

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:

6/1/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Bryant at 15th Resurvey

Site Address:

1432, 1434, 1436 & 1438 Paul Bryant Drive, Tuscaloosa, Alabama 35401

Parcel ID:

See Attached

Total Acres to be Subdivided:

0.67

Total Acreage Controlled by Owner:

0.67

Number of Existing Lots:

8

Number of Proposed Lots:

8

Number of Existing Structures:

2

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:

Yes

Current Zoning:

Multifamily Residential University (MRU)

Proposed Zoning:

Multifamily Residential University (MRU)

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

Property Owner Information:

Owner 1

Property Owner Name:

PB Development LLC

Additional Information Regarding Request:



15TH AVE

9TH ST

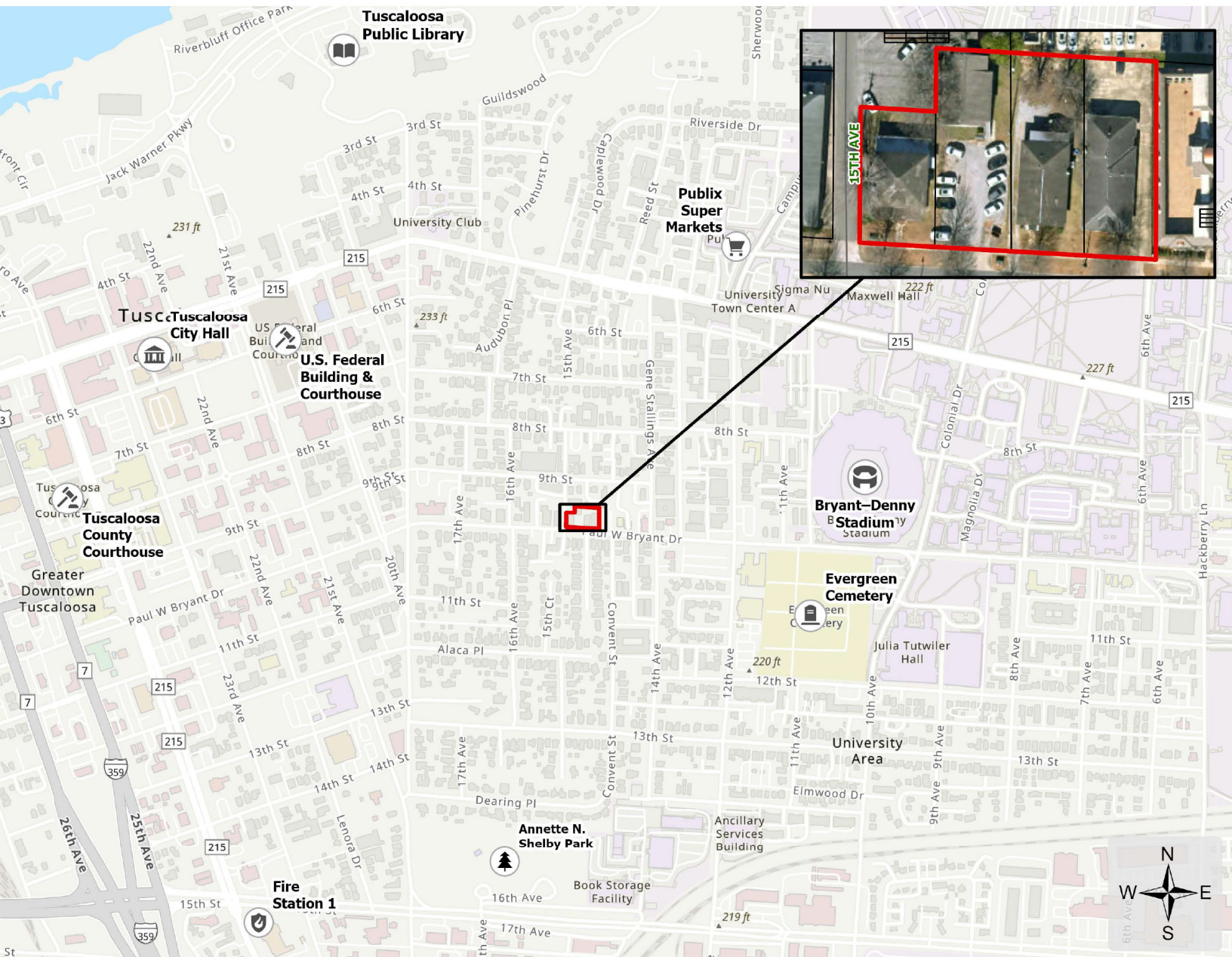
14TH CT

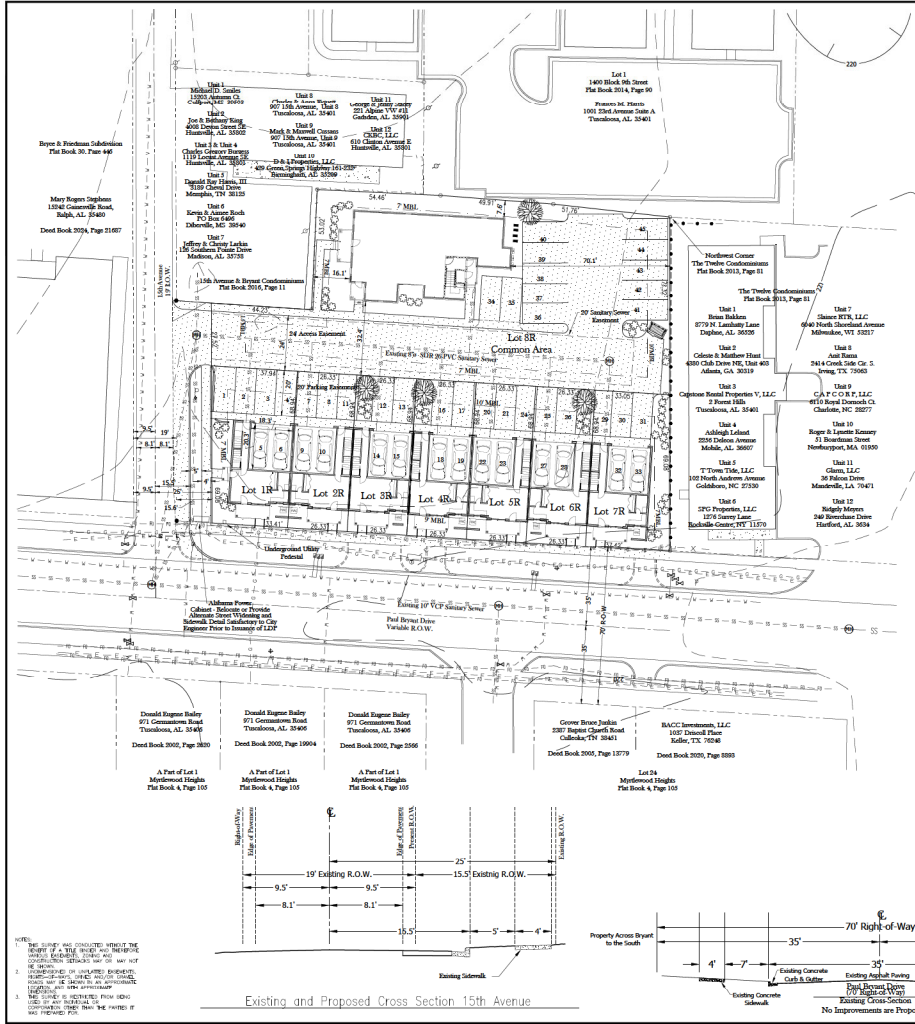
PAUL W BRYANT DR

MYRTLEWOOD DR

CONVENT ST

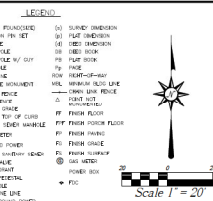
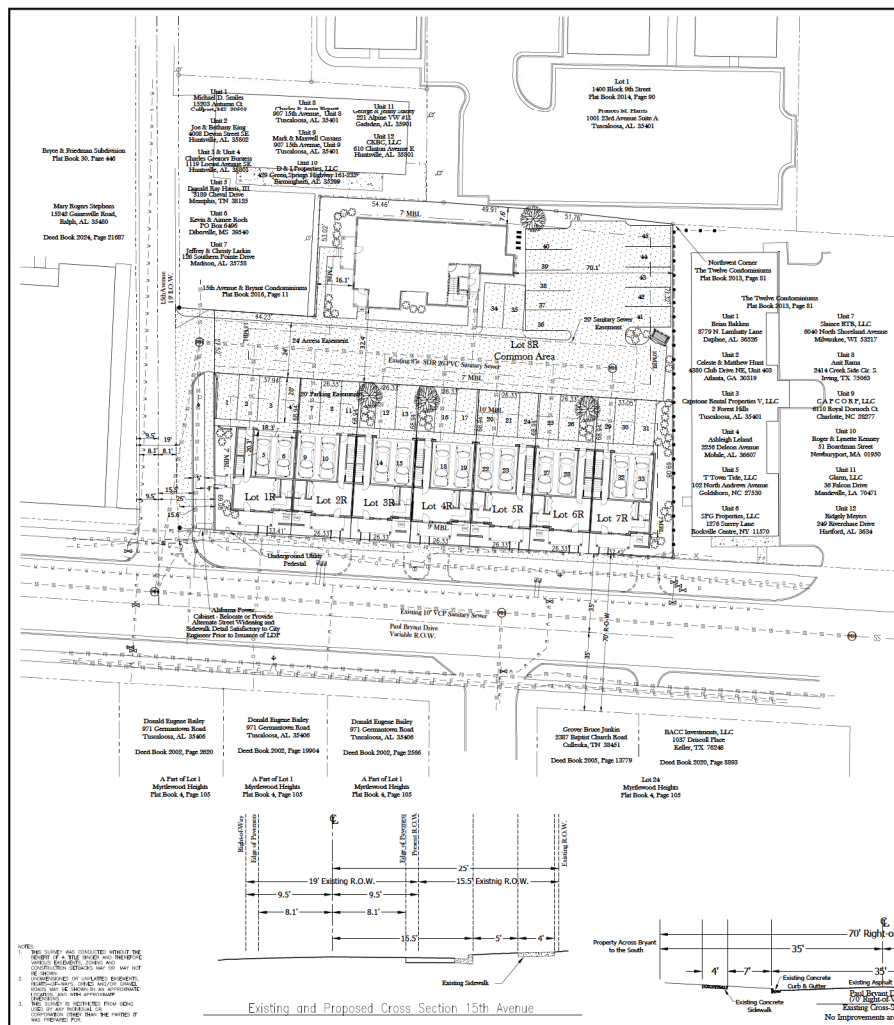
OAK AVE





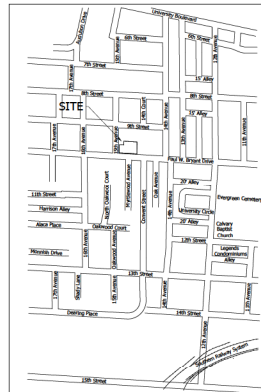
LEGEND

- 1/2" BOLD LINE = LOT
- 1/4" BOLD LINE = LOT
- 1/8" BOLD LINE = LOT
- 1/16" BOLD LINE = LOT
- 1/32" BOLD LINE = LOT
- 1/64" BOLD LINE = LOT
- 1/128" BOLD LINE = LOT
- 1/256" BOLD LINE = LOT
- 1/512" BOLD LINE = LOT
- 1/1024" BOLD LINE = LOT
- 1/2048" BOLD LINE = LOT
- 1/4096" BOLD LINE = LOT
- 1/8192" BOLD LINE = LOT
- 1/16384" BOLD LINE = LOT
- 1/32768" BOLD LINE = LOT
- 1/65536" BOLD LINE = LOT
- 1/131072" BOLD LINE = LOT
- 1/262144" BOLD LINE = LOT
- 1/524288" BOLD LINE = LOT
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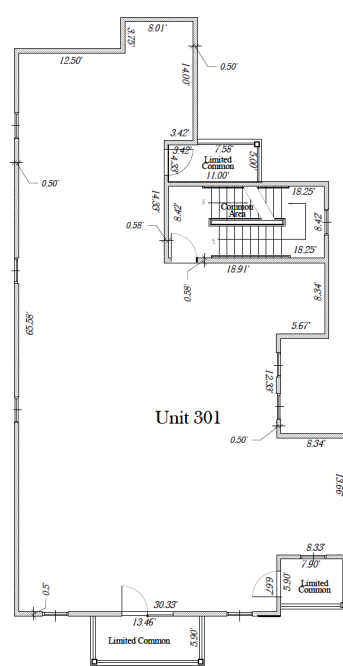
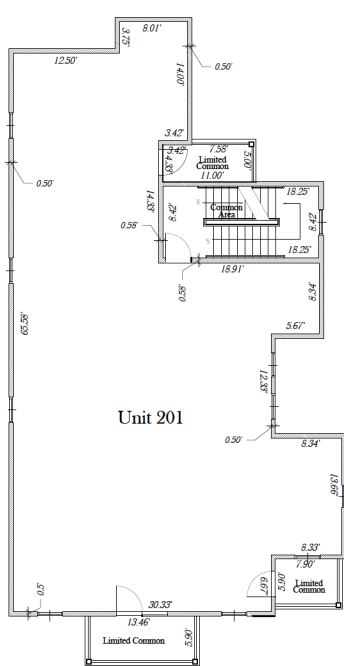
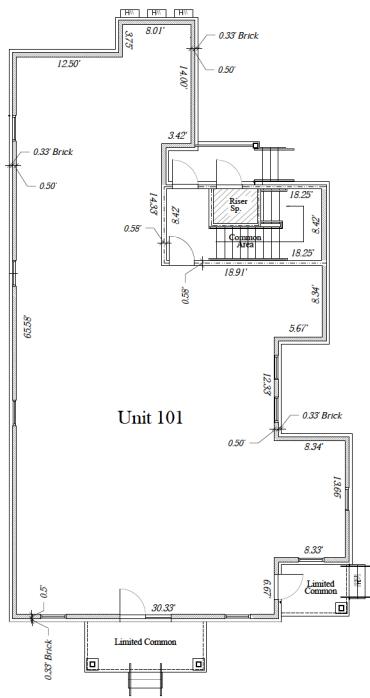
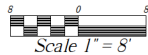


Preliminary Subdivision Plat
"Bryant at 15th Resurvey"
 A Resurvey of Lots 1-8 of Bryant at 15th
 Plat Book 2026, Page 132
 Tuscaloosa County, Alabama

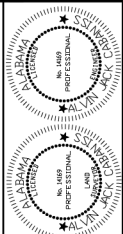
- Owner/Developer: PB Development, LLC
30 Barbours Lane
Atlanta, GA 30357
- Engineer/Lead Surveyor:
AJ Calhoun, PLS, P.E.
Calhoun Surveying, Inc.
P.O. Box 050440
Tucson, AZ 85702
- Property Addresses: 1446, 1446.1462, 1462, 1463, 1464, 1464.8 1492 Paul Bryant Drive & 975 15th Avenue, Town 101, 201 & 301
- Property Zoning: MRU
- Notes:
- 1 Buildings: Seven (7) Residential Townhomes & One (1) Triplex Condominium Building
50 Beds Total
- 2 Parking Required: 50 Spaces (10w = (50 - 5 = 4) 45 Spaces Required
Parking Provided: 45 Spaces Provided*
- 3 Setbacks are as shown.
- 4 The total acreage under control of the Developer: 0.67 Acres +/-
Total acreage to be Subdivided: 0.67 Acres +/-
- 5 Lot 1: 0.06
6 Lot 2: 0.04
7 Lot 3: 0.04
8 Lot 4: 0.04
9 Lot 5: 0.04
10 Lot 6: 0.04
11 Lot 7: 0.07
12 Lot 8: 0.04
- 13 Property is located in the NW1/4 of Section 25, Township 21 North, Range 10 West, Tucsconia County, Arizona.
- 14 Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 01125C0505G, dated 10/16/2014
- 15 Impact/Property Access Assessment will be shown on the Final Subdivision Plat.
- * See: 25.09.6.3 For development on a lot 0.50 acres in size or larger that will result in density of 1 or fewer beds per lot, the minimum parking required by Section 25.09.6.2.1, Minimum Parking Requirements, rounded down to the nearest whole number.



Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Larleen Wallace Boulevard South Suite 140
P. O. Box 020440 Tuscaloosa, Alabama



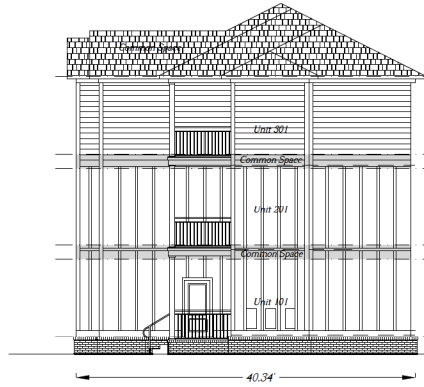
Preliminary Subdivision Plat
"Bryant at 15th Resurvey"
A Resurvey of Lots 1-8 of Bryant at 15th
Plat Book 2026, Page 132
Tuscaloosa County, Alabama



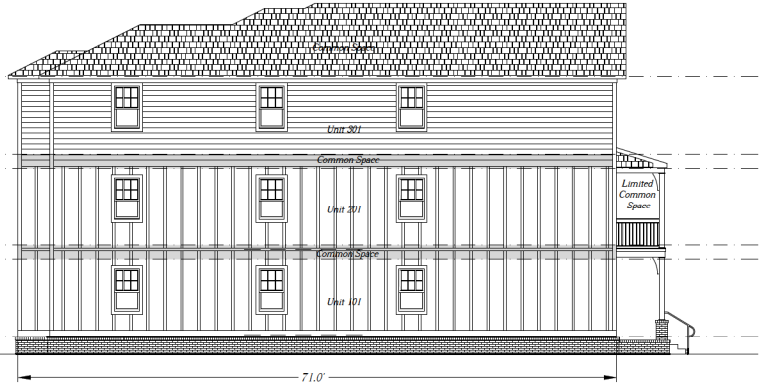
Cabaniss Engineering, Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH SUITE 140
P.O. BOX 9002 TUSCALOOSA, ALABAMA 35402 (205) 758-9002

JOB NO:	15-001	DATE:	05/15/2025
DATE OF SURVEY:	12/13/2024	SOURCE OF TITLE:	D.B. 2025, PG. 18874
FILE NO.:	141/46-49	SCALE:	1" = 8'
FILE NAME:	2005007.DWG	DWN/CHK BY:	THS/AJC
REVISION:	06/30/2026	SHEET:	2 OF 4

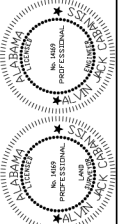
East
Elevation



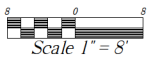
South
Elevation



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COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH SUITE 140
P.O. BOX 029440 TUSCALOOSA, ALABAMA 35402 (205) 738-9032

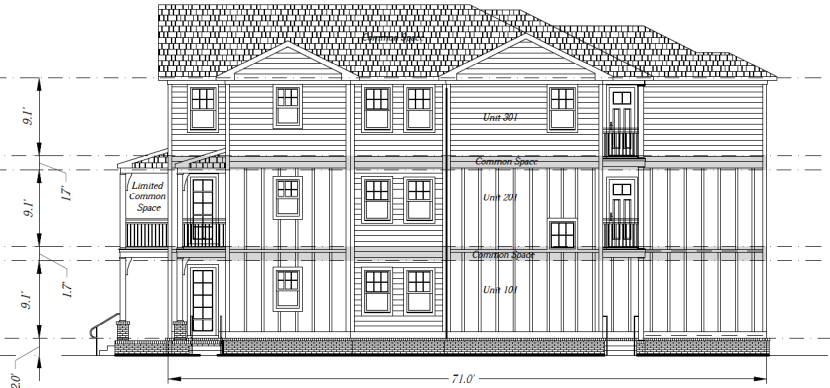


JOB NO:	DATE:
23-SA-001	05/15/2026
DATE OF SURVEY:	SOURCE OF TITLE:
12/13/2024	D.B. 2025, PG. 18874
FIG./PG.	SCALE:
141/46-49	1" = 8'
FILE NAME:	DWN/CHK BY:
2025007.DWG	THS/AJC
REVISION:	SHEET
06/30/2026	4 OF 4

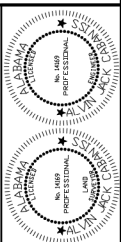
West
Elevation



North
Elevation

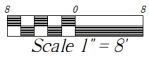


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JOB NO:	23-01-001	DATE:	05/15/2025
DATE OF SURVEY:	12/13/2024	SOURCE OF TITLE:	D.B. 2025, PG. 18874
FILE NO.:	141/46-49	SCALE:	1" = 8'
FILE NAME:	2025007.DWG	DRAWN/CHK BY:	THS/AJC
REVISION:	06/30/2026	SHEET:	3 OF 4



Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

Al Cabaniss, PE, PLS

Bryant at 15th Resurvey Variance Requests

1. The Developer requests a Variance from the Lot Configuration Requirement for Lot 8R.
2. The Developer requests a Variance from the Right-of-Way Dedication on Bryant Drive.