

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:

6/9/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Factory Addition No. 4

Site Address:

Southside Drive and 29th Street, Tuscaloosa, Alabama 35475

Parcel ID:

63-31-07-26-3-023-004.000

Total Acres to be Subdivided:

0.76

Total Acreage Controlled by Owner:

0.76

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

0

Number of Proposed Structures:

N/A

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:

Yes

Current Zoning:

Industrial General (IG)

Proposed Zoning:

Industrial General (IG)

Current Land Use:

Vacant

Proposed Land Use:

Vacant

Reason for Subdivision:

Add vacated right-of-way to existing Lot.

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Martin Montgomery

Property Owner Information:

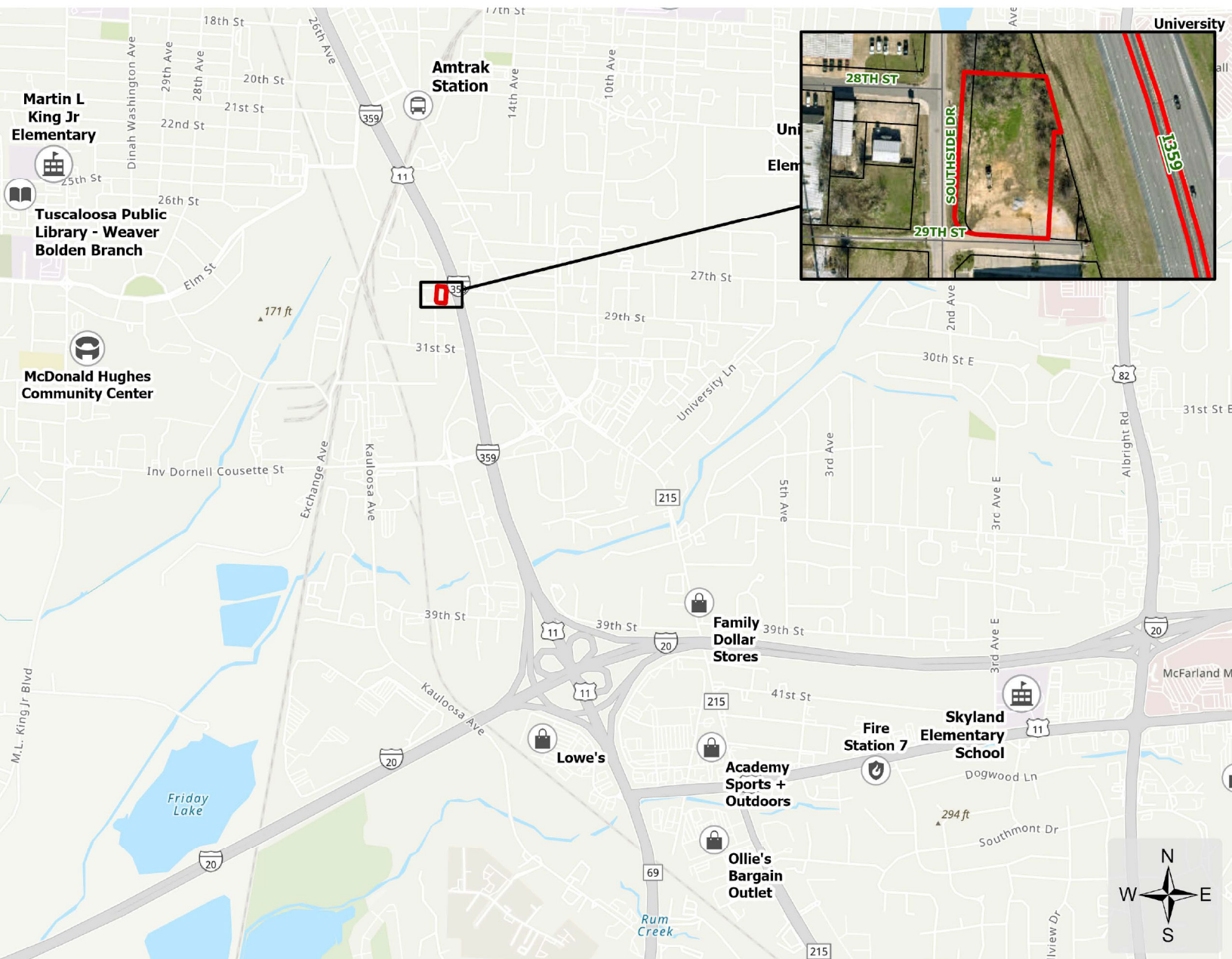
Owner 1

Property Owner Name:

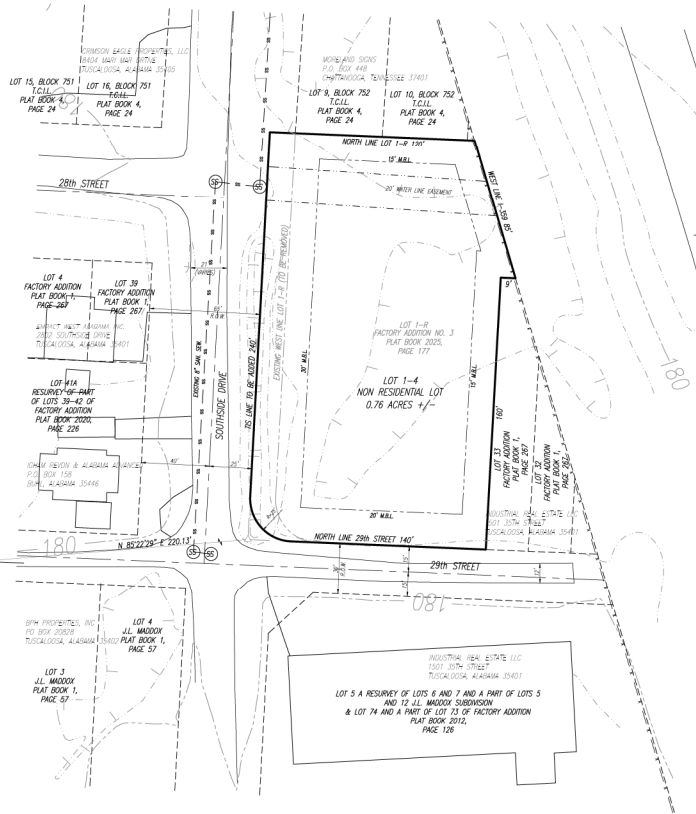
PANDEMFUND LLC PANDEMFUND LLC

Additional Information Regarding Request:





Vicinity Map

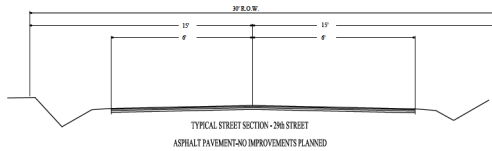
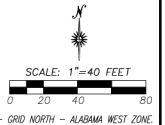


- NOTES:**
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 0112C0003G, EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADOWED ZONE A (AREA ABOVE THE 1% FLOOD ELEVATION).
 2. ALL ANGLES AND/OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
 3. ALL DISTANCES IN CURVES ARE TO THE CHORDS.
 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 ETC. AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION AND PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWERS LINES THAT PASS 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 SHREDBURY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE DISCRETION OF THE CITY OR COUNTY.
 5. ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
 6. THIS PROPERTY IS LOCATED INSIDE THE CITY OF TUSCALOOSA AND IS ZONED AS GENERAL INDUSTRIAL DISTRICT.
 7. LOT 14 IS SERVED BY EXISTING CITY OF TUSCALOOSA WATER AND SEWER AND ALL OTHER PRIVATE OWNED PUBLIC UTILITIES.
 8. A VARIANCE FOR SIDEWALK AND ADDITIONAL 8.0 IN FOR 28 IN STREET HAVE BEEN SUBMITTED.
 9. HALF STREET IMPROVEMENTS, SIDEWALK AND FIRE APPARATUS TURN AROUND AND OTHER ON-STREET IMPROVEMENTS REQUIRED AS PART OF THE LIP APPROVAL PROCESS.

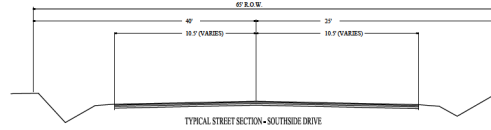
OWNER/DEVELOPER:
PRINCEFORD, LLC
5855 KNIGHT AVENUE
TUSCALOOSA, ALABAMA 35405
0.18 ACRES TO BE SUBDIVIDED
0.18 ACRES OWNED

LEGEND

- IRON FOUND
- 1/2" REBAR AND CAP SET (0A-90S-1S)
- CONCRETE MONUMENT FOUND
- CALCULATED - NOT MONUMENTED
- () DEED AND/OR PLAT CALL
- RIGHT-OF-WAY
- FENCE LINE
- MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE



TYPICAL STREET SECTION - 29th STREET
ASPHALT PAVEMENT AND IMPROVEMENTS PLANNED



TYPICAL STREET SECTION - SOUTHSIDE DRIVE
ASPHALT PAVEMENT AND IMPROVEMENTS PLANNED



Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Hargrove Road East
Tuscaloosa, AL 35401
Phone - (205) 248-7294 - Fax - (205) 248-7398
kevin@mhurvey.com
mary@mhurvey.com
office@mhurvey.com

INFORMATION SOURCES

FACTORY ADDITION NO. 4

A RESURVEY OF FACTORY ADDITION NO. 3 PLAT BOOK 2025, PAGE 177
AND ADDITIONAL VACATED RIGHT-OF-WAY OF SOUTHSIDE DRIVE
AND BEING PART OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, SECTION 28, T21S, R10W
TUSCALOOSA COUNTY, ALABAMA

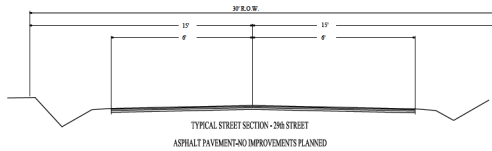
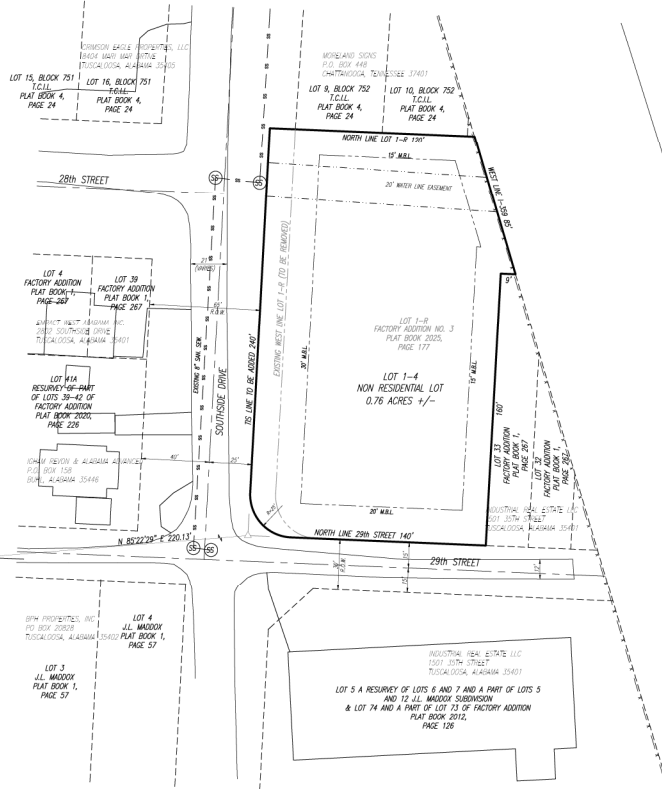
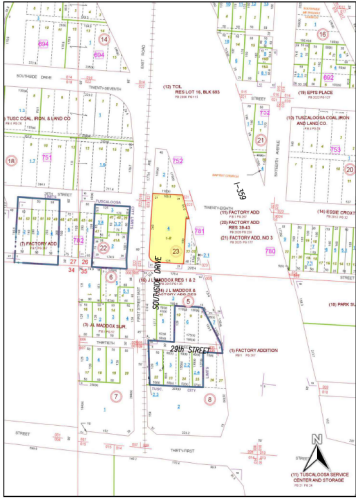
SOURCE OF TITLE

DB 2025, PC 25674

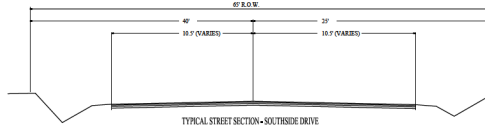
Source of Info. DB 2025, PC 25674
Field Work N/A
Survey Type FIELD PLAT
Field Book N/A
ACAD File N/A
CADD File N/A

Job No. 2801-002
Date 04/12/2024
Scale 1" = 40'
Drawn By SMH
Approved By MMH
Sheet 1 of 1

Vicinity Map



TYPICAL STREET SECTION - 28th STREET
ASPHALT PAVEMENT IMPROVEMENTS PLANNED



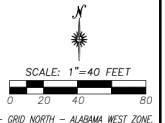
TYPICAL STREET SECTION - SOUTHSIDE DRIVE
ASPHALT PAVEMENT IMPROVEMENTS PLANNED

- NOTES:**
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 - 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
 - 6) THIS PROPERTY IS LOCATED INSIDE THE CITY OF TUSCALOOSA AND IS ZONED AS GENERAL INDUSTRIAL DISTRICTS.
 - 7) LOT 1-4 IS SERVED BY EXISTING CITY OF TUSCALOOSA WATER AND SEWER AND ALL OTHER PRIVATE OWNED PUBLIC UTILITIES.
 - 8) A VARIANCE FOR SIDEWALK AND ADDITIONAL R.O.W. FOR 28th STREET HAVE BEEN SUBMITTED.
 - 9) HALF STREET IMPROVEMENTS, SIDEWALK AND FIRE APPARATUS TURN AROUND AND OTHER ON-STREET IMPROVEMENTS MAY BE REQUIRED AS PART OF THE LUP APPROVAL PROCESS.

OWNER/DEVELOPER:
PRINCEFORD, LLC
5855 KNIGHT AVENUE
TUSCALOOSA, ALABAMA 35405
0.76 ACRES TO BE SUBDIVIDED
0.76 ACRES OWNED

LEGEND

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- WATER METER
- POWER METER
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- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



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TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE

DB 3025, PG 25674

Source of Info.

Field Work: N/A
Field Plat: N/A
Field Book: N/A
Acad File: N/A
COSO File: N/A

Job No.: 2801-002
Date: 04/12/2024
Scale: 1"=40'
Drawn By: S.M.S.
Approved By: M.M.M.
Sheet: 1 of 1



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR ADDITIONAL R.O.W. ON 29TH STREET

FACTORY ADDITION NO. 4

07/01/2026

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

FACTORY ADDITION NO. 4 is requesting a variance of ADDITIONAL R.O.W. ON 29TH STREET. This is a business and industrial area. The north right-of-way of 29th street only benefits our property and the vacant parcel to the east and then dead ends at I-359 (limited access highway), with such limited access we feel that no additional right-of-way is needed at this time.

Marty Montgomery, PLS
Montgomery and Hinkle, Inc.
205-454-6270
Marty@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

VARIANCE REQUEST FOR SIDEWALKS

FACTORY ADDITION NO. 4

06/15/2026

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

FACTORY ADDITION NO. 4 is requesting a variance of SIDEWALKS on Southside Drive and 29th Street. There is no sidewalk in this area. This is a business and industrial area with no schools in the vicinity. The nearest park nearby is across i-359 (limited access highway).

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