

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:

8/6/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Cloverdale at Hackberry

Site Address:

1405 & 1431 Hackberry Lane, Tuscaloosa, Alabama 35401

Parcel ID:

31-06-23-4-004-015.000 & 31-06-23-4-004-016.000

Total Acres to be Subdivided:

095

Total Acreage Controlled by Owner:

095

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

2

Number of Proposed Structures:

4

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:

Mixed-use

Proposed Land Use:

Mixed-use

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

Applicant Information:

Applicant Name:

Chase Adcox

Property Owner Information:

Property Owner Name:

CBA 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

Supporting Documents:

Preliminary Plat with Contours

Cloverdale at Hackberry Preliminary Plat with Topo
09 17 25.pdf

Preliminary Plat without Contours

Cloverdale at Hackberry Preliminary Plat without
Topo 09 17 25.pdf

Tax Map

Cloverdale at Hackberry Tax Map.pdf

Vicinity Map

Cloverdale at Hackberry Vicinity Map.pdf

Additional Documents:

25-07-006 owners.doc

25-07-006 Variance Request.doc

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email.



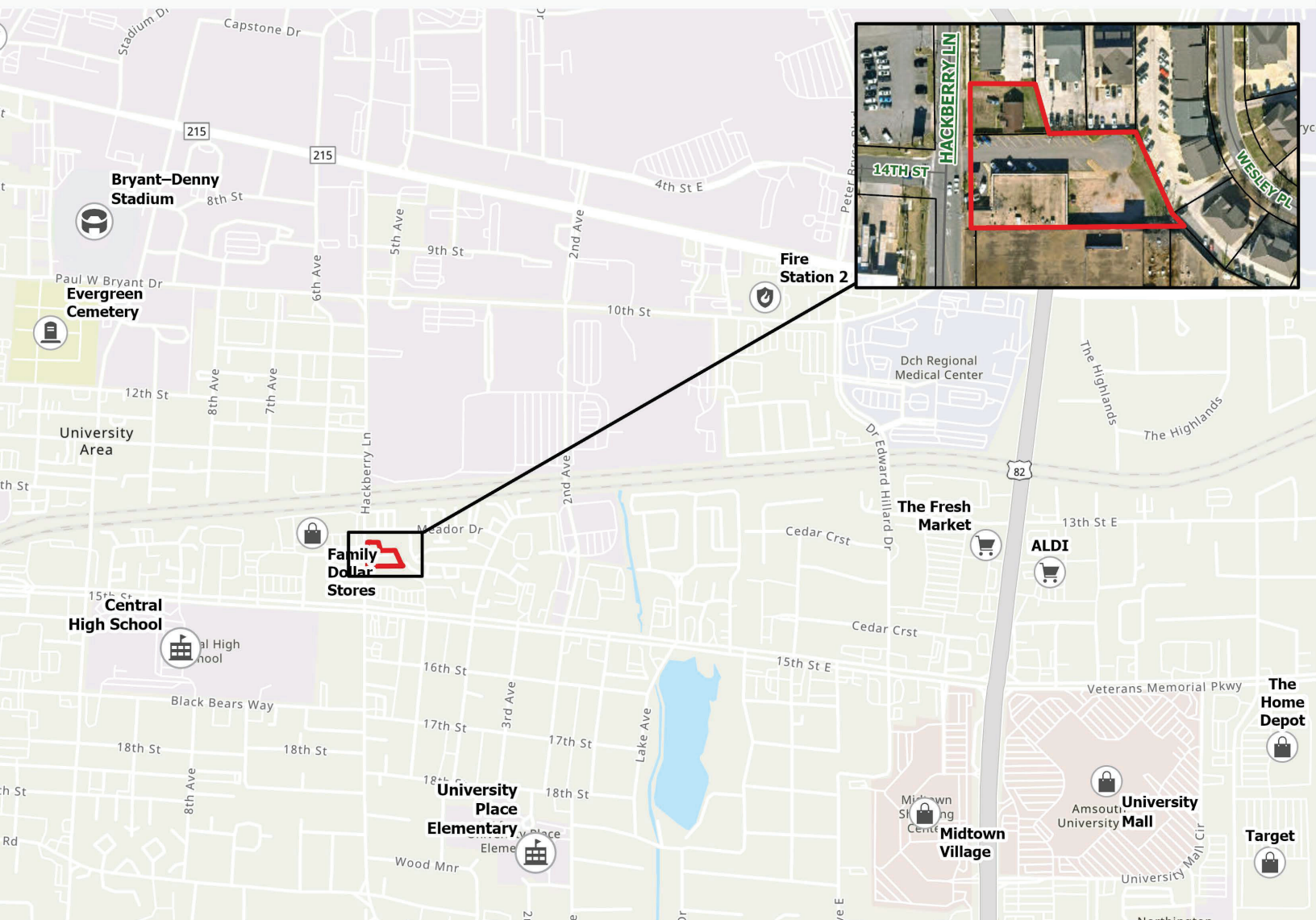
1405 & 1431 Hackberry Lane

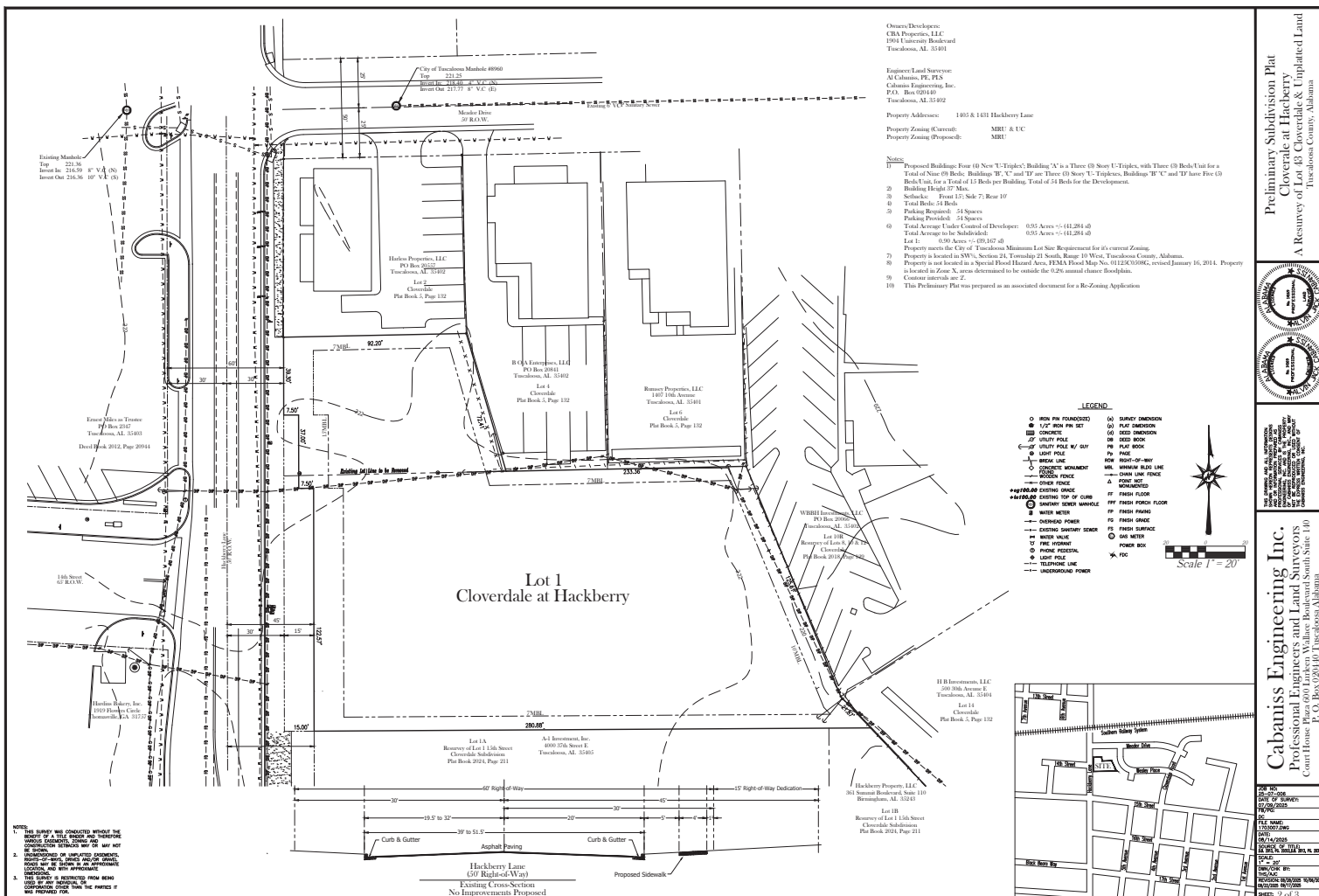
1 inch = 100 feet
0 50 100 150 200 Feet





1 inch = 1,000 feet





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Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Four House Plaza 600 Linden Wallace Boulevard South Suite 140

JOB NO:
25-07-006
DATE OF SURVEY:
07/09/2025
FIR/PG:
00
FILE NAME:
1703007.DWG
(DATE)
08/14/2025
SOURCE OF TITLE:
AS SHD, PL. SUTLEJA 2013, PL
SCALE:
1" = 20'
DWG/CHK BY:
TMS/AJC
REVISIONS: 08/28/2025 09/04/2025
08/28/2025 09/12/2025
SHEET: 2 of 3



Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

AI Cabaniss, PE, PLS

Cloverdale at Hackberry Variance Request October 9, 2025

- 1) The Owners/Developers request a Variance from a Portion additional right-of-way dedication from Hackberry Lane. So as to Facilitate and Accommodate Potential Future Street and Associated Infrastructure Improvements, The Full Additional right-of-way dedication Shall Be Dedicated along 123' of Street Frontage, beginning at the southwest corner of Cloverdale at Hackberry and extending north along Hackberry Lane for 123', at which point the Additional right-of-way dedication Shall Be a 7.5' Dedication continuing north along Hackberry Lane for 37'; at which point the right-of-way Shall Remain at the existing location continuing north along Hackberry Lane for 39' to the northwest corner of Cloverdale at Hackberry.