

# 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:**

8/7/2025

## Property Information:

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

Resurvey of Lot 9 and Lot 10 Old Farm House

**Site Address:**

John Swindle Road, Northport, Alabama 35475

**Parcel ID:**

07-08-33-0-001-001.009 and 07-08-33-0-001-001.010

**Total Acres to be Subdivided:**

6.8

**Total Acreage Controlled by Owner:**

6.8

**Number of Existing Lots:**

2

**Number of Proposed Lots:**

1

**Number of Existing Structures:**

0

**Number of Proposed Structures:**

1

**Water Authority:**

Carrolls Creek Water

**Within Tuscaloosa City Limis:**

No

**Adjacent to Lake Tuscaloosa:**

No

**Connecting to City Sewer:**

No

**Existing Septic Tanks/Field Lines:**

No

**Current Zoning:**

Not in City Limits

**Proposed Zoning:**

Remain Outside City Limits

**Current Land Use:**

Vacant

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

Remove interior lot line

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

McGuire Assoc. a Division of GSA

**Surveyor or Engineer Name:**

Michael McGuire

**Applicant Information:**

**Applicant Name:**

William Olmstead

**Property Owner Information:**

**Property Owner Name:**

William Olmstead

**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**  
RES910CONT.pdf

**Preliminary Plat without Contours**  
RES910NOCONT.pdf

**Tax Map**

RES910OFHTAX.pdf

**Vicinity Map**

RES910VIC.pdf

**Additional Documents:**

res910waiver.pdf



# 18495 John Swindle Road

1 inch = 200 feet  
0 100 200 300 400 Feet

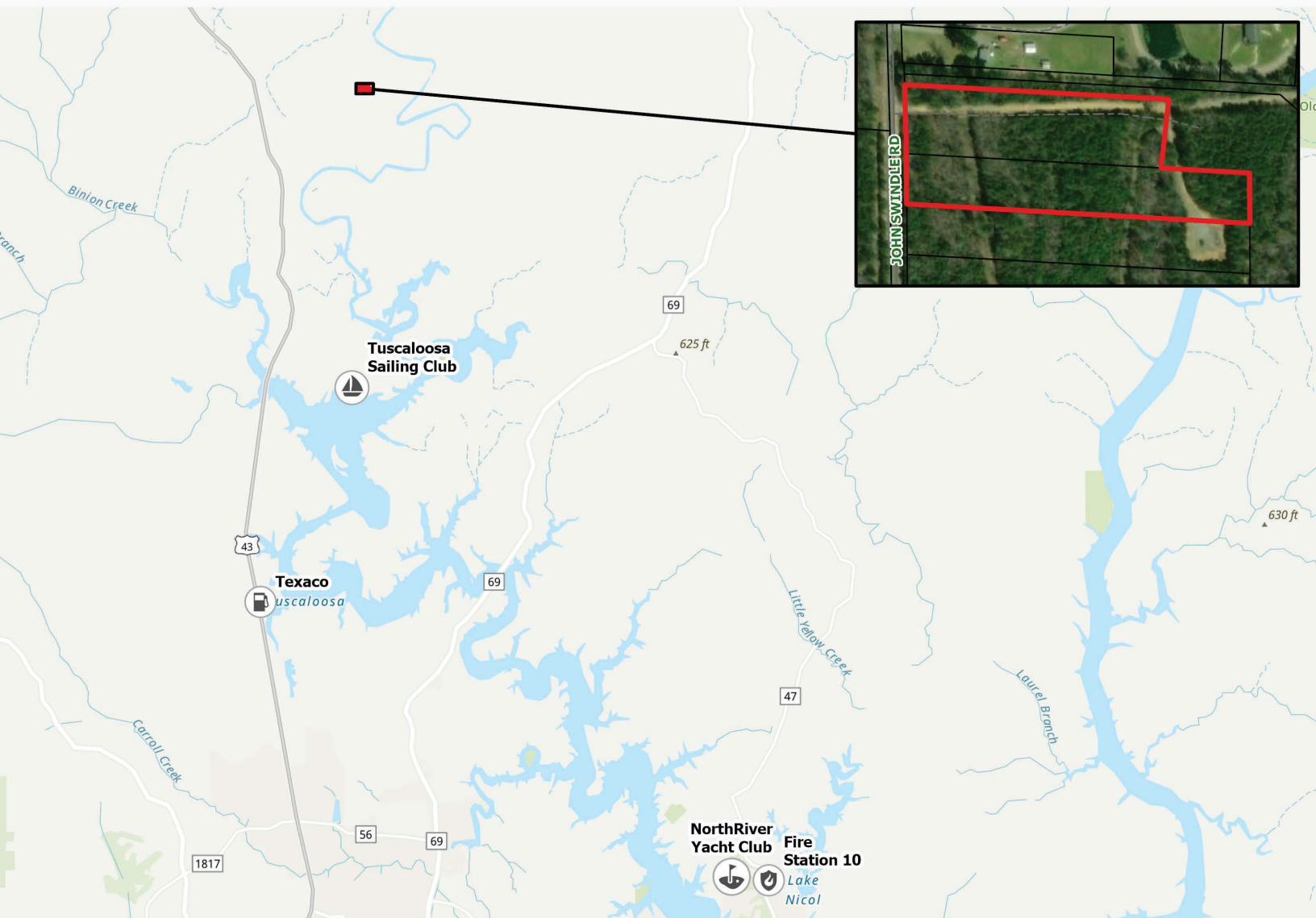


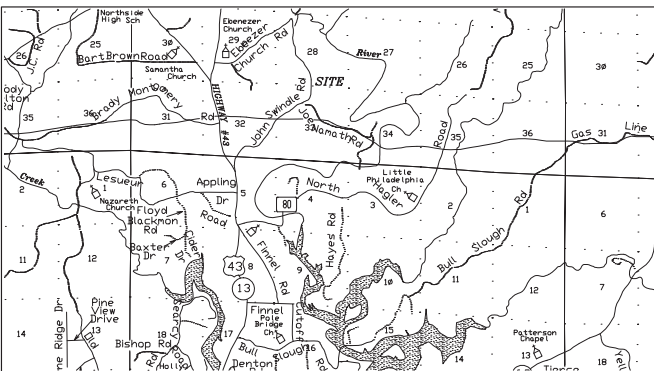
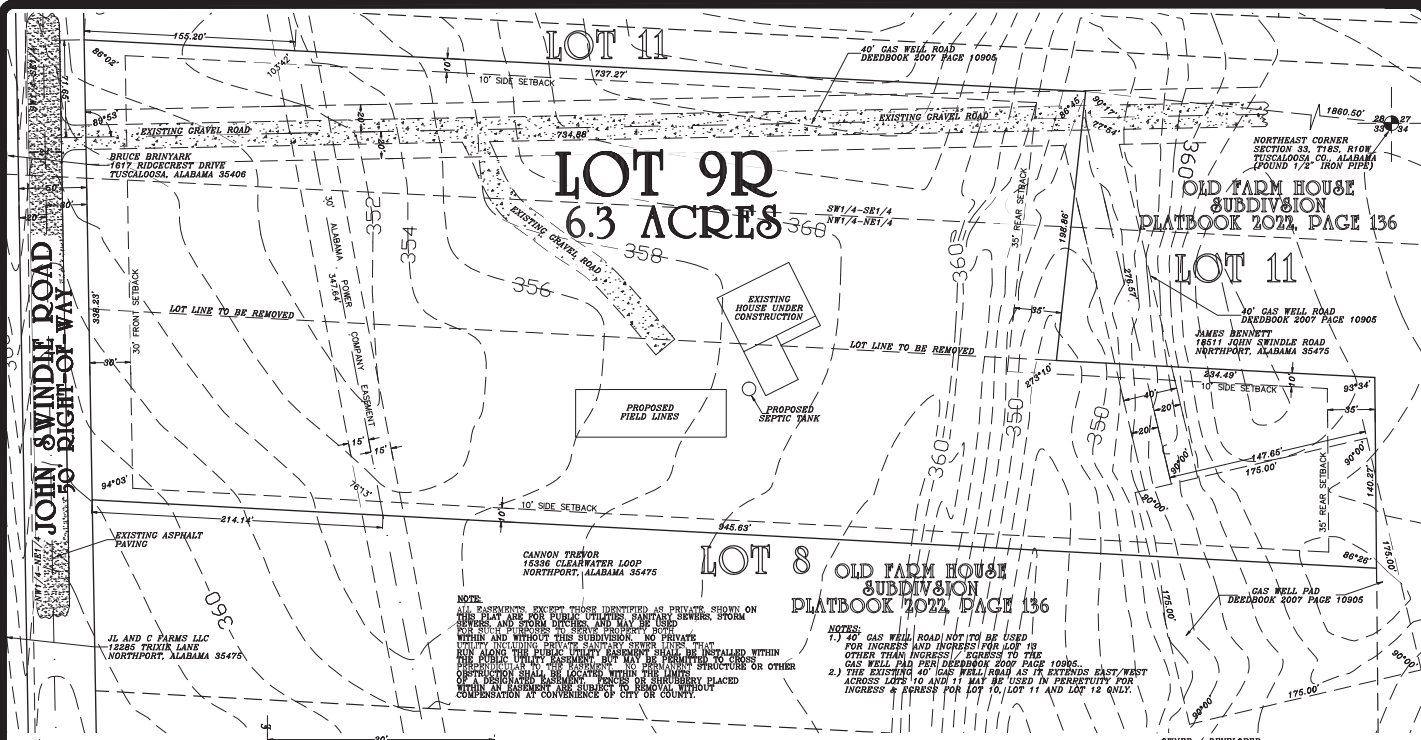




# 18495 John Swindle Road

1 inch = 8,500 feet  
0 0.75 1.5 2.25 3 Miles





VICINITY MAP

ALABAMA  
REGISTERED  
NO. 21782  
PROFESSIONAL  
LAND  
SURVEYOR  
MICHAEL J. W. SCOTT

PRELIMINARY PLAT  
RESURVEY LOT 9 & LOT 10  
OLD FARM HOUSE  
SUBDIVISION  
A RESURVEY LOT 9 & LOT 10  
TUSCALOOSA COUNTY, ALABAMA  
PART OF THE NE 1/4 SEC. 33, T18S, R10W  
SECTION 33, T18S, R10W  
DEEDBOOK 2007 PAGE 10905

OWNER / DEVELOPER  
WILLIAM OLIVER  
15361 NORTHWIND CIRCLE  
NORTHPORT, ALABAMA 35475  
ENGINEER / SURVEYOR  
MCCUIRE ASSOCIATES DIVISION OF GSA,  
AN LIA COMPANY  
2615 DARY HITS STREET SUITE #6  
TUSCALOOSA, ALABAMA 35401

General Notes  
1. SOURCE OF TITLE: D.B. 2025 PG. 6593.  
2. PROPERTY NOT LOCATED IN A SPECIAL FLOOD  
HAZARD AREA, FEMA MAP #01125C0200G,  
REVISED JANUARY 18, 2014.  
3. PROPERTY LOCATED OUTSIDE THE CITY  
LIMITS, BUT WITHIN CITY'S PLANNING  
JURISDICTION.  
4. ALL DISTANCES ARE TO THEIR RESPECTIVE  
CHORDS.  
5. ALL LOT CORNERS ARE MONUMENTED, WITH  
REBAR, CAPPED PIPE.  
6. EACH LOT MATHEMATICALLY CLOSES TO A  
CLOSURE OF NOT LESS THAN 1:10,000.  
7. FRONT MINIMUM BUILDING LINE 30'  
SIDE YARD SETBACKS 10'  
REAR YARD SETBACK 30'  
8. TOTAL ACRES TO BE DIVIDED 6.3 ACRES.  
9. NO PUBLIC STREET IMPROVEMENTS PROPOSED.  
10. POWER AVAILABLE AT SITE. LOTS TO BE  
SERVED BY INDIVIDUAL SEPTIC SYSTEMS.  
11. DEVELOPMENT TO BE SERVED BY CARROLLS CREEK WATER  
AND INDIVIDUAL SEPTIC SYSTEMS.  
12. VARIANCE CAPPED SEWER, ESTIMATE FOR SEWER EXCESSES  
2 MILLION.

MCCUIRE ASSOCIATES  
A DIVISION OF  
GONZALEZ - STRENGTH & ASSOCIATES, INC.  
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
PROJECT NO. 2025-001, TUSCALOOSA COUNTY, ALABAMA, PLAT 2025-001  
DATE: 01/15/2025  
PP-1  
25-0405  
SHEET 1 OF 1



# McGuire Associates a Division of GSA



## GONZALEZ – STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING  
LAND PLANNING • LANDSCAPE ARCHITECTURE

Planning, Office of Urban Development  
Mr. Zach Ponds  
2201 University Boulevard  
Annex III, 3<sup>rd</sup> Floor  
Tuscaloosa, AL 35401

8/14/2025

Re: Resurvey Lots 9 and 10 Old Farmhouse Subdivision

Dear Mr. Ponds,

By this letter our client, William Olmstead would like to request the following variances.

- 1.) Capped sewer- closet sewer is miles away. It is estimated that over 14 miles of sanitary sewer would be required with multiple pumping stations. Estimated cost would easily exceed 8 million. .

If you should have any questions or need any additional information, please give me a call.

Sincerely,

Michael J. McGuire  
Senior Project Manager