

# 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:**

4/15/2026

## Property Information:

**Preliminary Plat Title (this can be abbreviated):**

Resurvey of Lot 2 Riverchase No. 2 & Part Lot 1 Riverchase No. 3

**Site Address:**

2435 Trenton Drive, Tuscaloosa, Alabama 35406

**Parcel ID:**

See Attached

**Total Acres to be Subdivided:**

0.57

**Total Acreage Controlled by Owner:**

0.57

**Number of Existing Lots:**

2

**Number of Proposed Lots:**

1

**Number of Existing Structures:**

1

**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:**

Single Family Residential 1 (SFR-1)

**Proposed Zoning:**

Single Family Residential 1 (SFR-1)

**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

**Applicant Information:**

**Applicant Name:**

Bill Deal

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Bill Deal

**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:**

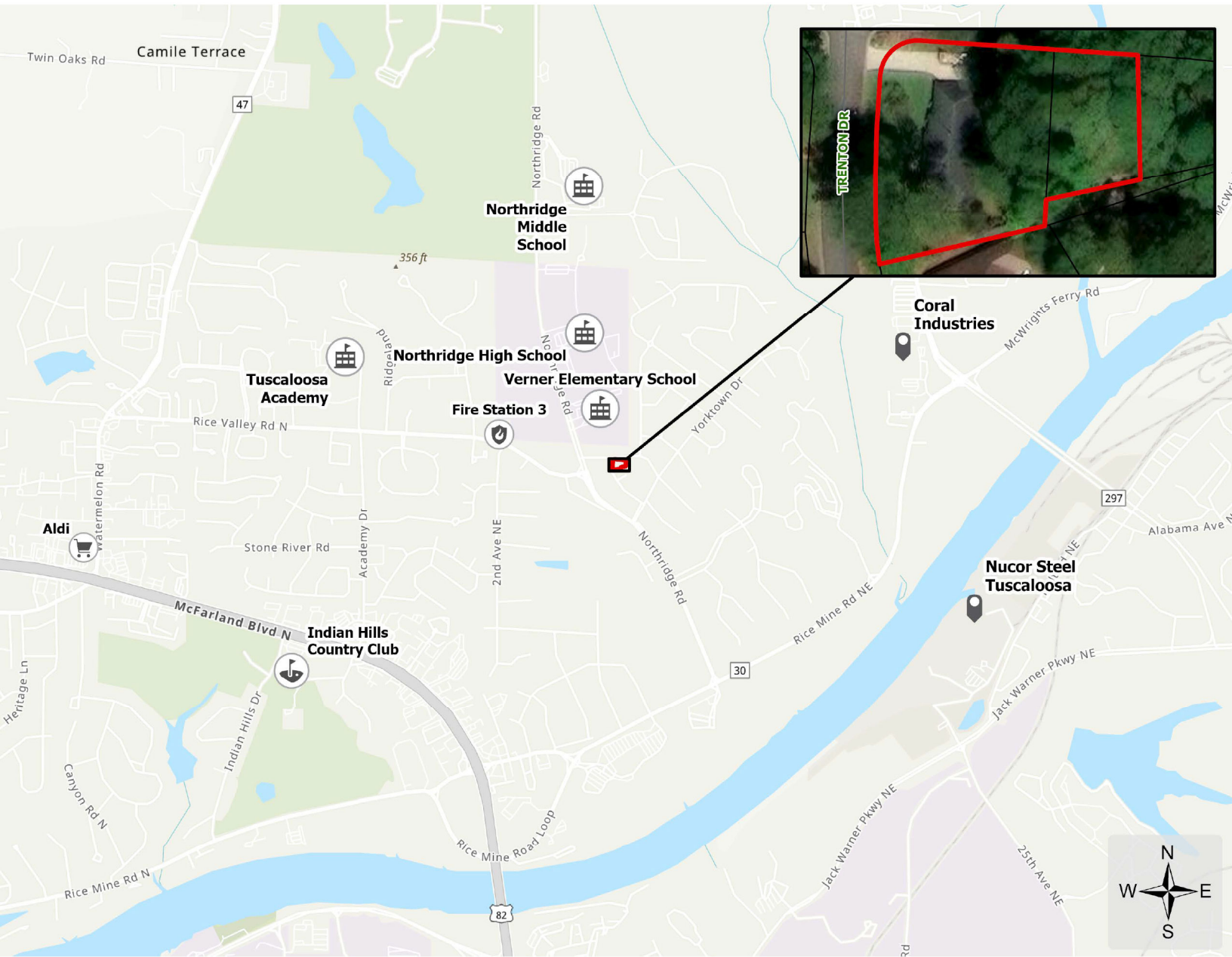


MONMOUTH RD

SARATOGA LN

TRENTON DR

NORTH RIDGE RD







# Cabaniss Engineering Inc.

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PROFESSIONAL ENGINEERS and LAND SURVEYORS

Al Cabaniss, PE, PLS

## Resurvey of Lot 2 Riverchase No. 2 & Part Lot 1 Riverchase No. 3 Variance Request

The Owner/Developer requests a Variance from the Sidewalk Requirement for property within a ½ mile linear distance from a school or public park. This lot lies within a subdivision where sidewalk were not required.