

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:

11/6/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Martin Estates

Site Address:

Martin Road, Northport, Alabama 35473

Parcel ID:

63.20.07.26.2.001.001.000 &

Total Acres to be Subdivided:

38.2

Total Acreage Controlled by Owner:

38.2

Number of Existing Lots:

2

Number of Proposed Lots:

27

Number of Existing Structures:

0

Number of Proposed Structures:

27

Water Authority:

Carroll's Creek Water Authority

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:

Single Family Residential Subdivision

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Robert Martin

Applicant Information:

Applicant Name:

Beeker Property Group

Property Owner Information:

Property Owner Name:

Bryan & Leah Crow

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

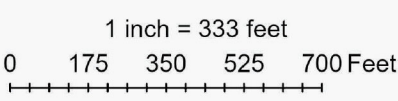
By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.
Yes

Additional Information Regarding Request:



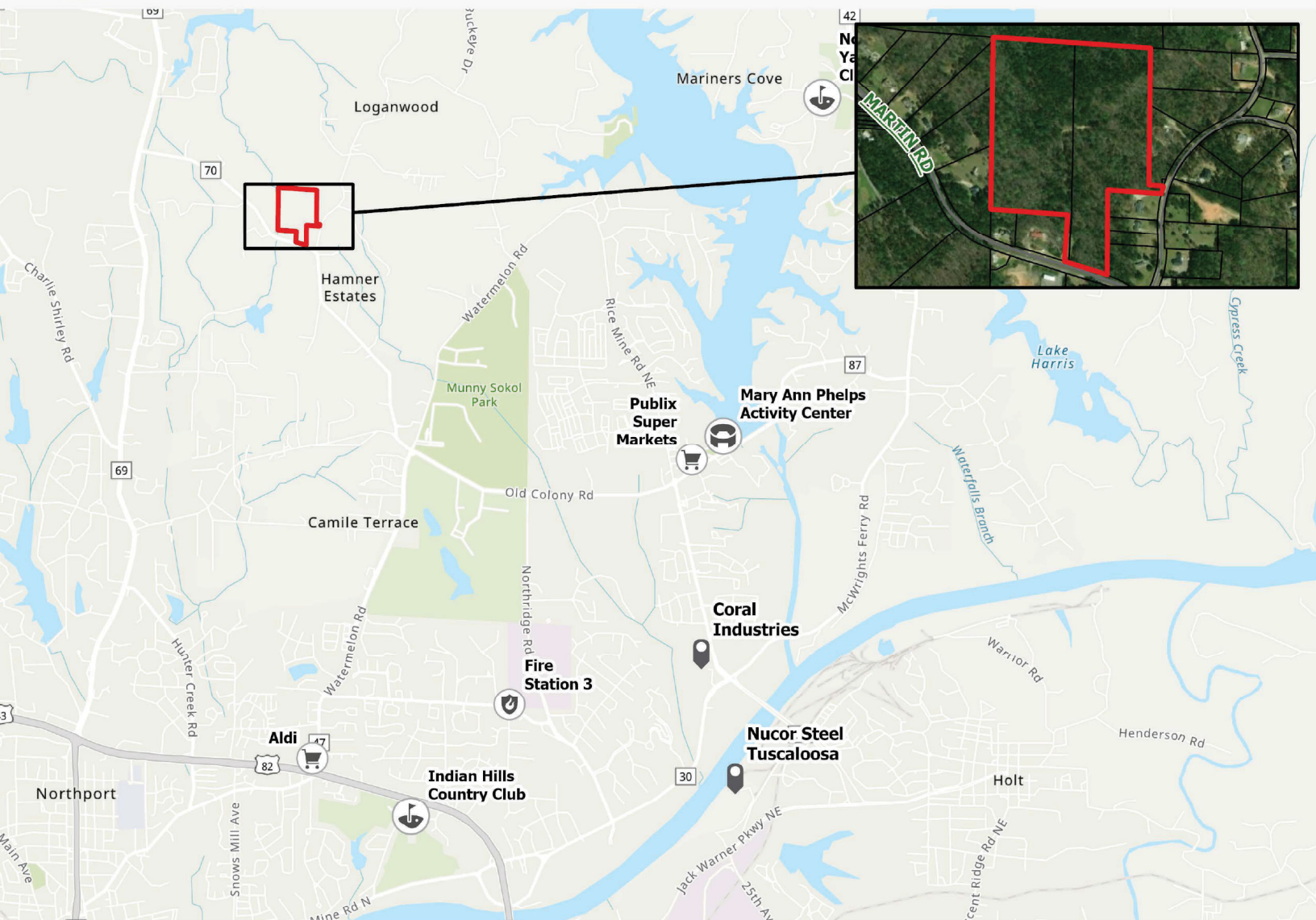
East of 200 Martin Rd





East of 200 Martin Rd

1 inch = 3,750 feet
0 0.35 0.7 1.05 1.4 Miles



VARIANCE REQUESTS

Project: Martin Estates

Date: November 17, 2025

Curb & Gutter: The developer requests a variance for construction of curb & gutter along the proposed roadways. Similar to previous developments in close proximity to Lake Tuscaloosa, stormwater will sheet flow from the roadways and not create concentrated stormwater discharge points. This will allow stormwater to follow the natural drainage patterns of the property.

Sidewalks: The developer requests a variance for construction of sidewalks. The roadways within the development will be constructed at a slope not conducive for sidewalks and most sidewalks would not be within ADA slope tolerance. All existing and proposed roadways will be County maintained therefore, there are no adjacent sidewalks to connect to.

Half-Street Improvements: The developer requests a variance for construction of half-street improvements along Martin Road and Martin Road Spur. Both roadways have adequate pavement width but lack curb & gutter and sidewalks. Both roadways will maintain the typical Tuscaloosa County roadway cross section.

Capped Sewer: The developer requests a variance for construction of capped sewer as a part of this project. Connection to the City of Tuscaloosa sanitary sewer system is not feasible and the property is outside of the City of Tuscaloosa service area.

Lot Configuration: The developer requests a lot configuration variance for Lots 19-21. Due to the change in topography and the location of a jurisdictional stream, the construction of a roadway to the West side of the site is not feasible. A 20' wide shared driveway with an emergency vehicle turnaround will be constructed by the developer.