

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

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Single Family Residential 3 (SFR-3)

Proposed Zoning:

Single Family Residential 3 (SFR-3)

Current Land Use:

Residential

Proposed 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.

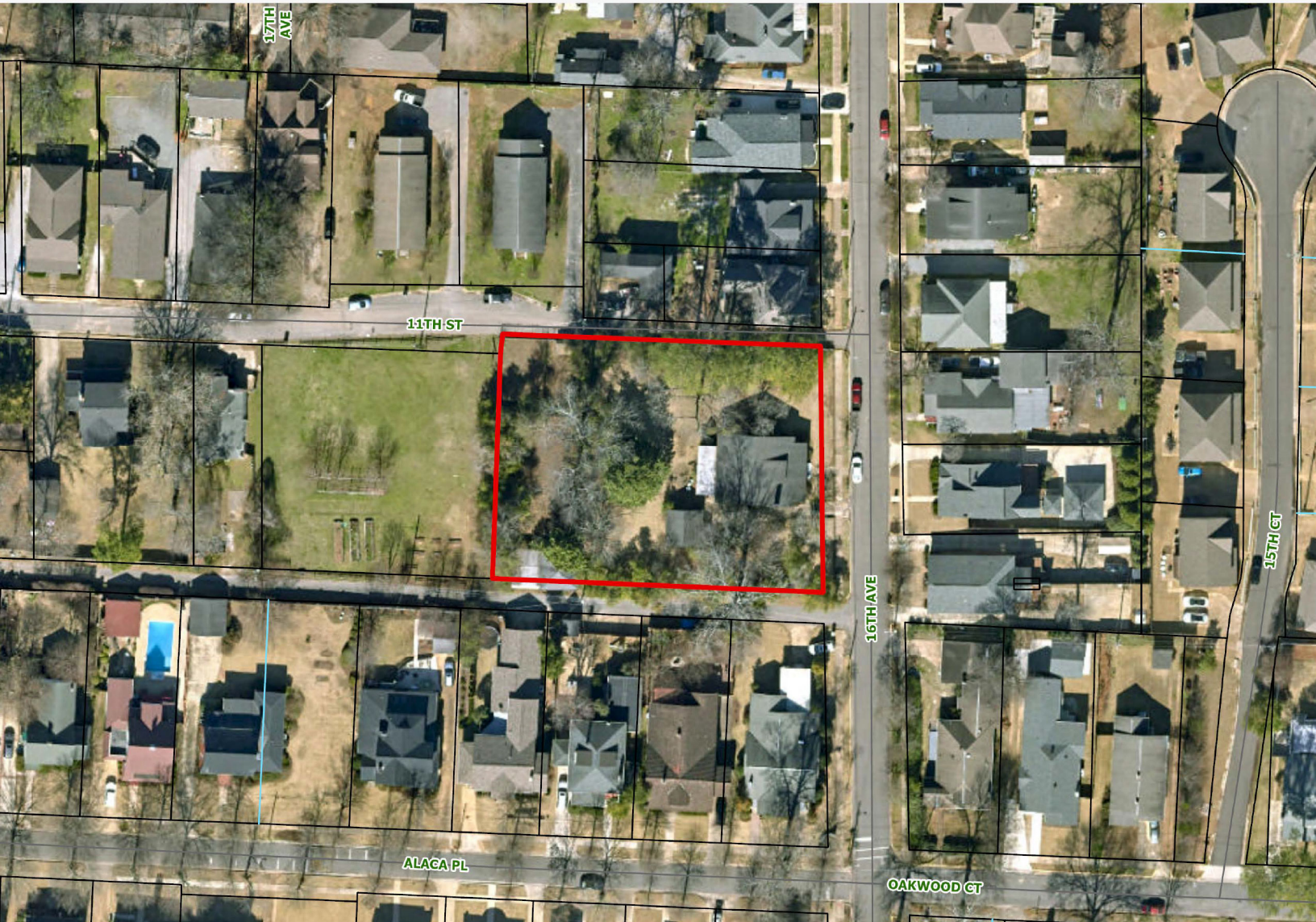
Yes

Additional Information Regarding Request:



1104 16th Avenue

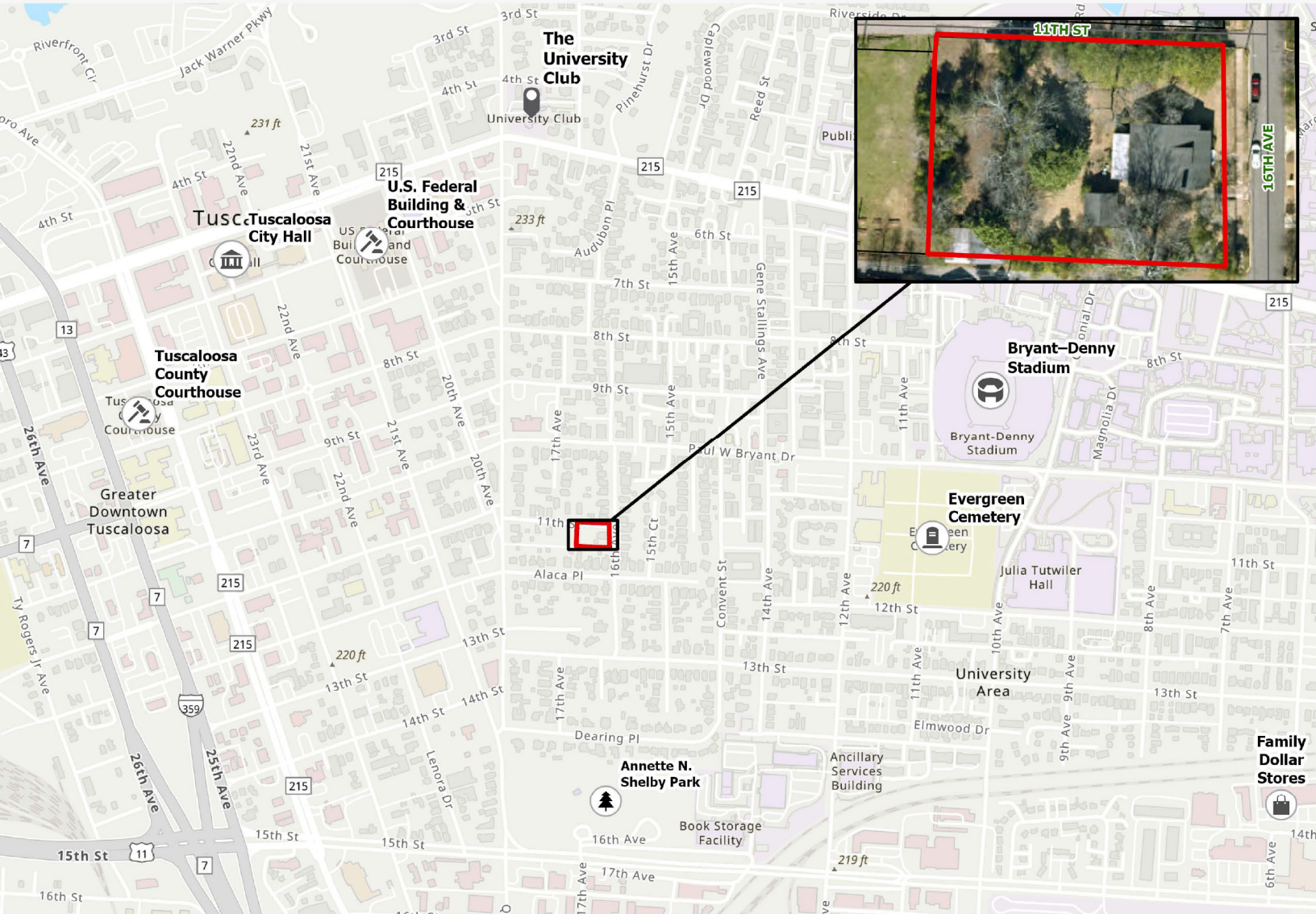
1 inch = 75 feet
0 40 80 120 160 Feet





1104 16th Avenue

1 inch = 750 feet
0 375 750 1,125 1,500 Feet





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



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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 many improvements that would need to be removed before sidewalk construction could begin.

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