

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:

10/17/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Jack's Addition to Culver Road

Site Address:

3605 Culver Road, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 09 32 2 001 040.00

Total Acres to be Subdivided:

2

Total Acreage Controlled by Owner:

2

Number of Existing Lots:

2

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:

General Commercial (GC)

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Reason for Subdivision:

Combining two lots

Surveyor or Engineer Information:

Survey or Engineer Company:

Mckinney Land Surveying Inc

Surveyor or Engineer Name:

David Mckinney

Applicant Information:

Applicant Name:

David Haynes

Property Owner Information:

Property Owner Name:

Tiger Management LLC Tiger Management LLC

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:

Sidewalk Variance

Supporting Documents:

Preliminary Plat with Contours

JACKS ADDITION TO CULVER ROAD -
PRELIMINARY.pdf

Preliminary Plat without Contours

Jacks Tuscaloosa Subdivision SHEET 2 - No
Contours.pdf

Tax Map

Jacks Tuscaloosa Subdivision - TAX MAP.pdf

Vicinity Map

Jacks Tuscaloosa Subdivision - VIC MAP.pdf

Additional Documents:

Sidewalk Waiver Request.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.



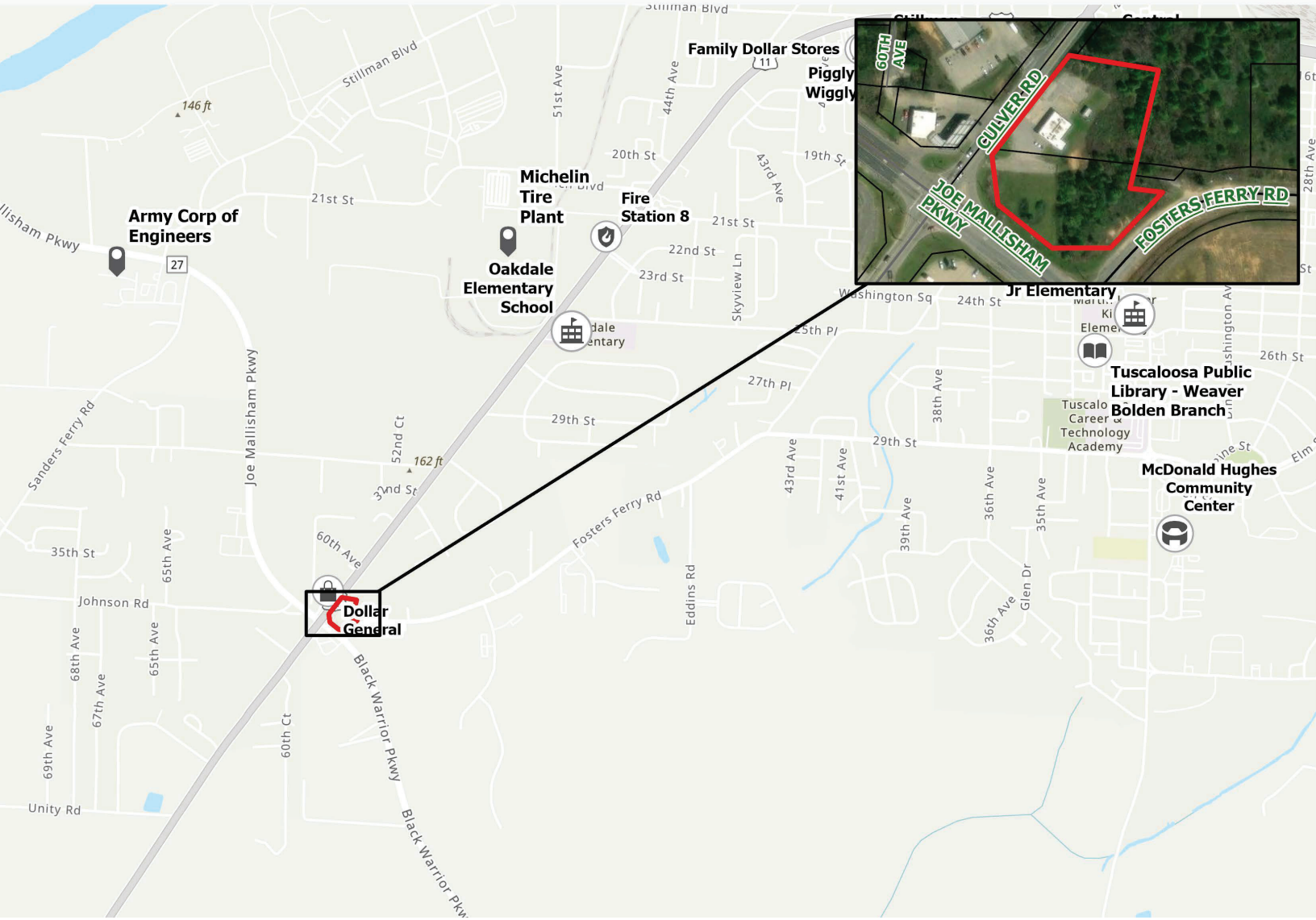
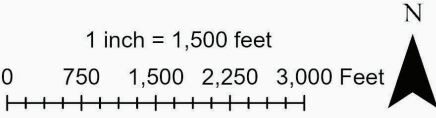
3605 Culver Road

1 inch = 100 feet
0 50 100 150 200 Feet





3605 Culver Road



JACK'S FAMILY RESTAURANTS ADDITION TO CULVER ROAD

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 21 SOUTH, RANGE 10 WEST

TUSCALOOSA COUNTY, ALABAMA

PURPOSE: TO COMBINE TWO PARCELS AND A VACATED RIGHT-OF-WAY INTO ONE 2.198 ACRE LOT
OCTOBER 2025



VICINITY MAP
NOT TO SCALE

STATE OF ALABAMA
TUSCALOOSA COUNTY

The undersigned, David D. McKinney, Licensed Professional Land Surveyor, licensed in the State of Alabama, and _____, as Authorized Representative of TIGER MANAGEMENT LLC, as owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as "Jack's Family Restaurants Addition to Culver Road" and the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys, and public lands, giving the length and width and name of each street as well as the number of each lot and showing the relations of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage. In witness thereof, said surveyor executed these presents this ____ day of _____, 2025.

BY: David D. McKinney, Surveyor
AL Reg. No. 30350



BY: _____
Authorized Representative
TIGER MANAGEMENT LLC

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that David D. McKinney, whose name is signed to the foregoing certificate as Surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the ____ day of _____, 2025.

Notary Public My Commission Expires _____

I, _____, as Authorized Representative of TIGER MANAGEMENT LLC, as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Jack's Family Restaurants Addition to Culver Road, a part of Tuscaloosa County, Alabama and easements as shown on said plat are hereby dedicated to the use of the public.

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AUTHORIZED REPRESENTATIVE
TIGER MANAGEMENT LLC

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City of Tuscaloosa Planning and Zoning Commission - Secretary

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This plat approved by Tuscaloosa County Engineering Department on this the ____ day of _____, 2025.

Tuscaloosa County Engineer

This plat approved by Tuscaloosa County Health Department on this the ____ day of _____, 2025.

Environmental Supervisor

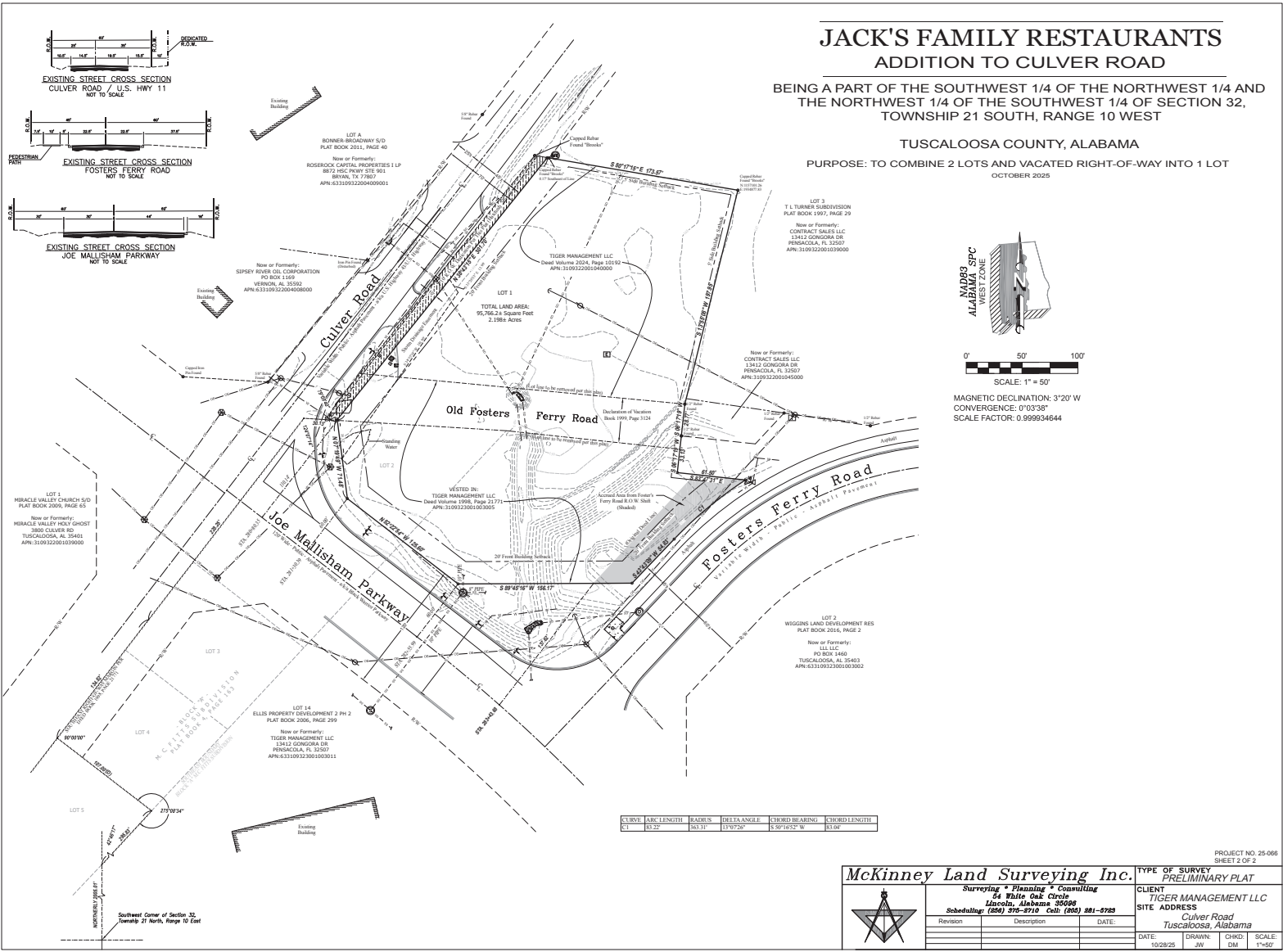
SURVEYOR'S NOTES

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE NAD 83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. KNOWN EASEMENTS OF RECORD ARE AS SHOWN.
4. ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, 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 PUBLIC UTILITY EASEMENT SHALL BE INSTALLED WITHIN THE PUBLIC UTILITY 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 SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OR COUNTY.
5. ALL SET IRONS ARE 5/8" CAPPED REBARS (ALABAMA LICENSE 30350).
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAPS FIRM NO. 01125C0511G DATED 1/16/2014.
7. THE PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF TUSCALOOSA, THE CURRENT ZONING IS GC (GENERAL COMMERCIAL).
8. ALL LOTS MEET THE MINIMUM LOT SIZE REQUIREMENT OF THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATION, CITY OR COUNTY.
9. THERE IS A TOTAL OF 2.198 ACRES BEING SUBDIVIDED AND UNDER THE CONTROL OF THE DEVELOPER.

PROJECT NO. 25-066
SHEET 1 OF 2

McKinney Land Surveying Inc.		TYPE OF SURVEY FINAL PLAT	
Surveying • Planning • Consulting 24 White Oak Circle Lincoln, Alabama 35696 Scheduling: (205) 515-5710 Cell: (205) 881-5723		CLIENT TIGER MANAGEMENT LLC	
Revision Description DATE		SITE ADDRESS Culver Road Tuscaloosa, Alabama	
DATE: 10/28/25		DRAWN: J.W. DM SCALE: 1"=50'	

OWNER:
TIGER MANAGEMENT LLC
PO BOX 1189
VERNON, AL 35592



JACK'S FAMILY RESTAURANTS ADDITION TO CULVER ROAD

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32,
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TUSCALOOSA COUNTY, ALABAMA

PURPOSE: TO COMBINE 2 LOTS AND VACATED RIGHT-OF-WAY INTO 1 LOT
OCTOBER 2025



0' 50' 100'
SCALE: 1" = 50'

MAGNETIC DECLINATION: 3°20' W
CONVERGENCE: 0°03'38"
SCALE FACTOR: 0.999934644

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	85.52'	160.13'	S 17°02'25" W	81.18'

McKinney Land Surveying Inc.			PROJECT NO. 25-066 SHEET 2 OF 2		
Surveying • Planning • Consulting 54 White Oak Circle Lincoln, Alabama 36508 Scheduling: (256) 375-8710 Cell: (256) 881-8729			TYPE OF SURVEY PRELIMINARY PLAT		
Revision			CLIENT TIGER MANAGEMENT LLC		
Description			SITE ADDRESS Culver Road Tuscaloosa, Alabama		
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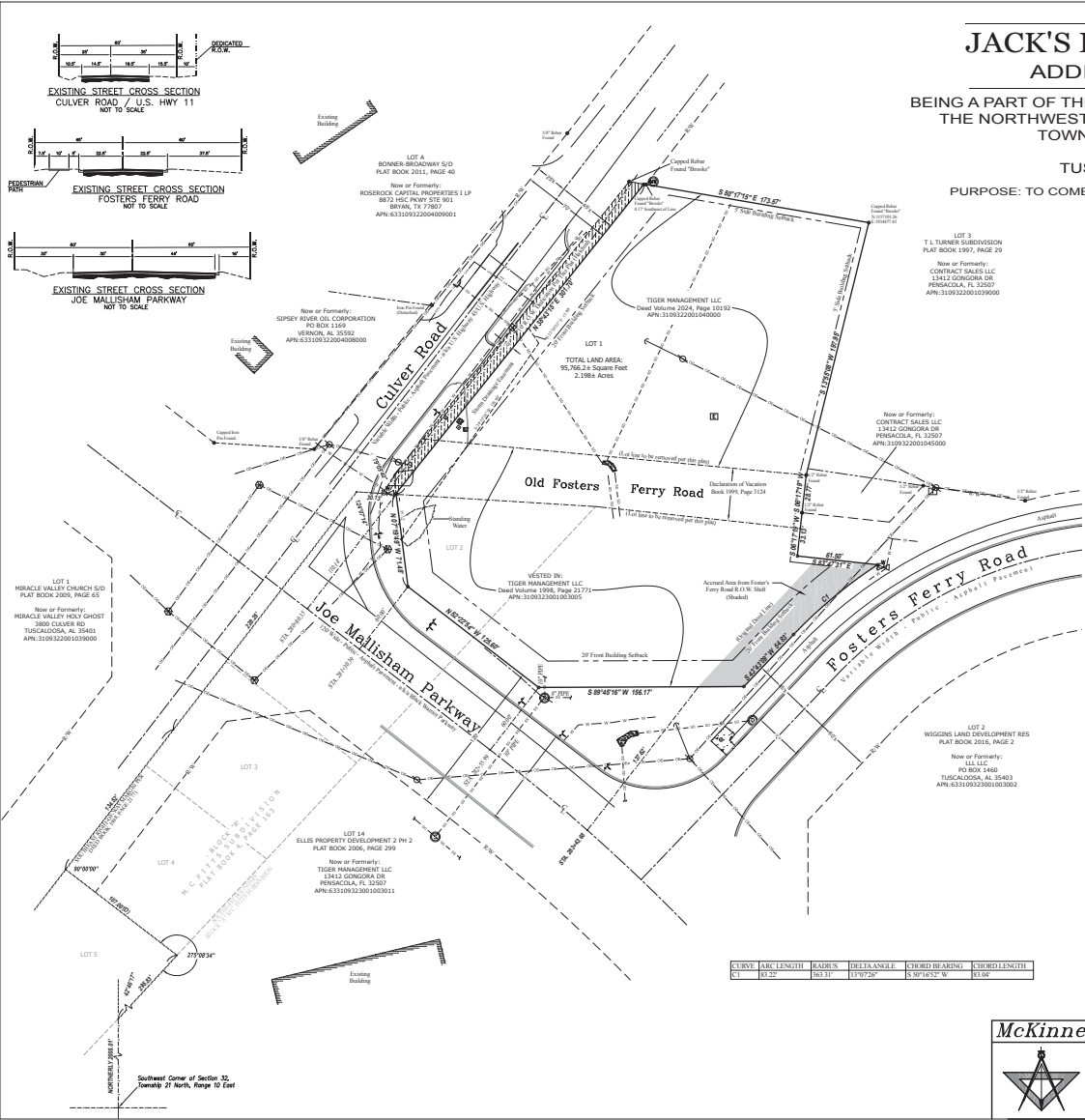
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McKinney Land Surveying Inc.



Surveying • Planning • Consulting
54 White Oak Circle
Lincoln, Alabama 35096
Scheduling: (256) 375-8710 Cell: (256) 881-8729

Revision	Description	DATE

PROJECT NO. 25-066 SHEET 2 OF 2	TYPE OF SURVEY PRELIMINARY PLAT
CLIENT TIGER MANAGEMENT LLC	SITE ADDRESS Culver Road Tuscaloosa, Alabama
DATE 10/28/25	DRAWN: JN CHKD: DM SCALE: 1"=50'



October 17, 2025

City of Tuscaloosa
Ms. Leota Coyne
2201 University Boulevard
Annex III, 3rd Floor
Tuscaloosa, AL 35401

Re: Waivers
Jack's Family Restaurants
Addition to Culver Road

Dear Ms. Coyne,

By this letter, our client Jack's Family Restaurant would like to request a waiver of sidewalks along U.S. Highway 11 and Joe Mallisham Parkway. It is our understanding that ALDOT and the City of Tuscaloosa intend to incorporate pedestrian accessibility in design of future roadway improvements at this location. Without design for these improvements, we are concerned that sidewalks constructed with this site development will likely require removal and replacement for future roadway projects. Additionally, no existing sidewalks are constructed to this site. A recently constructed multipurpose pedestrian path along the west side of Fosters Ferry Road is the nearest, existing pedestrian walkway. Design for the extension of this walkway is currently unknown.

Thank you for your assistance and consideration in this matter.

Sincerely,
St. John & Associates, Inc.

Dale Bright
Project Manger