

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:

6/15/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Daffron Road Division, Plat No. One

Site Address:

10270 Shore Lake Drive, Northport, Alabama 35473

Parcel ID:

37-06-23-0-001-008.001

Total Acres to be Subdivided:

23.02

Total Acreage Controlled by Owner:

23.02

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

2

Water Authority:

Mitchell Water

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

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:

Subdivide into 2 residential lots.

Surveyor or Engineer Information:

Survey or Engineer Company:

Autery Land Surveying, LLC

Surveyor or Engineer Name:

Jamie Autery

Applicant Information:

Applicant Name:

Joshua Ellen

Property Owner Information:

Owner 1

Property Owner Name:

Joshua Ellen

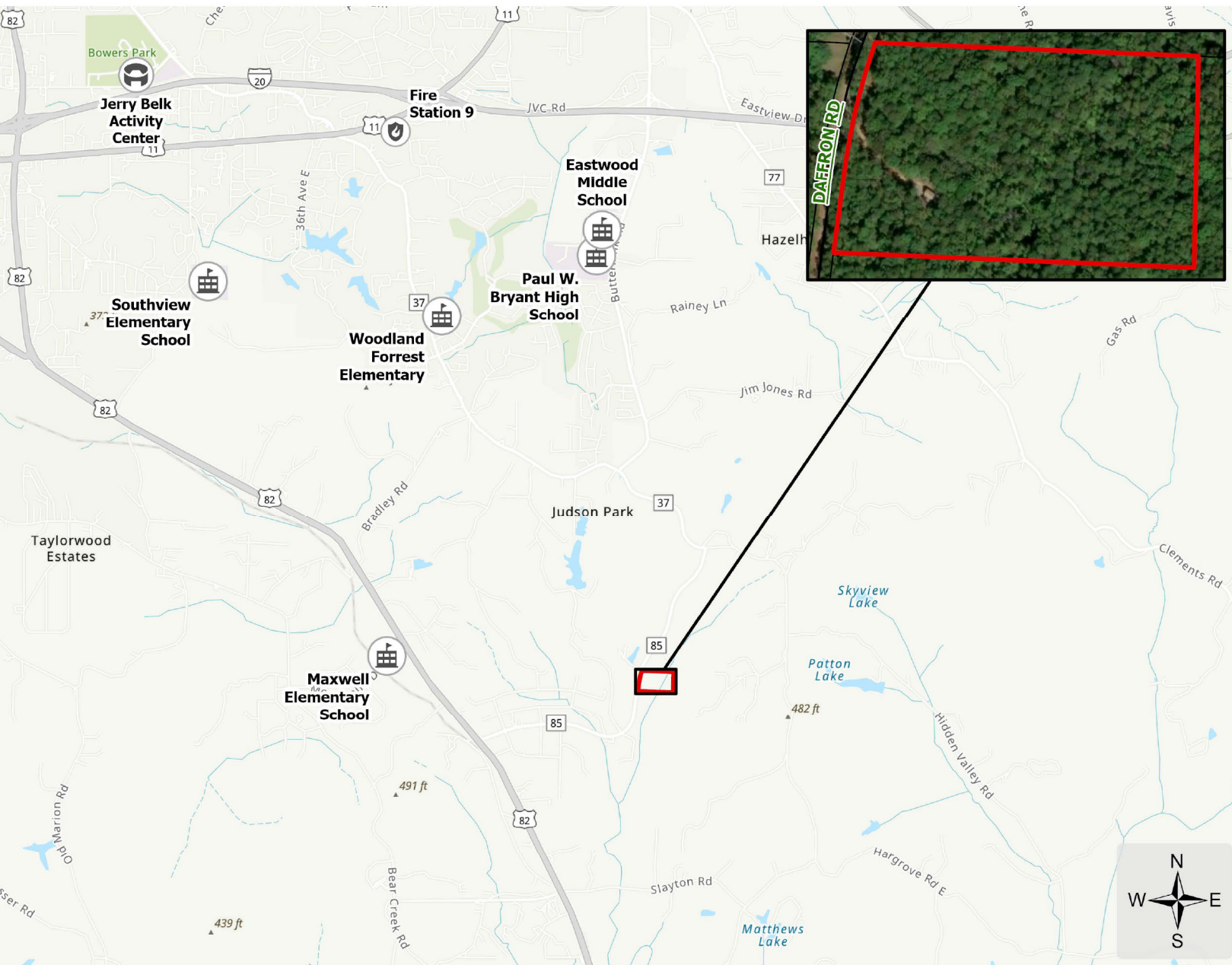
Owner 2

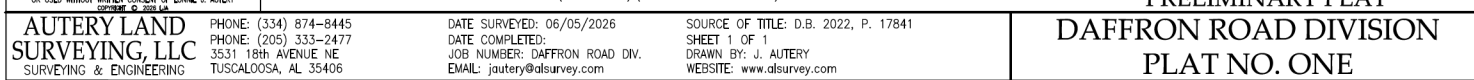
Property Owner Name:

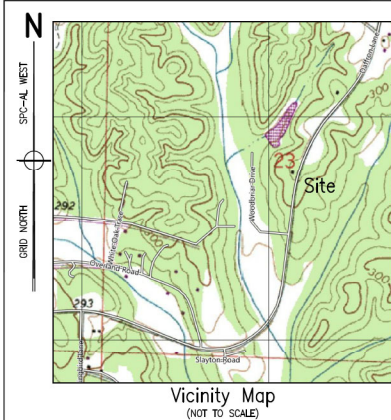
Katherine Ellen

Additional Information Regarding Request:









JOHN M. WALTERS
10920 HIGHWAY 82 E
DUNCANVILLE, AL 35456

OWNERS INFORMATION: JOSHUA & KATHERINE ELLEN
1934 HIGHWAY 26 W
NASHVILLE, AR 71852

TOTAL ACREAGE OWNED: 23.02 ACRES±
TOTAL ACREAGE TO BE SUBDIVIDED: 23.02 ACRES±

NOTES:

1. Subject property does not lie within the city limits of Tuscaloosa but does lie within the planning jurisdiction.
2. The property shown hereon is currently not zoned by the City of Tuscaloosa and subject to the following setbacks:
Front: 30 Feet
Rear: 30 Feet
Side: 10 Feet
3. The property shown hereon does not lie in a special flood hazard area for the City of Tuscaloosa (010203).

VARIANCE REQUESTED

1. Capped Sewers
2. Sidewalks
3. Drainage Study
4. Lot Configuration

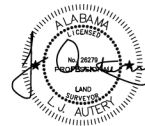
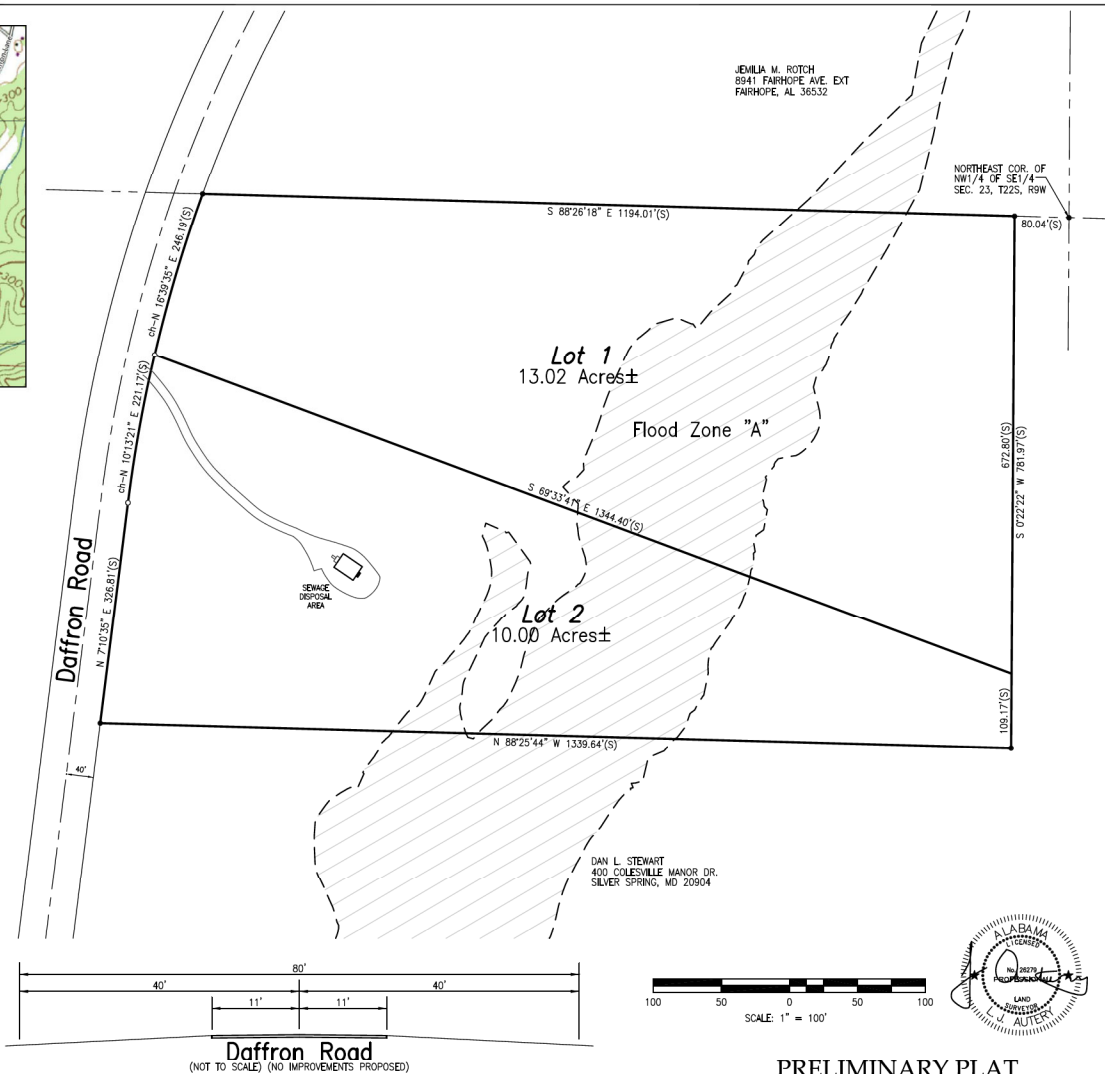
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AUTERY LAND
SURVEYING, LLC
SURVEYING & ENGINEERING

PHONE: (334) 874-8445
PHONE: (205) 333-2477
3531 18th AVENUE NE
TUSCALOOSA, AL 35406

DATE SURVEYED: 06/05/2026
DATE COMPLETED:
JOB NUMBER: DAFFRON ROAD DIV.
EMAIL: jautery@alsurvey.com

SOURCE OF TITLE: D.B. 2022, P. 17841
SHEET 1 OF 1
DRAWN BY: J. AUTERY
WEBSITE: www.alsurvey.com



PRELIMINARY PLAT
DAFFRON ROAD DIVISION
PLAT NO. ONE

Lonnie J. Autery

Alabama Licensed Professional Engineer & Land Surveyor

Office (205) 333-2477

Fax (205) 333-5389

3531 18th Avenue NE

Tuscaloosa, Alabama 35406

July 9, 2026

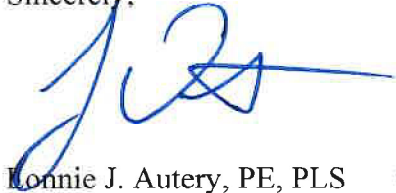
To: City of Tuscaloosa
Planning and Zoning
2201 University Blvd.
Tuscaloosa, AL 35401

Reference: Daffron Road Division
Plat No. One

Commission,

On behalf of Joshua and Katherine Ellen, I would like to request a capped sewers, drainage study, sidewalks and lot configuration for the proposed division. Each adjoining property is serviced by individual onsite sewage systems and there are currently no plans for the City of Tuscaloosa or Tuscaloosa County to provide sanitary sewer to this area. The cost of such an enormous utility upgrade would make the development unfeasible to the current owner. I have consulted with the Office of City Engineer and they see no need a drainage study or sidewalks at this time. Lot lines are configured to minimize the use of easements across the proposed lots. Thank you for your time and consideration in this matter.

Sincerely,



Lonnie J. Autery, PE, PLS