

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:

8/12/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Brown Addition to 24th Street

Site Address:

2622 24th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 08 27 4 009 009.000

Total Acres to be Subdivided:

0.55

Total Acreage Controlled by Owner:

0.85

Number of Existing Lots:

3

Number of Proposed Lots:

1

Number of Existing Structures:

0

Number of Proposed Structures:

1

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Industrial General (IG)

Proposed Zoning:

Industrial General (IG)

Current Land Use:

Vacant

Proposed Land Use:

Commercial

Reason for Subdivision:

remove interior lot lines

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Kevin Hinkle

Applicant Information:

Applicant Name:

Kevin Hinkle

Property Owner Information:

Property Owner Name:

Finley Brown

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

Supporting Documents:

Preliminary Plat with Contours

BROWN ADDITION TO 24TH STREET-with
cont.pdf

Preliminary Plat without Contours

BROWN ADDITION TO 24TH STREET.pdf

Tax Map

Tax Map.pdf

Vicinity Map

Vicinity.pdf

Additional Documents:

Brown Addition to 24th Street-Half Street Variance.pdf

Brown Addition to 24th Street-Sidewalk Variance.pdf

DOA Brown Addition.pdf



2622 24th Street

1 inch = 50 feet
0 25 50 75 100 Feet

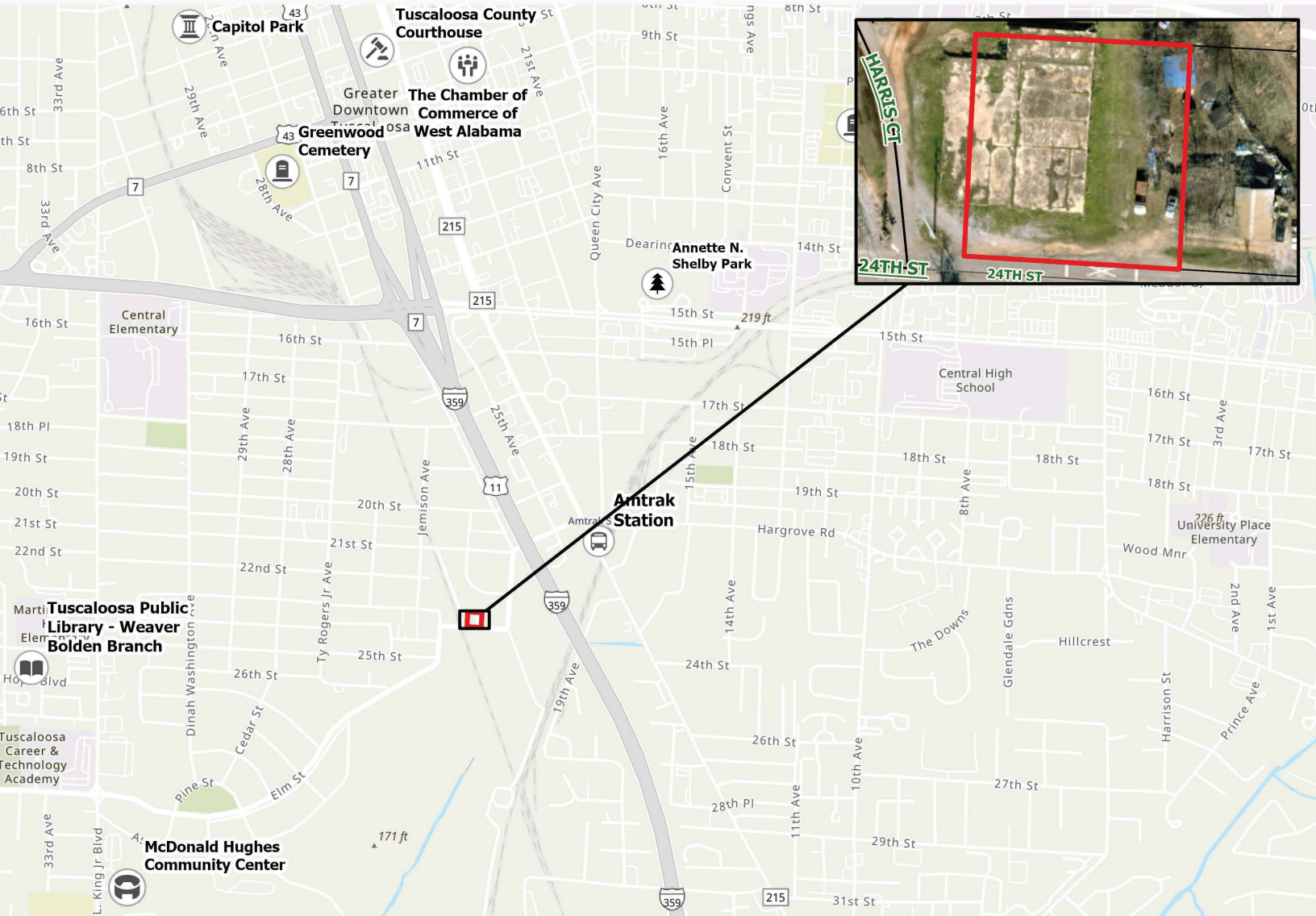




2622 24th Street

1 inch = 1,250 feet
0 625 1,250 1,875 2,500 Feet

N





MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR SIDEWALKS ALONG HARRIS COURT

BROWN ADDITION TO 24TH STREET

08/29/2025

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

BROWN ADDITION TO 24TH STREET Is requesting a variance for Sidewalks along Harris Court.

This is a 1 lot subdivision located on 24th Street (paved) and Harris Court. By adding sidewalk improvements to this road would be a traffic hazard and erosion issues for this city road in railroad right-of-way. This particular area is more of a Commercial area and no sidewalks currently exist.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
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marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

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