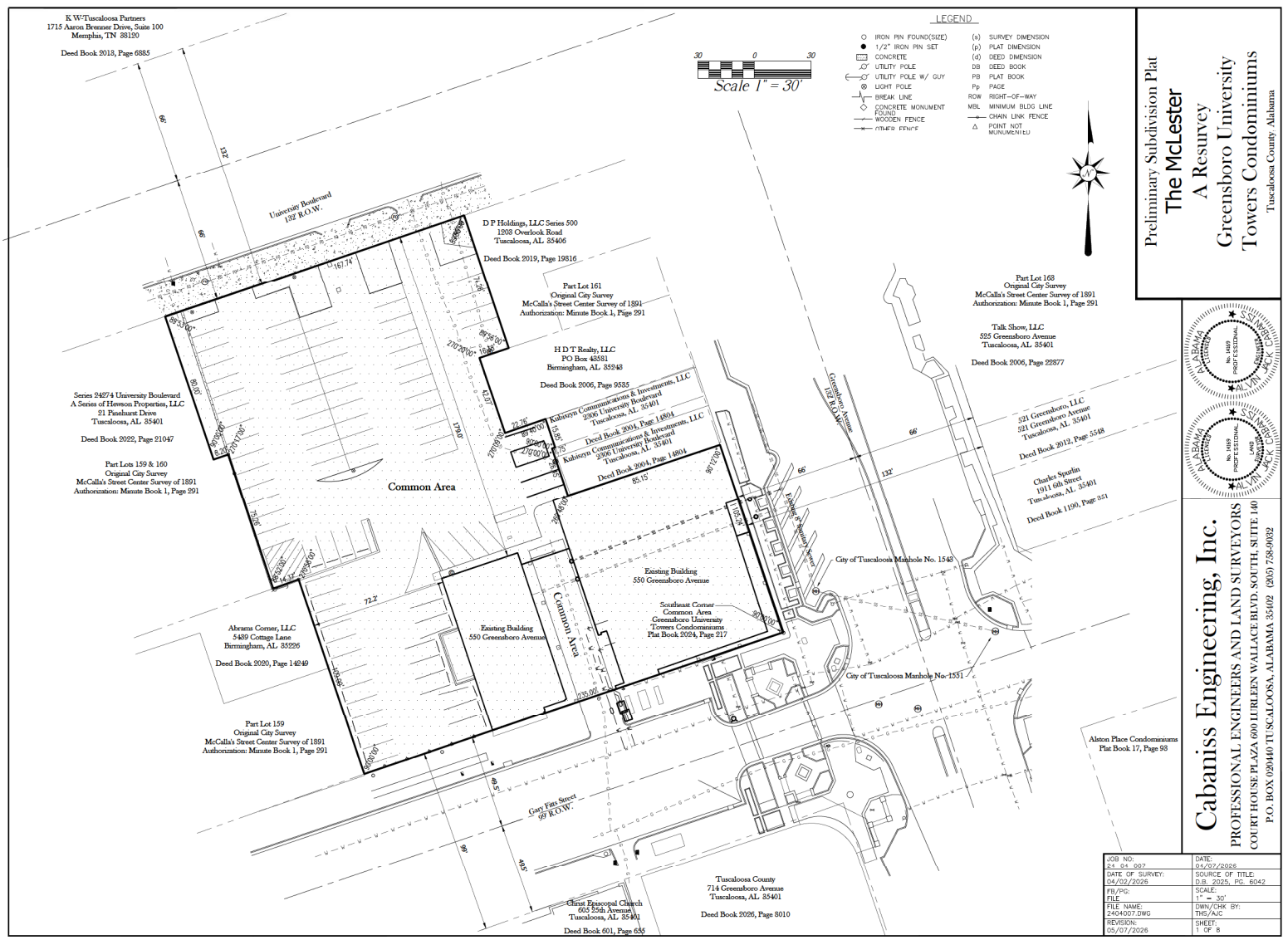


Cabanis Engineering, Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA, 600 LURLEEN WALLACE BLVD, SOUTH SUITE 140
P.O. BOX 028440 TUSCALOOSA, ALABAMA 35402 (205) 758-9022

JOB NO:	24-01-002	DATE:	01/27/2025
DATE OF SURVEY:	04/02/2025	SOURCE OF TITLE:	D.B. 2025, PG. 6042
PIV/POI:	FILE	SCALE:	1" = 30'
FILE NAME:	240407.DWG	DWN/CHK BY:	THS/AJC
REVISION:	05/07/2025	SHEET:	1 OF 8

Tuscaloosa County
714 Greensboro Avenue
Tuscaloosa, AL 35401
Deed Book 2026, Page 8010

Christ Episcopal Church
605 Esda Avenue
Tuscaloosa, AL 35401
Deed Book 001, Page 654



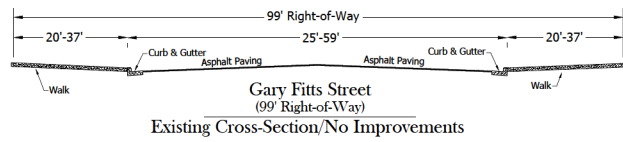
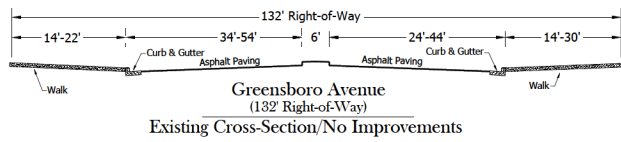
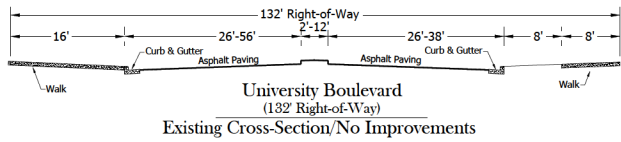
Owner/Developer:
 Insoft Development, LLC
 1904 University Boulevard
 Tuscaloosa, AL 35401

Engineer/Land Surveyor:
 Al Cabanis, PE, PLS
 Cabanis Engineering, Inc.
 P.O. Box 020440
 Tuscaloosa, AL 35402

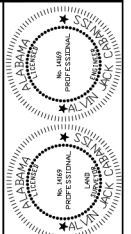
Property Address: 550 Greensboro Avenue

Property Zoning: D

- Notes:
- 1) One (1) Existing Building,
 2 Commercial Units, 18 Residential Units, 22 Common Area Units and
 19 Limited Common Areas
 61 Units Total
 - 2) Total Acres under Control of Developer to be Subdivided:
 1.15 acres +/- (50,193 sq)
 - 3) Zoning setbacks are as follows:
 Front: 0' Minimum; 10' Maximum
 Side: 0' Minimum
 Rear: 0' Minimum
 - 3) Subject property is located in the Northeast Quarter and Northwest
 Quarter of Section 29, Township 21 South,
 Range 10 West, Tuscaloosa County, Alabama.
 - 4) The subject property is not located within a Special Flood Hazard
 Area, FEMA Firm Map No. 01125C0504F,
 dated September 28, 2007.

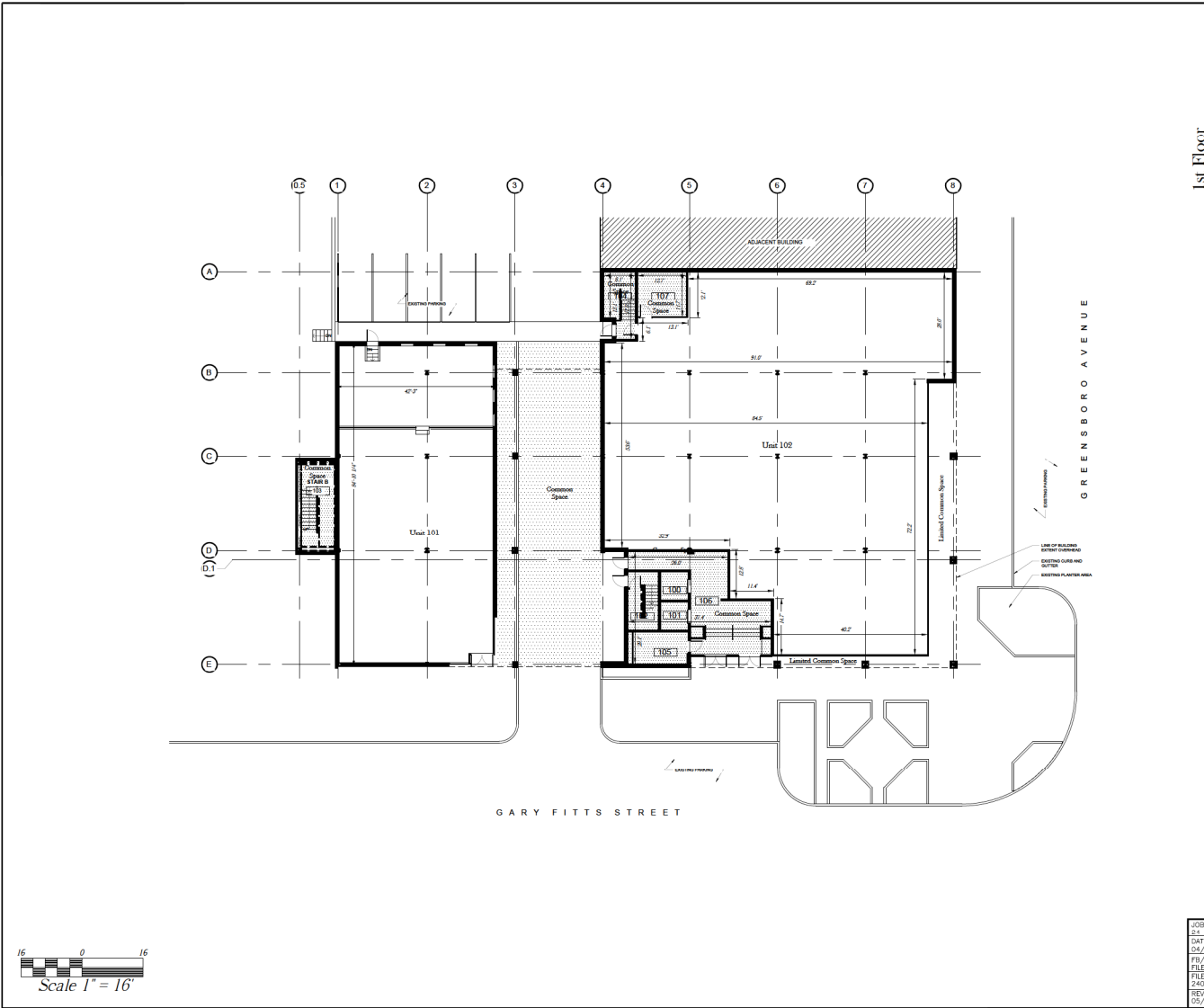


Preliminary Subdivision Plat
The McLeister
 A Resurvey
Greensboro University
Towers Condominiums
 Tuscaloosa County, Alabama

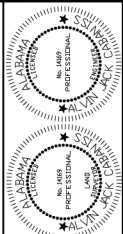


Cabanis Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURTHOUSE PLAZA 600 LURLEEN WALLACE BLVD SOUTH SUITE 140
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9022

JOB NO:	24-887	DATE:	01/27/2025
DATE OF SURVEY:	04/02/2025	SOURCE OF TITLE:	D.B. 2025, PG. 6042
PROJ. NO.:		SCALE:	1" = 30'
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		REVISION:	TRG/AJC
			SHEET 8
			OF 8

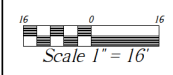


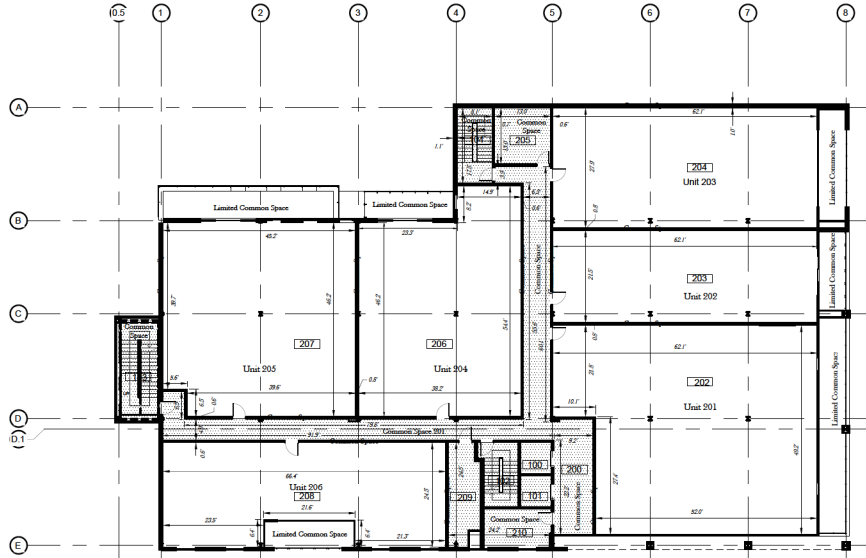
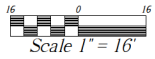
1st Floor
 Preliminary Subdivision Plat
The McLester
 A Resurvey
**Greensboro University
 Towers Condominiums**
 Tuscaloosa County, Alabama



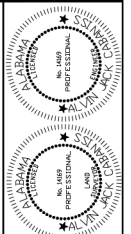
Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURTHOUSE PLAZA, 600 HURLEEN WALLACE BLVD, SOUTH SUITE 140
 P.O. BOX 028440, TUSCALOOSA, ALABAMA, 35402 (205) 758-9022

JOB NO:	24-01-002	DATE:	01/27/2025
DATE OF SURVEY:	04/02/2025	SOURCE OF TITLE:	D.B. 2025, PG. 6042
TITLE:	PRELIMINARY SUBDIVISION PLAT	SCALE:	1" = 16'
FILE NAME:	240407.DWG	DWN/CHK BY:	TRG/AC
REVISION:		SHEET:	2 OF 8



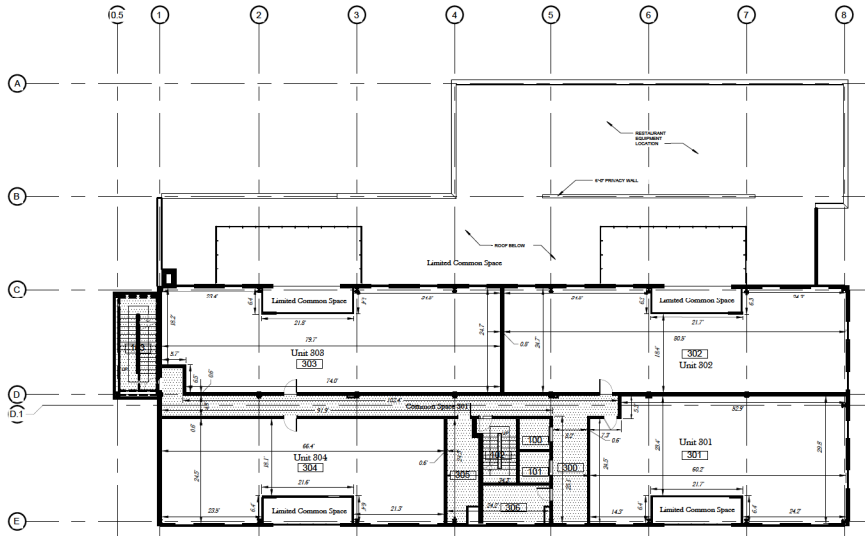
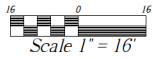


2nd Floor
 Preliminary Subdivision Plat
The McLeister
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Greensboro University
Towers Condominiums
 Tuscaloosa County, Alabama



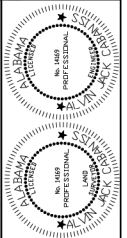
Cabamiss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURTHOUSE PLAZA, 600 LURLEEN WALLACE BLVD, SOUTH SUITE 140
 P.O. BOX 028440, TUSCALOOSA, ALABAMA, 35402 (205) 758-9032

JOB NO:	24-81-002	DATE:	04/02/2025
DATE OF SURVEY:	04/02/2025	SOURCE OF TITLE:	D.B. 2025, PG. 6042
TRK/PLC:		SCALE:	1" = 16'
FILE:	24-81-002	DWN/CHK BY:	TRK/AJC
REVISION:	04/07/2025	SHEET:	3 OF 8



3rd Floor

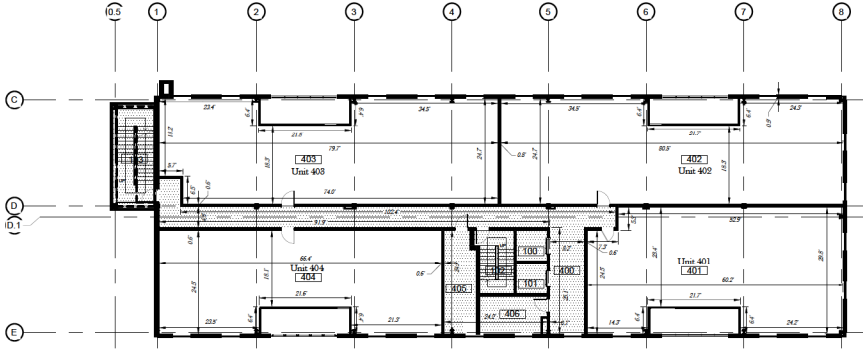
Preliminary Subdivision Plat
The McLeister
 A Resurvey
Greensboro University
Towers Condominiums
 Tuscaloosa County, Alabama



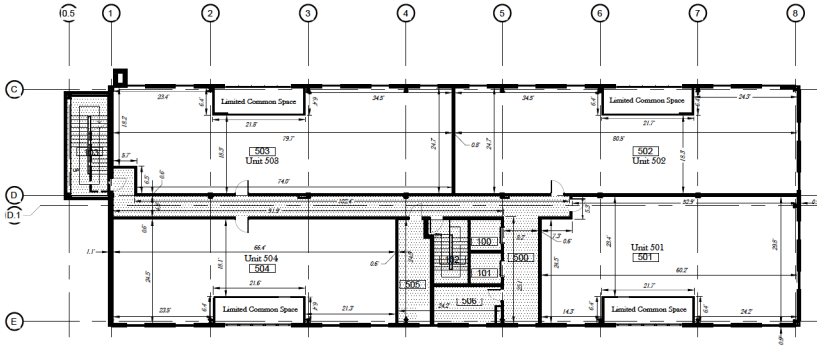
Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURTHOUSE PLAZA 600 LURLEEN WALLACE BLVD SOUTH SUITE 140
 P.O. BOX 028440 TUSCALOOSA, ALABAMA 35402 (205) 758-9002

JOB NO:	DATE:
24-81-802	01/02/2025
DATE OF SURVEY:	SOURCE OF TITLE:
04/02/2025	D.B. 2025, PG. 6042
TWO/PROJ:	SCALE:
FILE	1" = 16'
FILE NAME:	DWN/CHK BY:
240007.DWG	TRG/AJC
REVISION:	SHEET:
05/07/2025	4 OF 8

4th Floor



5th Floor



4th & 5th Floors

Preliminary Subdivision Plat

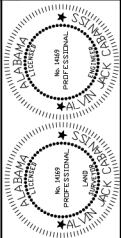
The McLeister

A Resurvey

Greensboro University

Towers Condominiums

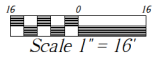
Tuscaloosa County, Alabama

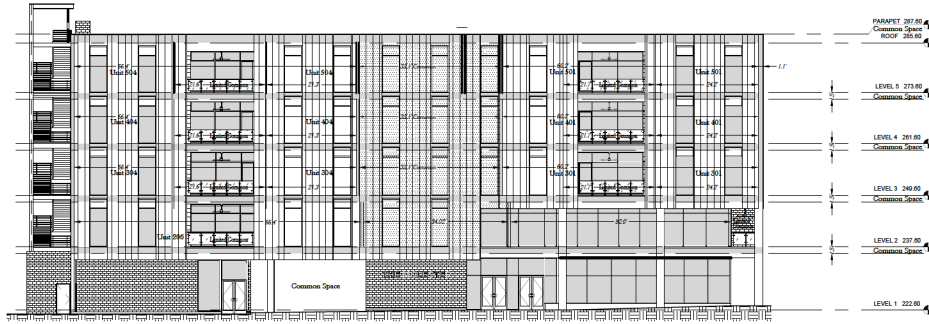


Cabamiss Engineering, Inc.

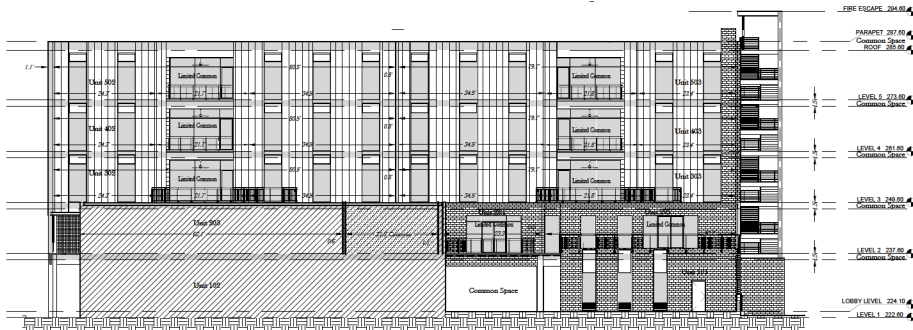
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD SOUTH SUITE 140
 P.O. BOX 028440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

JOB NO:	24-81-007	DATE:	04/02/2025
DATE OF SURVEY:	04/02/2025	SOURCE OF TITLE:	D.B. 2025, PG. 6042
TRK/PLC:		SCALE:	1" = 16'
FILE:	240407.DWG	DWN/CHK BY:	THS/AJC
REVISION:		SHEET:	9 OF 8

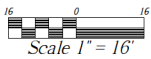




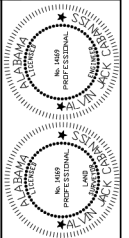
South Elevation



North Elevation

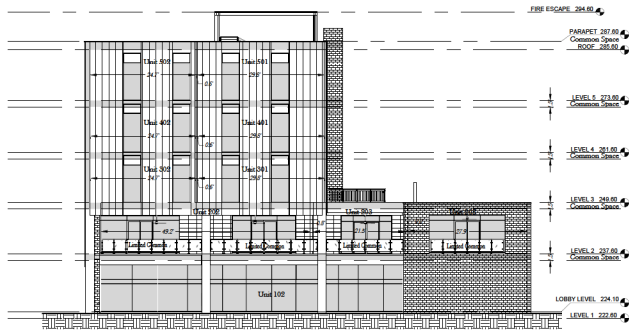


Preliminary Subdivision Plat
The McLeister
 A Resurvey
Greensboro University
Towers Condominiums
 Tuscaloosa County, Alabama

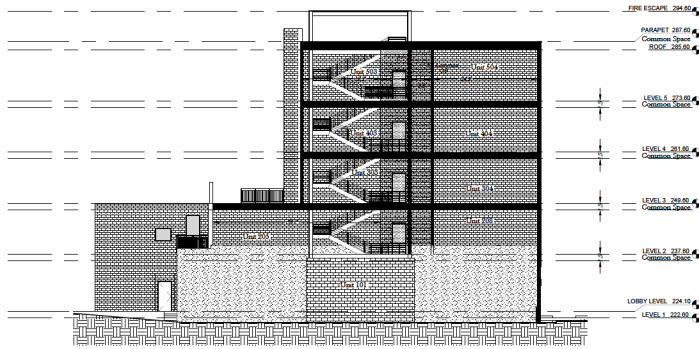


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 COURT HOUSE PLAZA, 600 LURLEEN WALLACE BLVD, SOUTH SUITE 140
 P.O. BOX 028440, TUSCALOOSA, ALABAMA, 35402 (205) 758-9002

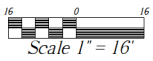
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FILE NAME:	24-007.DWG	REVISION:	SHEET 6 OF 8
REVISION:			



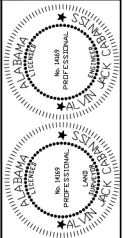
East Elevation



West Elevation



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Greensboro University
Towers Condominiums
 Tuscaloosa County, Alabama



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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURTHOUSE PLAZA, 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
 P.O. BOX 028440, TUSCALOOSA, ALABAMA, 35402 (205) 758-9032

JOB NO:	DATE:
24-81-007	01/27/2025
DATE OF SURVEY:	SOURCE OF TITLE:
04/02/2025	D.B. 2025, PG. 6042
TRV/PG:	SCALE:
FILE	1" = 16'
FILE NAME:	DWN/CHK BY:
240407.DWG	TRV/AJC
REVISION:	SHEET:
05/07/2025	7 OF 8