

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:

6/12/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of Lots 1 & 11, Block A Country Club Hills

Site Address:

1A & 11A Country Club Hills, Tuscaloosa, Alabama 35401

Parcel ID:

See Attached

Total Acres to be Subdivided:

0.61

Total Acreage Controlled by Owner:

0.61

Number of Existing Lots:

2

Number of Proposed Lots:

2

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:

No

Current Zoning:

Single Family Residential 2 (SFR-2)

Proposed Zoning:

Single Family Residential 2 (SFR-2)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

To adjust an interior lot line

Surveyor or Engineer Information:

Survey or Engineer Company:

Cabaniss Engineering, Inc.

Surveyor or Engineer Name:

Al Cabaniss

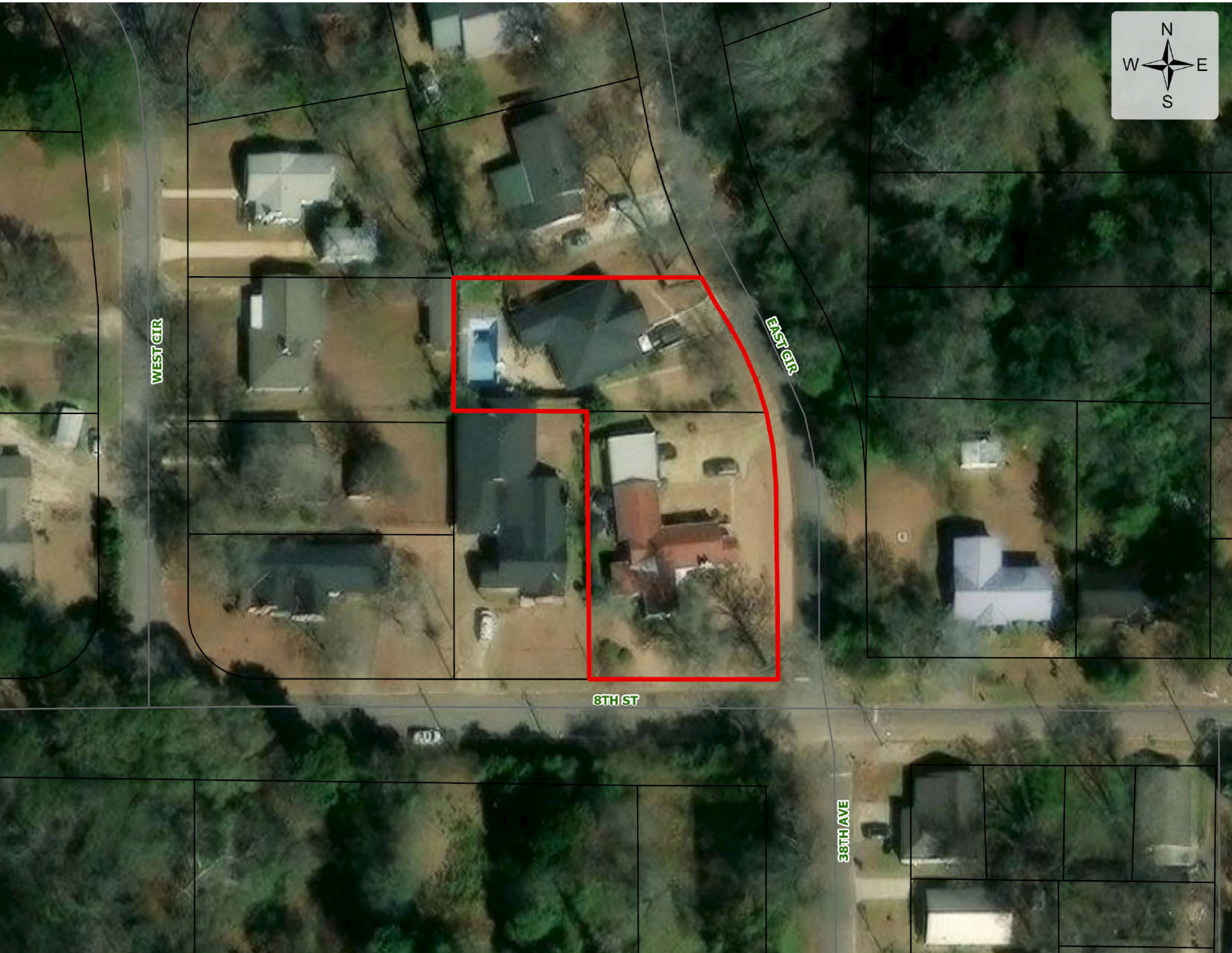
Property Owner Information:

Owner 1

Property Owner Name:

Kelly Carnes

Additional Information Regarding Request:

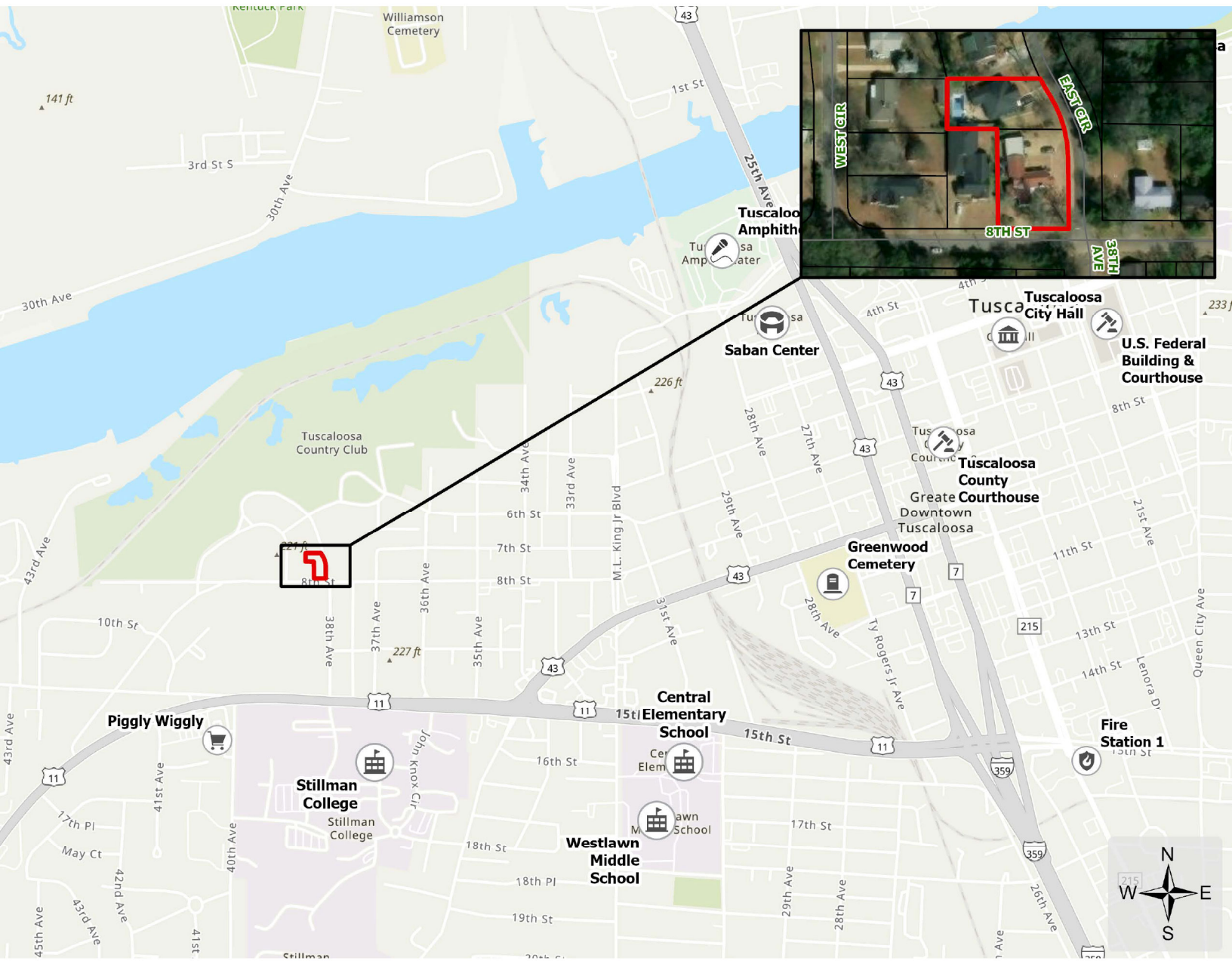


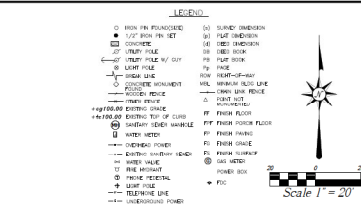
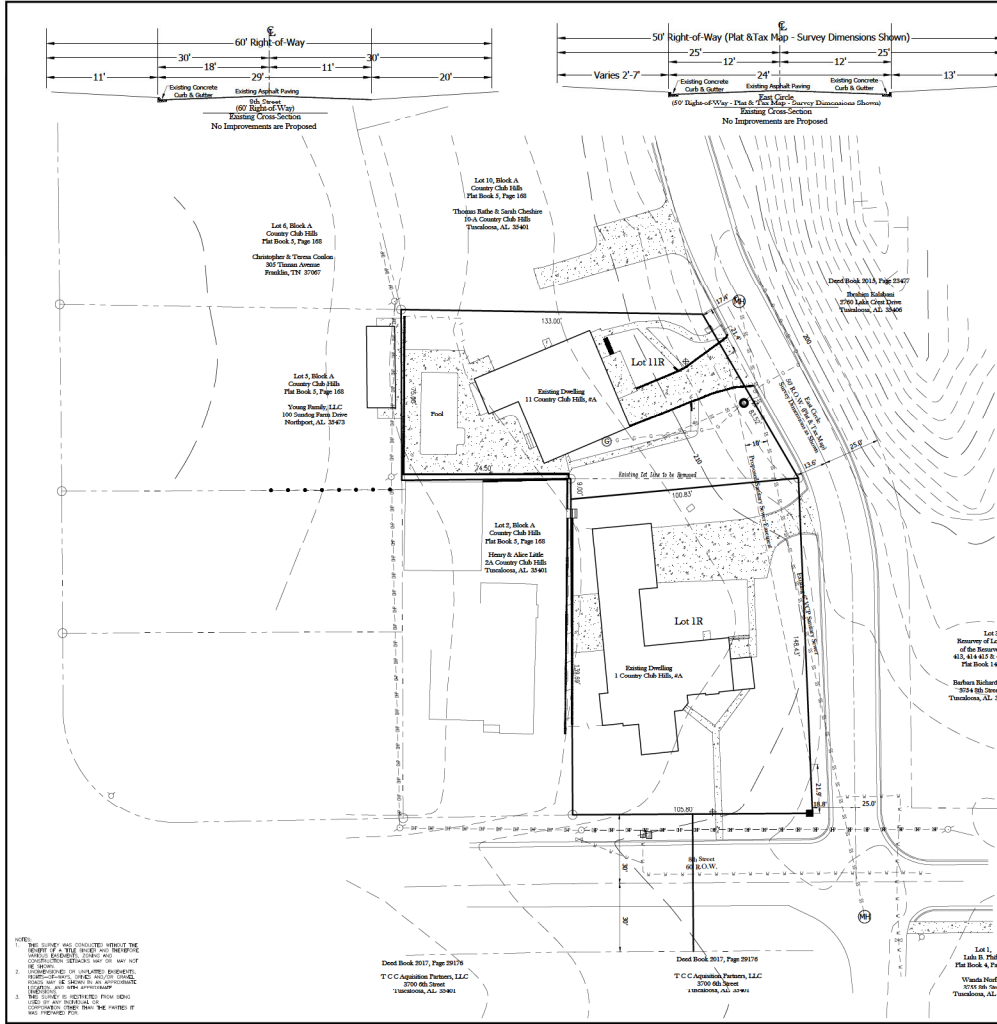
WEST CIR

EAST CIR

8TH ST

38TH AVE





Owner/Developer:
Kathy & Xan Caruso
14 Country Club Hills
Tuscaloosa, AL 35401

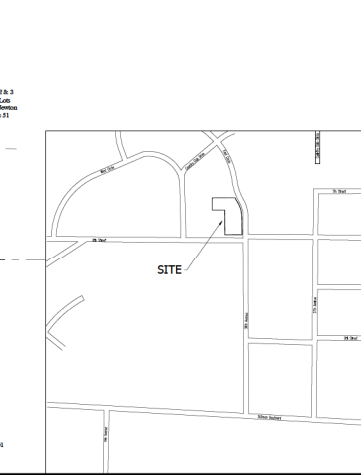
Engineer/Land Surveyor:
AJ Cabaniss, PLS, PLS
Cabaniss Engineering, Inc.
P.O. Box 020440
Tuscaloosa, AL 35402

Property Address: 1 & 11 Country Club Hills, #A

Property Zoning: SFR-2

Notes:
1) Buildings: Two (2) Single Family Dwellings
2) Setbacks are as follows: Front 30'; Side 9'; Rear 35'.
3) The total acreage under control of the Developer: 0.61 Acres +/- (26,597 sq ft)
4) Total acreage to be subdivided:
Lot 1R: 0.34 Acres +/- (14,864 sq ft)
Lot 11R: 0.27 Acres +/- (11,735 sq ft)
5) Property is located in the SW1/4 of Section 21, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
6) Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 01125C0504F, dated September 28, 2007.

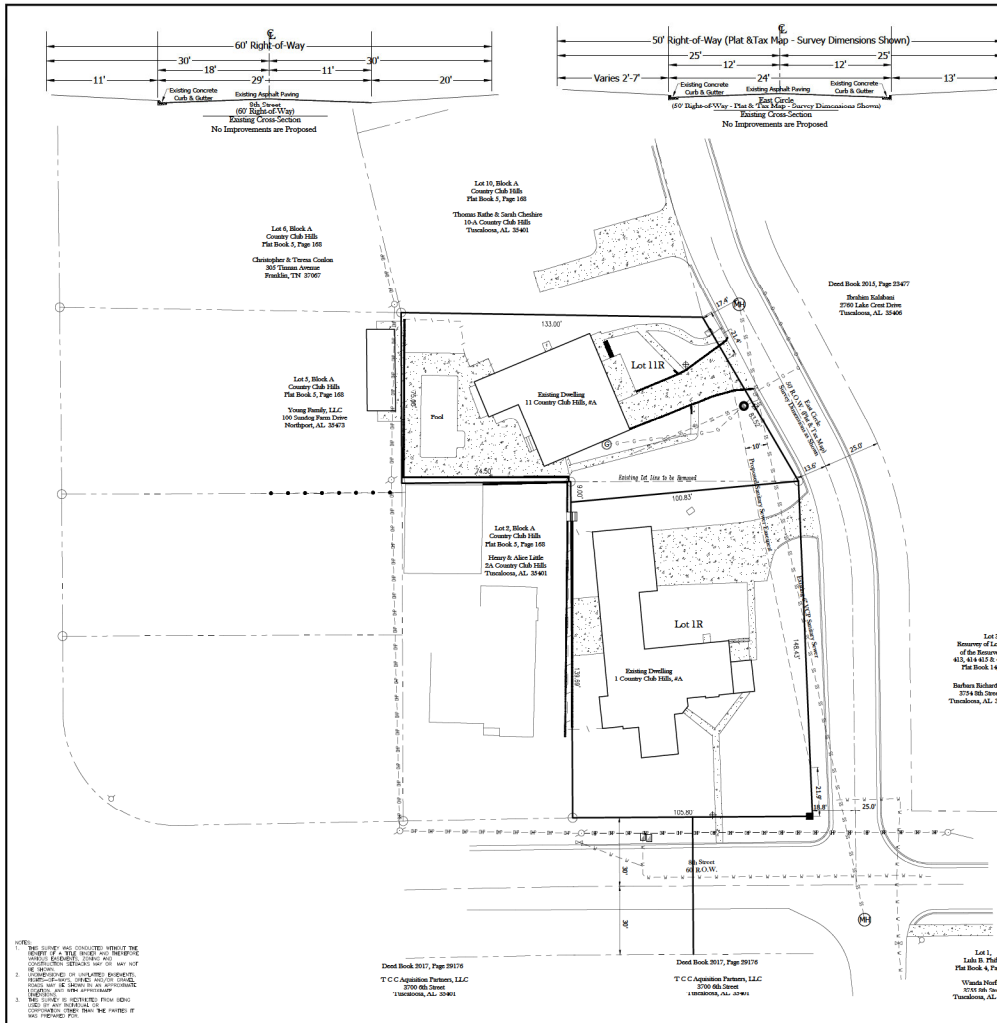
Variance Request:
1) The Owner/Developer requests a Variance from the Setback Requirement.
2) The Owner/Developer requests a Variance from the Lot Configuration Requirements.
3) The Owner/Developer requests a Variance from the Additional Right-of-Way Dedication Requirement for East Curbside.



Preliminary Subdivision Plat
Resurvey of Lots 1 & 11,
Block A
Country Club Hills
Plat Book 3, Page 68
Tuscaloosa County, Alabama

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



Owner/Developer:
Kelly S. Xan Carney
14 Country Club Hills
Tuscaloosa, AL 35401

Engineer/Land Surveyor:
AJ Cabaniss, PLS, PLS
Cabaniss Engineering, Inc.
P.O. Box 020440
Tuscaloosa, AL 35402

Property Address: 1 & 11 Country Club Hills, #A

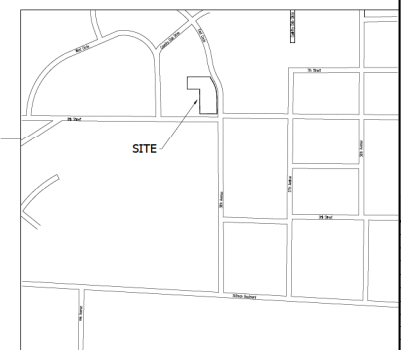
Property Zoning: SFR-2

Notes:

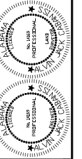
- 1) Buildings: Two (2) Single Family Dwellings
- 2) Setbacks are as follows: Front 30'; Side 9'; Rear 35'.
- 3) The total acreage under control of the Developer: 0.61 Acres +/- (06,597 sq ft)
- 4) Total acreage to be subdivided:
Lot 1R: 0.34 Acres +/- (14,864 sq ft)
Lot 11R: 0.27 Acres +/- (11,735 sq ft)
- 5) Property is located in the SW1/4 of Section 21, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
- 6) Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 01195C0504F, dated September 28, 2007.

Variance Request:

- 1) The Owner/Developer requests a Variance from the Setback Requirement.
- 2) The Owner/Developer requests a Variance from the Lot Configuration Requirements.
- 3) The Owner/Developer requests a Variance from the Additional Right-of-Way Dedication Requirement for East Circle.



Preliminary Subdivision Plat
Resurvey of Lots 1 & 11,
Block A
Country Club Hills
Plat Book 3, Page 68
Tuscaloosa County, Alabama



THE STATE OF ALABAMA
COUNTY OF TUSCALOOSA
I, AJ CABANISS, PLS, PLS,
a duly Licensed Professional Engineer and Land Surveyor,
do hereby certify that the foregoing is a true and correct
copy of the original as the same appears in my files.

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

DATE OF PREPARED	10/10/2007
DATE OF REVIEW	10/10/2007
DATE OF APPROVAL	10/10/2007
DATE OF RECORDING	10/10/2007
DATE OF CLOSING	10/10/2007
DATE OF FILING	10/10/2007
DATE OF RECORDING	10/10/2007
DATE OF CLOSING	10/10/2007
DATE OF FILING	10/10/2007
DATE OF RECORDING	10/10/2007
DATE OF CLOSING	10/10/2007
DATE OF FILING	10/10/2007

Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

AI Cabaniss, PE, PLS

Resurvey of Lots 1 & 11, Block A Country Club Hills Variance Request

- 1) The Owner/Developer requests a Variance from the Sidewalk Requirement.
- 2) The Owner/Developer requests a Variance from the Lot Configuration Requirement.
- 3) The Owner/Developer requests 2 Variance from the Right-of-way Dedication Requirement for East Circle.