



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Y's Acres & Resurvey of Lot 69 Olde Mill Trace No. 3 Parcel ID: See attached Total Acres: 69.16

Surveyor or Engineer

Name: Al Cabaniss, PE, PLS Email: acabaniss@cabanisseng.com Phone: 205.758.9032
 Address: PO Box 020440 City/State: Tuscaloosa / AL ZIP Code: 35402

Property Owner

Name: Y's Acres, LLC Email: ahenry@knightsign.com Phone: 205.345.5242
 Address: 1901 8th Avenue City/State: Tuscaloosa / AL ZIP Code: 35401

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 1/2" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES _____	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

Certification of Applicant

NOTE: AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

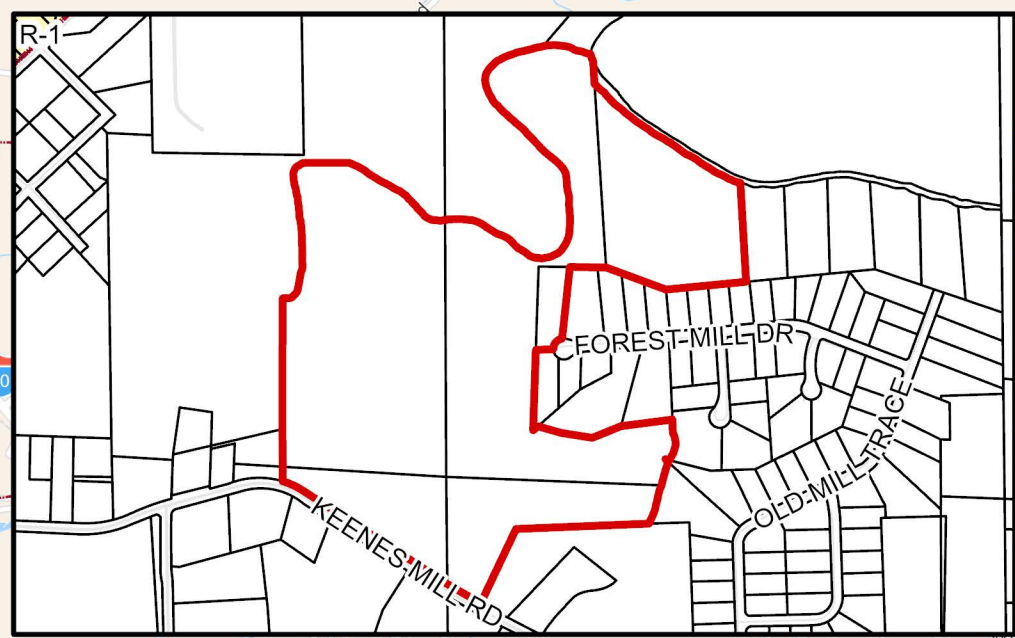
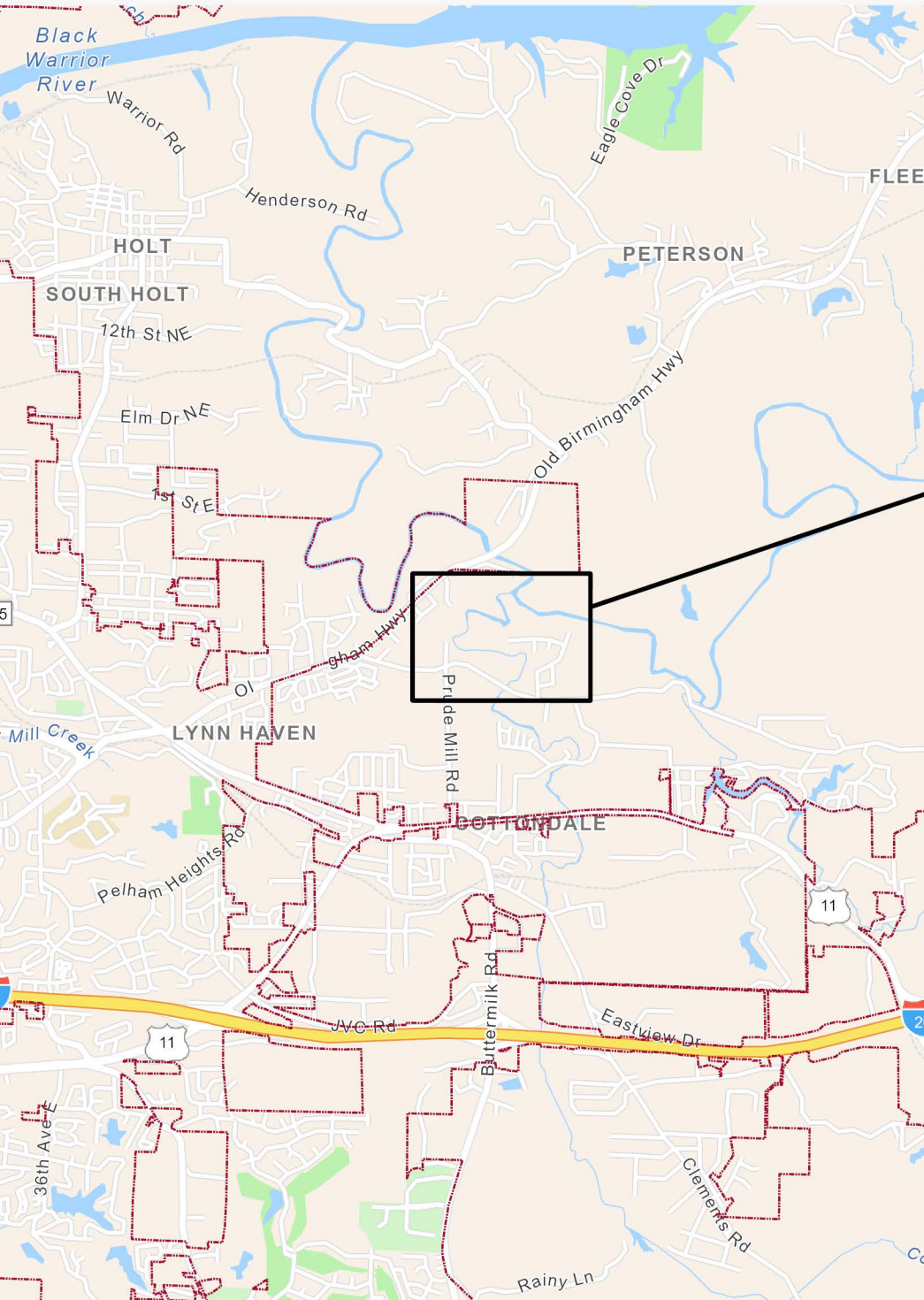
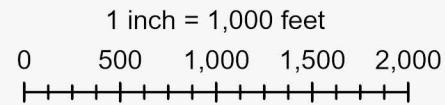
Signature:  Date: 9/17/21

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT AND ALL NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
 Planning Division Tuscaloosa, AL 35401 **SUBMIT FORM**

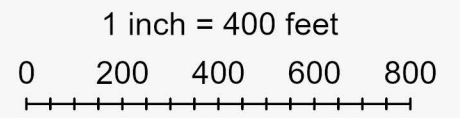


Y's Acres and Resurvey of Lot 69 Olde Mill Trace No. 3





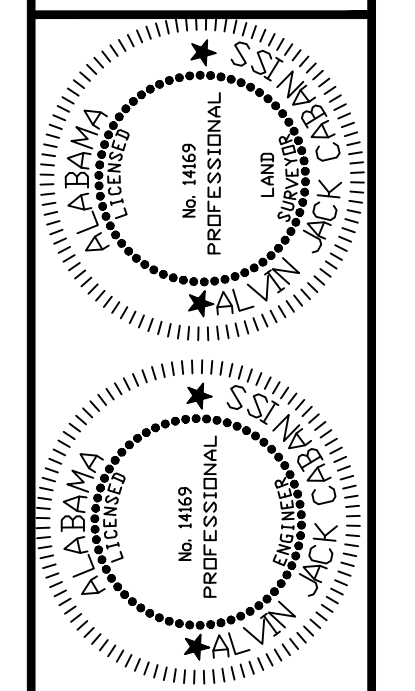
Y's Acres and Resurvey of Lot 69 Olde Mill Trace No. 3



N



Preliminary Subdivision Plat
 Y's Acres & Resurvey of
 Lot 69 Olde Mill Trace No. 3
 Tuscaloosa, Alabama



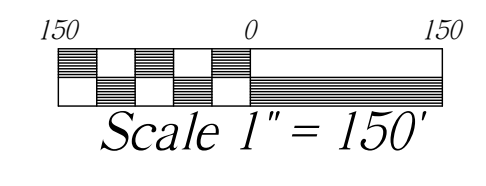
THIS DRAWING AND ALL INFORMATION SHOWN HEREON REPRESENTS DESIGNS AND/OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

Cabaniss Engineering Inc.
 Professional Engineers and Land Surveyors
 Court House Plaza 600 Lauricen Wallace Boulevard South Suite 140
 P. O. Box 020440 Tuscaloosa, Alabama

JOB NO:	21-05-012
DATE OF SURVEY:	07/07/2021
FB/PG:	N/A
FILE NAME:	140501.DWG
DATE:	09/16/2021
SOURCE OF TITLE:	N/A
SCALE:	1" = 150'
DWN/CHK BY:	THS/AJC
REVISION:	10/05/2021
SHEET:	1 of 1

LEGEND

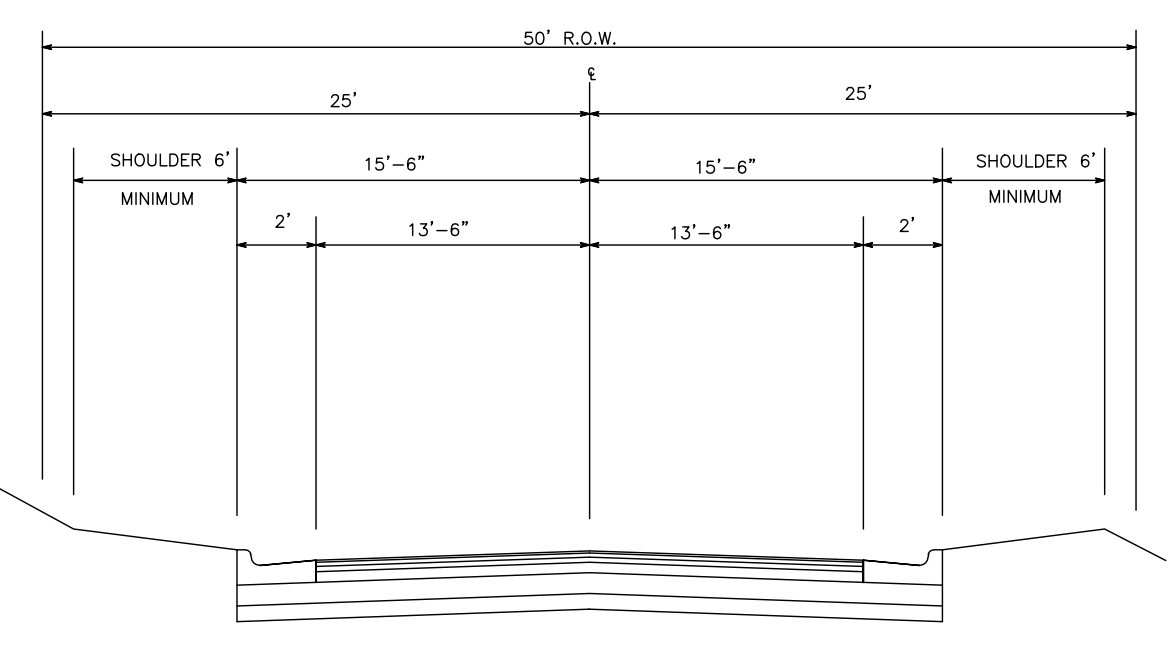
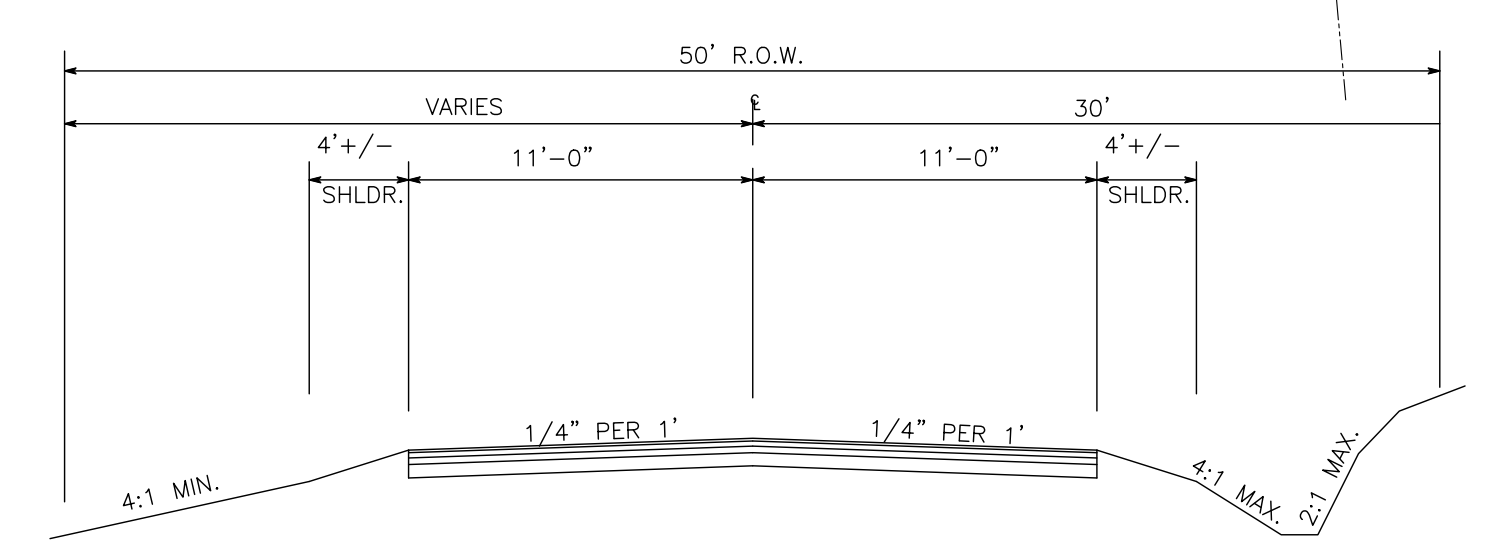
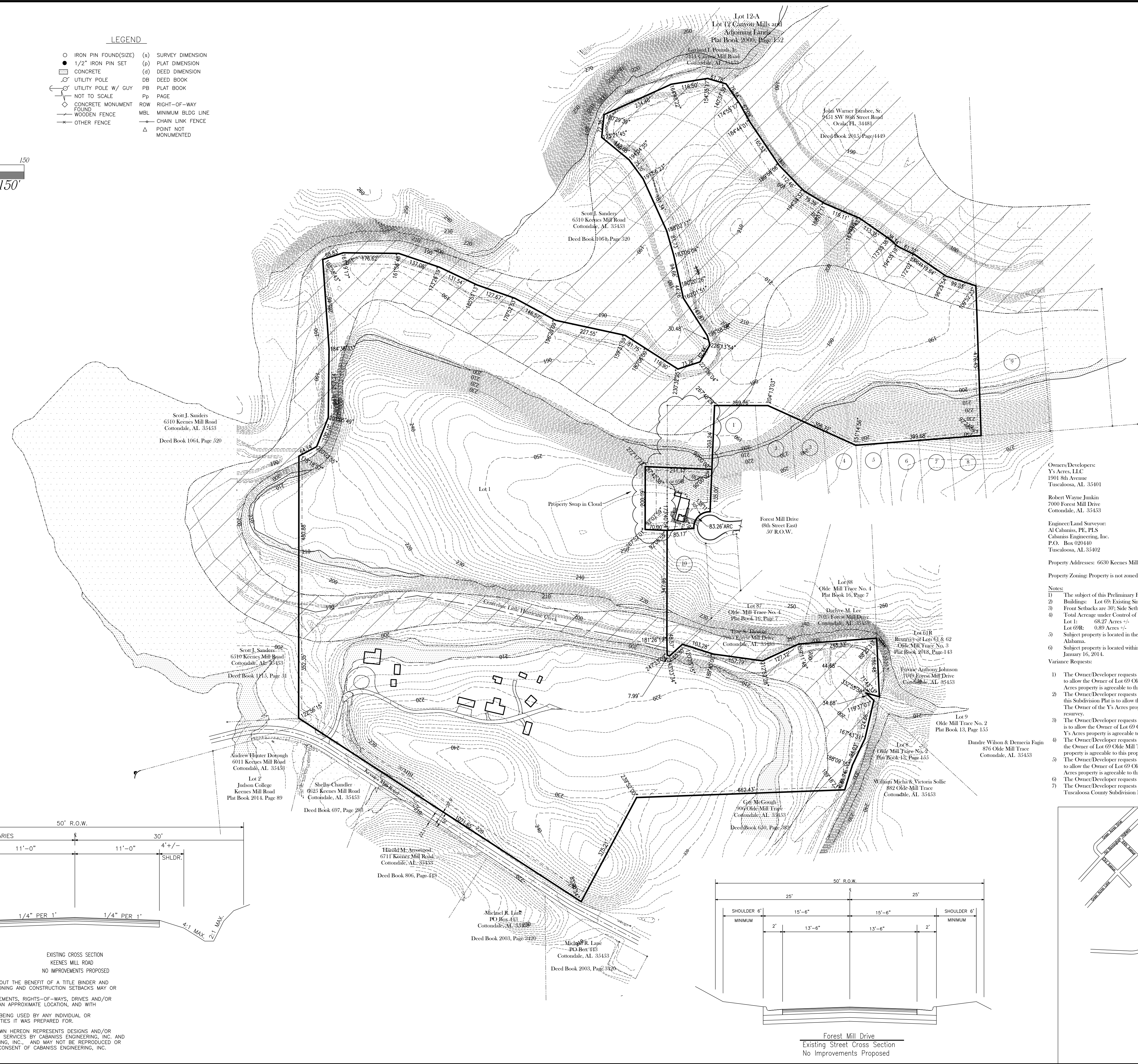
○ IRON PIN FOUND(SIZE)	(s) SURVEY DIMENSION
● 1/2" IRON PIN SET	(p) PLAT DIMENSION
▭ CONCRETE	(d) DEED DIMENSION
○ UTILITY POLE	DB DEED BOOK
○ UTILITY POLE W/ GUY	PB PLAT BOOK
○ NOT TO SCALE	Pp PAGE
◇ CONCRETE MONUMENT FOUND	ROW RIGHT-OF-WAY
— MBL MINIMUM BLDG LINE	— CHAIN LINK FENCE
— OTHER FENCE	△ POINT NOT MONUMENTED



- Owners:**
- Lot 70, Olde Mill Trace No. 3
Plat Book 14, Page 68
Lucille Stokes
7006 Forest Mill Drive
Cottontdale, AL 35453
 - Lot 71, Olde Mill Trace No. 3
Plat Book 14, Page 68
Jonathan R. Brown
7012 Forest Mill Drive
Cottontdale, AL 35453
 - Lot 72, Olde Mill Trace No. 3
Plat Book 14, Page 68
Willie A. Williams
7018 Forest Mill Drive
Cottontdale, AL 35453
 - Lot 73, Olde Mill Trace No. 3
Plat Book 14, Page 68
Phillip Lucas
7024 Forest Mill Drive
Cottontdale, AL 35453
 - Lot 74, Olde Mill Trace No. 3
Plat Book 14, Page 68
Roy Joyce January
722 Legion Drive
Dossin, TN 37251
 - Lot 75, Olde Mill Trace No. 3
Plat Book 14, Page 68
Wali Sharif
7036 Forest Mill Drive
Cottontdale, AL 35453
 - Lot 76, Olde Mill Trace No. 3
Plat Book 14, Page 68
Kimberly Grayson
7018 Forest Mill Drive
Cottontdale, AL 35453
 - Lot 77, Olde Mill Trace No. 3
Plat Book 14, Page 68
Robert Usery
7064 Forest Mill Drive
Cottontdale, AL 35453
 - Lot 78, Olde Mill Trace No. 3
Plat Book 14, Page 68
Walker Aguirre
700 Old Mill Trace
Cottontdale, AL 35453
 - Deed Book 2010, Page 10029
Matthew J. Duncan
7001 Forest Mill Drive
Cottontdale, AL 35453

Owners/Developers:
 Y's Acres, LLC
 1901 8th Avenue
 Tuscaloosa, AL 35401
 Robert Wayne Jukin
 7000 Forest Mill Drive
 Cottontdale, AL 35453
Engineer/Land Surveyor:
 Al Cabaniss, PE, PLS
 Cabaniss Engineering, Inc.
 P.O. Box 020440
 Tuscaloosa, AL 35402
 Property Address: 6630 Keesee Mill Road & 7000 Forest Mill Drive
 Property Zoning: Property is not zoned. Property is located within the City of Tuscaloosa Planning Jurisdiction

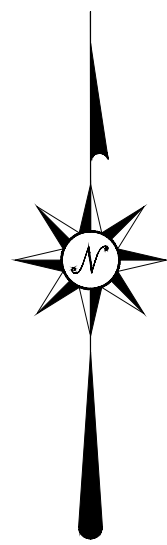
- Notes:**
- The subject of this Preliminary Plat is for a land swap.
 - Buildings: Lot 69: Existing Single Family Dwelling; Y's Acres: Existing Cabin and Other Structures
 - Front Setbacks are 30'; Side Setbacks are 10'; Rear Setbacks are 35'
 - Total Acreage under Control of Developer: 69.16 Acres +/-
 Lot 1: 68.27 Acres +/-
 Lot 69R: 0.89 Acres +/-
 - Subject property is located in the Northeast Quarter of Section 23, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
 - Subject property is located within a Special Flood Hazard Area as shown hereon, FEMA Firm Map No. 01125C029G, revised January 16, 2014.
- Variance Requests:**
- The Owner/Developer requests a Variance for the Construction of Sidewalks. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Right-of-Way dedication along Keesee Mill Road. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Drainage Study requirement. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Lot Configuration. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Capped Sewer requirement. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance to allow the Final Subdivision Plat to be plated at a scale larger than 1:100.
 - The Owner/Developer requests a Variance from the Tuscaloosa County Engineering for a 60' radius as required by the Tuscaloosa County Subdivision Regulations.



NOTES:

- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE BINDER AND THEREFORE VARIOUS EASEMENTS, ZONING AND CONSTRUCTION SETBACKS MAY OR MAY NOT BE SHOWN.
- UNDIMENSIONED OR UNPLATTED EASEMENTS, RIGHTS-OF-WAYS, DRIVES AND/OR GRAVEL ROADS MAY BE SHOWN IN AN APPROXIMATE LOCATION, AND WITH APPROXIMATE DIMENSIONS.
- THIS SURVEY IS RESTRICTED FROM BEING USED BY ANY INDIVIDUAL OR CORPORATION OTHER THAN THE PARTIES IT WAS PREPARED FOR.

THIS DRAWING AND ALL INFORMATION SHOWN HEREON REPRESENTS DESIGNS AND/OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

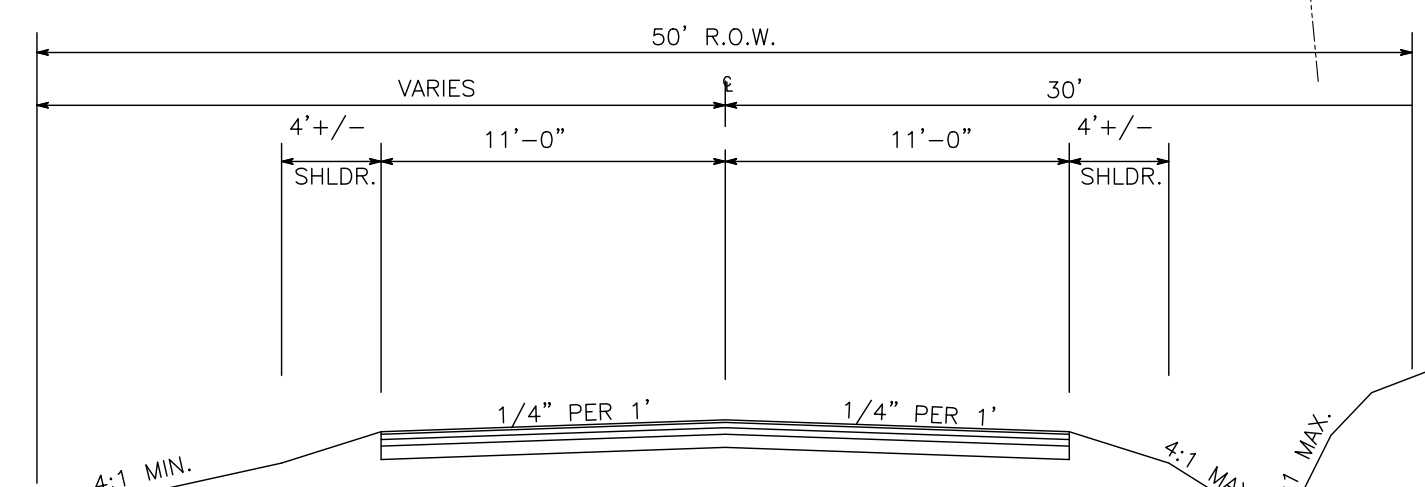
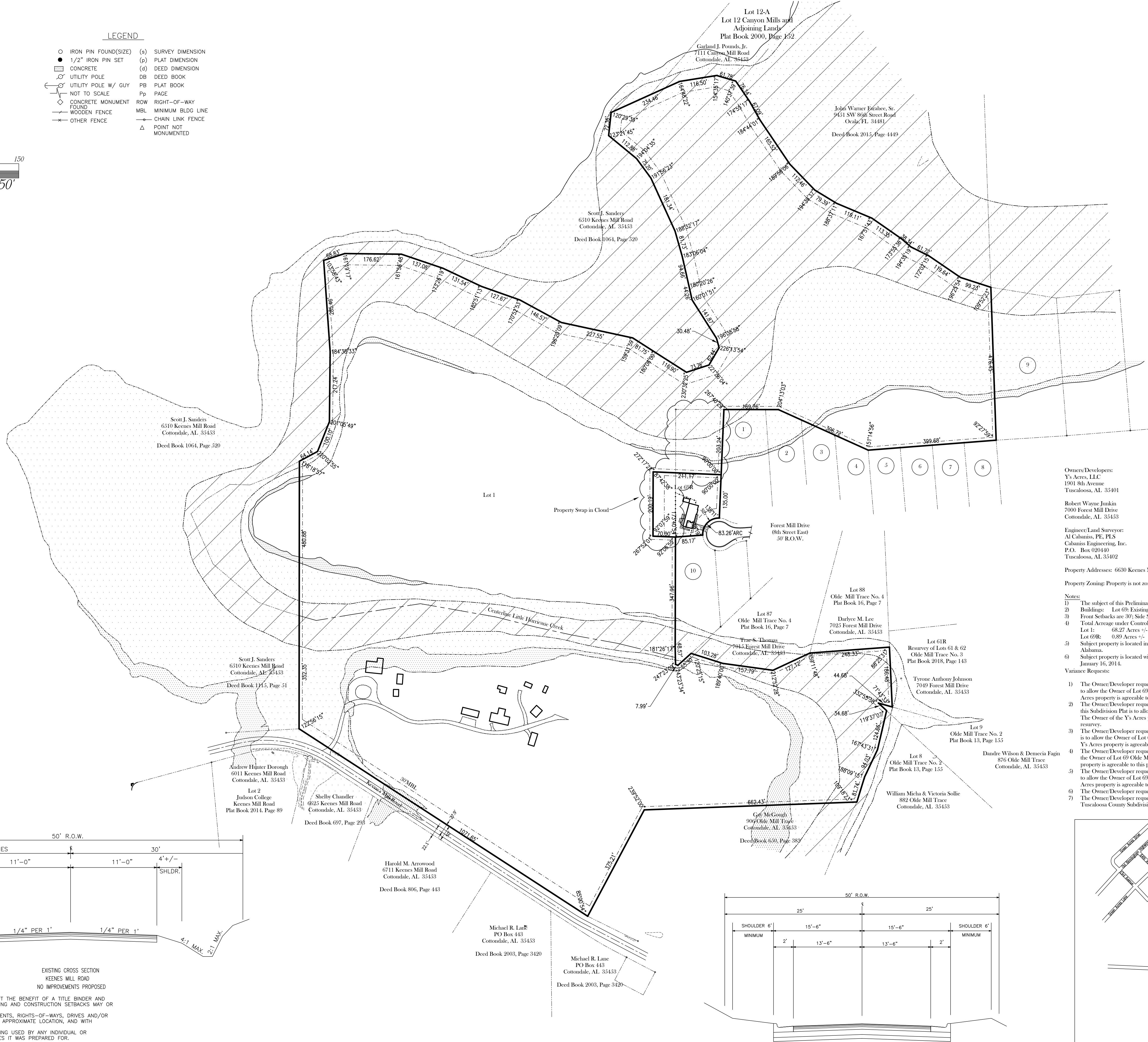


Scale 1" = 150'

LEGEND

○ IRON PIN FOUND(SIZE)	(a) SURVEY DIMENSION
● 1/2" IRON PIN SET	(p) PLAT DIMENSION
▭ CONCRETE	(d) DEED DIMENSION
○ UTILITY POLE	DB DEED BOOK
○ UTILITY POLE W/ GUY	PB PLAT BOOK
○ NOT TO SCALE	Pp PAGE
○ CONCRETE MONUMENT FOUND	ROW RIGHT-OF-WAY
○ WOODEN FENCE	MINIMUM BLDG LINE
○ OTHER FENCE	CHAIN LINK FENCE
△ POINT NOT MONUMENTED	

- Owners:**
- Lot 70, Olde Mill Trace No. 3
Plat Book 14, Page 68
Lucille Stokes
7066 Forest Mill Drive
Cottondale, AL 35453
 - Lot 71, Olde Mill Trace No. 3
Plat Book 14, Page 68
Jonathan R. Brown
7012 Forest Mill Drive
Cottondale, AL 35453
 - Lot 72, Olde Mill Trace No. 3
Plat Book 14, Page 68
Willie A. Williams
7018 Forest Mill Drive
Cottondale, AL 35453
 - Lot 73, Olde Mill Trace No. 3
Plat Book 14, Page 68
Phillip Lucas
7024 Forest Mill Drive
Cottondale, AL 35453
 - Lot 74, Olde Mill Trace No. 3
Plat Book 14, Page 68
Roy Joyce January
722 Legion Drive
Dossin, FL 32541
 - Lot 75, Olde Mill Trace No. 3
Plat Book 14, Page 68
Wali Sharif
7036 Forest Mill Drive
Cottondale, AL 35453
 - Lot 76, Olde Mill Trace No. 3
Plat Book 14, Page 68
Kimberly Grayson
7018 Forest Mill Drive
Cottondale, AL 35453
 - Lot 77, Olde Mill Trace No. 3
Plat Book 14, Page 68
Robert Usery
7064 Forest Mill Drive
Cottondale, AL 35453
 - Lot 78, Olde Mill Trace No. 3
Plat Book 14, Page 68
Walker Aguirre
700 Old Mill Trace
Cottondale, AL 35453
 - Lot 79, Olde Mill Trace No. 3
Plat Book 14, Page 68
Matthew J. Duncan
7001 Forest Mill Drive
Cottondale, AL 35453



- NOTES:**
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE BINDER AND THEREFORE VARIOUS EASEMENTS, ZONING AND CONSTRUCTION SETBACKS MAY OR MAY NOT BE SHOWN.
 - UNDIMENSIONED OR UNPLATTED EASEMENTS, RIGHTS-OF-WAYS, DRIVES AND/OR GRAVEL ROADS MAY BE SHOWN IN AN APPROXIMATE LOCATION, AND WITH APPROXIMATE DIMENSIONS.
 - THIS SURVEY IS RESTRICTED FROM BEING USED BY ANY INDIVIDUAL OR CORPORATION OTHER THAN THE PARTIES IT WAS PREPARED FOR.

THIS DRAWING AND ALL INFORMATION SHOWN HEREON REPRESENTS DESIGNS AND/OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

Owners/Developers:
Y's Acres, LLC
1901 8th Avenue
Tuscaloosa, AL 35401

Robert Wayne Jukin
7000 Forest Mill Drive
Cottondale, AL 35453

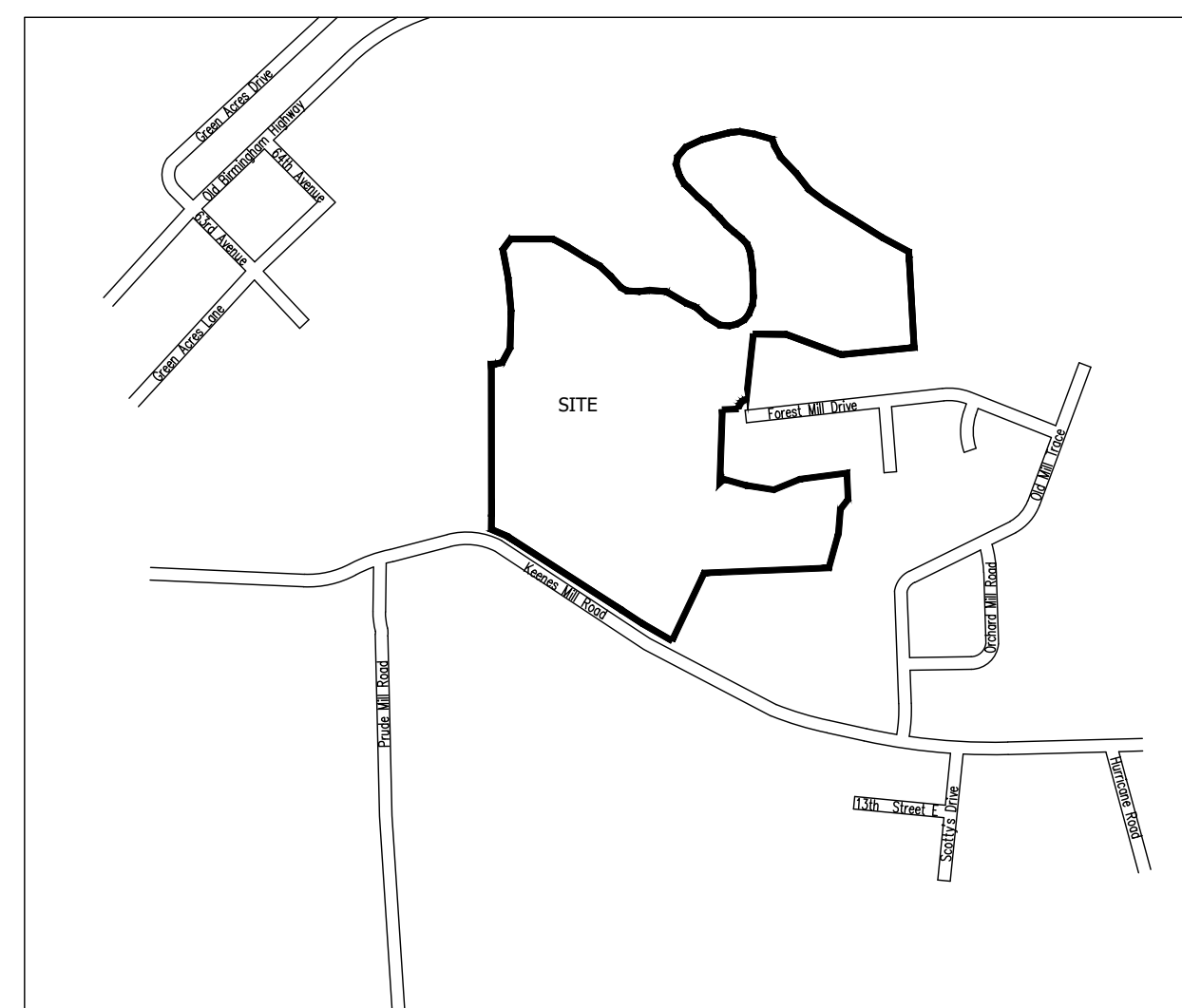
Engineer/Land Surveyor:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
P.O. Box 020140
Tuscaloosa, AL 35402

Property Addresses: 6630 Keenes Mill Road & 7000 Forest Mill Drive

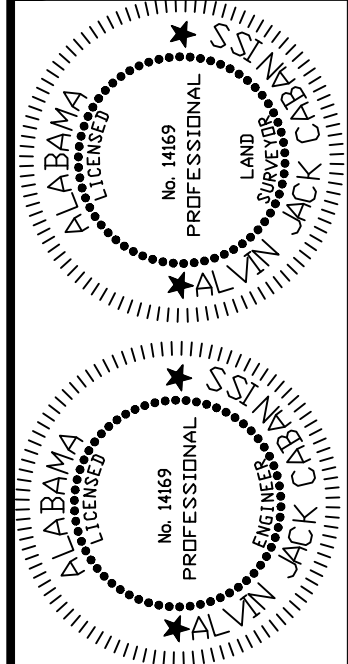
Property Zoning: Property is not zoned. Property is located within the City of Tuscaloosa Planning Jurisdiction

Notes:

- The subject of this Preliminary Plat is for a land swap.
 - Buildings: Lot 69: Existing Single Family Dwelling; Y's Acres: Existing Cabin and Other Structures
 - Front Setbacks are 30'; Side Setbacks are 10'; Rear Setbacks are 35'
 - Total Average under Control of Developer: 69.16 Acres +/-
Lot 1: 68.27 Acres +/-
Lot 69B: 0.89 Acres +/-
 - Subject property is located in the Northeast Quarter of Section 23, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
 - Subject property is located within a Special Flood Hazard Area as shown hereon, FEMA Firm Map No. 01125C029G, revised January 16, 2014.
- Variance Requests:**
- The Owner/Developer requests a Variance for the Construction of Sidewalks. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Right-of-Way dedication along Keenes Mill Road. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Drainage Study requirement. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Lot Configuration. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance for the Capped Sewer requirement. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
 - The Owner/Developer requests a Variance to allow the Final Subdivision Plat to be plated at a scale larger than 1:100.
 - The Owner/Developer requests a Variance from the Tuscaloosa County Engineering for a 60' radius as required by the Tuscaloosa County Subdivision Regulations.



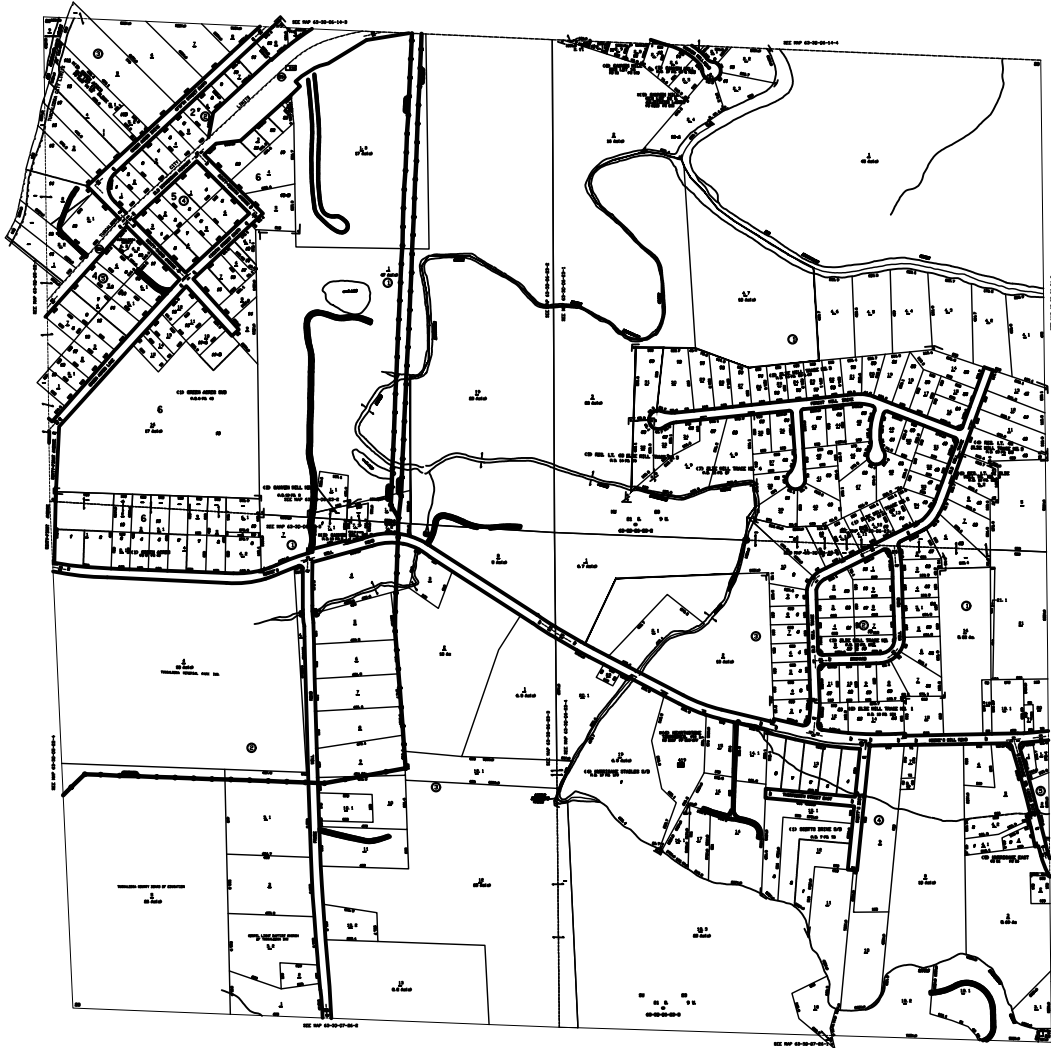
**Preliminary Subdivision Plat
Y's Acres & Resurvey of
Lot 69 Olde Mill Trace No. 3**
Tuscaloosa, Alabama



THIS DRAWING AND ALL INFORMATION SHOWN HEREON REPRESENTS DESIGNS AND/OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140
P. O. Box 020140 Tuscaloosa Alabama

JOB NO:	21-05-012
DATE OF SURVEY:	07/07/2021
FB/PG:	N/A
FILE NAME:	1406001.DWG
DATE:	09/16/2021
SOURCE OF TITLE:	N/A
SCALE:	1" = 150'
DWN/CHK BY:	THS/AJC
REVISION:	10/05/2021
SHEET:	1 of 1

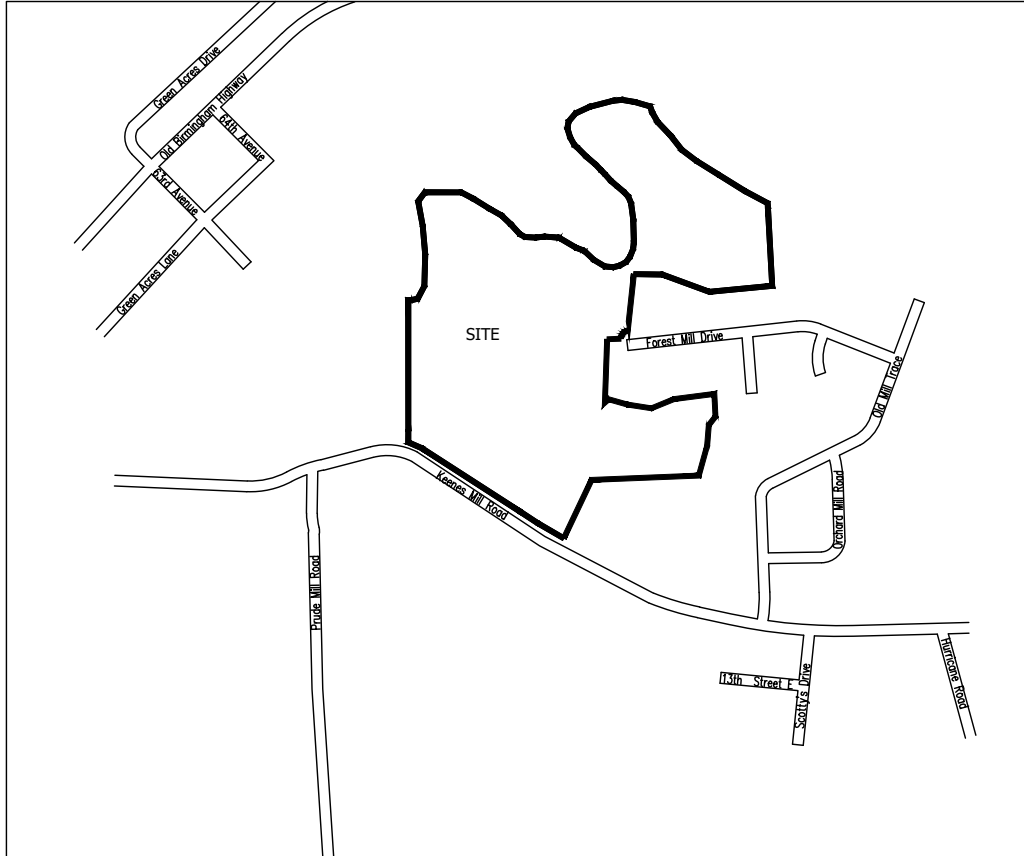


Tax Map

JOB NO: 21-05-012	DATE: 09/16/2021
DATE OF SURVEY: N/A	SOURCE OF TITLE: N/A
FB/PG: N/A	SCALE: N.T.S.
FILE NAME: 1406001.DWG	DWN/CHK BY: THS/AJC

CABANISS ENGINEERING, INC.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032



Vicinity Map

JOB NO: 21-05-012	DATE: 09/16/2021
DATE OF SURVEY: N/A	SOURCE OF TITLE: N/A
FB/PG: N/A	SCALE: NTS
FILE NAME: 1406001.DWG	DWN/CHK BY: THS/AJC

CABANISS ENGINEERING, INC.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

AI Cabaniss, PE, PLS

Y's Acres & Resurvey of Lot 69 Olde Mill Trace Variance Requests

- 1) The Owner/Developer requests a Variance for the Construction of Sidewalks. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
- 2) The Owner/Developer requests a Variance for the Right-of-Way dedication along Keene's Mill Road. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
- 3) The Owner/Developer requests a Variance for the Drainage Study requirement. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
- 4) The Owner/Developer requests a Variance for the Lot Configuration. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.
- 5) The Owner/Developer requests a Variance for the Capped Sewer requirement. The purpose and result of this Subdivision Plat is to allow the Owner of Lot 69 Olde Mill Trace to create a lot line modification with the Y's Acres property. The Owner of the Y's Acres property is agreeable to this property swap. There is no new construction associated with this resurvey.