



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: HILLS ADDITION TO HOLD Parcel ID: 63-30-05-16-4-004-017.000 & 019.00 Total Acres: 27.24

Surveyor or Engineer

Name: MONTGOMERY AND HINKLE(KEVIN) Email: KEVIN@MHISURVEY.COM Phone: 205-248-7398
Address: 203 HARGROVE ROAD EAST City/State: TUSCALOOSA / AL ZIP Code: 35401

Property Owner

Name: JAMES HILL & BRIAN WHEAT Email: brianswheat@gmail.com Phone: 205-361-5797
Address: _____ City/State: _____ / _____ ZIP Code: _____

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 ½" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES _____	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 ½" X 11" scale	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

Certification of Applicant

NOTE: AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

☒ I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: Kevin Hinkle Date: 2/24/24

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

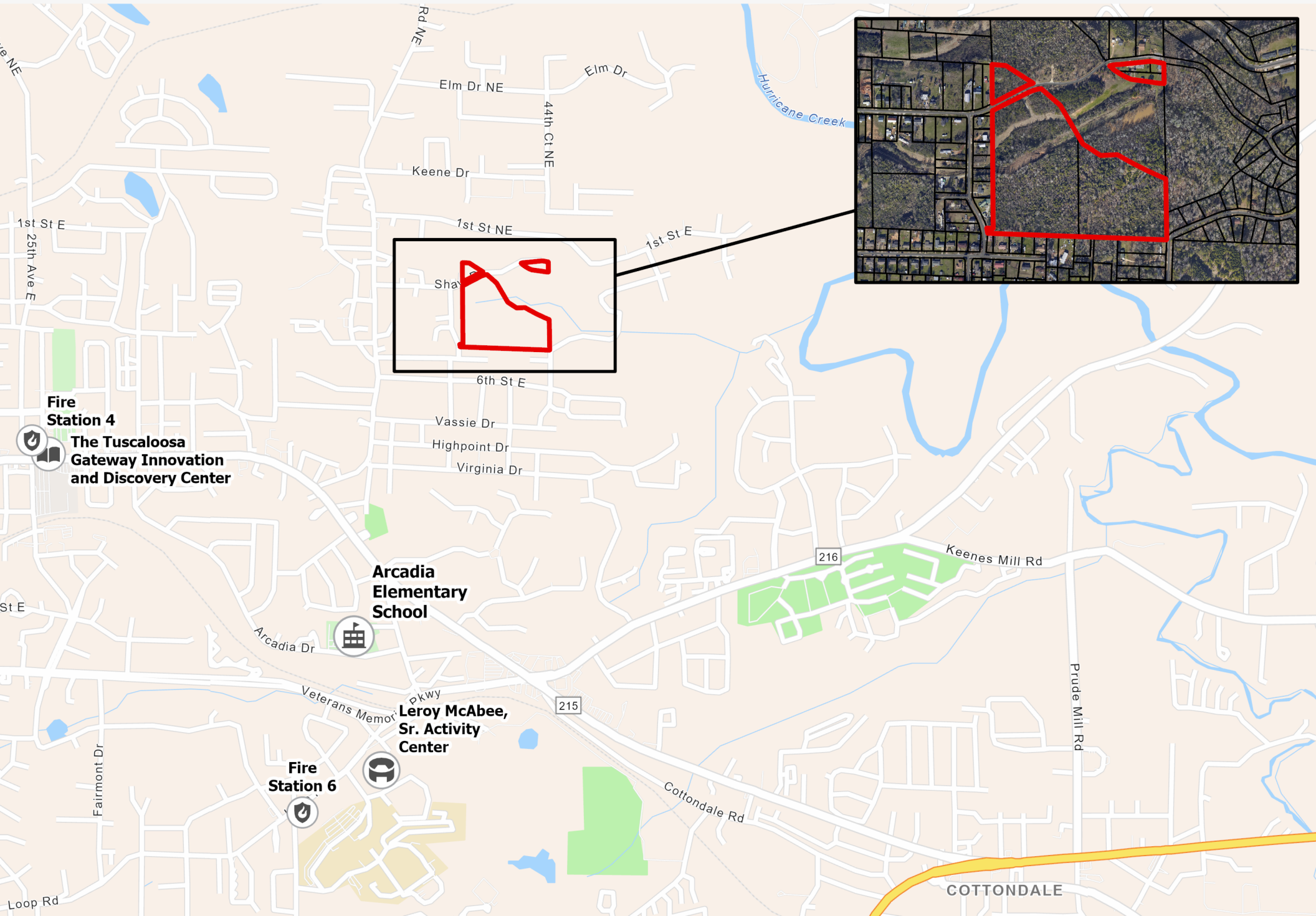
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401

SUBMIT FORM



4341 Shaw Drive

1 inch = 1,833 feet
0 850 1,700 2,550 3,400 Feet





4341 Shaw Drive

1 inch = 300 feet
0 175 350 525 700 Feet





MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

HILLS ADDITION TO HOLT LETTER ON INTENT

02/16/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

HILLS ADDITION TO HOLT

This subdivision is being created so that the current owner may sell off Lot 8. Lot 8 is being purchased by Brian Wheat. Mr. Wheat has some LIKE KIND money that needed to be used and approached the Hill Family for the purchase.

Due to this triggering a subdivision the Hills wish to add additional land to the two parcels at the end of Shaw drive. A create the 5 new lots at the NW corner of the land in question.

The Sanitary Sewer manholes found in place match the sewer right-of-way easement acquisition documents found recorded in the Probate Records of Tuscaloosa County.

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kevin@mhisurvey.com

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Tuscaloosa, AL 35401

205-248-7396



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Professional Land Surveyors

VARIANCE REQUEST FOR DRAINAGE STUDY

HILLS ADDITION TO HOLT

02/14/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

HILLS ADDITION TO HOLT is requesting a variance of DRAINAGE STUDY due to this being a 27.74 acre parcel being divided into only 8 lots. Lots 1-5 are the only ones that are expected to be improved as residential at this time. Lots 6 and 7 have existing improvements on them and will not be further improved. At this time there are no plans to improve lot 8 (22.42 acres).

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Professional Land Surveyors

VARIANCE REQUEST FOR MASTER PLAN

HILLS ADDITION TO HOLT

02/14/2024

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

HILLS ADDITION TO HOLT is requesting a variance of DRAINAGE STUDY due to this being a 27.74 acre parcel being divided into only 8 lots. Lots 1-5 are the only ones that are expected to be improved as residential at this time. Lots 6 and 7 have existing improvements. Mr. Wheat sold some property and needed to purchase other property for tax purposes. At this time there are no plans to improve lot 8 (22.42 acres).

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MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR HALF STREET AND IMPROVEMENTS

HILLS ADDITION TO HOLT

02/29/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

HILLS ADDITION TO HOLT Is requesting a variance of HALF STREET IMPROVEMENTS along Shaw Drive. There is no curb and gutter or sidewalks in this area. The current plans for the Eastern Bypass calls for an Shaw Drive to be "on grade". When the Eastern Bypass is constructed a cul-de-sac will be added to the western end of Shaw Drive along with all other improvements. The eastern end of Shaw Drive will be routed to 1st Street Northeast and improvements added.

The existing Lot frontage along 41st Avenue East would not be conducive for the proper construction of curb and gutter and to meet TDOT standards and this road has been in existence for over 25 years. Alterations of the existing site conditions could drastically affect the existing roadway, utilities and drainage of adjoining land.

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