

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:

11/17/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

RESURVEY LOTS 9 AND 10

Site Address:

16282 HOLLY SPRINGS ROAD, Northport, Alabama 35475

Parcel ID:

63 15 04 20 0 001 012.009 63 15 04 20 0 001 012.008

Total Acres to be Subdivided:

2.78

Total Acreage Controlled by Owner:

2.78

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

0

Water Authority:

CARROLS 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:

COMBINE LOTS SO OWNER CAN BUILD ADJACENT IN FUTURE

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Kevin Hinkle

Property Owner Information:

Owner 1

Property Owner Name:

CHRIS HALL

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:

this subdivision previous did NOT have a BFE. We are placing a BFE of 234.4 based on the approved LOMA just north of this site. New owner Chris Hall is signing a DOA



16282 & 16276 Holly Springs Road

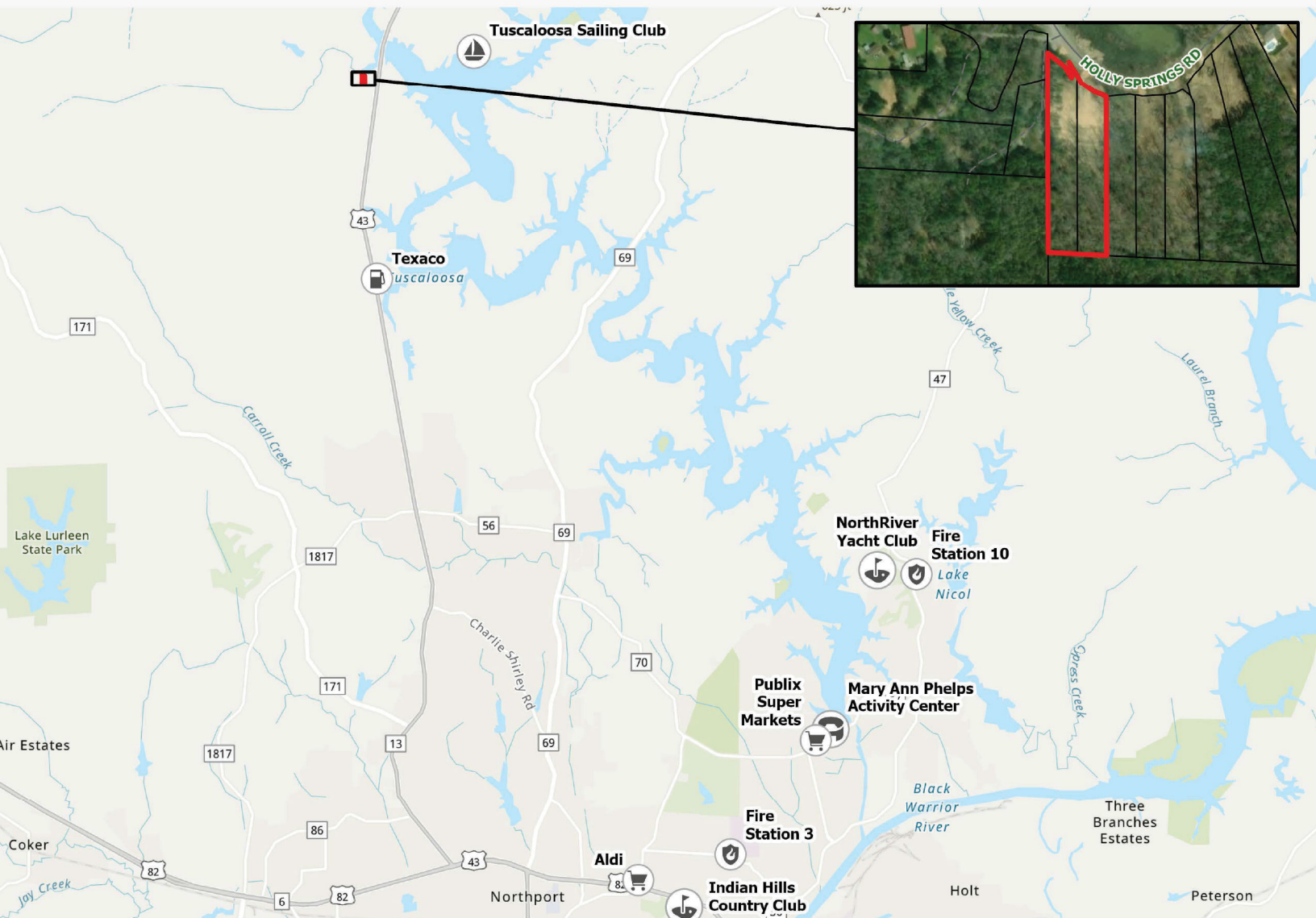
1 inch = 133 feet
0 60 120 180 240 Feet





16282 & 16276 Holly Springs Road

1 inch = 8,000 feet
0 0.75 1.5 2.25 3 Miles



Source of Info.	IS 2502 PG 2188	Job No.	2502-015
Field Work	09/2025	Date	11/20/2025
Survey Type	PBE-PLAT	Scale	1" = 60'
Field Book	D/C	Drawn By	S.M.B.
ACAD File	2502-015 Pr Pl	Approved By	KDM
COGO File	2502-015.mxd	Sheet	1 of 1

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COGO File	2509-015.bst	Sheet	1 of 1



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST OF CAPPED SEWER.

Resurvey of Lots 9 & 10 Cottages of Binion Creek

12/03/2025

cc. sent with preliminary plat to Planning Commission

Resurvey of Lots 9 & 10 Cottages of Binion Creek is requesting a variance for Capped Sewer

Resurvey of Lots 9 & 10 Cottages of Binion Creek are currently served by onsite sewage disposal systems in place. The closest public sewer belongs to the City of Northport and is located 5 miles South of this site. This would require pump stations, lift stations and annexation into the City of Northport. None of which are feasible for this project.

This would be an overly expensive project for this 1 lot subdivision.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
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kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

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