

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:

9/16/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Arcadia No. 9

Site Address:

73 arcadia drive, Tuscaloosa, Alabama 35404

Parcel ID:

63 30 04 20 4 004 011.000

Total Acres to be Subdivided:

1

Total Acreage Controlled by Owner:

1

Number of Existing Lots:

2

Number of Proposed Lots:

2

Number of Existing Structures:

1

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:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

adjust common boundary line between two existing lots

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Kevin Hinkle

Property Owner Information:

Property Owner Name:

Dianne Jordon

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:

purchaser is planning to build a residence on the long-standing vacant lot after the plat is approved.

Supporting Documents:

Preliminary Plat with Contours

Arcadia No 9 Contours.pdf

Preliminary Plat without Contours

Arcadia No 9 Without Contours.pdf

Tax Map

Lot 72 Tuscaloosa Public GIS.pdf

Lot 73 Tuscaloosa Public GIS.pdf

tax map.pdf

Vicinity Map

Vicinity Map.pdf

Additional Documents:

Firmette.pdf

Arcadia No 9 sidewalk variance.pdf

Arcadia No 9 Address Lables 02.pdf

Arcadia No 9 Address Lables 01.pdf

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email.



72 Arcadia Drive & 1233 34th Avenue East

1 inch = 100 feet
0 50 100 150 200 Feet

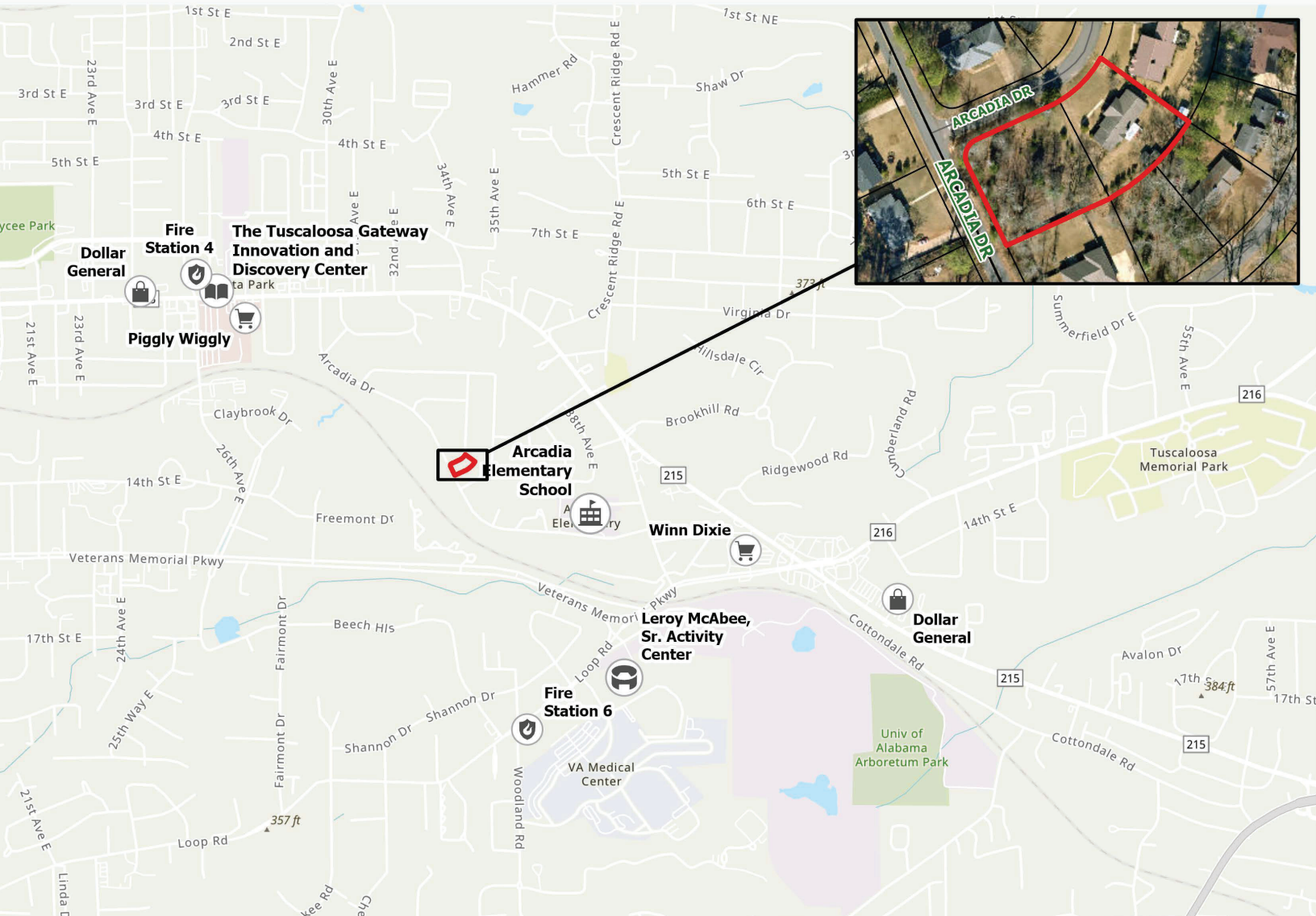




72 Arcadia Drive & 1233 34th Avenue East

1 inch = 1,500 feet
0 875 1,750 2,625 3,500 Feet

N



0.93 ACRES OWNED
0.93 ACRES SUBDIVIDED
NO ADDITIONAL ACRES OWNED



Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024



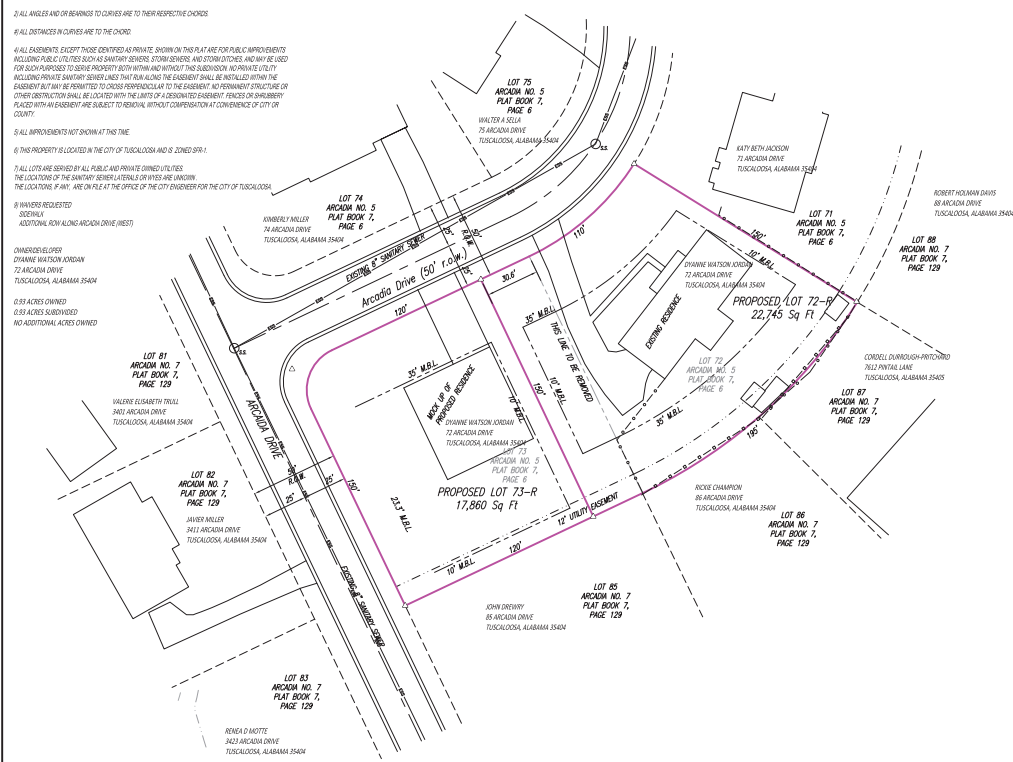
SCALE: 1"=40 FEET

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 20, 40, and 80.

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

Source of Info.	SHOWN	Job No.	2509-003
Field Work	09/2025	Date	09/15/2025
Survey Type	PBE-DESIGN	Scale	1" = 40'
Field Book	D/C	Drawn By	S.M.B.
ACAD File	2509-003.P4	Approved By	KDH
CGO File	2509-003.bst	Sheet	1 of 1

NOTES:
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM NUMBER: 190500000EFFECTIVE DATE: JANUARY 16, 2014, THE SUBJECT PROPERTY IS IN UNDESIGNED ZONE 17' AHEAD ABOVE THE 6.25' FLOOD ELEVATION.)
2. ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
3. ALL DISTANCES IN CURVES ARE TO THE CHORD.
4. ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, 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 RUN ALONG THE 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 UNLAWFULLY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
5. ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
6. THE PROPERTY IS LOCATED IN THE CITY OF TUSCALOOSA AND IS ZONED SPB-1.
7. ALL LOTS ARE SERVED BY ALL PUBLIC AND PRIVATE OWNED UTILITIES. THE LOCATION OF THE SANITARY SEWER LINES ARE BY THE CITY OF TUSCALOOSA. THE LOCATIONS, IF ANY, ARE ON FILE AT THE OFFICE OF THE CITY ENGINEER FOR THE CITY OF TUSCALOOSA.
8. WATERS REQUESTED: SEWERAGE. ADDITIONAL ROW ALONG ARCADIA DRIVE (WEST).
OWNERS/DEVELOPER: CHARRNE WALTON JORDAN 72 ARCADIA DRIVE TUSCALOOSA, ALABAMA 35404
8.81 ACRES OWNED: VALERIE ELIZABETH TROLL 3411 ARCADIA DRIVE TUSCALOOSA, ALABAMA 35404
8.87 ACRES SUBDIVIDED: JAVIER WALKER 3411 ARCADIA DRIVE TUSCALOOSA, ALABAMA 35404
NO ADDITIONAL ACRES OWNED: ARNEA D. NOTTE 3423 ARCADIA DRIVE TUSCALOOSA, ALABAMA 35404





MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR ARCADIA DRIVE (WEST)

ARCADIA NO. 9.

09/17/2025

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

ARCADIA NO. 9 Is requesting a variance of ADDITIONAL RIGHT-OF-WAY along Arcadia Drive(West). The city has designated this road as a major collector. There is an Elementary School nearby within this long standing neighborhood in East Tuscaloosa and this re-subdivision of two existing lots is a very rare occurrence. Arcadia No.9 is requesting this variance to keep with the current right-of-way and also to encourage slow moving traffic through this neighborhood community.

Kevin D. Hinkle, PLS
Montgomery and Hinkle, Inc.
205-248-7396
kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



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VARIANCE REQUEST FOR SIDEWALKS

ARCADIA NO. 9.

09/17/2025

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

ARCADIA NO. 9 Is requesting a variance of SIDEWALKS along both Arcadia Drive. Although there is a nearby Elementary School nearby this neighborhood has never had sidewalks. The elevation change from Curb line to the right-of-way line is significant. To place sidewalks for this two lot subdivision would be at a great expense and create severe regrading of the right-of-way to accomplish sidewalk placement.

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