

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:

12/17/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Bakers Court

Site Address:

1104 16th Avenue, Tuscaloosa, Alabama 35401

Parcel ID:

63-31-06-23-3-004-006.000

Total Acres to be Subdivided:

0.5

Total Acreage Controlled by Owner:

0.5

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

3

Number of Proposed Structures:

3

Water Authority:

Tuscaloosa

Adjacent to Lake Tuscaloosa:

No

Within Tuscaloosa City Limis:

Yes

Existing Septic Tanks/Field Lines:

No

Connecting to City Sewer:

Yes

Proposed Zoning:

Single Family Residential 3 (SFR-3)

Current Zoning:

Single Family Residential 3 (SFR-3)

Proposed Land Use:

Residential

Current Land Use:

Residential

Reason for Subdivision:

Marketing

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:
Kevin Hinkle

Property Owner Information:

Owner 1

Property Owner Name:
kelly Fitts

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:

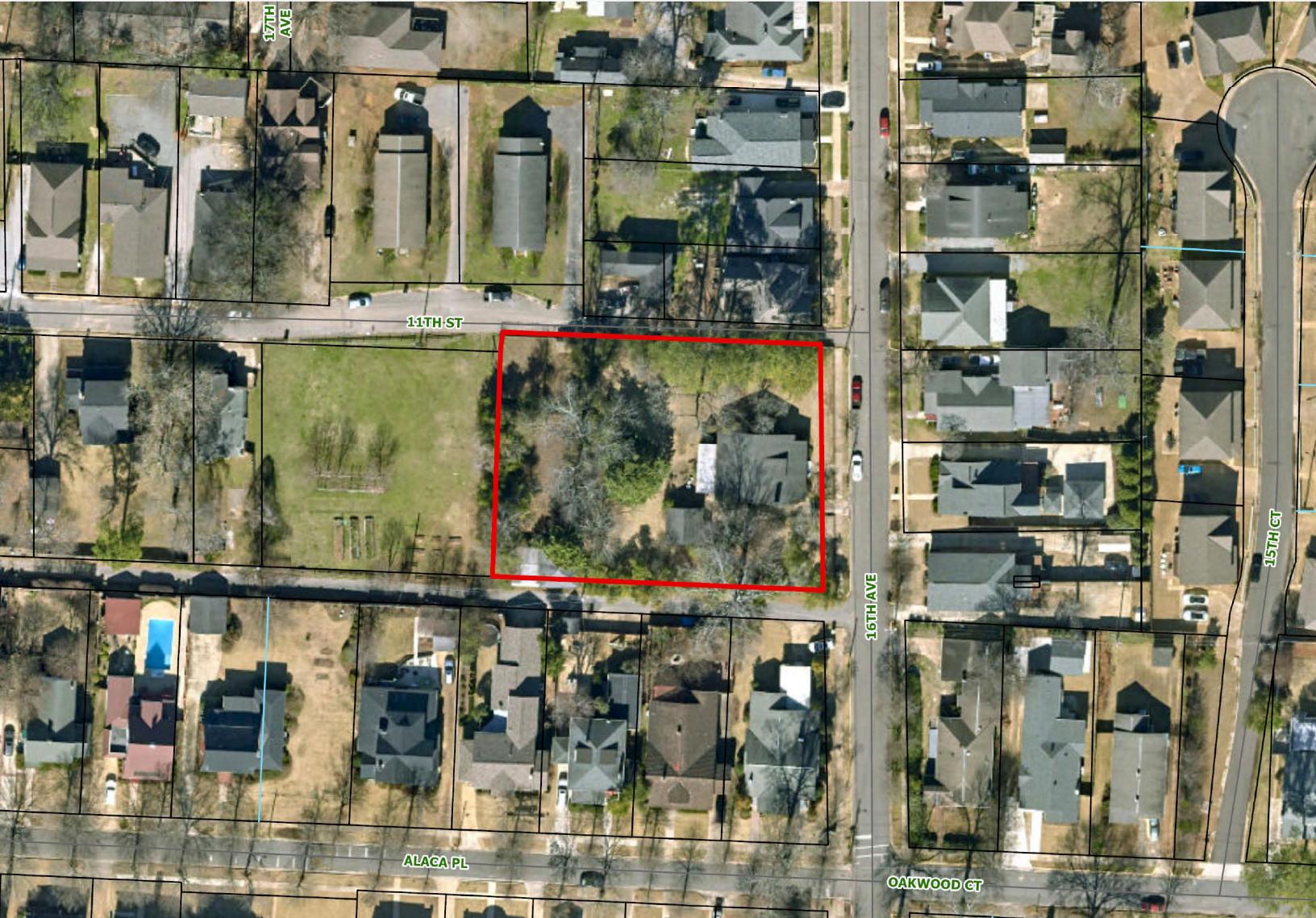


1104 16th Avenue

1 inch = 75 feet

0 40 80 120 160 Feet

N





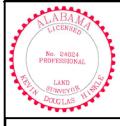
1104 16th Avenue

1 inch = 750 feet

0 375 750 1,125 1,500 Feet

N





STATE OF ALABAMA
TUSCALOOSA COUNTY
No. 24024
PROFESSIONAL
LAND SURVEYOR
LICENSURE
LAW
DEPARTMENT
REVENUE
AND
DEVELOPMENT
AGENCY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 5th day of JANUARY, 2026

Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024

NOTES:
1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER P1029085 EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHDED ZONE X* AND ADEquate FLOOD ELEVATION.

2) ALL ANGLES AND BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.

3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWER, STORM SEWER, AND STORM DITCHES, AND MAY BE USED FOR OTHER PURPOSES AS DETERMINED BY THE CITY OF TUSCALOOSA. EASEMENTS ARE SHOWN AS THICK LINES, INCLUDING PRIVATE SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER CONSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT, EXCEPT IN SHALLOW PLAZAS WHERE EASEMENT ARE SUBJECT TO REMOVAL. APPEAL COMPENSATION IS CONCERNED OF CITY OR COUNTY.

5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.

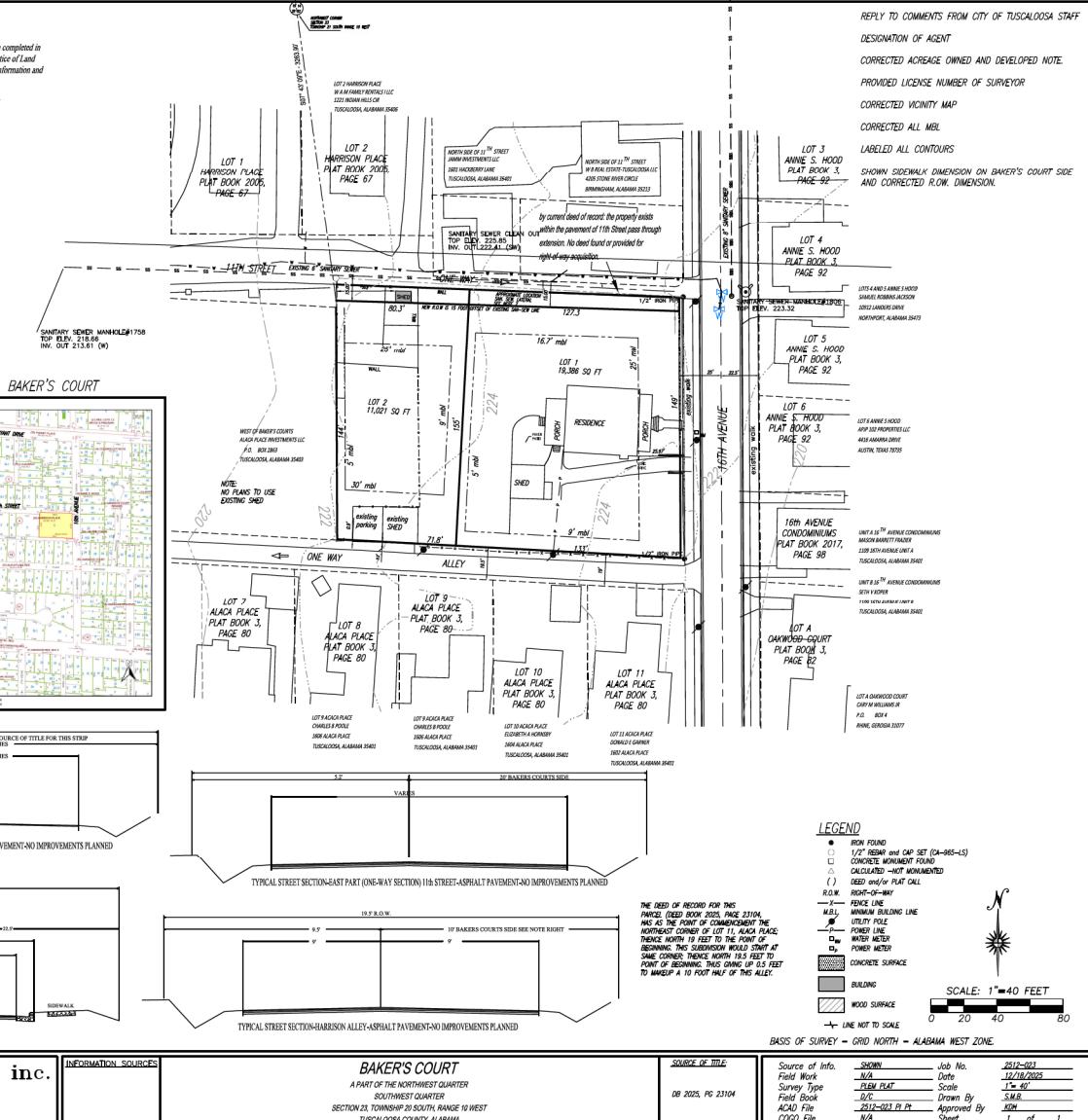
6) THIS PROPERTY IS LOCATED WITHIN CITY OF TUSCALOOSA'S CITY LIMITS AND IS ZONED G.R.A.

7) ALL LOTS TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER. EXACT LOCATION OF SANITARY SEWER FROM EXISTING STRUCTURE TO CITY MAIN IS UNKNOWN.

8) EXISTING SEWER LINES ARE LOCATED ON 11th STREET AND 16th STREET.

9) EXISTING WATER LINES ARE LOCATED ON 11th STREET AND 16th STREET.

10) 0.7 ACRES OWNED
11) 0.7 ACRES SUBDIVIDED
12) NO ADDITIONAL ACRES OWNED



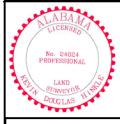
Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Highway 20 South
Tuscaloosa, Alabama 35401
Phone: (205) 446-7394 - Fax: (205) 446-7398

INFORMATION SOURCES

BAKER'S COURT
A PART OF THE NORTHWEST QUARTER
SOUTHWEST QUARTER
SECTION 23, TOWNSHIP 20 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE
DB 2025, PG 23104

Source of Info.	Job No.
Field Work	2512-023
Survey Type	1/20/2025
Scale	1:12,000
Drawn By	SMB
File Book	2512-023 Bl. 1
ACAD File	2512-023 Bl. 1
COCO File	N/A
Approved By	SMB
Sheet	1 of 1



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TUSCALOOSA COUNTY
No. 24024
PROFESSIONAL
LAND SURVEYOR
LICENSURE
LAW
DEPARTMENT
REVENUE
AND
DEVELOPMENT
AGENCY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 5th day of JANUARY, 2026

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MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR 11th STREET R.O.W.

Baker's Courts

12/18/2025

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

Baker's Courts is requesting a variance for additional right-of-way dedication for 11th street. This one-way east narrow right-of-way has been in place many years and has served the motoring in this area without any issues. Also, the proposed Bakers Court side has may improvements that would need to be removed before the right-of-way could be dedicated. It would not be in the best interest of the City of Tuscaloosa to acquire an additional right-of-way in this area.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-248-7396
Kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.
Professional Land Surveyors

VARIANCE REQUEST FOR 11th STREET SIDEWALK

Baker's Courts

12/18/2025

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

Baker's Courts is requesting a variance for sidewalk for 11th street. The topography along 11th Street will not allow much, if any, shoulder work or street improvements. Also, the proposed Bakers Court side has may improvements that would need to be removed before sidewalk construction could begin.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-248-7396
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203 Hargrove Road East

Tuscaloosa, AL 35401

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