

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:

2/10/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Amber Drive Addition to Northside

Site Address:

11242 Amber Drive, Northport, Alabama 35475

Parcel ID:

63-15-02-10-0-001-004.001

Total Acres to be Subdivided:

19

Total Acreage Controlled by Owner:

19

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

0

Water Authority:

Carrolls Creek Water

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:

To sell existing residence and 6 acres and retain the remainder

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Martin Montgomery

Applicant Information:

Applicant Name:

Danny Linder

Property Owner Information:

Owner 1

Property Owner Name:

Danny Linder

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.

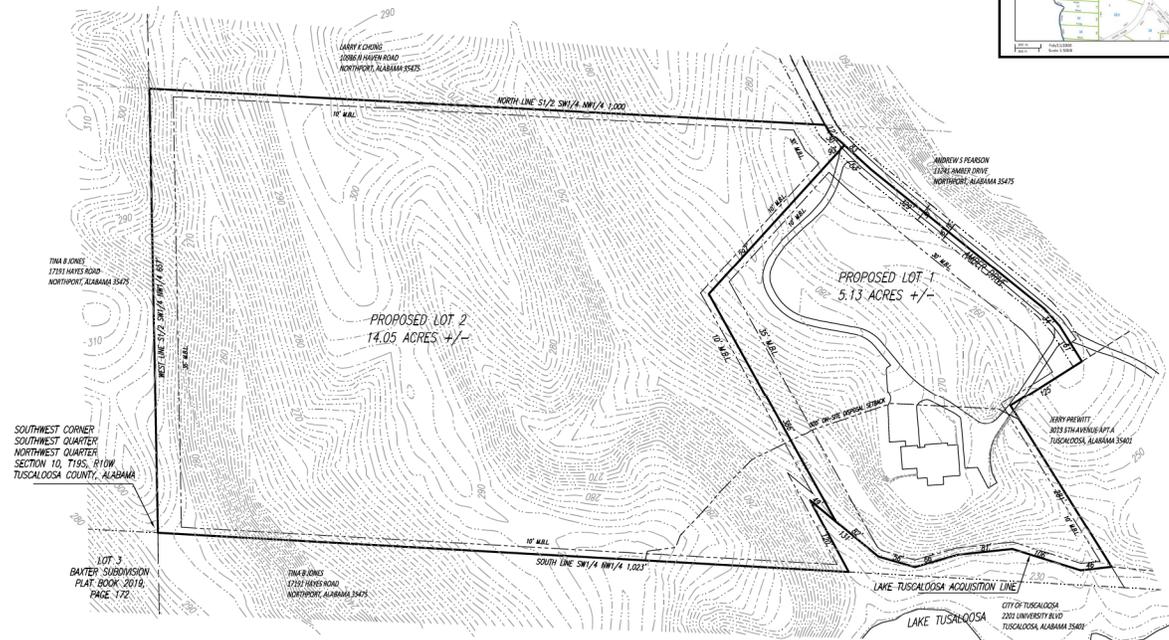
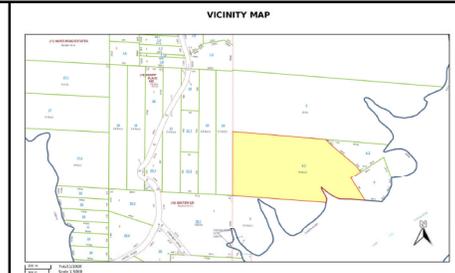
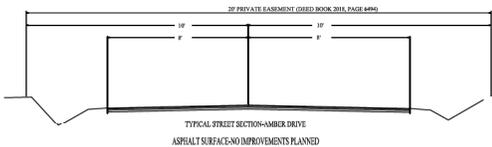
I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:







- NOTES:**
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP MAP NUMBER 170200000E EFFECTIVE DATE JANUARY 18, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X AREA ABOVE THE 100 YEAR FLOOD ELEVATION AND IN ZONE X.
 2. ALL ANGLES AND OR 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 PLAN ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWERS 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 OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT. FINISH OF UNDERGROUND PLACES WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 5. ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
 6. THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF TUSCALOOSA'S PLANNING JURISDICTION.
 7. LOT 1 HAS AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM. LOT 2 TO BE SERVED BY INDIVIDUAL ON SITE SEWAGE DISPOSABLE SYSTEM.
 8. PRIOR TO THE DEVELOPMENT OF ANY LOT IN THIS SUBDIVISION THAT ADJUTS THE LAKE TUSCALOOSA ACQUISITION LINE, THE DEVELOPER, OR PERSON IN CHARGE OF CONTROL, RECORD, SHALL SUBMIT A PLAN FOR APPROVAL BY THE CITY ENGINEER AND THAT A PERMIT AND OTHER DOCUMENTS FROM THE DEPARTMENT FOR TREE REMOVAL, NATURAL RESOURCES, COMMERCIAL ZONING CONTROL, AND WATER QUALITY. THIS NOTE SHALL ALSO APPEAR IN THE DEED OF CONVEYANCE FOR ANY LOT IN THIS SUBDIVISION THAT ADJUTS THE LAKE TUSCALOOSA ACQUISITION LINE.
 9. BENE PROPERTY ON THE LAKE USE OF THE LAKE TUSCALOOSA ACQUISITION LINE BEING PROSODICLY RECORDED AS TRACT NUMBER 04-A WITHIN TUSCALOOSA COUNTY, ALABAMA, AND MAY NOT BE BUILT UPON, DREDGED, FILLED, OR OTHERWISE ALTERED EXCEPT IN CONFORMITY WITH APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY AND PERMISSIVE TOTAL REQUIRED PERMITS AND LICENSES.
 10. SURVANCES REQUESTED:
 A. CORNER BENCH
 B. FINANCIAL EVIDENCE
 C. LOT CONFIGURATION
 D. PUBLIC STREET FRONTAGE
 11. OWNER/DEVELOPER: KAREN WEBB LINDER, 12027 AMBER DRIVE, NORTHPORT, ALABAMA, 35415
 12. 19.18 ACRES OWNED
 19.18 ACRES TO BE SUBDIVIDED
 NO ADDITIONAL ACRES OWNED

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (04-985-LS)
- CONCRETE MONUMENT FOUND
- CALCULATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- RIGHT-OF-WAY
- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE

SCALE: 1"=100 FEET

0 50 100 200

REVISED 2/19/2020 TO CORRECT EASEMENT DEED AND SIZE OF EASEMENT

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE



Montgomery and Hinkle, inc.
 Professional Land Surveyors

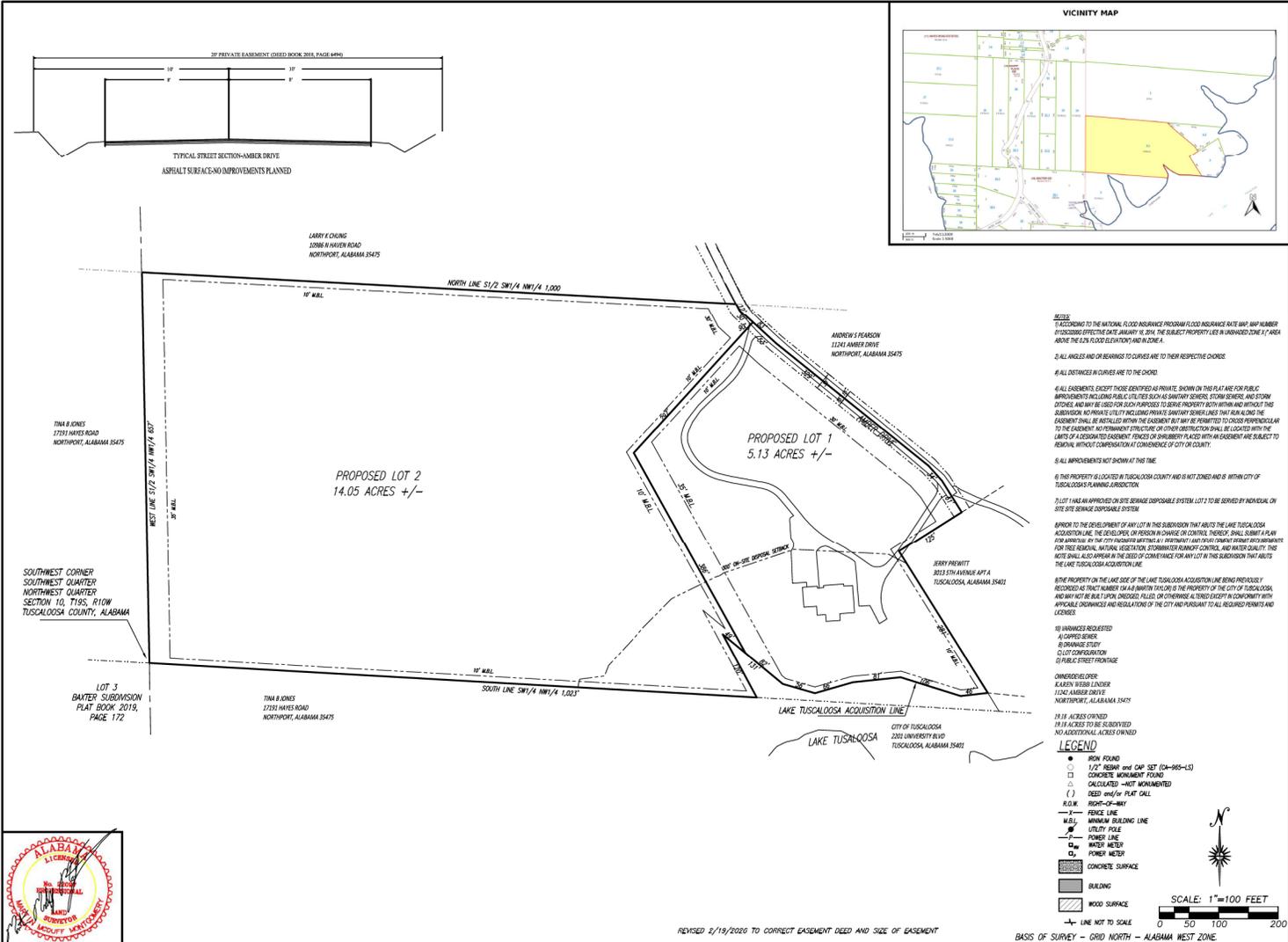
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 Tuscaloosa, Alabama 35401
 tuscaloosalandsurvey.com
 Phone - (205) 248-7394 - Fax - (205) 248-7398

kevin@mhsurvey.com
 mary@mhsurvey.com
 cth@mhsurvey.com

AMBER DRIVE ADDITION TO NORTHSIDE
 SOUTHWEST QUARTER NORTHWEST QUARTER
 SECTION 10, TOWNSHIP 19 SOUTH, RANGE 10 WEST
 TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE
 DB 2018, PG 644

Source of Info.	DB 2018, PG 644	Job No.	2001-001
Field Work	N/A	Date	02/11/2020
Survey Type	DEED PLAT	Scale	1"=100'
Field Book	N/A	Drawn By	S.M.H.
ACAD File	2001-001 PL 01	Approved By	M.H.
COGO File	N/A	Sheet	1 of 1



- NOTES:**
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP MAP NUMBER 17050002E EFFECTIVE DATE JANUARY 18, 2014, THE SUBJECT PROPERTY LIES IN UNSHARED ZONE X AREA ABOVE THE 1% FLOOD ELEVATION AND IN ZONE A.
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- BEING PROPERTY ON THE LAKE USE OF THE LAKE TUSCALOOSA ACQUISITION LINE BEING PROBABLY RECORDED AS TRACT NUMBER 04-A-847197 FALCON IS THE PROPERTY OF THE CITY OF TUSCALOOSA, AND MAY NOT BE BUILT UPON, DREDGED, FILLED, OR OTHERWISE ALTERED EXCEPT IN CONFORMITY WITH APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY AND PERMISSIVE TOTAL REQUIRED PERMITS AND LICENSES.**
8. SURVEYER REQUESTED:
 - A. CORNER BEARS
 - B. FINISH OF EASEMENT
 - C. LOT CONFIGURATION
 - D. PUBLIC STREET FRONTAGE
 9. OWNER/DEVELOPER:
 - KAREN WEBB LINDER
 - 12027 AMBER DRIVE
 - NORTHPORT, ALABAMA 35475
 10. 18.18 ACRES OWNED
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LEGEND

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- CONCRETE MONUMENT FOUND
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REVISED 2/19/2020 TO CORRECT EASEMENT DEED AND SIZE OF EASEMENT

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE



<p>Montgomery and Hinkle, Inc. Professional Land Surveyors</p> <p>203 Hargrove Road East Tuscaloosa, Alabama 35401 tuscalsocalandsurvey.com Phone - (205) 248-7394 - Fax - (205) 248-7398</p>	<p>INFORMATION SOURCES</p>	<p>AMBER DRIVE ADDITION TO NORTHSIDE</p> <p>SOUTHWEST QUARTER NORTHWEST QUARTER SECTION 10, TOWNSHIP 19 SOUTH, RANGE 10 WEST TUSCALOOSA COUNTY, ALABAMA</p>	<p>SOURCE OF TITLE</p> <p>DB 2018, PG 644</p>	<p>Source of Info. - DB 2018, PG 644</p> <p>Field Work - N/A</p> <p>Survey Type - PLAT</p> <p>Field Book - N/A</p> <p>ACAD File - 2020-0202 PL 21</p> <p>COGO File - N/A</p>	<p>Job No. - 2021-001</p> <p>Date - 02/11/2021</p> <p>Scale - 1"=100'</p> <p>Drawn By - S.M.H.</p> <p>Approved By - M.M.H.</p> <p>Sheet - 1 of 1</p>
	<p>REVISIONS</p>				



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR DRAINAGE STUDY

Amber Drive Addition to Northside

02/12/2026

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

Amber Drive Addition to Northside is requesting a variance for drainage study.

Amber Drive Addition to Northside is a 2 Lot subdivision at the end of Amber Drive. Lot 1 is to be sold for residential use with a single-family residence. The current owners plan to keep Lot 2 for residential use. The two residential developments should not have a significant impact on the surface water run-off.

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VARIANCE REQUEST FOR LOT CONFIGURATION

Amber Drive Addition to Northside

02/12/2026

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

Amber Drive Addition to Northside is requesting a variance for lot configuration.

Amber Drive Addition to Northside is a 2 Lot subdivision at the end of Amber Drive. Amber Drive is a deeded asphalt paved private 30 access easement to serve a total of 4 parcels and no public right-of-way frontage. The east end of the property is the area being used by the existing residence (Lot 1) and the west, roughly 13 acres will be for the owner (Lot 2) to retain. The north line of Lot 2 follows the deed line between 2 parcels and cannot be realigned. The north line of Lot 1 is parallel to the north line of Lot 2.

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VARIANCE REQUEST FOR CAPPED SEWER

Amber Drive Addition to Northside

02/12/2026

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

Amber Drive Addition to Northside is requesting a variance for capped sewer.

Amber Drive Addition to Northside is a 2 Lot subdivision at the end of Amber Drive. Lot 1 is to be sold for residential use with a single-family residence and an existing onsite sewage disposable system. Lot 2 is to be retained by the owners with not further plans for development

The nearest public sanitary sewer is a City of Northport line that is 12 miles away. To tie into this system (gravity flow if possible) would require 12 miles of sewer line at \$50.00 dollars a foot would be \$3,168,000.00. This would cost approximately \$1,584,000.00 per lot and would be unfeasible. Also, the City of Northport requires that property be in the City before sanitary sewer can be accessed. Amber Drive Addition to Northside is not located in the City of Northport and does not adjoin the city limits.

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VARIANCE REQUEST FOR PUBLIC STREET FRONTAGE

Amber Drive Addition to Northside

02/27/2026

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

Amber Drive Addition to Northside is requesting a variance for public street frontage.

Amber Drive Addition to Northside is a proposed 2 Lot subdivision which the owner would like to sell his existing residence and 5.13 acres at the end of Amber Drive and keep the remaining 14.05 acres to possibly build a smaller residence at a later date. Amber Drive is approximately 1975 feet long from the existing right-of-way maintained by Tuscaloosa County to the existing residence. The existing residence and 19.18 acres has not had public street frontage and has used the existing 20-foot easement that ran along an existing farm road since before 1974. This waiver would not adversely effect or add to the existing non-public street frontage.

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