

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:

8/21/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of Lots 7 & 8, Block 106 T C I L Subdivision

Site Address:

1015 13th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63.31.06.23.3.017.001.000, 63.31.06.23.3.017.002.000, 63.31.06.23.4.014.006.000

Total Acres to be Subdivided:

0.37

Total Acreage Controlled by Owner:

0.37

Number of Existing Lots:

3

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 (MRU)

Proposed Zoning:

Multifamily Residential University (MRU)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Lot consolidation for redevelopment

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Robert Martin

Applicant Information:

Applicant Name:

Capstone Properties LLC

Property Owner Information:

Owner 1

Property Owner Name:

Capstone Properties LLC

Owner 2

Property Owner Name:

Harris/Plott LLC

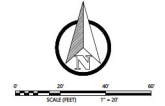
Additional Information Regarding Request:



OWNERS & APPLICANT:

CARTER PROPERTIES, LLC
1001 10TH AVE., STE. A
TUSCALOOSA, AL 35404

HANDELPROTEC, LLC
1001 10TH AVE., STE. A
TUSCALOOSA, AL 35404



SYMBOLS LEGEND

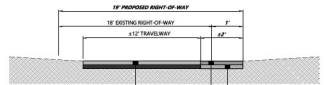
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
---	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
---	PLAY BOOK
---	SEED BOOK
---	PAGE
---	EXISTING SANITARY DRAIN MANHOLE
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING ASPHALT SURFACE
---	EXISTING CONCRETE SURFACE

NOTES:

- PROPERTY TO BE SUBDIVIDED - 0.57 AC.
- TOTAL PROPERTY FRONT CORNER OF THE DEVELOPER - 0.57 AC.
- THIS PROPERTY IS ZONED "M1".
- PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
- NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 17123D001A, REVISION DATE 1/16/14.
- THIS PLAN IS BASED ON AERIAL PHOTOGRAPHY COURTESY THE ACCESSOR OF DATA AND IS NOT BASED ON A FIELD-SURVEY DATA.
- EXISTING SANITARY DRAIN INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
- THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHERN HALF OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 10 WEST.
- THIS SUBDIVISION CORNER OF LOTS 7 AND 8, BLOCK 106, TOL. PG. 2, PG. 29.
- "M1" ZONING SPECIAL REQUIREMENTS: FRONT YARD SETBACK: 10 FEET; FRONT SETBACK: 10 FEET.
- SOURCE OF TITLE: DEED BOOK 2001 PAGE 1074.
- SEE SHEET PG. 2 FOR PROPOSED SITE LAYOUT.
- ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED BY THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATIONS, CITY OF TUSCALOOSA.

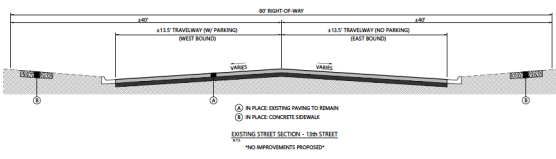


VICINITY MAP



- IN PLACE EXISTING PAVING TO REMAIN
- NEW: EXISTING EXISTING CONCRETE WEARING SURFACE ALONG ADJ. LOT MAXIMUM AGGREGATE SIZE 1/2\"
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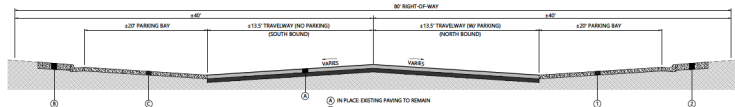
EXISTING STREET SECTION - ALLEY



- IN PLACE EXISTING PAVING TO REMAIN
- IN PLACE CONCRETE SIDEWALK

EXISTING STREET SECTION - 13th STREET

"NO IMPROVEMENTS PROPOSED"



- IN PLACE EXISTING PAVING TO REMAIN
- IN PLACE CONCRETE SIDEWALK TO REMAIN
- IN PLACE CONCRETE PAVEMENT TO REMAIN
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT

EXISTING STREET SECTION - 11th AVENUE



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TUSCALOOSA, AL 35404
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RESURVEY OF LOTS 7 AND 8, BLOCK 106
T C I L SUBDIVISION
PLAT BOOK 2, PAGE 29
TUSCALOOSA, AL

PRELIMINARY PLAT			
DATE	REVISION	BY	DATE
10/1/2024		PP	



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1001 10TH AVENUE, STE. A
TUSCALOOSA, AL 35406

HANDELPLATE, LLC
1001 10TH AVENUE, STE. A
TUSCALOOSA, AL 35406

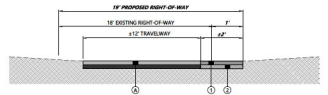


SYMBOLS LEGEND

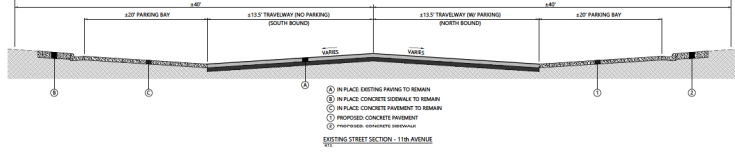
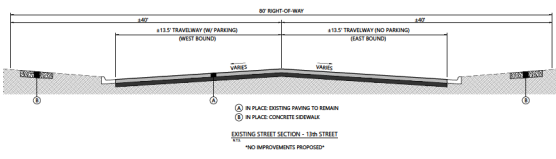
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NOTES:

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- THIS SUBDIVISION CORNER OF LOTS 7 AND 8, BLOCK 106, TOL, PG. 2, PG. 29.
- "M1" ZONING SPECIAL REQUIREMENTS: FRONT YARD SETBACK: 10 FEET; SIDE YARD SETBACK: 5 FEET; REAR YARD SETBACK: 10 FEET.
- SOURCE OF TITLE: DEED BOOK 2001 PAGE 10724; DEED BOOK 2001 PAGE 10886.
- SEE SHEET PG. 2 FOR PROPOSED SITE LAYOUT.
- ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED BY THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATIONS, CITY OF TUSCALOOSA.



- IN PLACE EXISTING PAVING TO REMAIN
- NEW: EXISTING EXISTING CONCRETE PAVING SURFACE ALONG ADJ. LOT MAXIMUM AGGREGATE SIZE 1/2\"/>



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**RESURVEY OF LOTS 7 AND 8, BLOCK 106
T C I L SUBDIVISION**
PLAT BOOK 2, PAGE 29
TUSCALOOSA, AL

PRELIMINARY PLAT
DATE: 10/1/2024
DRAWN: J. COKER
CHECKED: J. COKER
APPROVED: J. COKER
PROJECT NUMBER: 10000

PP



- NOTES:
1. BACKGROUND TAX MAP TOPOGRAPHY AND AERIAL IMAGERY SHOWN HEREIN IS NOT BASED ON A RECENT AERIAL SURVEY. NO TITLE REPORT HAS BEEN PROVIDED FOR THE SUBJECT PROPERTY. THEREFORE, ALL EASEMENTS MAY NOT BE SHOWN PRECISELY.
 2. THE PROPERTY IS CURRENTLY ZONED M1U.
 3. OFF - STREET PARKING REQUIREMENT: 1 SPACE PER BEDROOM (8 BEDROOMS = 8 TOTAL SPACES)
ON - STREET PARKING SUPPLIED: 14 SPACES
ON - STREET PARKING SUPPLIED: 14 SPACES
 4. SETBACKS SHALL:
FRONT: PRIMARY STREETS 15' -
SIDE: 7' -
REAR: 10' -
STORMWATER DETENTION WILL BE REQUIRED AND WILL BE PROVIDED UNDERGROUND.

SYMBOLS LEGEND	
	EXISTING RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE SURFACE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPING

1015 13TH STREET
CAPSTONE PROPERTIES, LLC
12th STREET & 11th AVENUE INTERSECTION
TUSCALOOSA, AL

PRELIMINARY SITE PLAN

DATE	10/24/23	PROJECT	1015 13TH STREET
DRAWN BY	JD	SCALE	AS SHOWN
CHECKED BY	JD	DATE	10/24/23
DESIGNED BY	JD	PROJECT NO.	1015 13TH STREET
APPROVED BY	JD	PROJECT NAME	1015 13TH STREET

PP2

DUNCAN COKER ASSOCIATES
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2017 TUSCALOOSA, AL 35404
205.344.1000
WWW.DUNCANCOKER.COM

ALABAMA
REGISTERED PROFESSIONAL ENGINEER
NO. 10248
10/24/23