

# 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:**

10/8/2025

## Property Information:

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

Resurvey of Lot 16 Grandview Drive Subdivision

**Site Address:**

11963 Grandview Drive, Northport, Alabama 35475

**Parcel ID:**

15-08-28-0-001-022.000 and 15-08-28-0-001-021.000

**Total Acres to be Subdivided:**

1.69

**Total Acreage Controlled by Owner:**

1.69

**Number of Existing Lots:**

2

**Number of Proposed Lots:**

1

**Number of Existing Structures:**

1

**Number of Proposed Structures:**

1

**Water Authority:**

Carroll's Creek

**Within Tuscaloosa City Limis:**

No

**Adjacent to Lake Tuscaloosa:**

Yes

**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:**

Home was destroyed in storm. Owner would like to renovate and add an addition to the residence that would cross the existing lot line between the 2 lots she owns.

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Autery Ladrn Surveying, LLC

**Surveyor or Engineer Name:**

Jamie Autery

**Applicant Information:**

**Applicant Name:**

Lynn Corkren

**Property Owner Information:**

**Property Owner Name:**

Lynn Corkren

**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:**

Owner will represent herself at planning commission meeting.



**11963 Grandview Drive**

1 inch = 67 feet  
0 30 60 90 120 Feet

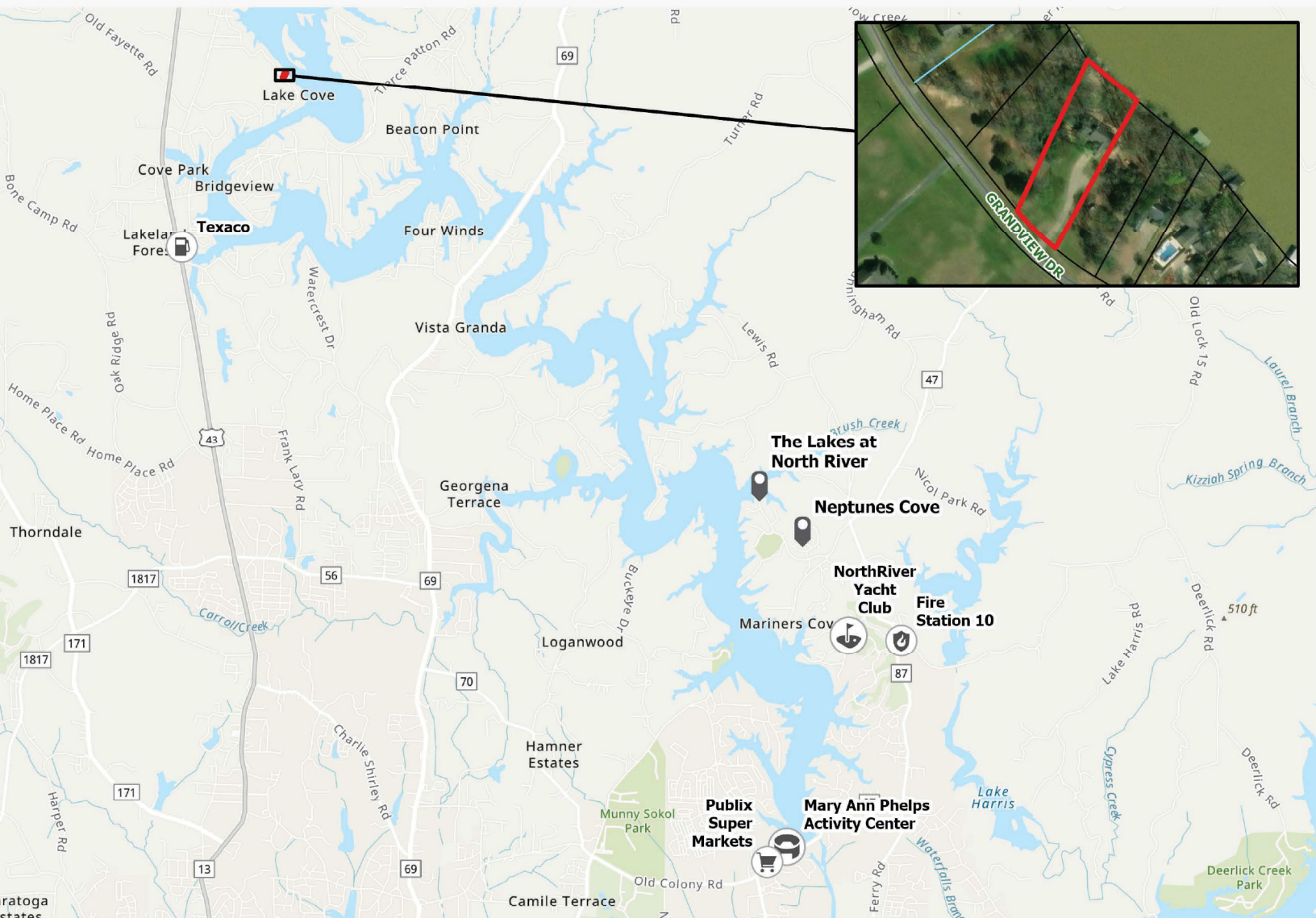


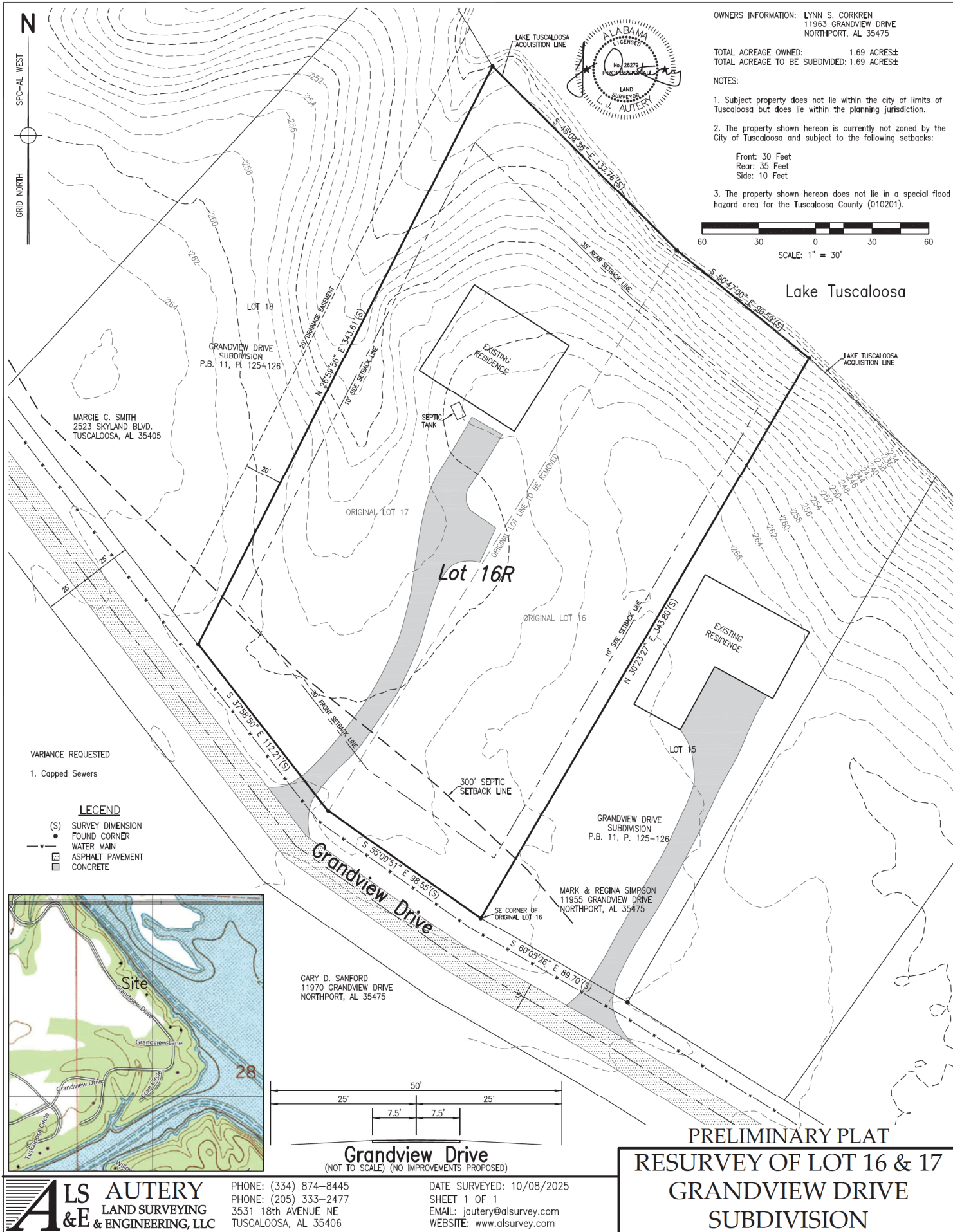




# 11963 Grandview Drive

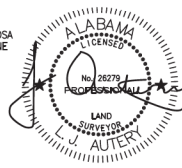
1 inch = 6,000 feet  
0 0.5 1 1.5 2 Miles







N  
SPC-AL WEST  
GRID NORTH



OWNERS INFORMATION: LYNN S. CORKREN  
11963 GRANDVIEW DRIVE  
NORTHPORT, AL 35475

TOTAL ACREAGE OWNED: 1.69 ACRES±  
TOTAL ACREAGE TO BE SUBDIVIDED: 1.69 ACRES±

NOTES:

1. Subject property does not lie within the city limits of Tuscaloosa but does lie within the planning jurisdiction.
2. The property shown hereon is currently not zoned by the City of Tuscaloosa and subject to the following setbacks:

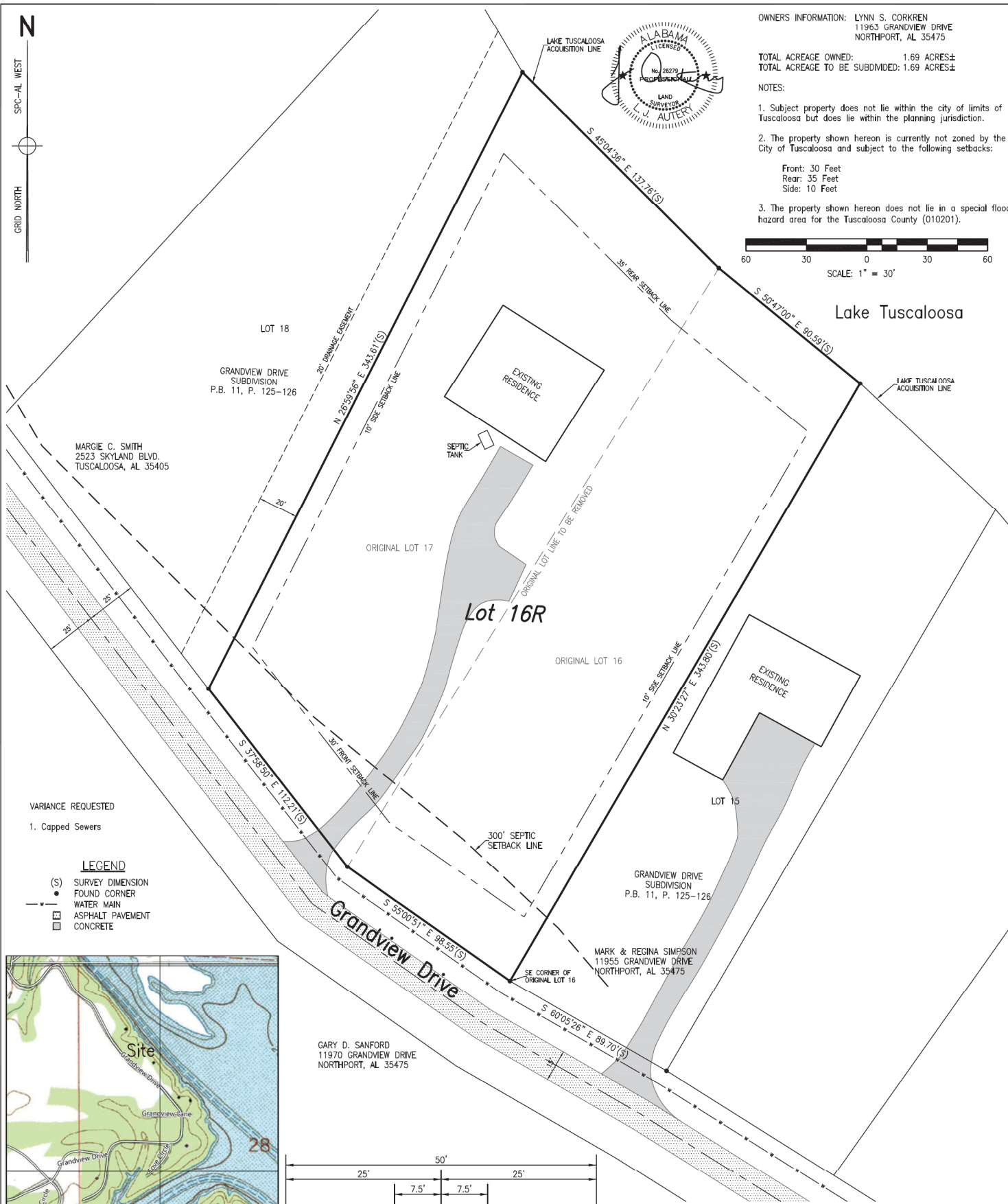
Front: 30 Feet  
Rear: 35 Feet  
Side: 10 Feet

3. The property shown hereon does not lie in a special flood hazard area for the Tuscaloosa County (010201).



SCALE: 1" = 30'

Lake Tuscaloosa

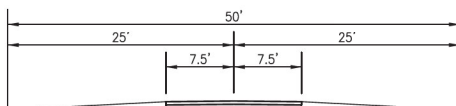
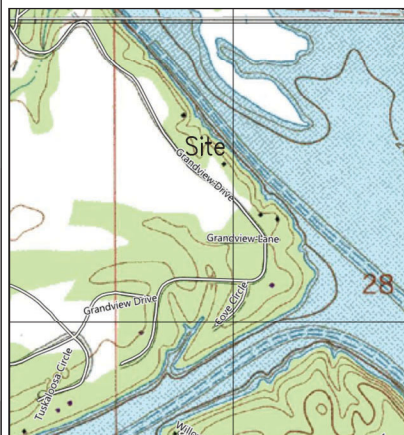


VARIANCE REQUESTED

1. Capped Sewers

LEGEND

- (S) SURVEY DIMENSION
- FOUND CORNER
- WATER MAIN
- ▨ ASPHALT PAVEMENT
- ▩ CONCRETE



Grandview Drive

(NOT TO SCALE) (NO IMPROVEMENTS PROPOSED)

PRELIMINARY PLAT

RESURVEY OF LOT 16 & 17  
GRANDVIEW DRIVE  
SUBDIVISION

**ALS** AUTERY  
LAND SURVEYING  
& ENGINEERING, LLC

PHONE: (334) 874-8445  
PHONE: (205) 333-2477  
3531 18th AVENUE NE  
TUSCALOOSA, AL 35406

DATE SURVEYED: 10/08/2025  
SHEET 1 OF 1  
EMAIL: jautery@alsurvey.com  
WEBSITE: www.alsurvey.com

# Lonnie J. Autery

Alabama Licensed Professional Engineer & Land Surveyor

Office (205) 333-2477

3531 18<sup>th</sup> Avenue NE

Tuscaloosa, Alabama 35406

November 3, 2025

To: City of Tuscaloosa  
Planning and Zoning  
2201 University Blvd.  
Tuscaloosa, AL 35401

Reference: Resurvey of Lot 16  
Grandview Drive Subdivision

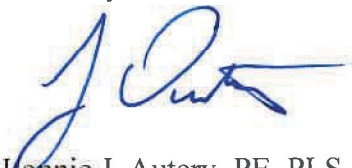
Commission,

On behalf of Ms. Lynn Corkren, I would like to request a variance for capped sewers along Grandview Drive.

There are no plans from Tuscaloosa County or the City of Northport to install sanitary sewer near the site. The cost of installing capped sewers would make the project unfeasible.

Thank you for your time and consideration in this matter.

Sincerely,



Lonnie J. Autery, PE, PLS