

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:

1/12/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of Lots 11 and 12 Hagler Mill Est

Site Address:

15846 Edwardian Drive, Northport, Alabama 35475

Parcel ID:

63 15 08 28 0 001 087.000 and 088.000

Total Acres to be Subdivided:

2.9

Total Acreage Controlled by Owner:

2.9

Number of Existing Lots:

2

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

Carrolls 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:

Adjusting rear line to give more room for existing boathouse

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering Inc.

Surveyor or Engineer Name:

Chris Sentell

Applicant Information:

Applicant Name:

Lake Rentals LLC

Property Owner Information:

Owner 1

Property Owner Name:

Lake Rentals LLC

Owner 2

Property Owner Name:

Dustin Vaughn

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

By checking yes" below, you are are stating that you have provided an application

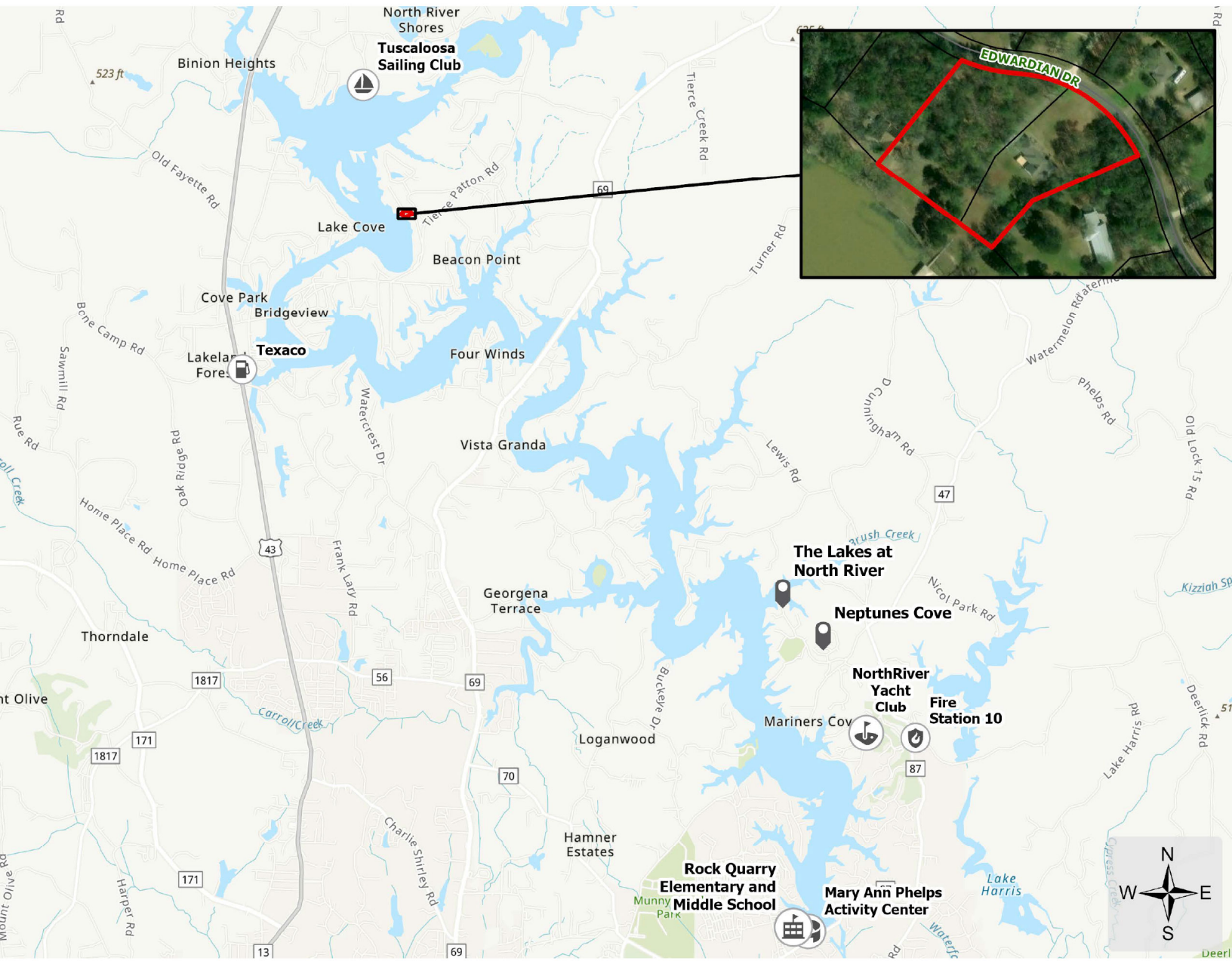
with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

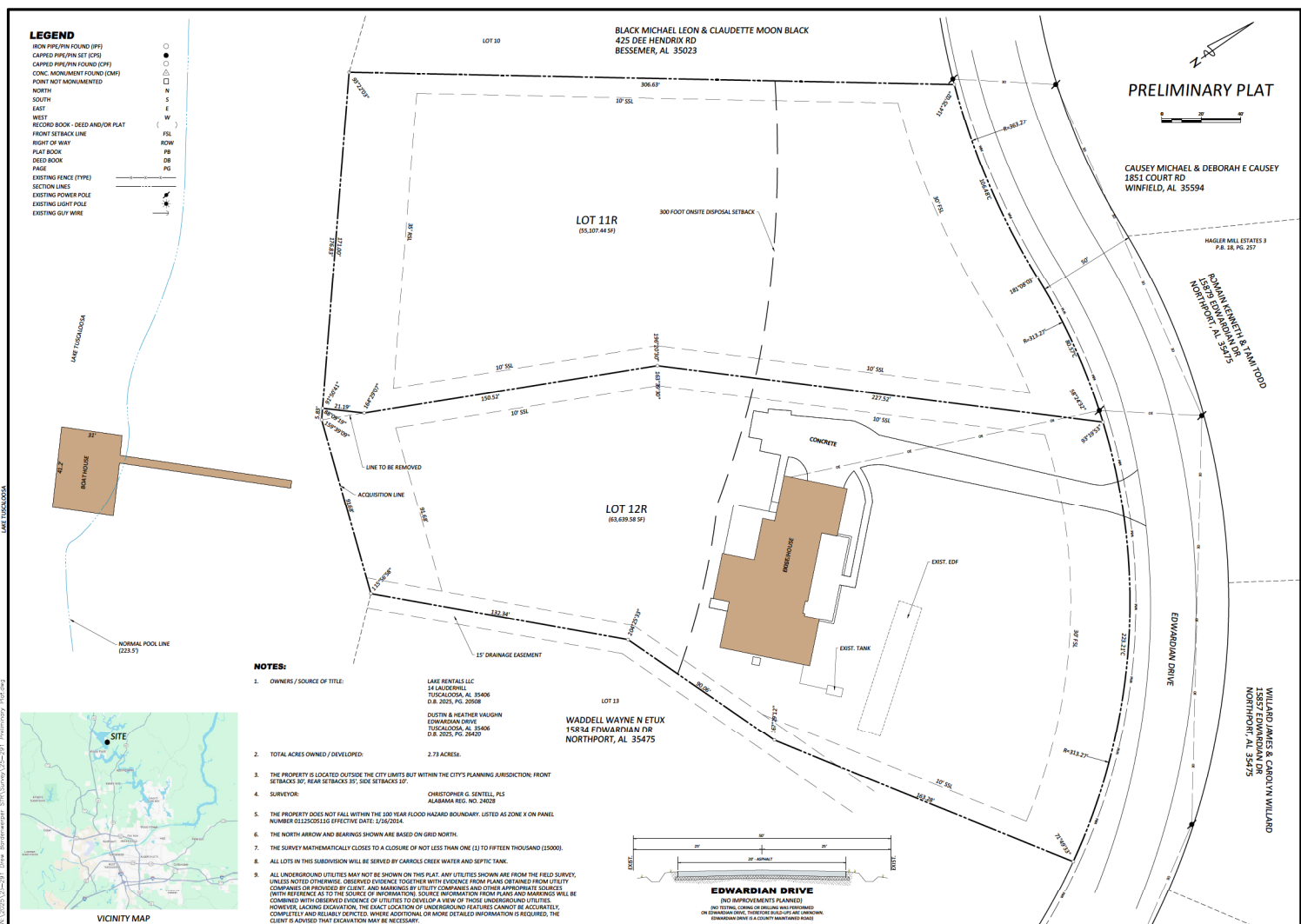
I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:









639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

January 29th, 2026

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for Resurvey of Halger Nill
Estates 2

Dear Sir/Madam:

We are requesting on behalf of Lake Rentals LLC/ Vaughns the following variances:

- **Capped Sewer:**
Lot 12 has an existing septic system in use and there is no sewer within 10 miles of this property.

Cost would exceed one million dollars.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President