

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:

9/23/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

HOMETOWN ADDITION TO ALBERTA

Site Address:

3315 UNIVERSTIY BLVD EAST, TUSCALOOSA, Alabama 35404

Parcel ID:

63 30 04 20 1 012 006.000

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Total Acres to be Subdivided:

5.26

Total Acreage Controlled by Owner:

5.26

Number of Existing Lots:

2

Number of Proposed Lots:

4

Number of Existing Structures:

3

Number of Proposed Structures:

0

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:

SEPARATE EXISTING BUILDINGS INTO INDIVIDUAL LOTS

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Kevin Hinkle

Applicant Information:

Applicant Name:

JOSHUA JARBOE

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:

Sidewalks were recently approved for construction through the City of Tuscaloosa program



3315-3325 University Boulevard East

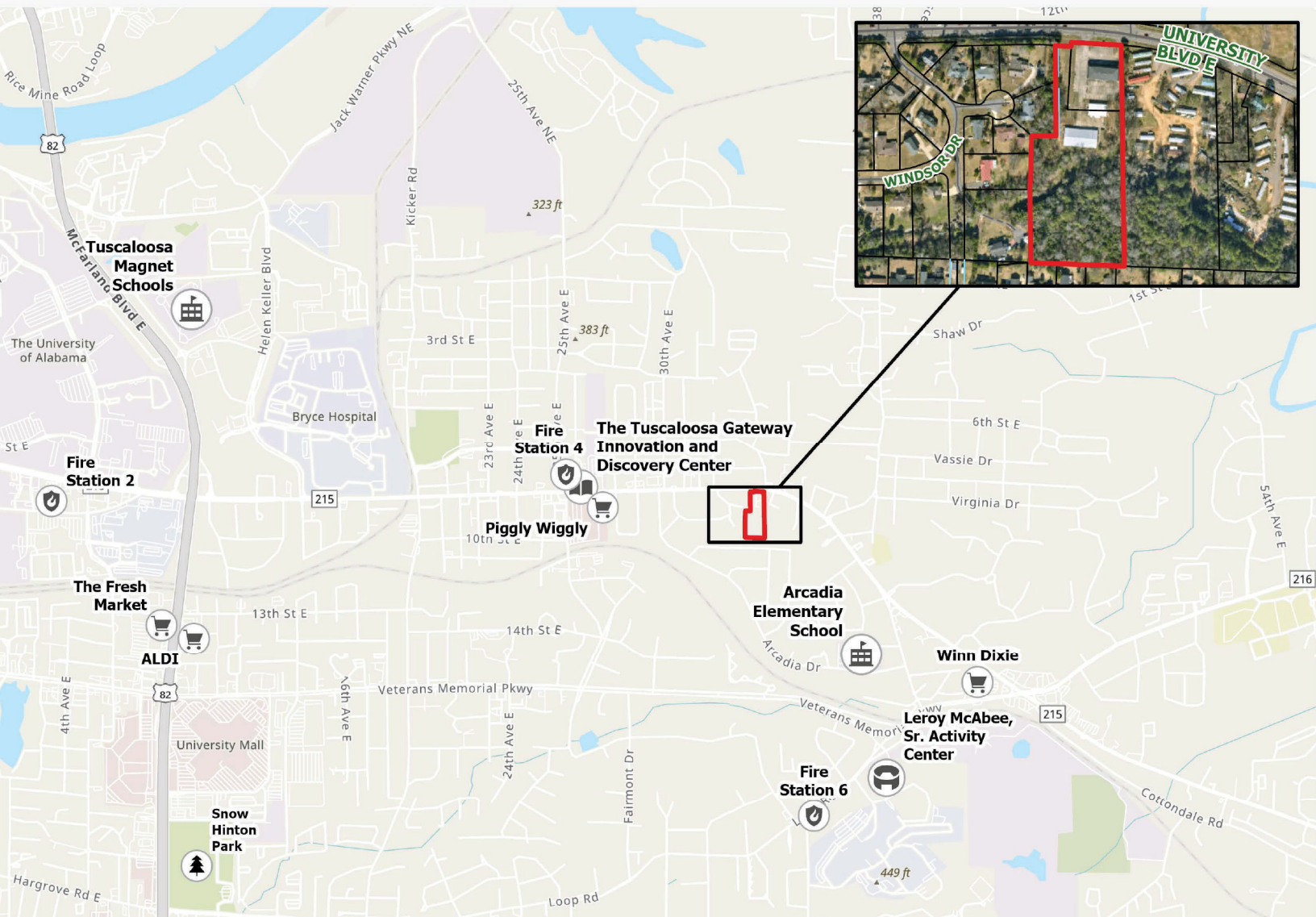
1 inch = 133 feet
0 60 120 180 240 Feet

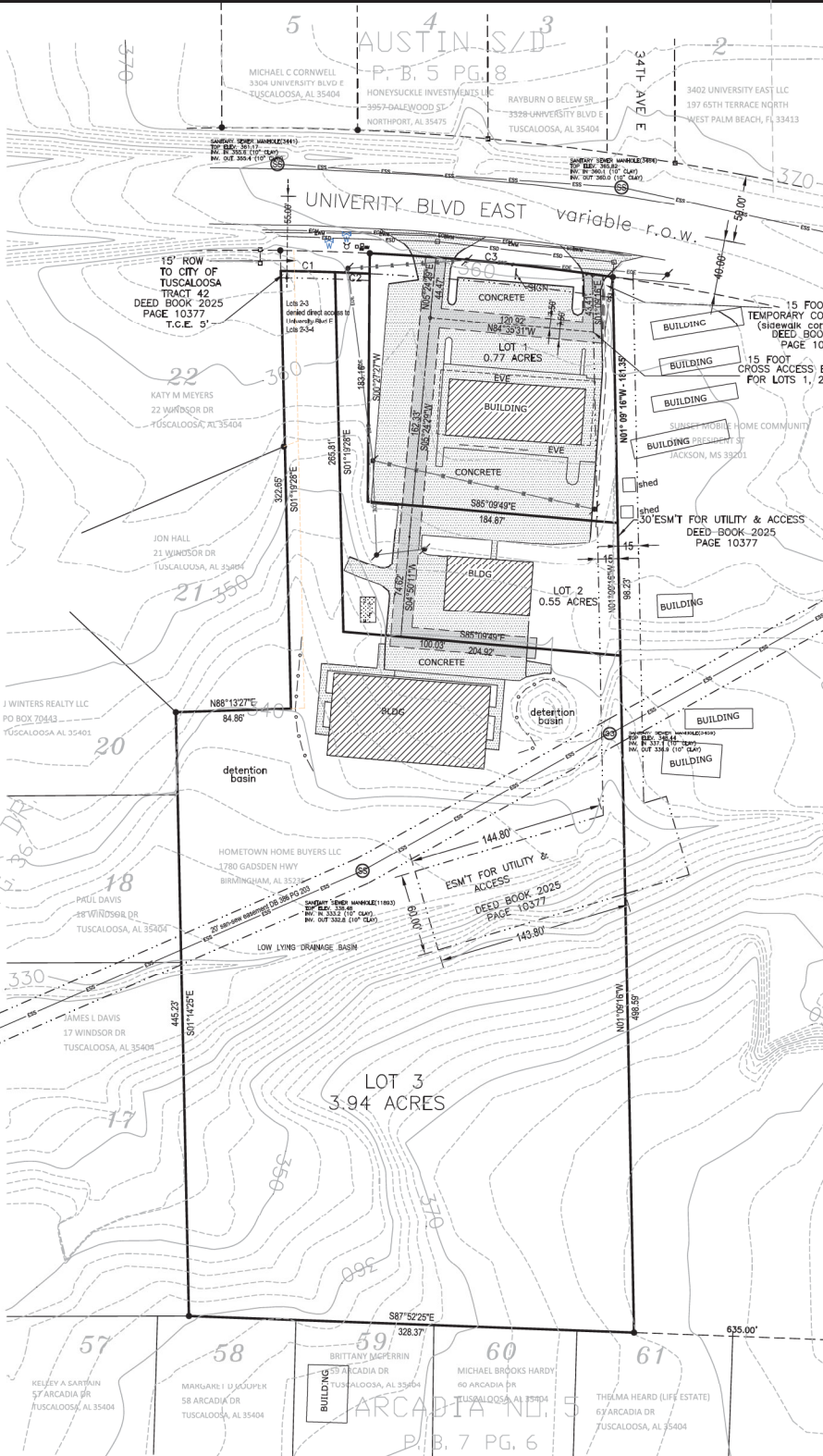




3315-3325 University Boulevard East

1 inch = 2,000 feet
0 0.2 0.4 0.6 0.8 Miles





C1
Δ=1°14'13"
R=1854.86'
L=40.05'
CB=N88°35'00"W
CD=25.51'

C2
R=1854.86'
Δ=0°47'16"
LC=25.51'
CB=N87°34'24"W
CD=25.51'

C3
R=1859.86'
Δ=5°30'58"
LC=180.02'
CB=N84°26'26"W
CD=179.95'

SETBACKS
GC - GENERAL COMMERCIAL
FRONT - AVERAGE OF EXISTING
BUILDINGS WITHIN 200 FEET
SIDES - 5
REAR - 15

OWNER/DEVELOPER:
HOMETOWN HOME BUYERS LLC
JOSHUA JARBOE
1780 GADSDEN HIGHWAY
BIRMINGHAM, ALABAMA 35253
5.26 ACRES OWNED
5.26 ACRES DEVELOPED

State of Alabama
Tuscaloosa County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 21st day of November, 2025

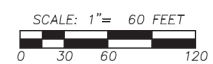
Kevin Douglas Hinkle
Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024



LEGEND

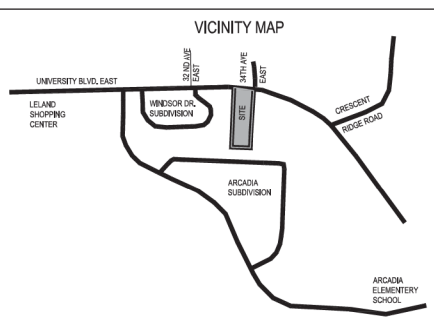
- IRON FOUND
- 1/2" REBAR AND CAP SET (CA-955-LS)
- CONCRETE MONUMENT FOUND
- CALCULATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- CHAIN LINK FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- CROSS ACCESS EASEMENT
- BUILDING

SE CORNER
SE 1/4-NE 1/4
20-21-9 WEST
TUSCALOOSA COUNTY



TYPICAL STREET SECTION - UNIVERSITY BLVD EAST
SIDEWALK CONSTRUCTION - CITY OF TUSCALOOSA RECENTLY APPROVED

- NOTES:
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 0112505286 EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% 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 SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 - 5) THIS PROPERTY IS LOCATED IN ZONE GC OF THE CITY OF TUSCALOOSA.
 - 6) WAIVERS REQUESTED:
LOT CONFIGURATION

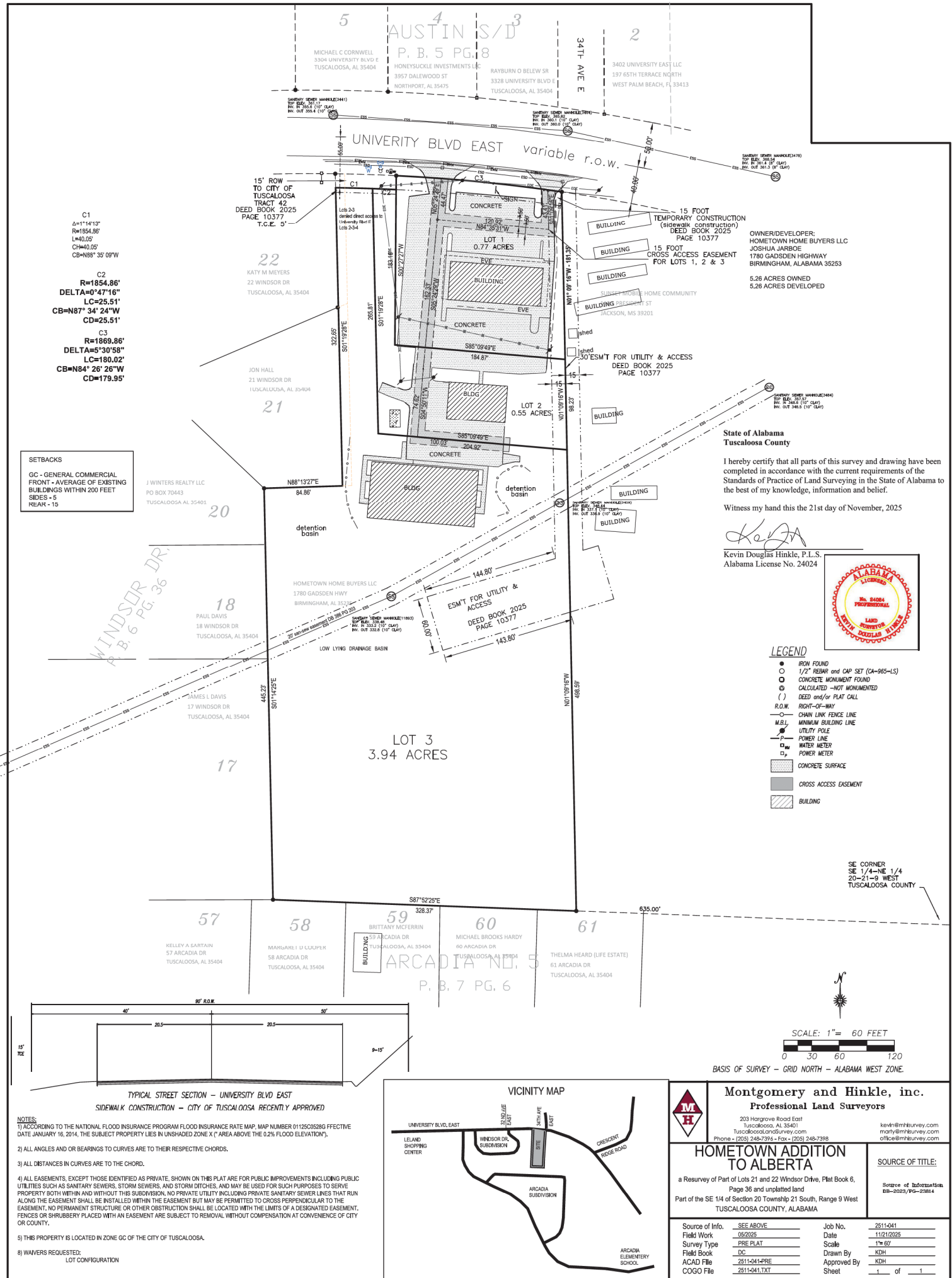


Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Hargrove Road East
Tuscaloosa, AL 35401
Phone - (205) 246-7396 • Fax - (205) 246-7398
kevin@mhsurvey.com
mary@mhsurvey.com
office@mhsurvey.com

HOMETOWN ADDITION TO ALBERTA
a Resurvey of Part of Lots 21 and 22 Windsor Drive, Plat Book 6, Page 36 and unplatted Land
Part of the SE 1/4 of Section 20 Township 21 South, Range 9 West
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:
Source of Information:
BB-2023/PB-2814

Source of Info.	SEE ABOVE	Job No.	2511-041
Field Work	09/2025	Date	11/21/2025
Survey Type	PRE PLAT	Scale	1"= 60'
Field Book	DC	Drawn By	KDH
ACAD File	2511-041-4PRE	Approved By	KDH
COGO File	2511-041.TXT	Sheet	1 of 1





MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

Lot Configuration Variance.

HOMETOWN ADDITION TO ALBERTA

12/03/2025

cc. sent with preliminary plat to Planning Commission

HOMETOWN ADDITION TO ALBERTA is requesting a variance for Lot Configuration

Hometown Addition to Alberta

Is presented as a 3 LOT subdivision around existing improvements. The existing layout of improvements creates this unique lot configuration.

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

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396