

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:

2/16/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey of 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:

7.4

Total Acreage Controlled by Owner:

10

Number of Existing Lots:

1

Number of Proposed Lots:

3

Number of Existing Structures:

1

Number of Proposed Structures:

2

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:

Create a 1.2 acre lot around the older existing single family home and create two new single family homes in the school zone.

Surveyor or Engineer Information:

Survey or Engineer Company:
Montgomery and Hinkle, Inc.

Property Owner Information:

Owner 1

Property Owner Name:
Jeff Jones

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

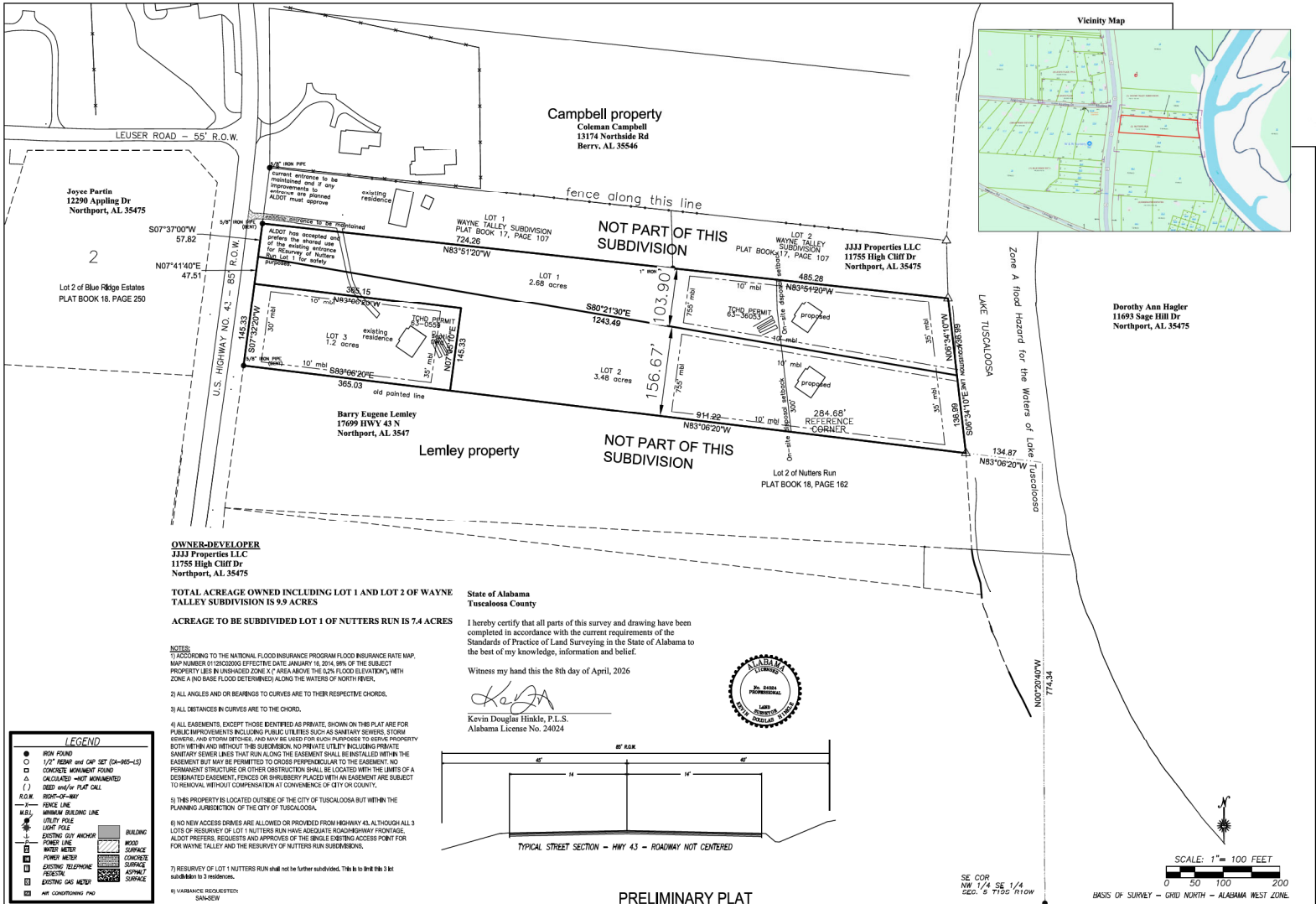
By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

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

Additional Information Regarding Request:







OWNER-DEVELOPER
J111 Properties LLC
11755 High Cliff Dr
Northport, AL 35475

TOTAL ACREAGE OWNED INCLUDING LOT 1 AND LOT 2 OF WAYNE TALLEY SUBDIVISION IS 9.9 ACRES

ACREAGE TO BE SUBDIVIDED LOT 1 OF NUTTERS RUN IS 7.4 ACRES

State of Alabama
Tuscaloosa County

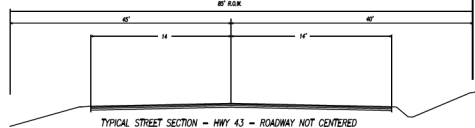
I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this 8th day of April, 2026

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

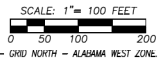


- NOTES:**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 15150C0000 EFFECTIVE DATE JANUARY 16, 2014, 98% OF THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X (AREA ABOVE THE 52% FLOOD ELEVATION), WITH ZONE A (NO BASE FLOOD DETERMINED) ALONG THE WATERS OF NORTH RIVER.
 - 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 PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM EXPOSURE, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY 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 OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT, FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 - 5) THIS PROPERTY IS LOCATED OUTSIDE OF THE CITY OF TUSCALOOSA BUT WITHIN THE PLANNING JURISDICTION OF THE CITY OF TUSCALOOSA.
 - 6) NO NEW ACCESS DRIVES ARE ALLOWED OR PROVIDED FROM HIGHWAY 43, ALTHOUGH ALL 3 LOTS OF RESURVEY OF LOT 1 NUTTERS RUN HAVE ADEQUATE ROADINGWAY FRONTAGE. ALLOT PREPERS, REQUESTS AND APPROVALS OF THE SINGLE ENDING ACCESS POINT FOR FOR WAYNE TALLEY AND THE RESURVEY OF NUTTERS RUN SUBDIVISION.
 - 7) RESURVEY OF LOT 1 NUTTERS RUN shall not be further subdivided. This is to limit this 3 lot subdivision to 3 residences.
 - 8) VARIANCE REQUESTED: SAWDEW



LEGEND

●	IRON PILE
○	1/2" REBAR and CAP SET (4#-40#-15)
□	CONCRETE MONUMENT FOUND
△	CALCULATED - NOT MONUMENTED
()	REED and/or PLAT CALL
—	RIGHT-OF-WAY
—	FENCE LINE
—	MINIMUM BUILDING LINE
—	UTILITY POLE
—	EXISTING CITY ANCHOR
—	POWER LINE
—	WATER METER
—	POWER METER
—	EXISTING TELEPHONE FIBER/STAKE
—	EXISTING GAS METER
—	NOT CONFORMING FWD



Montgomery and Hinkle, inc.
Professional Land Surveyors

203 Hogsgrove Road East
Tuscaloosa, AL 35401
Phone: (205) 248-2996 • Fax: (205) 248-7398

kh@mhsurvey.com
mh@mhsurvey.com
o@mhsurvey.com

INFORMATION SOURCES

Source of Information
P#-01 20-102

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
P#-01 20-102-2078

Source of Info.	LISTED	Job No.	2512-028
Field Work	05/2025	Date	12/12/2025
Survey Type	PFE PLAT	Scale	1" = 100'
Field Book	—	Drawn By	KDH
ACAD File	2512028.dwg	Approved By	KDH
COGO File	2512028.m	Sheet	1 of 1



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

RESUVEY 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@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



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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

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



Kay Ivey
Governor

ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52
OFFICE OF THE DISTRICT ADMINISTRATOR
5710 University Blvd East
Cottondale, AL 35453
Telephone: 205-554-3280



John R. Cooper
Transportation Director

January 21, 2026

Montgomery and Hinkle, Inc.
203 Hargrove Road East
Tuscaloosa, AL 35401

Attn: Mr. Kevin D. Hinkle

Re: Sidewalk Requirements
Tuscaloosa County

Dear Mr. Hinkle,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-13 at 17719 Hwy 43, Northport, AL.

If you have any questions, contact Ms. Darby Campbell at (205) 554-3239.

Respectfully,

C. Brett Paulk
District 52 Administrator

CBP/ DKC

Enclosures

cc: File w/ Attachment