

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:

8/12/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Noland Addition to Spain Drive

Site Address:

15012 Spain Drive, Tuscaloosa, Alabama 35406

Parcel ID:

63 21 02 04 0 000 009.000

Total Acres to be Subdivided:

13

Total Acreage Controlled by Owner:

13

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

Carrols Creek or Tuscaloosa

Within Tuscaloosa City Limis:

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:

owner wishes to sell the existing residence and 3.acres and retain 10 acres

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Kevin Hinkle

Property Owner Information:

Property Owner Name:

Steve Noland

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

Noland Addition to Spain Drive With Contours.pdf

Preliminary Plat without Contours

Noland Addition to Spain Drive Without Contours.pdf

Tax Map

Noland Addition to Spain Drive Tax Map.pdf

Vicinity Map

Noland Addition to Spain Drive Vicinity Map.pdf

Additional Documents:

Noland Addition to Spain Drive Public Road Frontage.pdf

Noland Addition to Spain Drive Master Plan.pdf

Noland Addition to Spain Drive sewer.pdf

Noland Addition to Spain Drive- Drainage Study.pdf



15012 Spain Drive

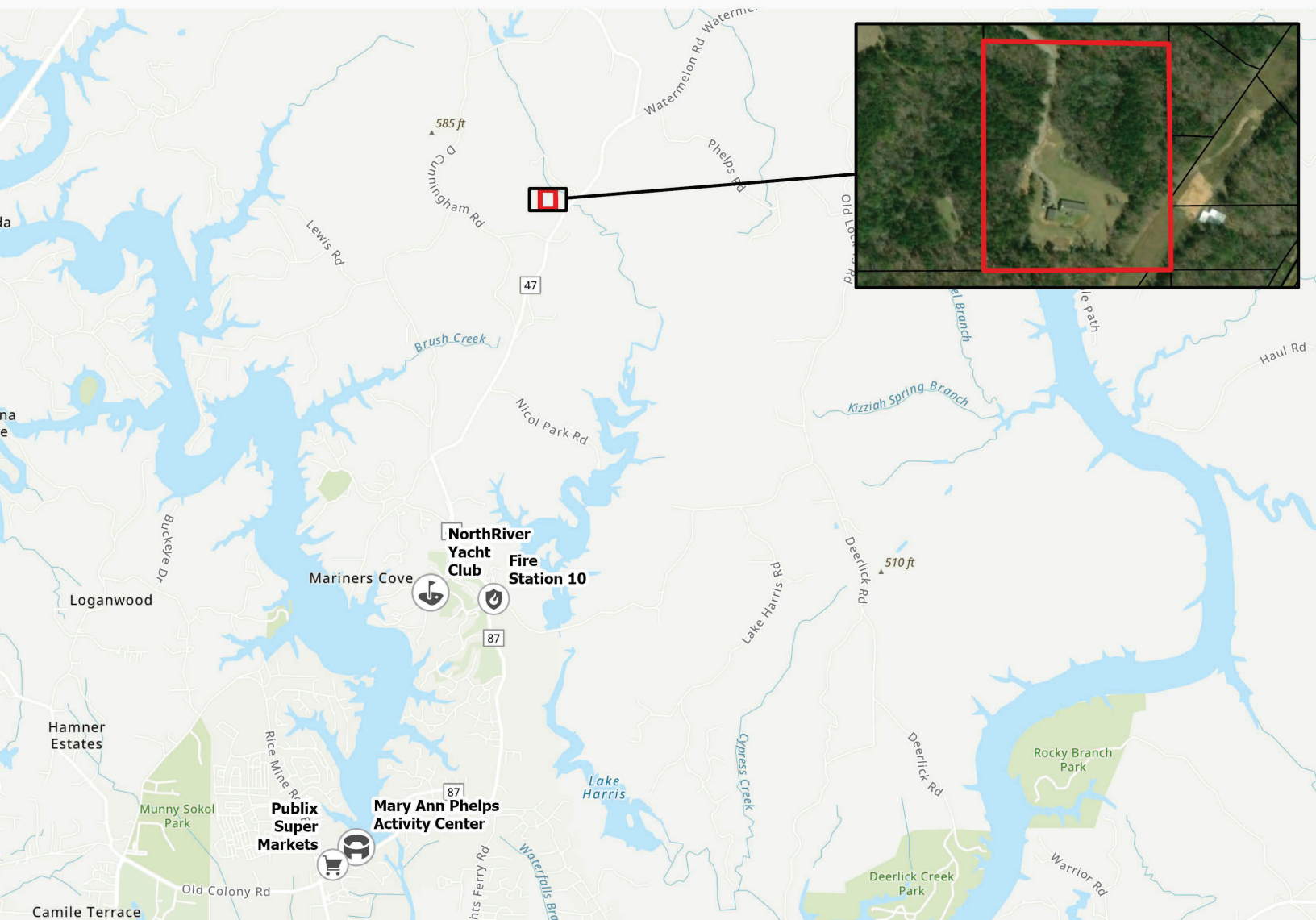
1 inch = 200 feet
0 100 200 300 400 Feet

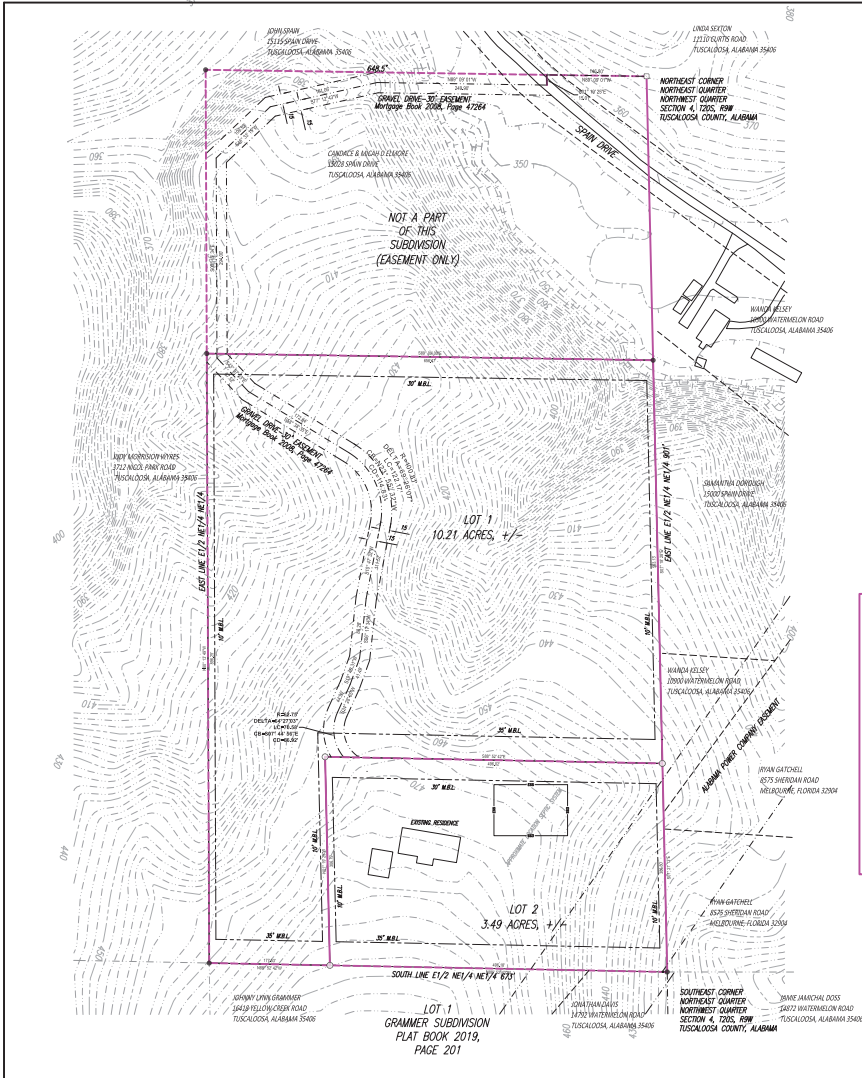




15012 Spain Drive

1 inch = 5,000 feet
0 0.5 1 1.5 2 Miles



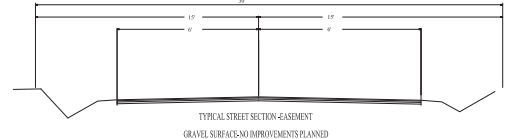


STATE of ALABAMA
TUSCALOOSA COUNTY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

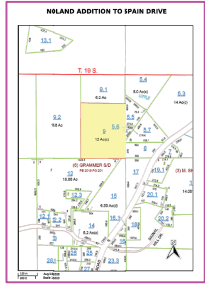
Witness my hand this the 13th day of AUGUST, 2025

Kevin Douglas Hinkle, P.L.S.
Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024



NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER 17020C001EFFECTIVE DATE JANUARY 18, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE 1, AREA ABOVE THE 0.2% FLOOD ELEVATION.
2. ALL ANGLES AND OR BEARINGS ARE TO THEIR RESPECTIVE CORNERS.
3. ALL DISTANCES IN CURVES ARE TO THE CHORD.
4. ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS EASEMENT. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT, FENCES OR SHUTTERBLY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
5. ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
6. THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF TUSCALOOSA PLANNING JURISDICTION.
7. LOT 1 HAS AN IMPROVED ON SITE SEWER DISPOSABLE SYSTEM. LOT 1 TO BE SERVED BY INDIVIDUAL ON SITE SEWER DISPOSABLE SYSTEM.
8. THE PRIVATE IMPROVED SEWER AND UTILITY EASEMENT AS SHOWN ON THIS MAP OR PLAT DOES NOT CONSTITUTE A DEDICATION OF THE SAME AS A PUBLIC RIGHT-OF-WAY AND WILL NOT BE IMPROVED OR MAINTAINED BY TUSCALOOSA COUNTY UNTIL SUCH TIME AS THE DEPICTED EASEMENT HAS BEEN APPROVED BY TUSCALOOSA COUNTY.
9. HAWKERS REQUESTED:
A. CORNER BEARER
B. ROAD FRONTAGE
C. DRAINAGE STUDY
- OWNERS/DEVELOPER:
STEVEN WILKINS
15017 SPAIN DRIVE
TUSCALOOSA, ALABAMA 35408
- 13.7 ACRES SUBDIVIDED
NO ADDITIONAL ACRES OWNED



LEGEND

- IRON FOUND
- 1/2" REBAR AND CAP SET (CA-M5-L5)
- CONCRETE MONUMENT FOUND
- CALCULATED - NOT MONUMENTED
- (F) DEED and/or PLAT CALL
- RIGHT-OF-WAY
- FENCE LINE
- MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE



SCALE: 1"=100 FEET
0 50 100 200

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Hogrove Road East
Tuscaloosa, Alabama 35401
TuscaloosaLandSurvey.com
Phone • (205) 248-7398 • Fax • (205) 248-7398
kevin@mhsurvey.com
marry@mhsurvey.com
carl@mhsurvey.com

INFORMATION SOURCES

NOLAND ADDITION TO SPAIN DRIVE
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE
DB 2003, PG 1847

Source of Info.	JB 2003, PG 1847	Job No.	2698-013
Field Work	N/A	Date	08/15/2025
Survey Type	PLAT PLAT	Scale	1" = 100'
Field Book	N/A	Drawn By	S.M.B.
ACAD File	2003-013_PL_PL	Approved By	KDH
COGO File	N/A	Sheet	1 of 1



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR CAPPED SEWER

08/15/2025

NOLAND ADDITION TO SPAIN DRIVE

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

NOLAND ADDITION TO SPAIN DRIVE is requesting a variance for capped sewer.

NOLAND ADDITION TO SPAIN DRIVE is a 2 lot subdivision located on a gravel access drive connecting to Spain Drive. The nearest public sanitary sewer is approximate 3.25 miles away. The closest sewer is a City of Tuscaloosa force main sewer at the intersection of Sexton Bend and Watermelon. To tie into this system would require 2.8 miles of gravity sewer and a City of Tuscaloosa approved back-flow system just to access the nearest end of this subdivision. This would cost approximate \$50.00 dollars a foot, plus getting environmental approval plus easements, traffic control, structures and roughly estimated at \$500,000. This would be \$250,000 per lot.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-248-7396
marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



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Professional Land Surveyors

VARIANCE REQUEST FOR DRAINAGE STUDY

NOLAND ADDITION TO SPAIN DRIVE

08/15/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

NOLAND ADDITION TO SPAIN DRIVE is requesting a variance for drainage study.

No land disturbance is being undertaken. This will not have any impact on drainage as there is no construction or land disturbance planned at this time. This property is not located in the City of Tuscaloosa.

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VARIANCE REQUEST FOR PUBLIC ROAD FRONTAGE

NOLAND ADDITION TO SPAIN DRIVE

08/15/2025

City Engineer

cc. sent with preliminary plat to Tuscaloosa County Engineer

TDOT

NOLAND ADDITION TO SPAIN DRIVE requesting a variance for public road frontage.

NOLAND ADDITION TO SPAIN DRIVE is a 2 lot subdivision located on gravel drive with a 30 foot ingress and egress easement connecting to Spain Drive. This easement will service a 10 acre lot and 3.3 acre lot.

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