

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:

6/10/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Piney Grove Estates

Site Address:

12123 Sellers Lane, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-01-11-0-000-011.000

Total Acres to be Subdivided:

5.4

Total Acreage Controlled by Owner:

8.2

Number of Existing Lots:

1

Number of Proposed Lots:

2

Number of Existing Structures:

0

Number of Proposed Structures:

0

Water Authority:

City of Tuscaloosa

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:

Vacant

Proposed Land Use:

Vacant

Reason for Subdivision:

To divide parcel into 2 lots to sell to adjacent owner

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Martin Montgomery

Property Owner Information:

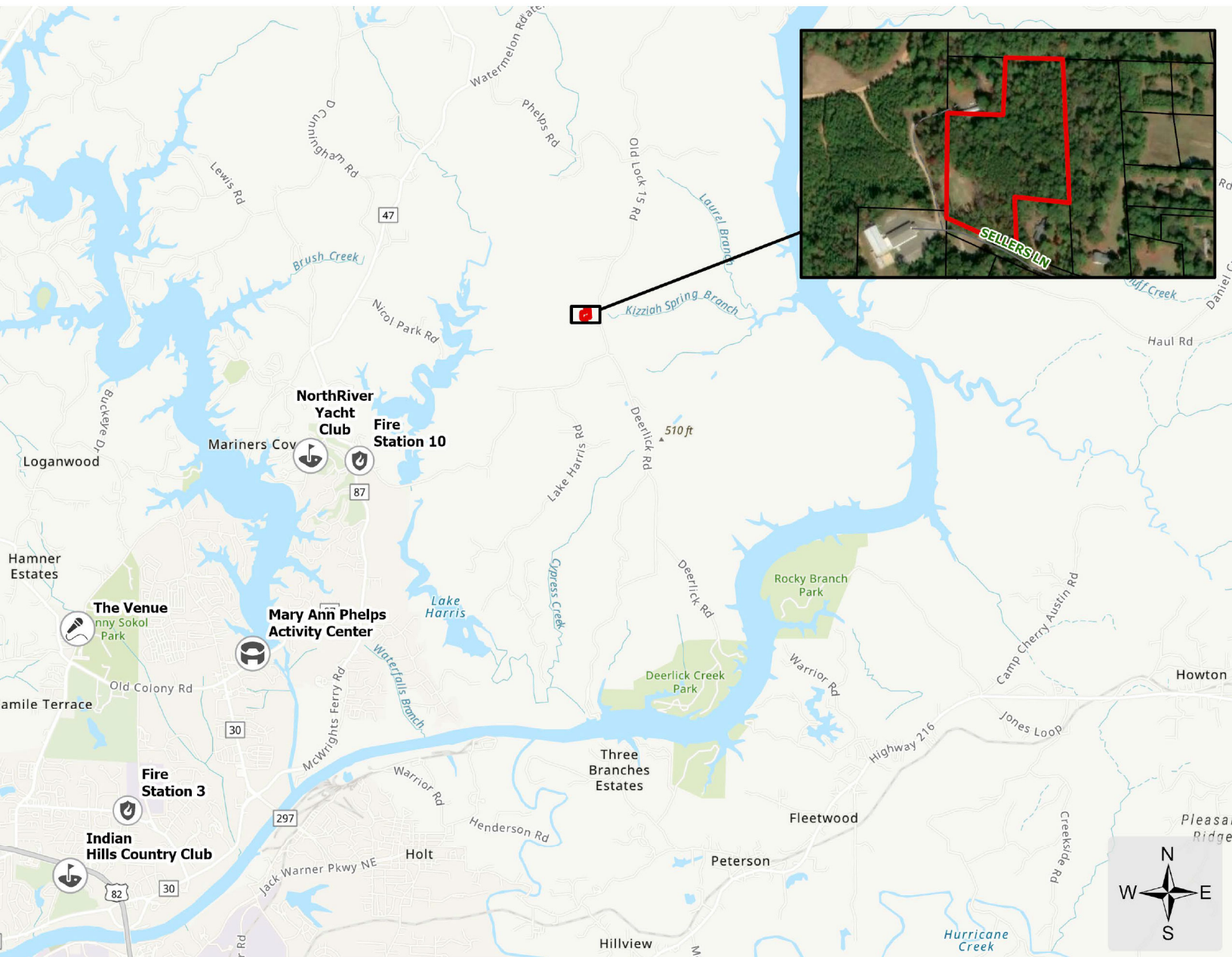
Owner 1

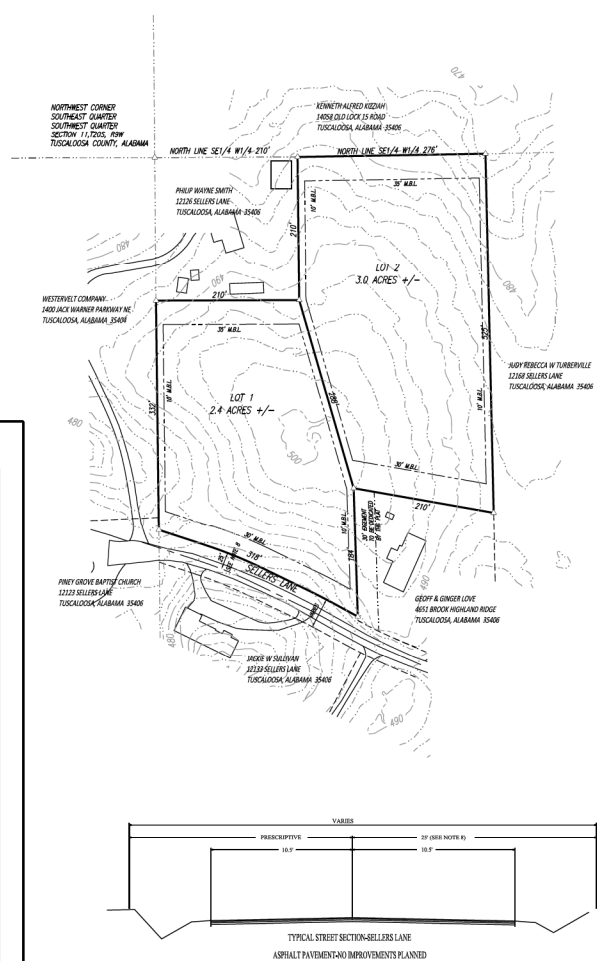
Property Owner Name:

Piney Grove Baptist Church Piney Grove Baptist Church

Additional Information Regarding Request:







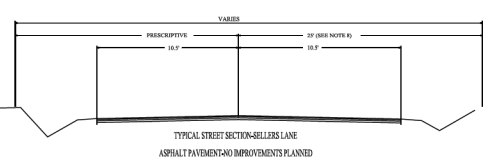
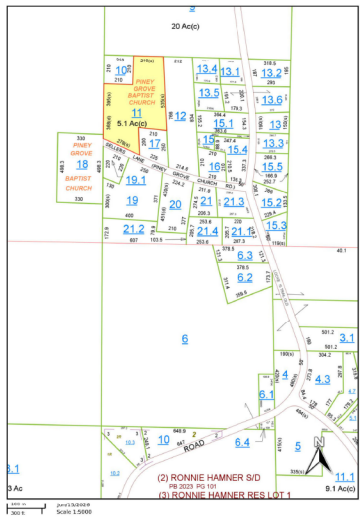
- NOTES:**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER 17000C0001E DATED JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE A1 AREA ABOVE THE 1% FLOOD ELEVATION.
 - 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
 - 3) ALL DISTANCES IN CURVES ARE TO THE CHORDS.
 - 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAN ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWER, STORM SEWER, AND STORM DITCHES, 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 FOR A LONGER 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 OTHER PLACED WITHIN 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 PLANNING JURISDICTION.
 - 7) LOTS 1 AND 2 TO HAVE AN APPROVED ON SITE SEWER, SEPTIC, SYSTEM LOCATION AND ON SITE REQUIREMENTS, AS REQUIRED BY ALABAMA DEPARTMENT OF HEALTH, TO BE SUBMITTED ON AN AS NEEDED BASIS.
 - 8) THE DEED FOR PINEY GROVE BAPTIST CHURCH DATED 2004, PAGE 100, HAS A CALL FOR SELLERS LANE AS PRESCRIPTIVE E.O.W. THIS PLAN WILL DESIGNATE A 20 FEET PLU/L TO THE NORTH FROM THE EXISTING CENTERLINE.
 - 9) VARIANCE REQUESTED:
A. CAPPED SEWER
B. PUBLIC STREET FRONTAGE
C. LOT CONFIGURATION
 - 10) OWNERS/DEVELOPERS:
PINEY GROVE BAPTIST CHURCH
12222 SELLERS LANE
TUSCALOOSA, ALABAMA 35404
 - 11) 5.4 ACRES OWNED
5.4 ACRES SUBDIVIDED
3.0 ADDITIONAL ACRES OWNED
 - 12) GROSS LOT 10:
4851 BROOK HIGHLAND RIDGE
TUSCALOOSA, ALABAMA 35404
NO EASEMENT ONLY

LEGEND

- IRON POUND
 - 1/2" REBAR and CAP SET (CA-95-LS)
 - CONCRETE MONUMENT FOUND
 - CALCULATED - NOT MONUMENTED
 - DEED and/or PLAT CALL
 - RIGHT-OF-WAY
 - FENCE LINE
 - 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

BAIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE

Vicinity Map



TYPICAL STREET SECTION-SELLERS LANE
ASPHALT PAVEMENT AND IMPROVEMENTS PLANNED

Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Hargrove Road East
Tuscaloosa, Alabama 35401
Phone • (205) 248-7394 • Fax • (205) 248-7398
kevin@mhsurvey.com
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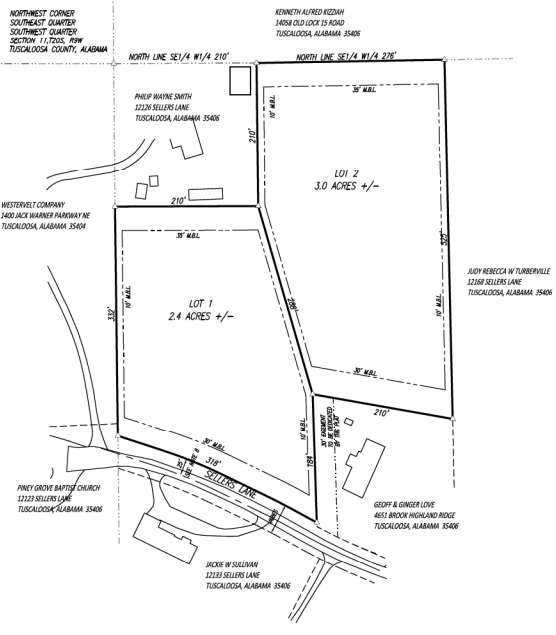
INFORMATION SOURCES

PINEY GROVE ESTATES
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF FILE

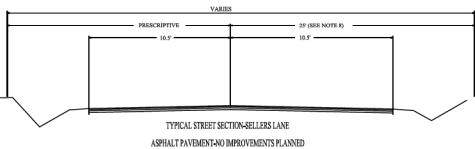
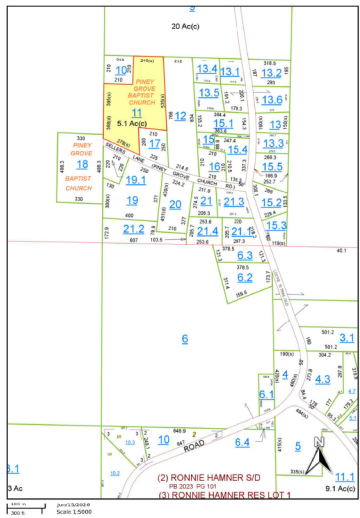
ED 08 2006, PG 10836

Source of Info.	JB 0006 PG 10836	Job No.	2006-011
Field Work	N/A	Date	08/12/2016
Survey Type	Prop-Design	Scale	1"=100'
Field Book	N/A	Drawn By	S.M.S.
ACAD File	2006-011_Prop-Des	Approved By	MMW
CODG File	N/A	Sheet	1 of 1



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12222 SELLERS LANE
TUSCALOOSA, ALABAMA 35408
 - 5.4 ACRES OWNED
5.4 ACRES SUBDIVIDED
5.4 ADDITIONAL ACRES OWNED
 - GEORFF LOYE
4851 BROOKHIGHLAND RIDGE
TUSCALOOSA, ALABAMA 35408
BY EASEMENT ONLY

Vicinity Map



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BAIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE

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PINEY GROVE ESTATES
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

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ACAD File	2006-011_Prop-Des	Approved By	MMW
CODG File	N/A	Sheet	1 of 1



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR SANITARY SEWER

Piney Grove Estates

06/16/2026

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

Piney Grove Estates is requesting a variance of SANITARY SEWER for this 2 lot subdivision.

This subdivision is not located within the City Limits of Tuscaloosa, but lies within the City's planning jurisdiction. The property is on Sellers lane east of lake Tuscaloosa. This subdivision is not contiguous with the City Limits which does not allow the opportunity to annex.

The primary purpose of this subdivision is to resubdivide 1 lot into 2.

The nearest sewer system would be the City of Tuscaloosa over 10 miles away and estimated to cost over \$1,200,000 to install for this 2 lot subdivision.

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205-792-2482
marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



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Professional Land Surveyors

VARIANCE REQUEST FOR LOT CONFIGURATION

Piney Grove Estates

07/02/2026

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

Piney Grove Estates is requesting a variance of LOT CONFIGURATION for this 2 lot subdivision.

This subdivision is not located within the City Limits of Tuscaloosa, but lies within the City's planning jurisdiction. The primary purpose of this subdivision is to resubdivide 1 parcel into 2. The proposed Lot 2 is currently to be sold to the adjoining land owner (Geoff and Ginger Love) for a future house for a family member. The Loves would like for their property to remain outside of this subdivision and be as currently shown on the tax maps. By this plat they will dedicate a 30 foot easement to to the said Lot 2. The line shown on this plat, running to the northwest from the northwest corner of the Love to the southeast corner of the Philip Smith property, is an agreed upon line by both the Love's and the church.

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VARIANCE REQUEST FOR PUBLIC STREET FRONTAGE

Piney Grove Estates

06/16/2026

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

Piney Grove Estates is requesting a variance of PUBLIC STREET FRONTAGE for this 2 lot subdivision.

This subdivision is not located within the City Limits of Tuscaloosa, but lies within the City's planning jurisdiction. The primary purpose of this subdivision is to resubdivide 1 parcel into 2. The proposed Lot 2 is currently to be sold to the adjoining land owner (Geoff and Ginger Love) for a future house for a family member. The Loves would like for their property to remain outside of this subdivision and be as currently shown on the tax maps. This subdivision is at the end of Sellers Lane and will dedicate 25 feet from the centerline on the north side of Sellers Lane.

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