

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:

4/13/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

13th Street Condominiums

Site Address:

1216 14th Avenue, Tuscaloosa, Alabama 35401

Parcel ID:

See Attached

Total Acres to be Subdivided:

0.66

Total Acreage Controlled by Owner:

0.66

Number of Existing Lots:

1

Number of Proposed Lots:

9

Number of Existing Structures:

3

Number of Proposed Structures:

0

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:

Mixed Residential 1 (MR-1)

Proposed Zoning:

Mixed Residential 1 (MR-1)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Condominium Conversion

Surveyor or Engineer Information:

Survey or Engineer Company:

Cabaniss Engineering, Inc.

Surveyor or Engineer Name:

Al Cabaniss, PE, PLS

Property Owner Information:

Owner 1

Property Owner Name:

Campus Properties, LLC

Preliminary Plat Checklist:

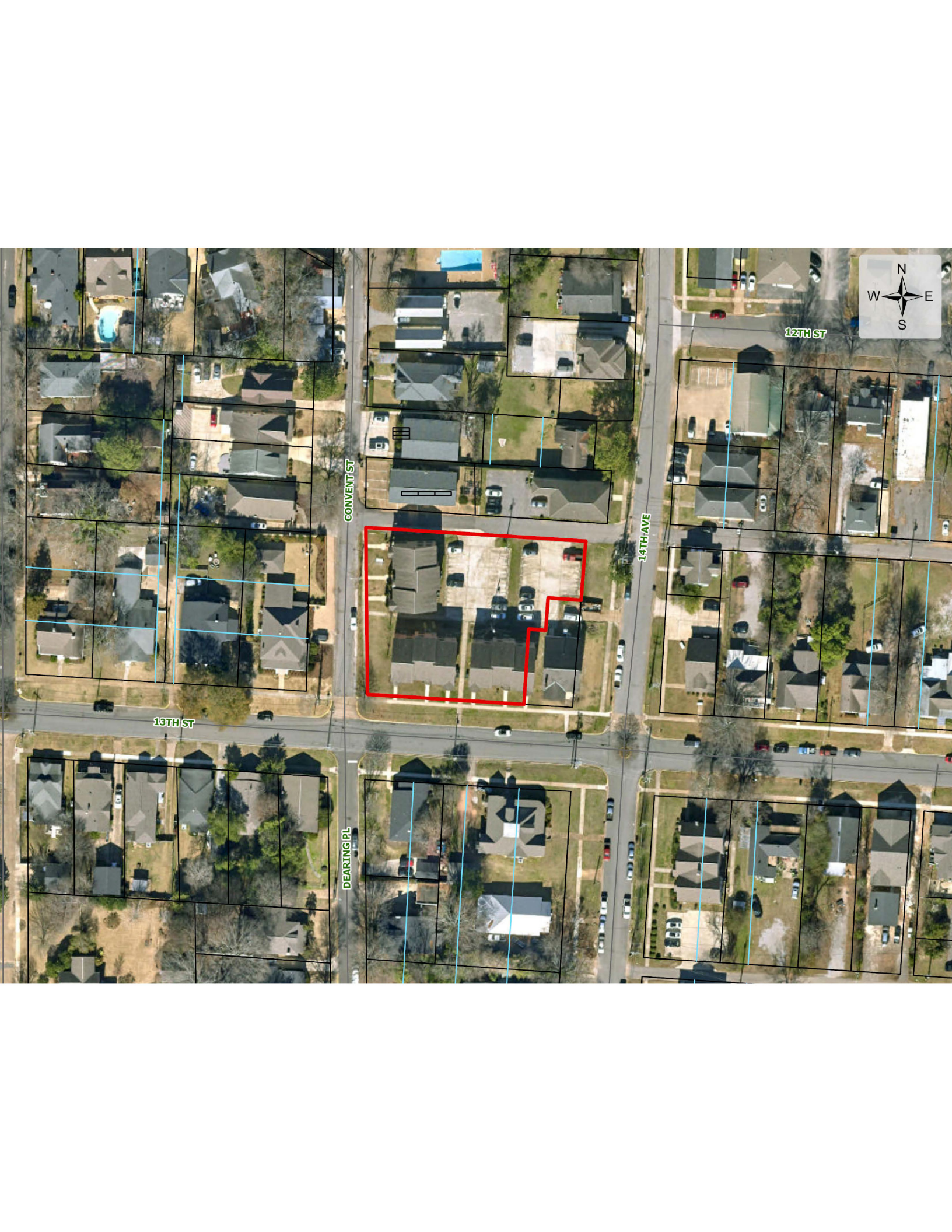
[Preliminary Plat Checklist](#)

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:



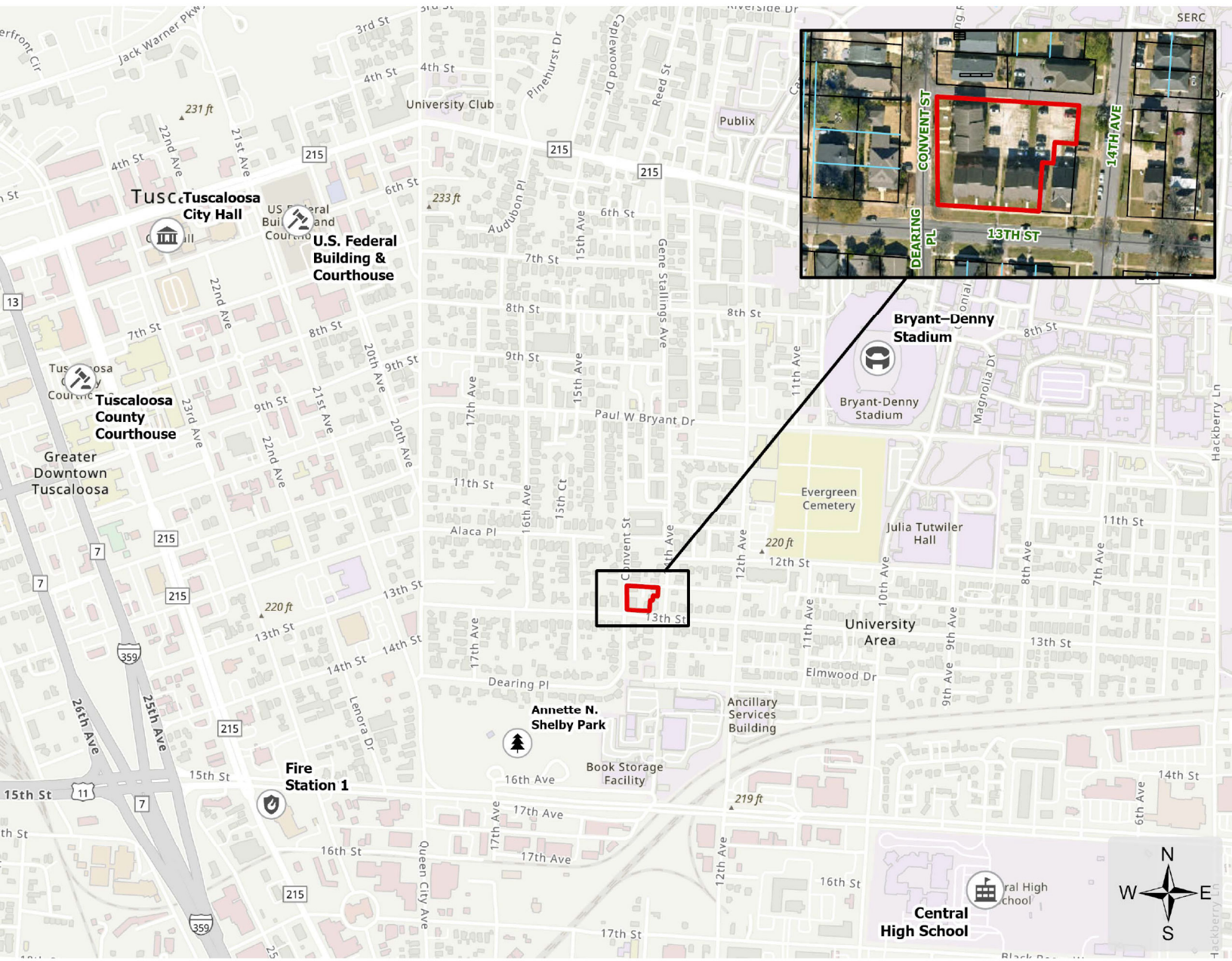
12TH ST

CONVENT ST

14TH AVE

13TH ST

DEARING PL



Tuscaloosa City Hall

U.S. Federal Building & Courthouse

Tuscaloosa County Courthouse

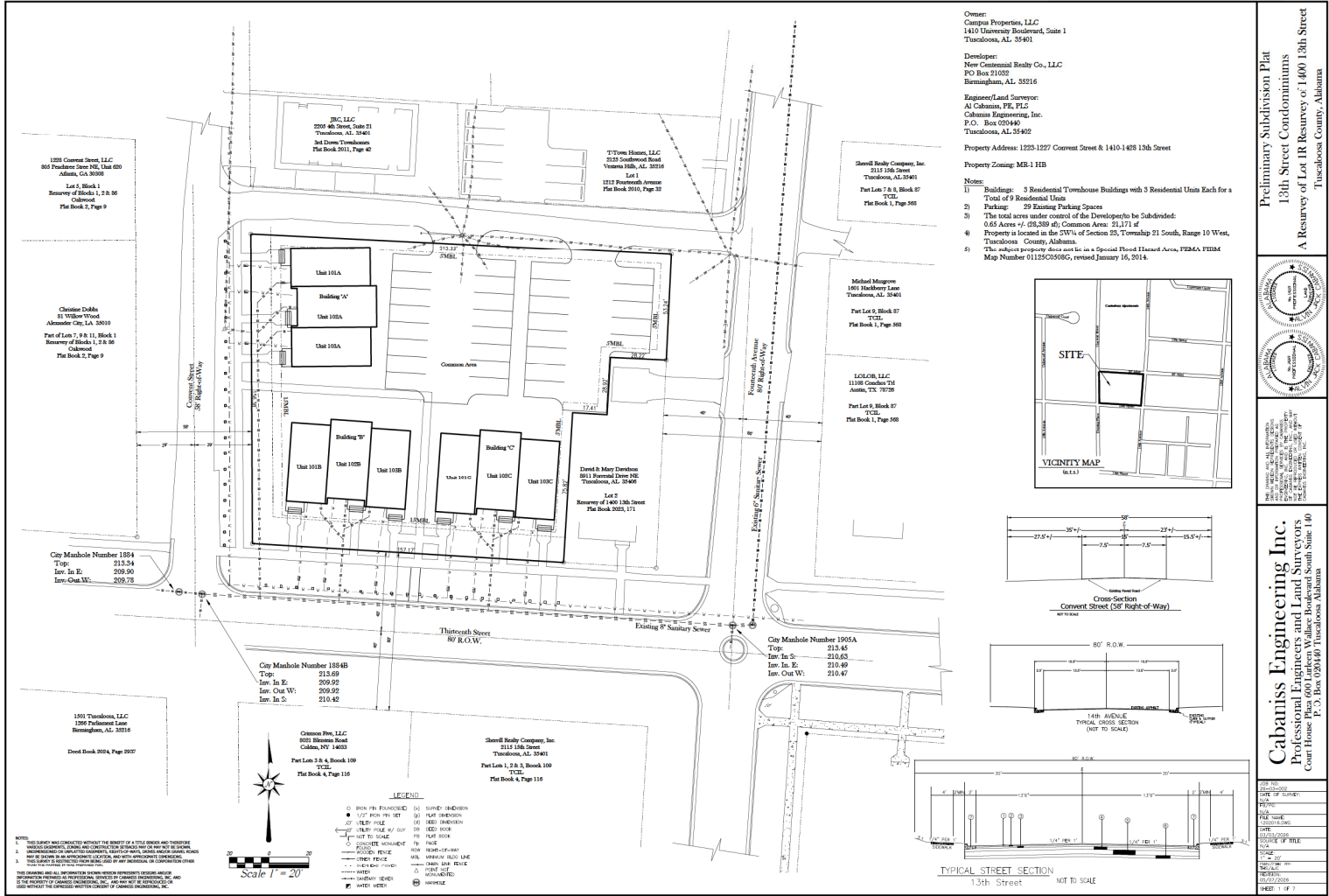
Bryant-Denny Stadium

Annette N. Shelby Park

Fire Station 1

Central High School





Owner:
 Campus Properties, LLC
 1410 University Boulevard, Suite 1
 Tuscaloosa, AL 35401

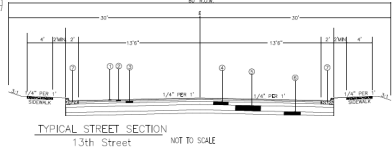
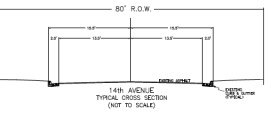
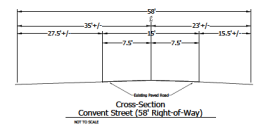
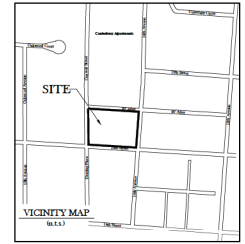
Developer:
 New General Realty Co., LLC
 PO Box 21032
 Birmingham, AL 35216

Engineer/Land Surveyor:
 AJ Cabanis, P.E., F.L.S.
 Cabanis Engineering, Inc.
 P.O. Box 02949
 Tuscaloosa, AL 35402

Property Address: 1225-1227 Convent Street & 1410-1420 13th Street

Property Zoning: MR-1 HD

Notes:
 1) Buildings: 3 Residential Townhouse Buildings with 3 Residential Units Each for a Total of 9 Residential Units
 2) Parking: 29 Existing Parking Spaces
 3) The total area under control of the Developer to be Subdivided: 0.65 Acres +/- (21,389 sq. ft.) Common Area: 21,171 sq. ft.
 4) Property is located in the SW1/4 of Section 23, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
 5) This subject property does not lie on a Special Flood Hazard Area, FEMA FIRMA Map Number 0125C0505C, revised January 16, 2014.



1225 Convent Street, LLC
 305 Paulina Street NE, Unit 600
 Atlanta, GA 30308

Lot 5, Block 1
 Resurvey of Block 1, 2 & 36
 Oakwood
 Plat Book 7, Page 9

Christie Dobbs
 81 Wilcox Street
 Alexander City, LA 20010

Part of Lots 7, 8, 11, Block 1
 Resurvey of Block 1, 2 & 36
 Oakwood
 Plat Book 7, Page 9

City Manhole Number 1854
 Top: 213.34
 Inv. In. E: 209.90
 Inv. Out. W: 209.72

1501 Tuscaloosa, LLC
 1200 Paulina Lane
 Birmingham, AL 35216

Deed Book 2024, Page 2027

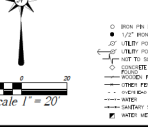
City Manhole Number 1854B
 Top: 213.69
 Inv. In. E: 209.90
 Inv. Out. W: 209.92
 Inv. In. S: 210.42

Cameron Firm, LLC
 8001 Blount Road
 Calhoun, GA 30605

Part Lot 3 & 4, Block 109
 T.C.S.
 Plat Book 4, Page 116

Sherrill Realty Company, Inc.
 2112 13th Street
 Tuscaloosa, AL 35401

Part Lot 1, 2 & 3, Block 109
 T.C.S.
 Plat Book 4, Page 116



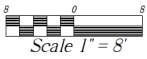
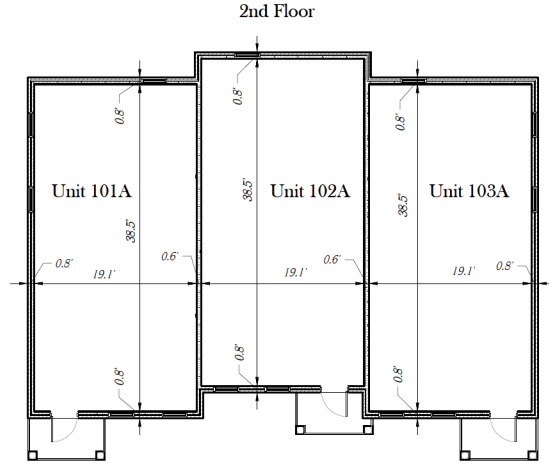
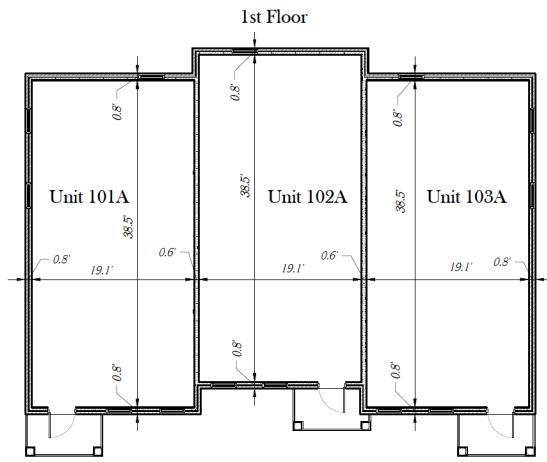
Scale 1" = 20'

Preliminary Subdivision Plat
 13th Street Condominiums
 A Resurvey of Lot 1R Resurvey of 1400 13th Street
 Tuscaloosa County, Alabama

Cabanis Engineering Inc.
 Professional Engineers and Land Surveyors
 Court House Plaza 600 Lurline Wallace Boulevard South State 140
 P.O. Box 02949 Tuscaloosa, Alabama

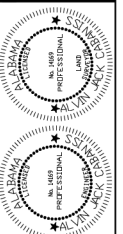
| | |
|----------------------|--------------------------|
| DATE | 01/25/2024 |
| SCALE | AS SHOWN |
| FILE NO. | 24-0000 |
| PROJECT | 13th Street Condominiums |
| DATE OF FIELD | 01/25/2024 |
| DATE OF OFFICE | 01/25/2024 |
| DATE OF PLOTTING | 01/25/2024 |
| DATE OF PRINTING | 01/25/2024 |
| DATE OF SIGNING | 01/25/2024 |
| DATE OF RECORDING | 01/25/2024 |
| DATE OF CLOSING | 01/25/2024 |
| DATE OF DELIVERY | 01/25/2024 |
| DATE OF ARCHIVING | 01/25/2024 |
| DATE OF DESTRUCTION | 01/25/2024 |
| DATE OF REVISION | 01/25/2024 |
| DATE OF CANCELLATION | 01/25/2024 |
| DATE OF RESCINDMENT | 01/25/2024 |
| DATE OF REVOCATION | 01/25/2024 |
| DATE OF ANNULLMENT | 01/25/2024 |
| DATE OF TERMINATION | 01/25/2024 |
| DATE OF EXPIRATION | 01/25/2024 |
| DATE OF CESSATION | 01/25/2024 |
| DATE OF CANCELLATION | 01/25/2024 |
| DATE OF RESCINDMENT | 01/25/2024 |
| DATE OF REVOCATION | 01/25/2024 |
| DATE OF ANNULLMENT | 01/25/2024 |
| DATE OF TERMINATION | 01/25/2024 |
| DATE OF EXPIRATION | 01/25/2024 |
| DATE OF CESSATION | 01/25/2024 |

Building "A"



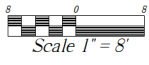
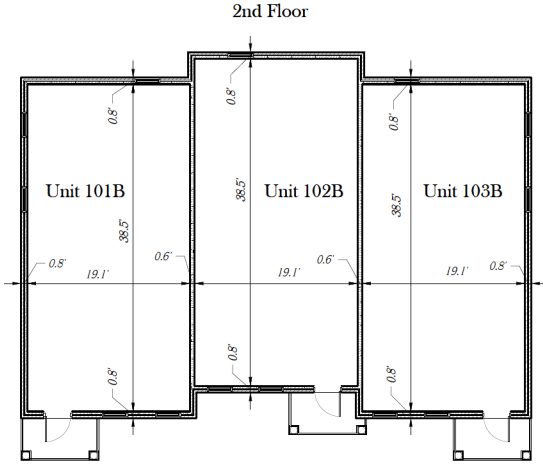
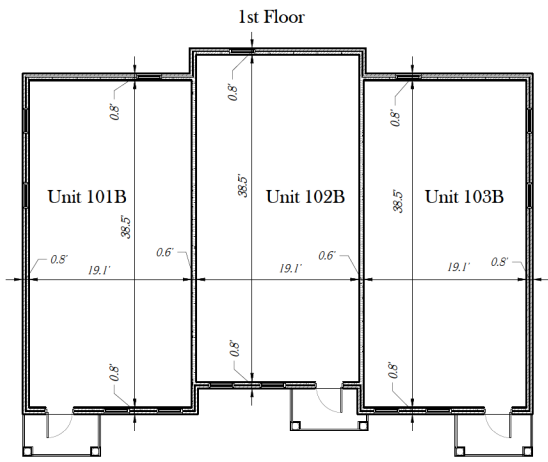
| | | | |
|-----------------|------------|------------------|---------------------|
| JOB NO: | 22-03-302 | DATE: | 01/12/2026 |
| DATE OF SURVEY: | 04/15/2026 | SOURCE OF TITLE: | D.B. 2001, PG. 4073 |
| PROJ. NO.: | 143-36-37 | SCALE: | 1" = 8' |
| FILE NAME: | 091003.DWG | DWN/CHK BY: | TRV/AJC |
| REVISION: | | SHEET: | 2 OF 7 |
| | | | 05/07/2026 |

Preliminary Subdivision Plat
 13th Street
 Condominiums
 A Resurvey of Lot 1R (Resurvey of 1400 13th Street
 Tuscaloosa County, Alabama



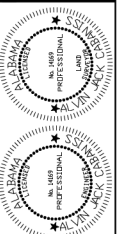
Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA, 600 LURLEEN WALLACE BLVD., SOUTH, SUITE 100
 P.O. BOX 029140 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

Building "B"



| | | | |
|-----------------|------------|------------------|---------------------|
| JOB NO: | 201-302 | DATE: | 01/12/2026 |
| DATE OF SURVEY: | 04/15/2026 | SOURCE OF TITLE: | D.B. 2001, PG. 4073 |
| PROJ. NO.: | 143-36-37 | SCALE: | 1" = 8' |
| FILE NAME: | 091033.DWG | DWN/CHK BY: | TRG/AJC |
| REVISION: | | SHEET: | 1 OF 7 |
| | | | 05/07/2026 |

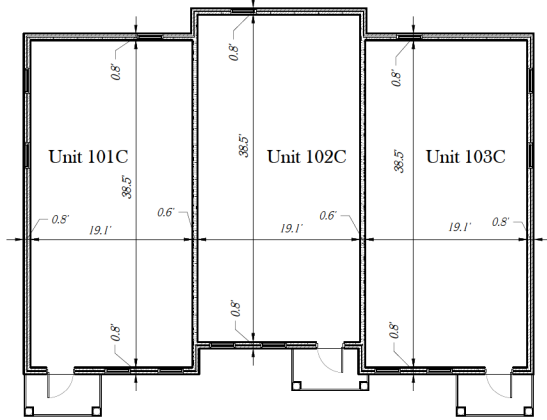
Preliminary Subdivision Plat
13th Street
Condominiums
 A Resurvey of Lot 1R (Resurvey of 1400 13th Street
 Tuscaloosa County, Alabama



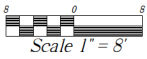
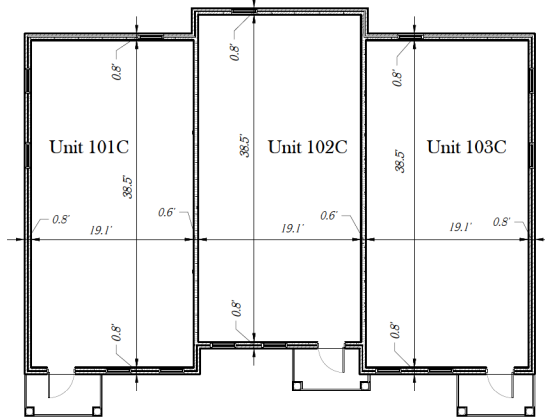
Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA, 600 LURLEEN WALLACE BLVD., SOUTH, SUITE 100
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

Building "C"

1st Floor

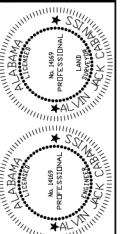


2nd Floor



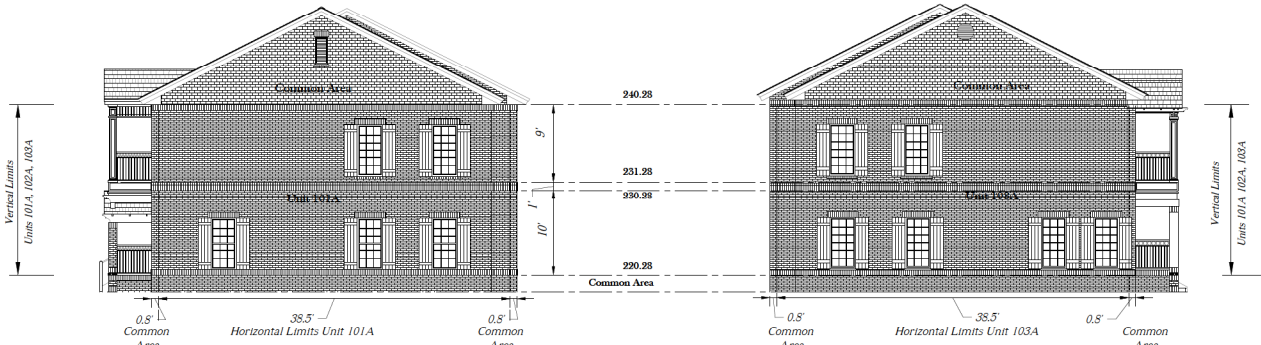
| | | | |
|------------------|---------------------|------------------|---------------------|
| JOB NO: | 22-03-302 | DATE: | 01/12/2026 |
| SOURCE OF TITLE: | D.B. 2001, PG. 4073 | SOURCE OF TITLE: | D.B. 2001, PG. 4073 |
| PROJ. NO.: | 143-36-37 | SCALE: | 1" = 8' |
| FILE NAME: | 091003.DWG | DWN/CHK BY: | TRV/AJC |
| REVISION: | | SHEET: | 4 OF 7 |
| | | | 05/07/2026 |

Preliminary Subdivision Plat
 13th Street
 Condominiums
 A Resurvey of Lot 1R Resurvey of 1400 13th Street
 Tuscaloosa County, Alabama



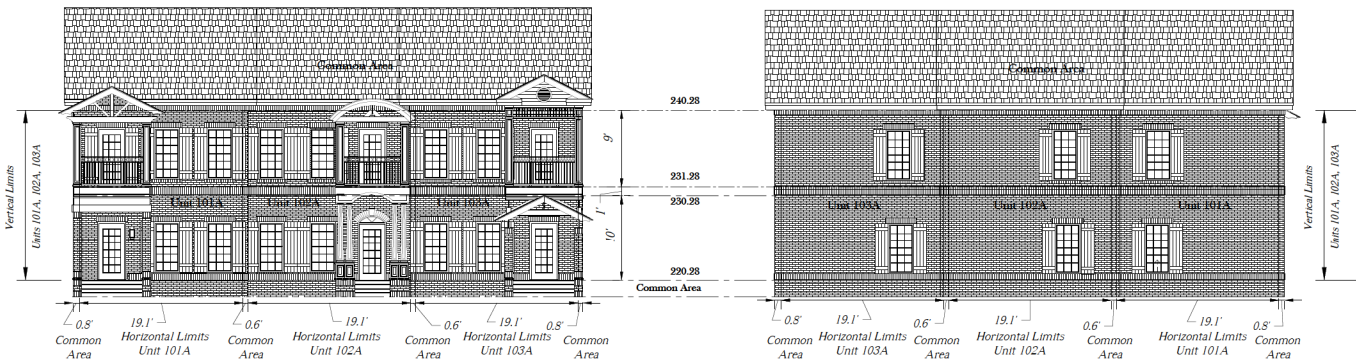
Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA, 600 LURLEEN WALLACE BLVD., SOUTH, SUITE 100
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9022

Building "A"



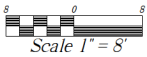
North Elevation

South Elevation

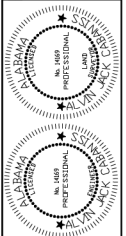


West Elevation

East Elevation



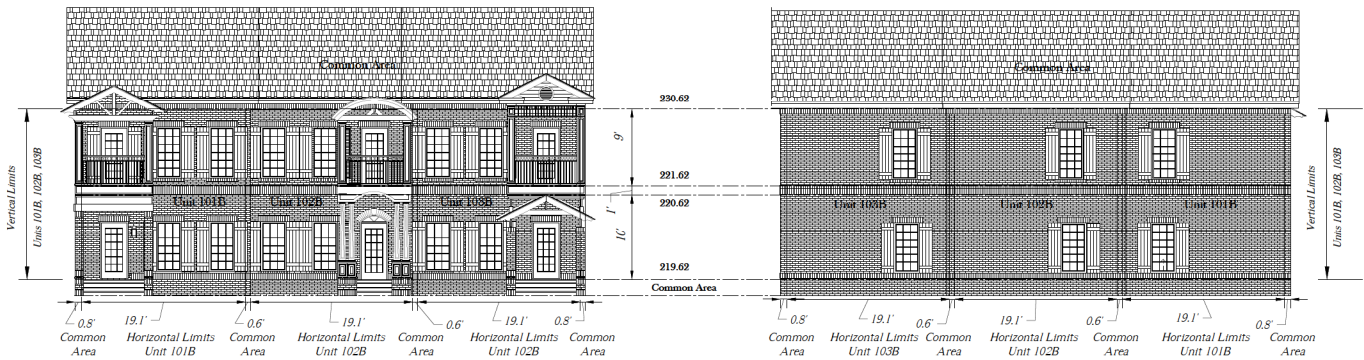
Preliminary Subdivision Plat
 13th Street
 Condominiums
 A Resurvey of Lot 1R (Resurvey of 1400 13th Street
 Tuscaloosa County, Alabama



Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA, 600 LURLEEN WALLACE BLVD., SOUTH, SUITE 100
 P.O. BOX 028140 TUSCALOOSA, ALABAMA 35402 (205) 758-9022

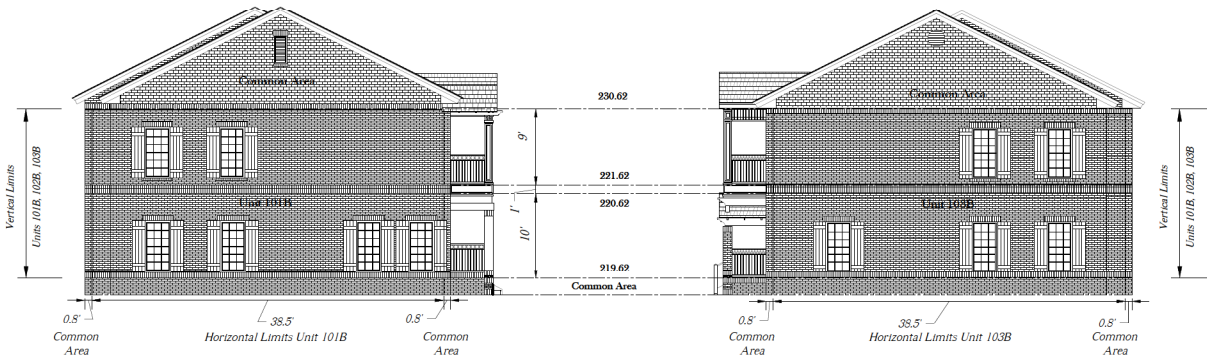
| | | | |
|-----------------|------------|------------------|---------------------|
| JOB NO: | 24-03-002 | DATE: | 01/12/2026 |
| DATE OF SURVEY: | 04/15/2026 | SOURCE OF TITLE: | D.B. 2001, PG. 4073 |
| PROJ. NO.: | 143-36-37 | SCALE: | 1" = 8' |
| FILE NAME: | 081003.DWG | DWN/CHK BY: | TRG/AJC |
| REVISION: | 05/07/2026 | SHEET: | 5 OF 7 |

Building "B"



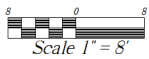
North Elevation

South Elevation

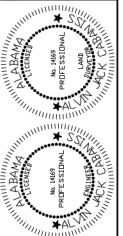


West Elevation

East Elevation



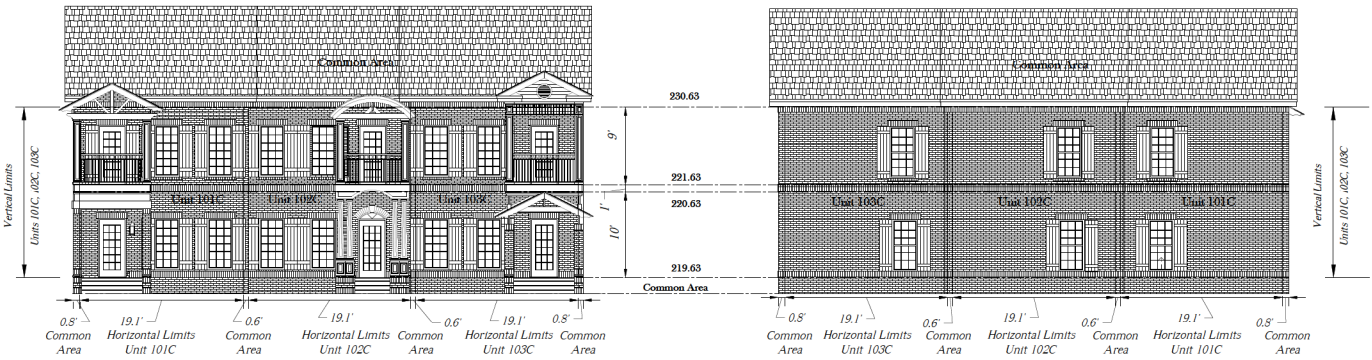
Preliminary Subdivision Plat
13th Street
Condominiums
 A Reserve of Lot 1R Reserve of 1400 13th Street
 Tuscaloosa County, Alabama



Cabaniss 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) 758-9422

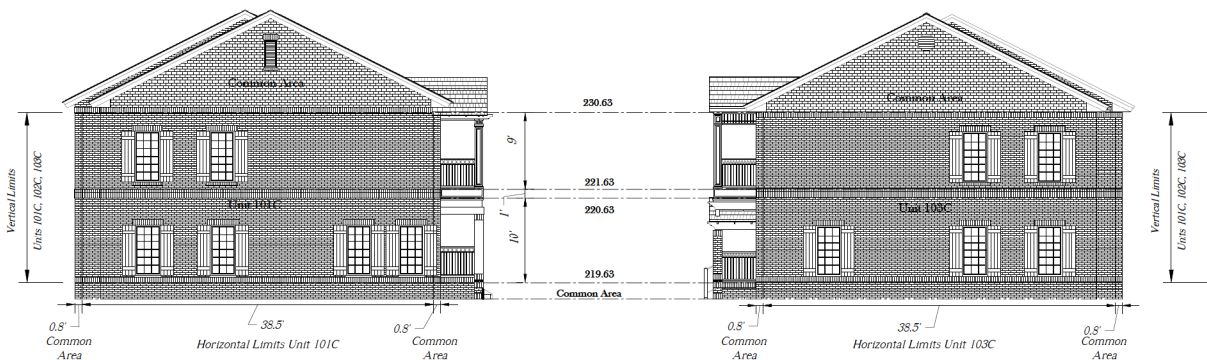
| | | | |
|-----------------|------------|------------------|---------------------|
| JOB NO: | 23-0302 | DATE: | 01/12/2026 |
| DATE OF SURVEY: | 04/15/2026 | SOURCE OF TITLE: | D.B. 2001, PG. 4073 |
| PROJ. NO.: | 143-36-37 | SCALE: | 1" = 8' |
| FILE NAME: | 091003.DWG | DWN/CHK BY: | TRG/AJC |
| REVISION: | | SHEET: | 6 OF 7 |
| | | | 05/07/2026 |

Building "C"



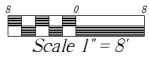
North Elevation

South Elevation

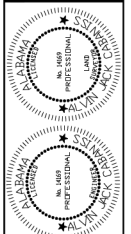


West Elevation

East Elevation



Preliminary Subdivision Plat
13th Street
 Condominiums
 A Resurvey of Lot 1R Resurvey of 1400 13th Street
 Tuscaloosa County, Alabama



Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA, 600 LURLEEN WALLACE BLVD., SOUTH SUITE 100
 P.O. BOX 028140 TUSCALOOSA, ALABAMA 35402 (205) 758-9022

| | | | |
|-----------------|------------|------------------|---------------------|
| JOB NO: | 22-002 | DATE: | 01/12/2022 |
| DATE OF SURVEY: | 04/15/2022 | SOURCE OF TITLE: | D.B. 2001, PG. 4073 |
| FIG. NO.: | 143-36-37 | SCALE: | 1" = 8' |
| FILE NAME: | 091003.DWG | DWN/CHK BY: | TRG/AJC |
| REVISION: | | SHEET: | 7 OF 7 |
| | | | 05/07/2022 |