

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:

5/11/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Maguire Addition to Old Farmhouse Subdivision

Site Address:

18401 Joe Namath Pass, Northport, Alabama 35475

Parcel ID:

63-07-08-33-0-001-001-.001 and 63-07-08-33-0-001-001.002

Total Acres to be Subdivided:

6.1

Total Acreage Controlled by Owner:

6.1

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

0

Number of Proposed Structures:

1

Water Authority:

Carrolls Creek Water

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

To remove center lot line to build residence in middle of new lot.

Surveyor or Engineer Information:

Survey or Engineer Company:
Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:
Martin Montgomery

Property Owner Information:

Owner 1

Property Owner Name:
Joshua Maguire

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:







MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR SANITARY SEWER

Maguire Addition to Old Farmhouse Subdivision

05/12/2026

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

Maguire Addition to Old Farmhouse Subdivision is requesting a variance of SANITARY SEWER for this 2 lot subdivision. Both original Lots 1 and 2 were given a variance when this subdivision came before this board in 2022. Last month this board approved a variance for the resurvey of Lots 3 and 4. We are asking for the same variance.

This subdivision is not located within the City Limits of Tuscaloosa, but lies within the City's planning jurisdiction. The property is on Joe Namath Pass north of Samantha.

The primary purpose of this subdivision is to resubdivide 2 lots into 1 for building a residence across the old lot line.

This subdivision is not contiguous with the City Limits which does not allow the opportunity to annex,

The nearest sewer system would be the City of Tuscaloosa over 18 miles away and estimated to cost over \$1,800,000 to install for this 2 lot subdivision.

Martin McDuff Montgomery, PLS
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Tuscaloosa, AL 35401

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