

# 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:

12/12/2025

## Property Information:

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

RESURVEY LOT 1 NUTTERS RUN

### Site Address:

17719 HIGHWAY 43 N, northport, Alabama 35475-3552

### Parcel ID:

63 15 03 05 0 001 014.000

### Total Acres to be Subdivided:

7.5

### Total Acreage Controlled by Owner:

9.9

### Number of Existing Lots:

1

### Number of Proposed Lots:

3

### Number of Existing Structures:

1

### Number of Proposed Structures:

3

### Water Authority:

Carrols Creek

### 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:

maintain older single family residence. Construct 2 new single family residences on estate size lots.

## Surveyor or Engineer Information:

### Survey or Engineer Company:

Montgomery and Hinkle, Inc.

**Surveyor or Engineer Name:**  
Kevin Hinkle

**Is the surveyor/engineer also the applicant?**

No

## **Applicant Information:**

**Applicant Name:**  
Jeff Jones

## **Property Owner Information:**

### **Owner 1**

**Property Owner Name:**  
Jeff Jones

## **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:**



**17719 Highway 43 North**

1 inch = 200 feet

0 125 250 375 500 Feet

N



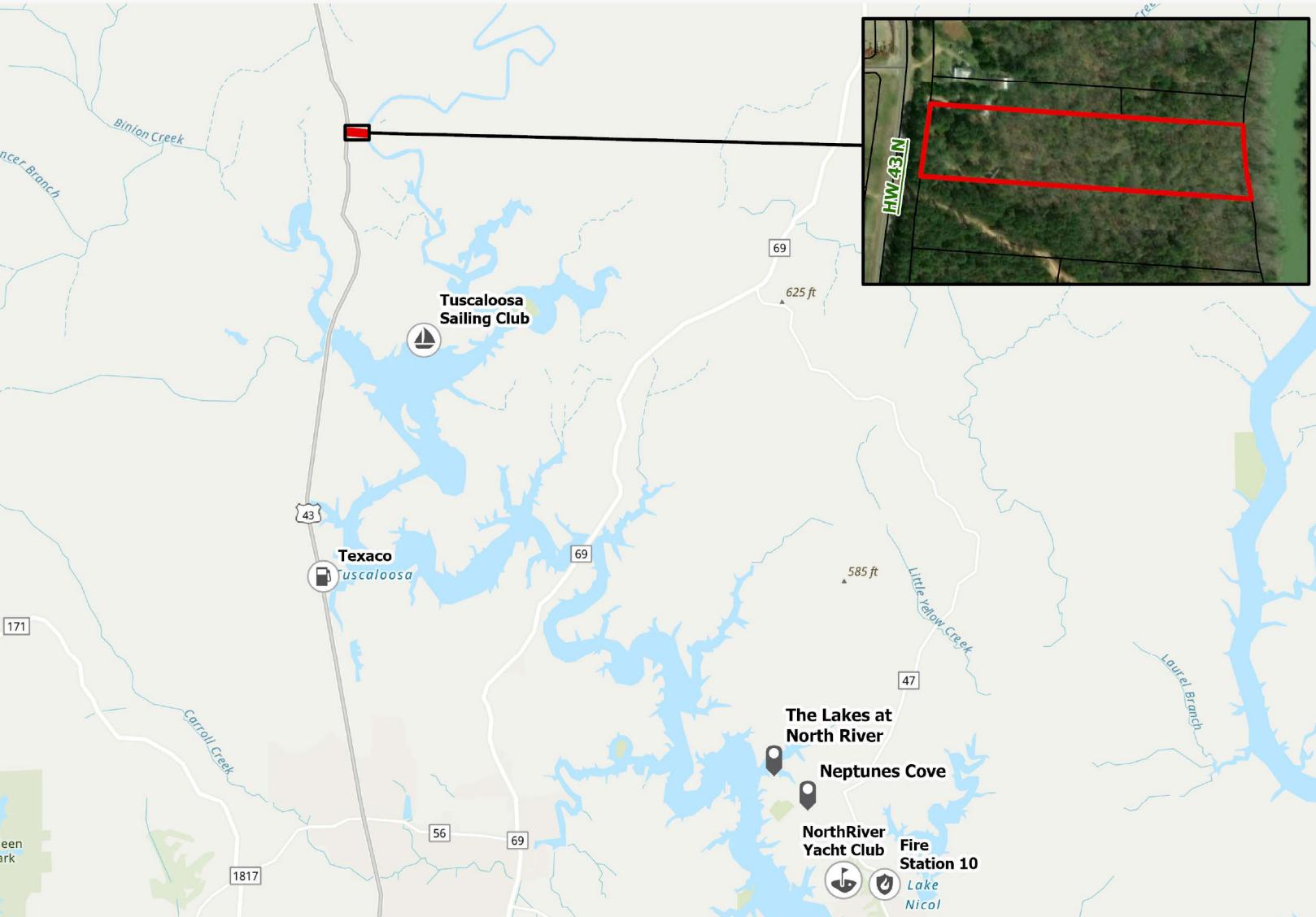


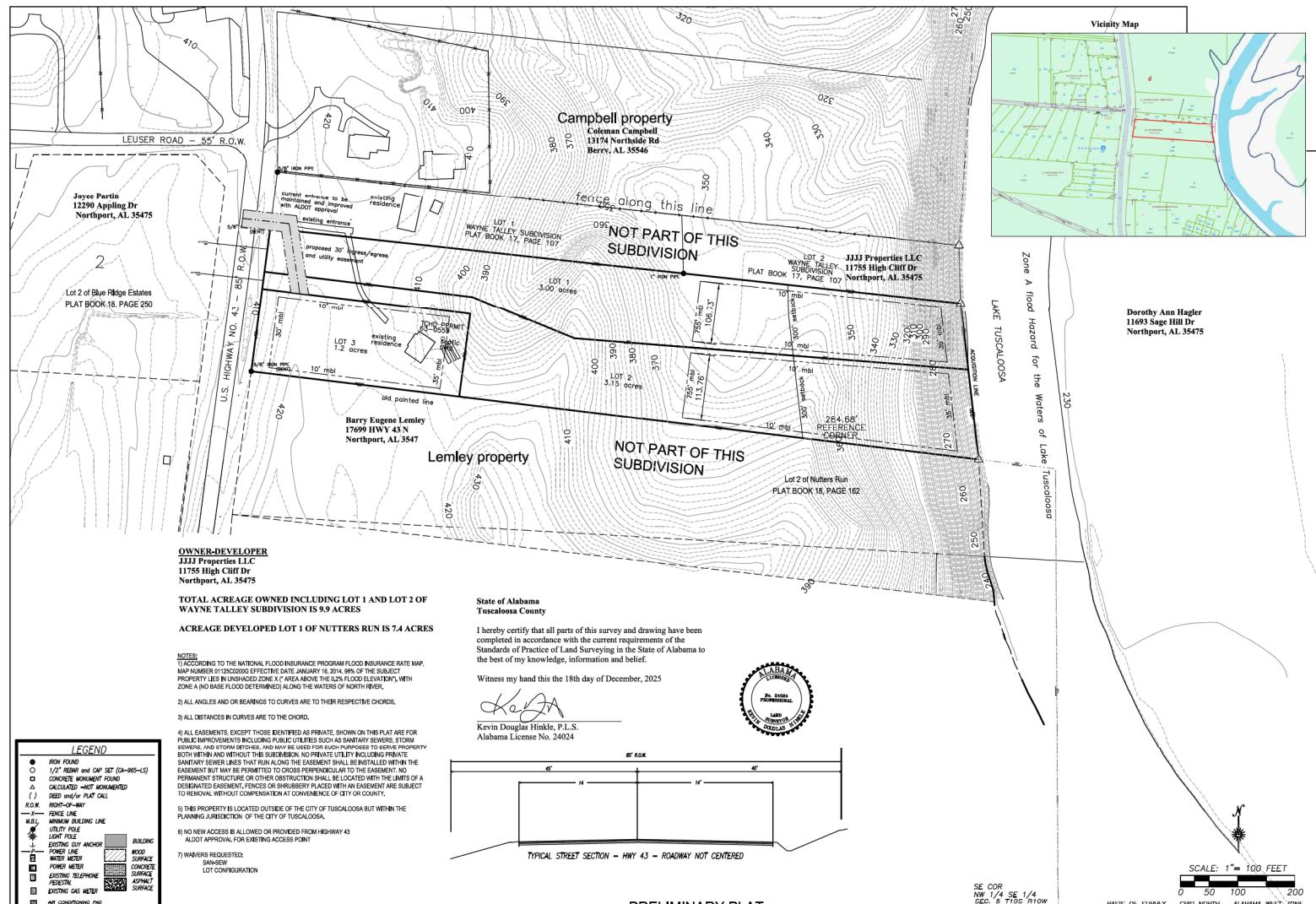
## 17719 Highway 43 North

1 inch = 7,750 feet

0 0.75 1.5 2.25 3 Miles

N





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|--|---|--|---|--|
| <b>LEGEND</b><br>  | <b>INFORMATION SOURCES</b><br>Source of Information: PB-18 PG-162 | <b>PRELIMINARY PLAT</b><br><b>RESURVEY LOT 1 NUTTERS RUN</b><br>PLAT BOOK 18, PAGE 162<br>Part of the South Half Section 5<br>Township 19 South, Range 10 West<br>TUSCALOOSA COUNTY, ALABAMA | <b>SOURCE OF TITLE:</b><br>Source of Information: PB-2020 PG-2020 | <b>SOURCE OF INFO:</b><br>Job No.: 2512-028<br>Date: 10/06/05<br>Scale: 1"=100'<br>Survey Type: PRE PLAT<br>Field Book: DC<br>ACAD File: 2512-028.dwg<br>COGO File: 2512-028.cog |
| <b>Montgomery and Hinkle, inc.</b><br>Professional Land Surveyors<br>203 Hargrove Road East<br>Tuscaloosa, AL 35401<br>Tuscaloosa, AL 35401<br>Phone: (205) 248-7994 Fax: (205) 248-7998 | koh@mhsurvey.com<br>moh@mhsurvey.com<br>office@mhsurvey.com       |  |   |  |





MONTGOMERY & HINKLE, INC.  
*Professional Land Surveyors*

VARIANCE REQUEST FOR CAPPED SEWER

COST ANALYSIS  
SANITARY SEWER  
RESURVEY OF LOT 1 NUTTERS RUN

12/18/2025

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

RESUVEY LOT 1 NUTTERS RUN is requesting a variance of capped sewer due to extreme cost of installation for this 3 lot subdivision. The purpose of this 3 lot subdivision is to maintain the single family residence near the highway and divide the remaining 5 acres into two large lots for new single family residences. The current residence has an existing approved on-site sewage disposal system. The closest City of Tuscaloosa sanitary sewer is 19 plus miles away from this subdivision. There are multiple elevation changes requiring pumps that would greatly increase any expense to place capped sewer.

This cost estimate would exceed 820,000 dollars for this 1 lot subdivision.

Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-248-7396  
[Kevin@mhisurvey.com](mailto:Kevin@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

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|   |           |
|---|-----------|
| 1 Each lift station at site City of Tuscaloosa approved                               | \$100,000 |
| 1 Each lift station at Lary Lake Road and US Highway 43 City of Tuscaloosa approved   | \$100,000 |
| 1 Each lift station at Mitt Lary Road and US Highway 43 City of Tuscaloosa approved   | \$100,000 |
| 2.0 miles gravity sewer along Mitt Lary Road W/27 manholes                            | \$80,000  |
| 0.8 miles gravity sewer along Alabama Highway 69 W/11 manholes                        | \$35,000  |
| 1 Each lift station at Alabama Highway 69 and Martin Road City of Tuscaloosa approved | \$100,000 |
| 1.0 miles gravity sewer along Alabama Highway 69 W/14 manholes                        | \$40,000  |
| 10.2 miles force main   | \$90,000  |
| 4 Each Lake crossings   | \$100,000 |
| Engineering, Permits  | \$75,000  |
| Total   | \$820,000 |

203 Hargrove Road East

Tuscaloosa, AL 35401

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VARIANCE REQUEST FOR LOT CONFIGURATION

12/18/2025

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

RESURVEY OF LOT 1 NUTTERS RUN is requesting a variance request for the lot configuration. This current 7.4 acre lot has an existing residence near Highway 43. The owner rather than remove the residence wishes to carve out a parcel of 1.2 acres around said existing residence to provide a much needed affordable single family home in this area. By creating the parcel around the house, this creates the non-conformity of going around the residence. This request allows for the construction of two modern energy efficient homes on 3 acre estate size lots. While not tearing down a viable family home.

Please consider this variance request.

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