

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):

1300 Greenwood Circle

Site Address:

1300 Greenwood Circle, Tuscaloosa, Alabama 35405

Parcel ID:

37-03-07-2-004-006.000

Total Acres to be Subdivided:

1.45

Total Acreage Controlled by Owner:

1.45

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

2

Number of Proposed Structures:

2

Water Authority:

Mitchell Water

Within Tuscaloosa City Limits:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

To create two (2) lots with one dwelling on each lot.

Surveyor or Engineer Information:

Survey or Engineer Company:

Cabaniss Engineering, Inc.

Surveyor or Engineer Name:

Al Cabaniss

Property Owner Information:

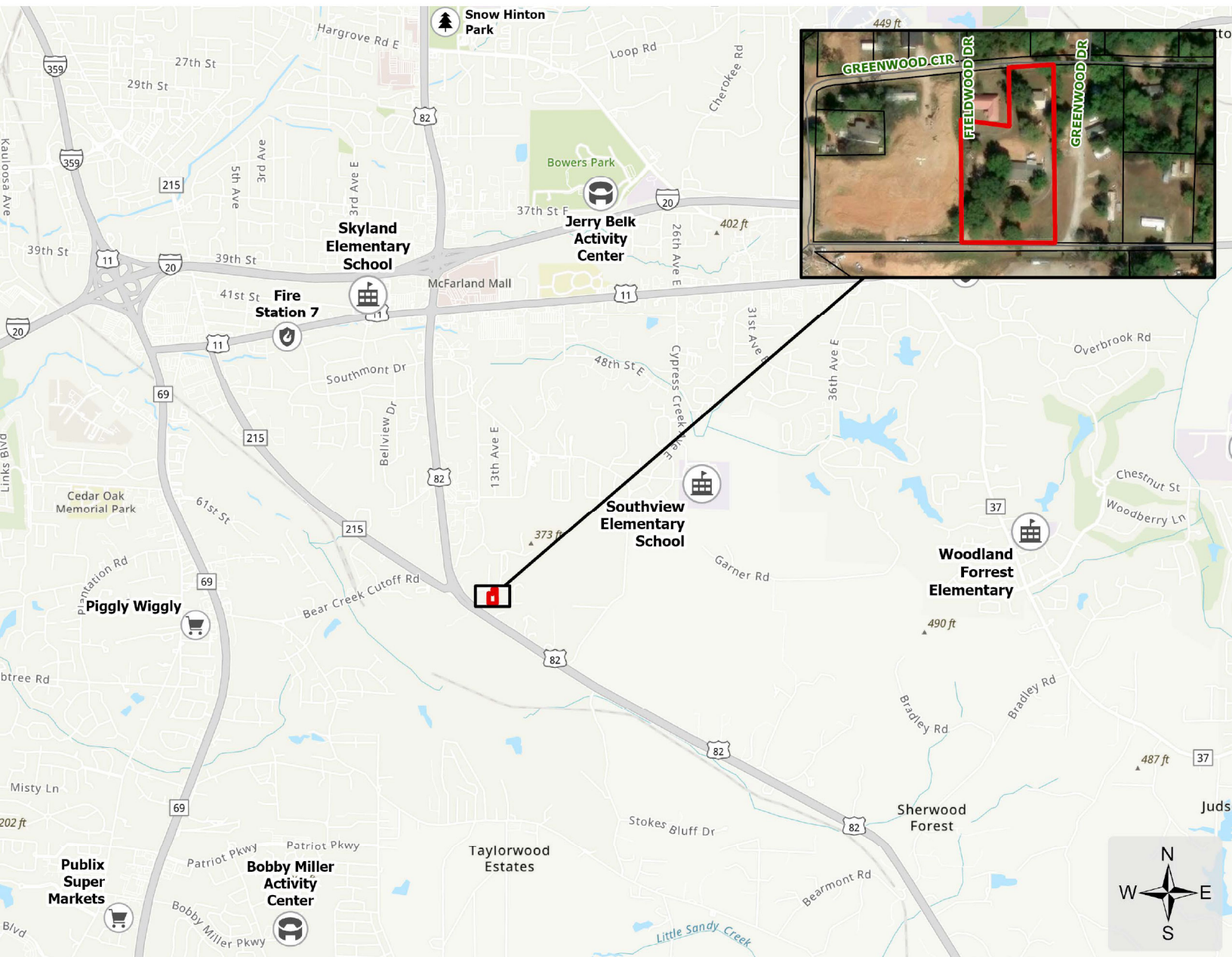
Owner 1

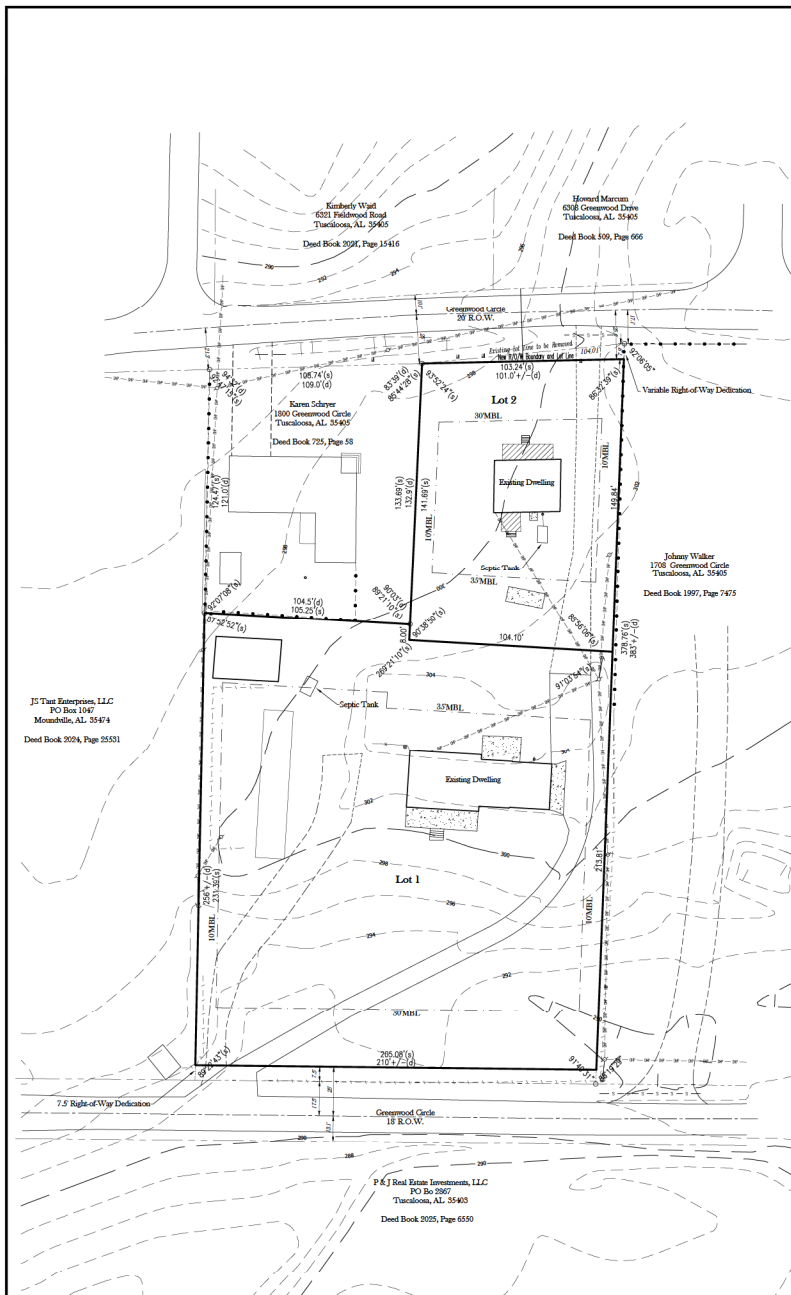
Property Owner Name:

Dreaming Tree Investments, LLC

Additional Information Regarding Request:







Owner/Developer:
Dreaming Tree Investments, LLC
701 Kings Mountain Road
Tuscaloosa, AL 35406

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

Property Address: 1300 Greenwood Circle

Property Zoning: The Subject Property is located outside the City Limits but within the City's Planning Jurisdiction

Notes:

- Buildings: Two (2) Existing Single Family Dwellings
- Setbacks are: Front 30'; Rear 35'; Sides 10'
- The total acres under control of the Developer/to be Subdivided: 1.45 Acres +/- (63,119 sf)
 Lot 1: 1.06 acres +/- (46,100 sf)
 Lot 2: 0.35 acres +/- (15,096 sf)
 Dedicated R/O/W: 0.04 Acres +/-
- Property is located in the NW¹/₄ of Section 7, Township 27 South, Range 9 West, Tuscaloosa County, Alabama.
- The subject property does not lie in a Special Flood Hazard Area, FEMA FIRM Map Number 01125C0519G, dated January 16, 2014.

Variance Request:

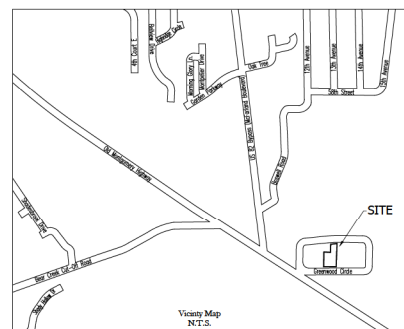
- The Owner/Developer requests a Variance from the Capped Sewer Requirement.

Cost of Connecting to Existing Sanitary Sewer:
 3,700 lf 8" Sanitary Sewer @ \$75.00/lf = \$277,500.00
 14 Manholes, Average 8 Vertical Feet Each = 112 vf
 112 vf @ \$400.00/vf = \$44,800.00

Total Cost of Connection \$322,300.00

LEGEND

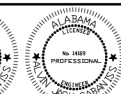
- IRON PIN FOUND(SIZE)
- 1/2" IRON PIN SET
- ▭ CONCRETE
- UTILITY POLE
- UTILITY POLE W/ GUY
- LIGHT POLE
- BREAK LINE
- CONCRETE MONUMENT FOUND
- WOODEN FENCE
- OTHER FENCE
- + 10' 00.00' EXISTING GRADE
- + 6' 100.00' EXISTING TOP OF CURB
- SANITARY SEWER MANHOLE
- OVERHEAD POWER
- EXISTING SANITARY SEWER
- WATER VALVE
- FIRE HYDRANT
- PHONE PEDESTAL
- LIGHT POLE
- TELEPHONE LINE
- UNDERGROUND POWER
- (S) SURVEY DIMENSION
- (D) PLAT DIMENSION
- (A) DEED DIMENSION
- (DB) DEED BOOK
- (PB) PLAT BOOK
- (F) FACE
- (R/W) RIGHT-OF-WAY
- (M) MINIMUM ROAD LINE
- CHAIN LINK FENCE
- △ POINT NOT MONUMENTED
- (FF) FINISH FLOOR
- (FF) FINISH FLOOR FLOOR
- (FP) FINISH PAVING
- (FG) FINISH GRADE
- (FS) FINISH SURFACE
- ⊗ GAS METER
- POWER BOX



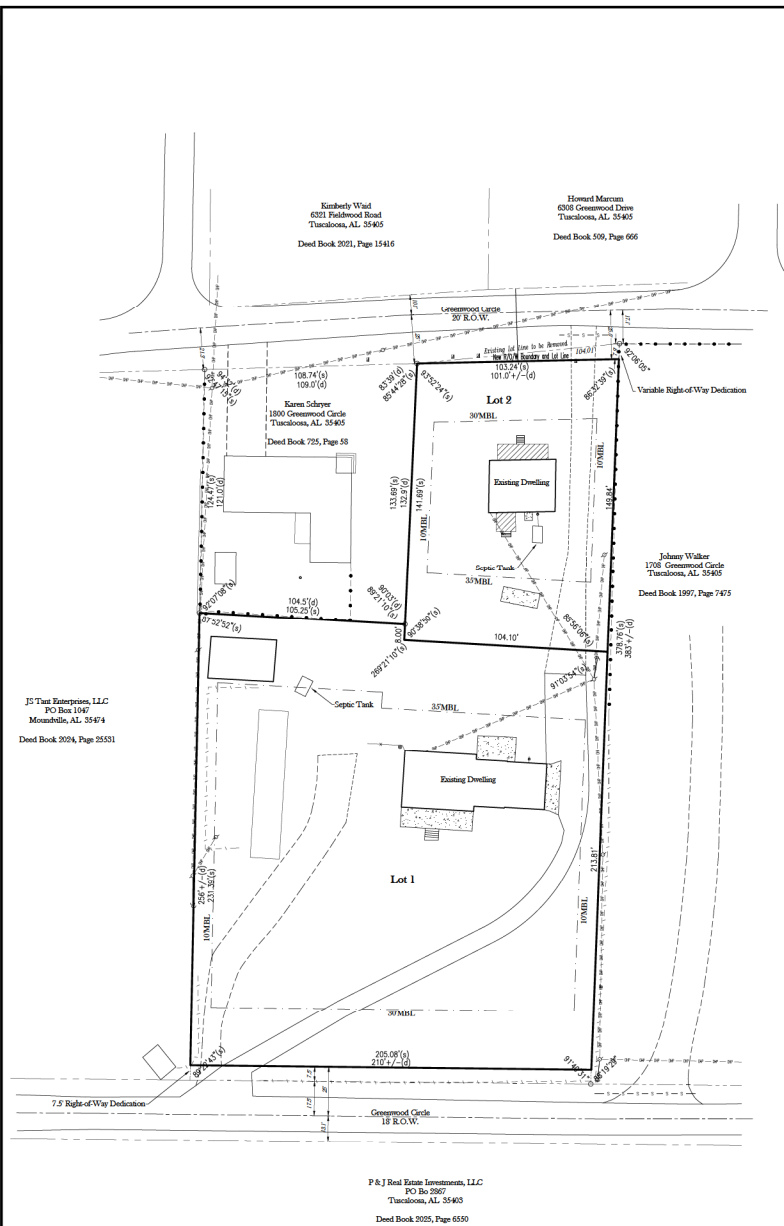
JOB NO.
TUSC-2024-006
DATE OF SURVEY:
04/22/2024
FID/PLC
FID/PLC
FILE NAME
TUSC-2024-006.DWG
DATE
05/08/2024
SOURCE OF TITLE:
D.B. 2025, PG 18422
SCALE
1" = 30'
TOWN/COUNTY
TUSC/ALC
REVISION
07/02/2024
SHEET 1 of 2

Cabaniss Engineering, Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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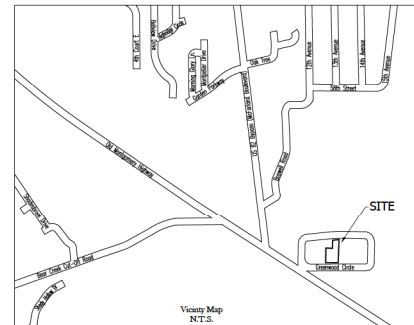
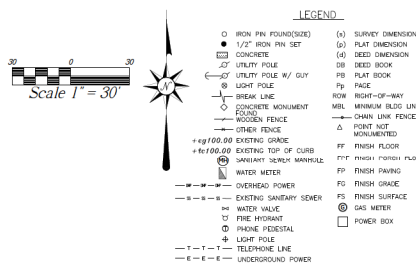
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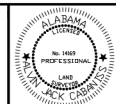
LEGEND



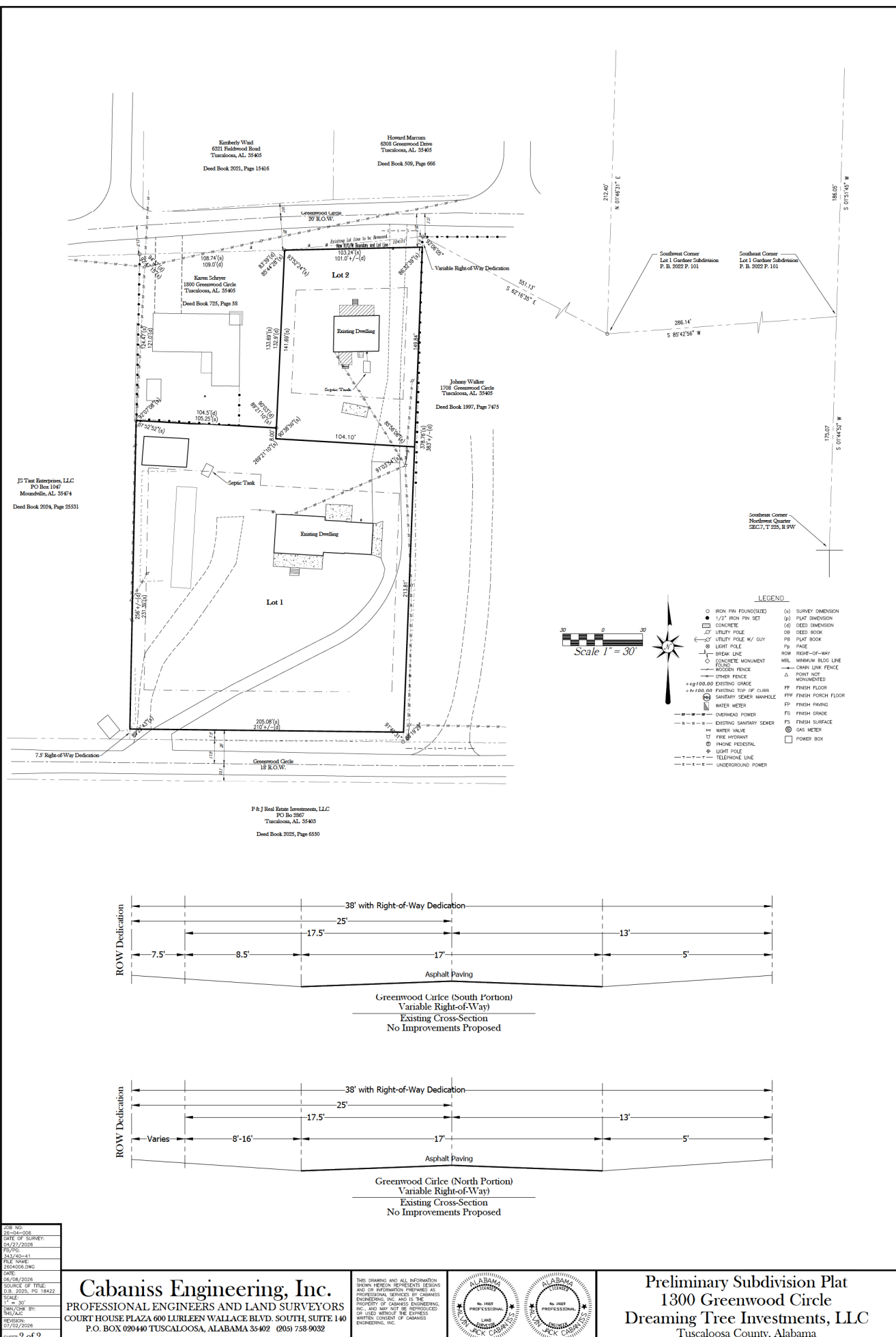
JOB NO.	1300-2026
DATE OF SURVEY	04/27/2026
FILE NAME	1300-2026.dwg
DATE	05/08/2026
SOURCE OF TITLE	D.B. 2025, PG 18422
SCALE	1" = 30'
DRY/COR BY	THL/AC
REVISION	07/02/2026
SHEET	1 of 2

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