

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:

6/15/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

1115 & 1119 8th Avenue

Site Address:

1115 & 1119 8th Avenue, Tuscaloosa, Alabama 35401

Parcel ID:

31-06-23-4-005-007.000 & 31-06-23-4-005-008.000

Total Acres to be Subdivided:

0.17

Total Acreage Controlled by Owner:

0.17

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:

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:

To remove an interior lot line

Surveyor or Engineer Information:

Survey or Engineer Company:

Cabaniss Engineering, Inc.

Surveyor or Engineer Name:

Al Cabaniss

Property Owner Information:

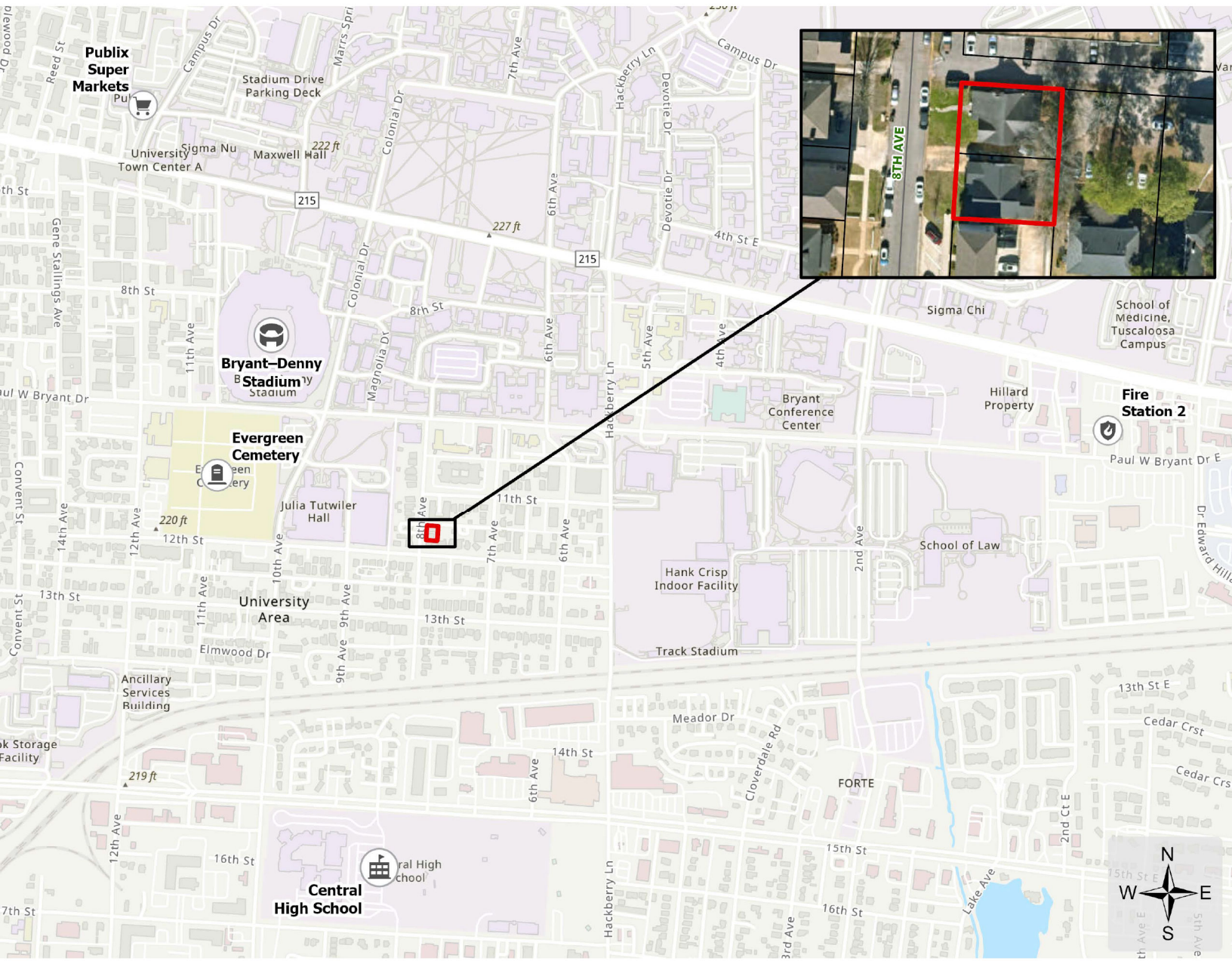
Owner 1

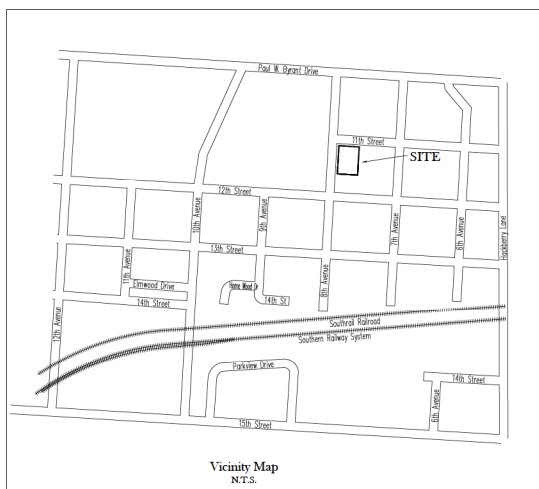
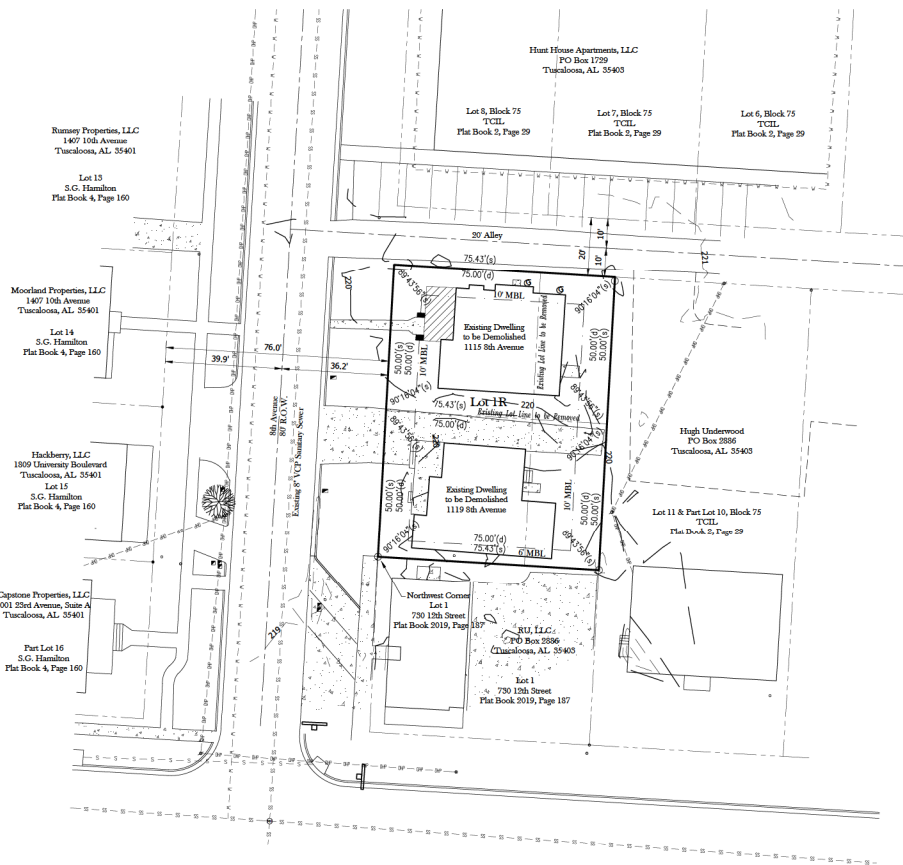
Property Owner Name:

CBA Properties, LLC

Additional Information Regarding Request:







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

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

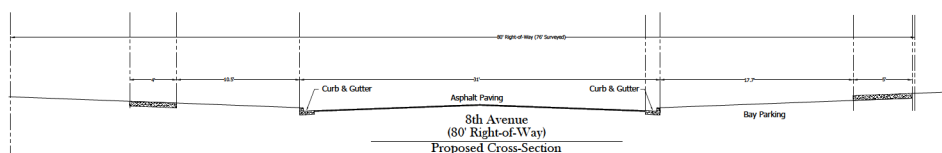
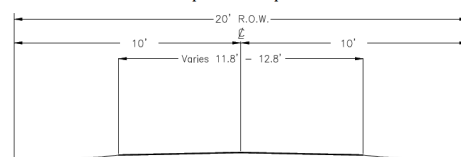
Property Address: 1115 & 1119 8th Avenue
Property Zoning: 'MFRU'

Notes:

- Existing Buildings: Two (2) Existing Single Family Dwellings
- Proposed Buildings: One (1) Proposed Triplex with 5 Beds/Unit, Total of 3 Units and 15 Beds
- Required Parking: 15 Spaces
Provided Parking: 15 Spaces
- Zoning Setbacks are as shown.
- The total acres under control of the Developer to be Subdivided: 0.17 Acres +/- (7,543 sq ft)
Lot 1R: 0.17 (7,543 sq ft)
All lots meet the minimum lot size requirement for the zoning classification and/or applicable most stringent subdivision regulation, City or County.
- Property is located in the SE 1/4 of Section 23, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
- The subject property does not lie in a Special Flood Hazard Area, FEMA FIRM Map Number 0112SC0508G, dated January 16, 2014.

EXISTING ALLEY CROSS-SECTION

20' Right-of-Way
No Improvements Proposed



LEGEND

- IRON PIN FOUND(SIZE)
- 1/2" IRON PIN SET
- ▬ CONCRETE
- ▬ UTILITY POLE
- ▬ UTILITY POLE W/ GUY
- ⊙ LIGHT POLE
- ▬ BREAK LINE
- ▬ ROW RIGHT-OF-WAY
- ▬ CONCRETE MONUMENT
- ▬ WOODEN FENCE
- ▬ OTHER FENCE
- ▬ SANITARY BENCH MANHOLE
- ▬ WATER METER
- ▬ OVERHEAD POWER
- ▬ EXISTING SANITARY DITCH
- ▬ WATER VALVE
- ▬ FIRE HYDRANT
- ▬ PHONE PEDestal
- ▬ FLAG POLE
- ▬ TELEPHONE LINE
- ▬ UNDERGROUND POWER



Scale 1" = 20'

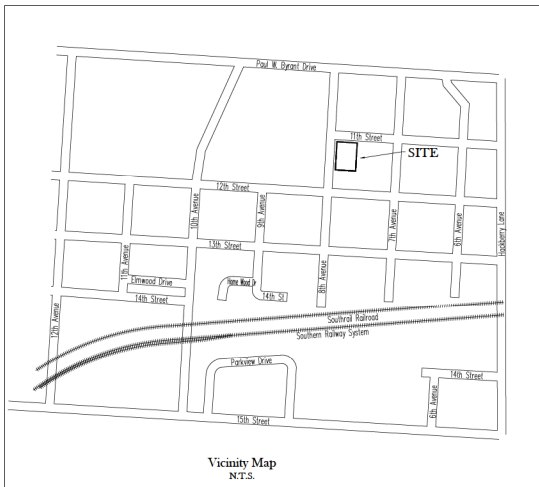
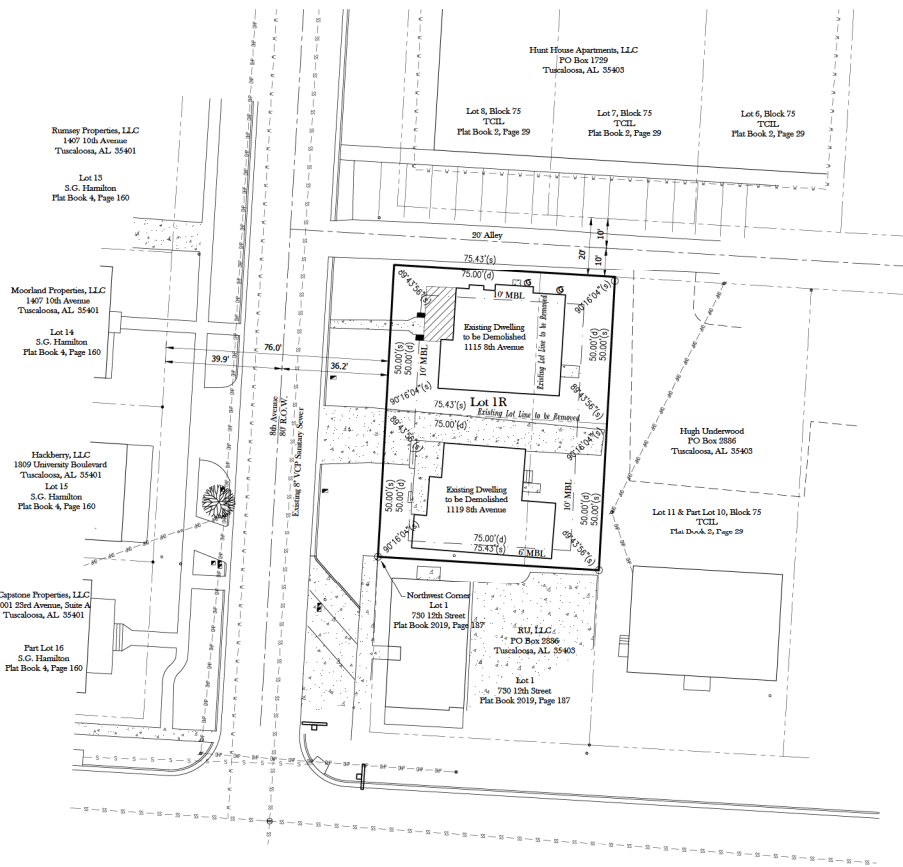
JOB NO.
1700003-001
DATE OF SURVEY
05/24/2024
SOURCE OF TITLE
N/A
FILE NAME
1700003.DWG
DATE
05/12/2024
TWO/COR BY
THJ/AC
REVISION
07/01/2024
1 of 2

Cabaniss Engineering, Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

THIS DRAWING AND ALL INFORMATION
HEREON HEREBY REPRESENTS DESIGN
AND OR INFORMATION PREPARED BY
PROFESSIONAL SERVICES BY CABANISS
ENGINEERING, INC. AND IS THE
PROPERTY OF CABANISS ENGINEERING,
INC. AND MAY NOT BE REPRODUCED
OR USED WITHOUT THE EXPRESS
WRITTEN CONSENT OF CABANISS
ENGINEERING, INC.



Existing Site Conditions
Preliminary Subdivision Plat
1115 & 1119 8th Avenue
A Resurvey of Part Lots 9 & 10, Block 75
TCIL Subdivision
Tuscaloosa County, Alabama

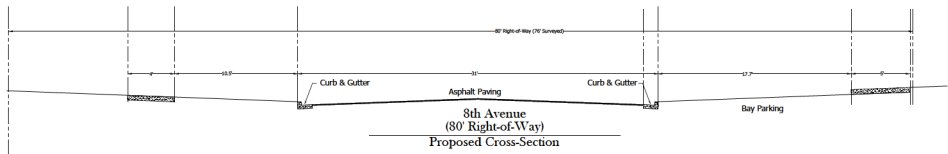
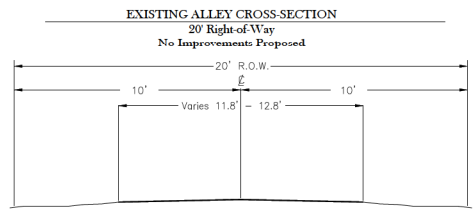


Owner/Developer:
 Adcox Core Development, LLC
 1904 University Boulevard
 Tuscaloosa, AL 35401

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

Property Address: 1115 & 1119 8th Avenue
 Property Zoning: 'MFRU'

- Notes:
- Existing Buildings: Two (2) Existing Single Family Dwellings
 - Proposed Buildings: One (1) Proposed Triplex with 5 Beds/Unit, Total of 3 Units and 15 Beds
 - Required Parking: 15 Spaces
 Provided Parking: 15 Spaces
 - Zoning Setbacks are as shown.
 - The total acres under control of the Developer to be Subdivided: 0.17 Acres +/- (7,543 sq ft)
 Lot 1R: 0.17 (7,543 sq ft)
 All lots meet the minimum lot size requirement for the zoning classification and/or applicable most stringent subdivision regulation, City or County.
 - Property is located in the SE 1/4 of Section 23, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
 - The subject property does not lie in a Special Flood Hazard Area, FEMA FIRM Map Number 0112SC0508G, dated January 16, 2014.



- LEGEND
- IRON PIN FOUND(SIZE)
 - 1/2" IRON PIN SET
 - CONCRETE
 - UTILITY POLE W/ GUY
 - UTILITY POLE
 - PLAT BOOK
 - PAGE
 - RIGHT-OF-WAY
 - MINIMUM BUILD LINE
 - CHAIN LINK FENCE
 - POINT NOT MONUMENTED
 - OTHER FENCE
 - SANITARY BENCH MANHOLE
 - WATER METER
 - OVERHEAD POWER
 - EXISTING SANITARY DITCH
 - WATER VALVE
 - FIRE HYDRANT
 - PHONE PEDestal
 - FLAG POLE
 - TELEPHONE LINE
 - UNDERGROUND POWER



JOB NO.
 17-0003-DWG
 DATE OF SURVEY
 05/24/2023
 SOURCE OF TITLE
 N/A
 FILE NAME
 17-0003.DWG
 DATE
 05/12/2023
 SCALE
 1" = 20'
 DRAWN BY
 TRJ/AC
 CHECKED BY
 TRJ/AC
 DATE
 05/20/2023
 1 of 2

Cabaniss Engineering, Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

THIS DRAWING AND ALL INFORMATION HEREON REPRESENTS DESIGN AND OR INFORMATION PREPARED BY PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.



Existing Site Conditions
Preliminary Subdivision Plat
1115 & 1119 8th Avenue
 A Resurvey of Part Lots 9 & 10, Block 75
 TCIL Subdivision
 Tuscaloosa County, Alabama

