

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

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:

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

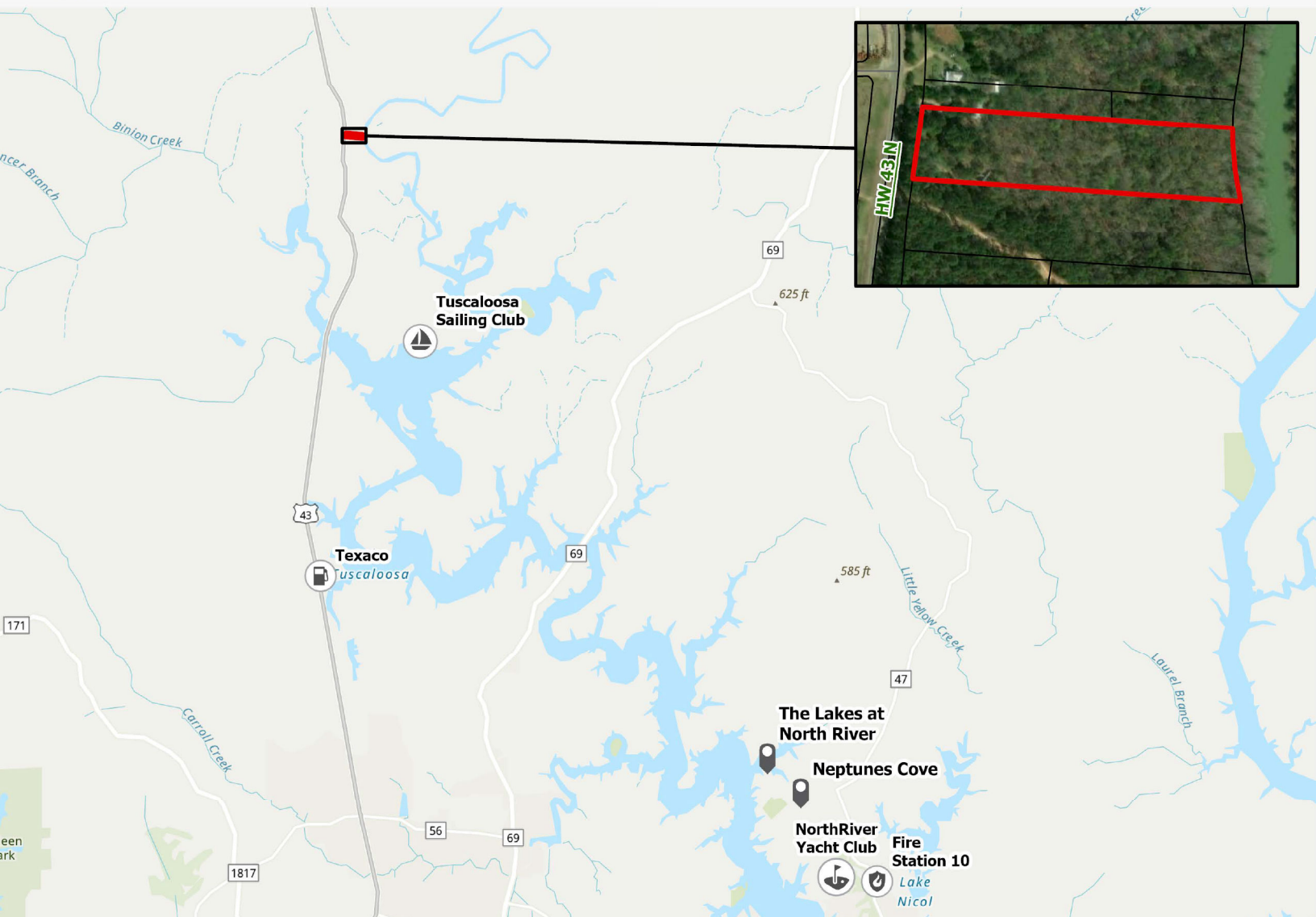
1 inch = 200 feet
0 125 250 375 500 Feet

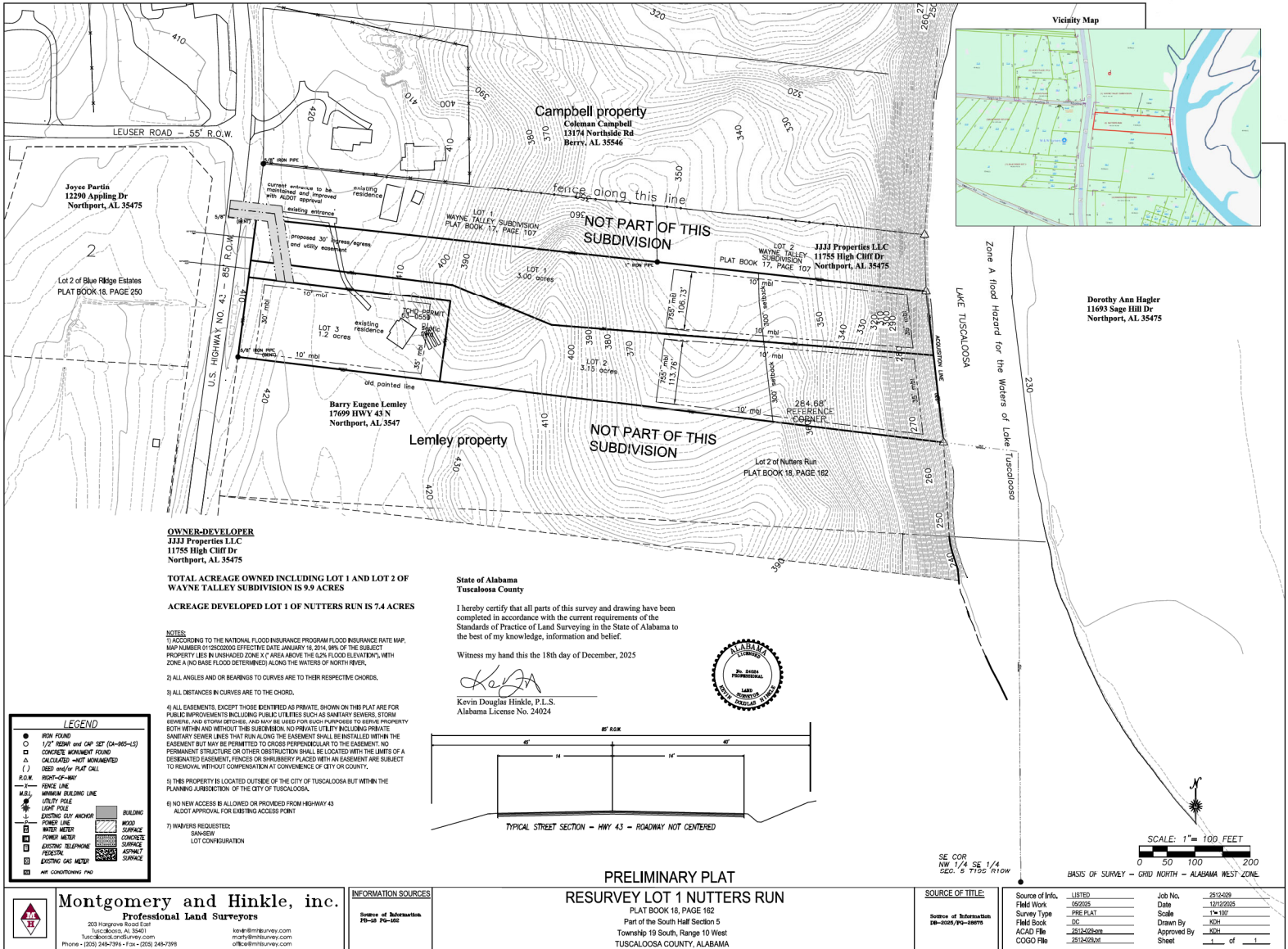




17719 Highway 43 North

1 inch = 7,750 feet
0 0.75 1.5 2.25 3 Miles





Montgomery and Hinkle, inc.
Professional Land Surveyors

203 Hargrove Road East
Tuscaloosa, AL 35401
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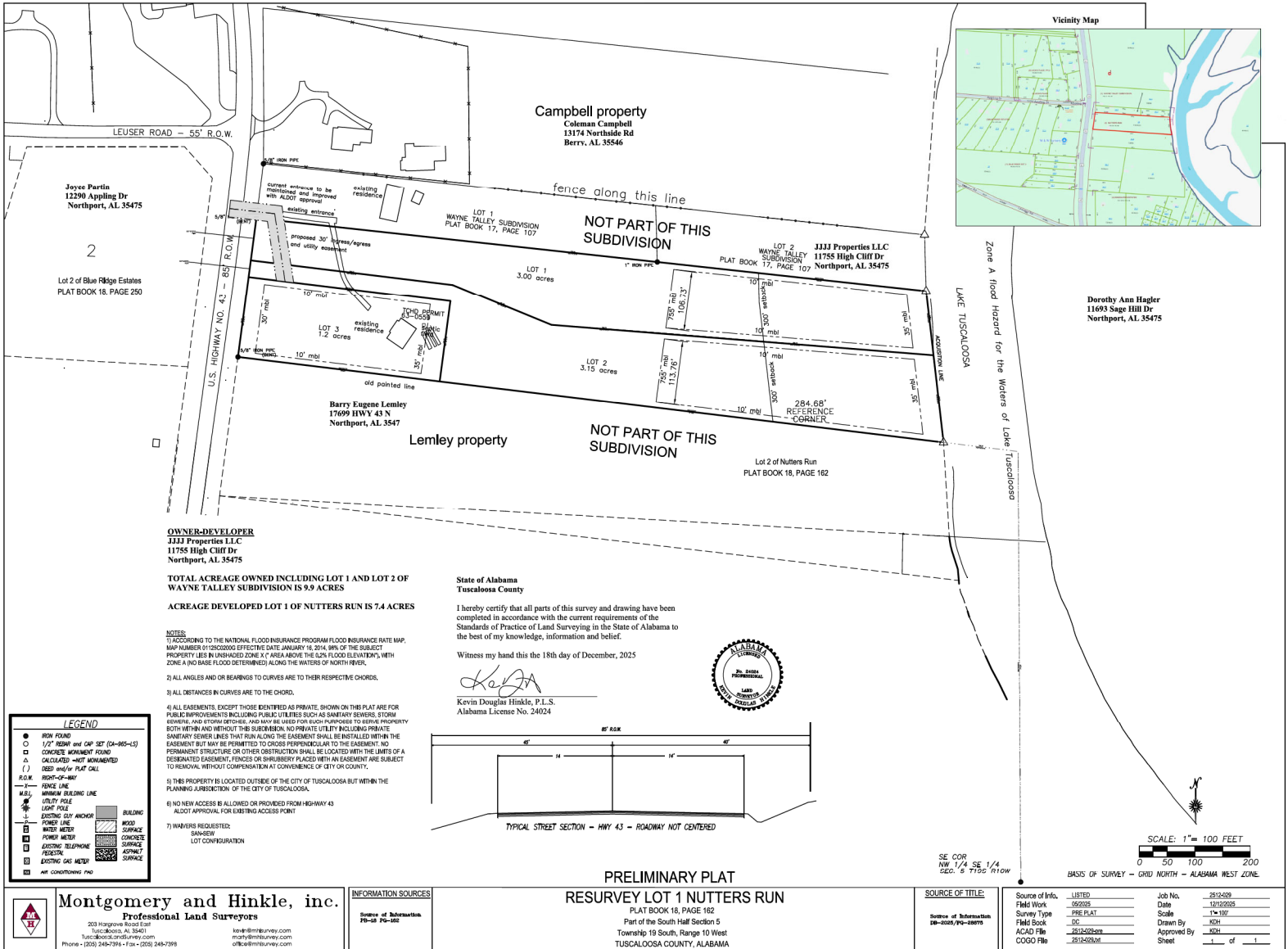
INFORMATION SOURCES

Source of Information
18-2025/P1-25075

PRELIMINARY PLAT
RESURVEY LOT 1 NUTTERS RUN
PLAT BOOK 18, PAGE 182
Part of the South Half Section 5
Township 19 South, Range 10 West
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:

Source of Information
18-2025/P1-25075





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

RESURVEY 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@mhsurvey.com

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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

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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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