



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: MedSpa Tuscaloosa Parcel ID: See Attached Total Acres: 0.24

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: Hien Atkins, LLC Email: zanettih.ien@yahoo.it Phone: 205.887.1854
 Address: 532 High Field Road City/State: Tuscaloosa / AL ZIP Code: 35405

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 type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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: 8/15/22

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

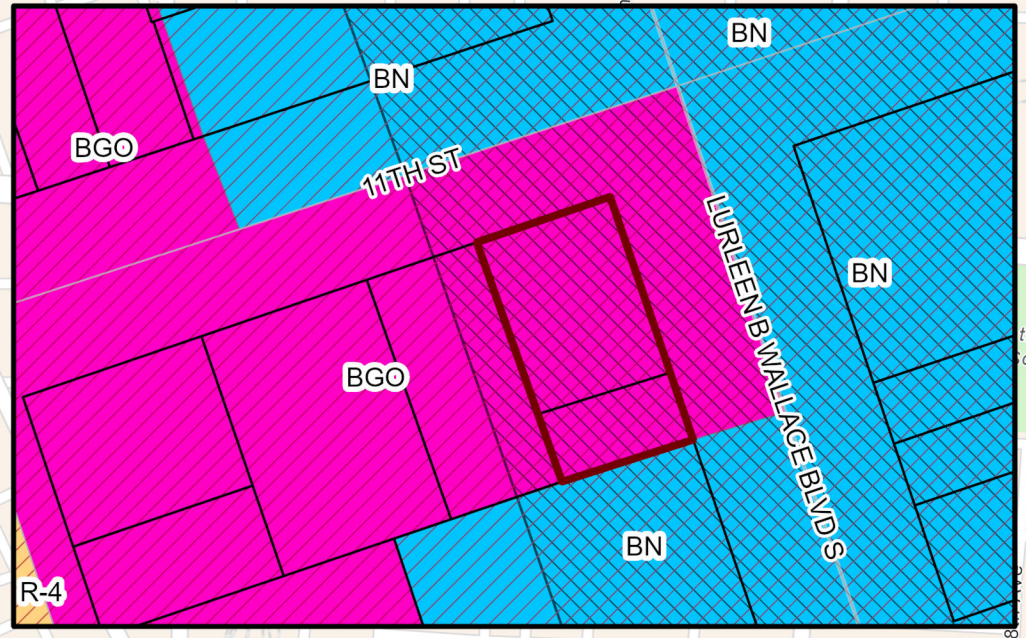
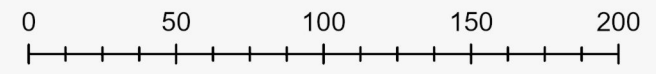
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd Fl planningcommission@tuscaloosa.com
 Planning Division Tuscaloosa, AL 35401

SUBMIT FORM



2605 11th Street

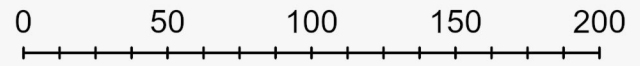
1 inch = 65 feet





2605 11th Street

1 inch = 67 feet



N



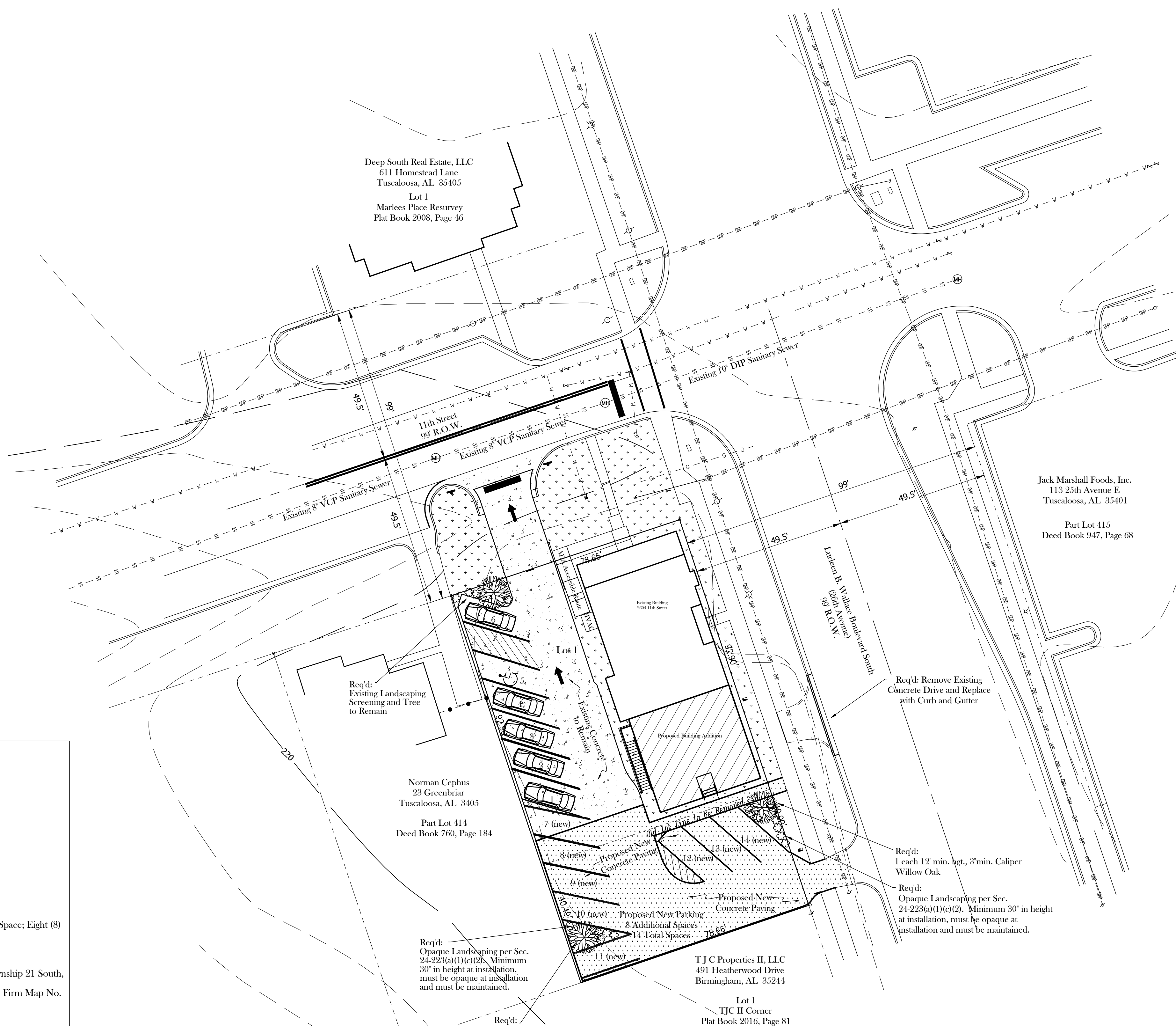
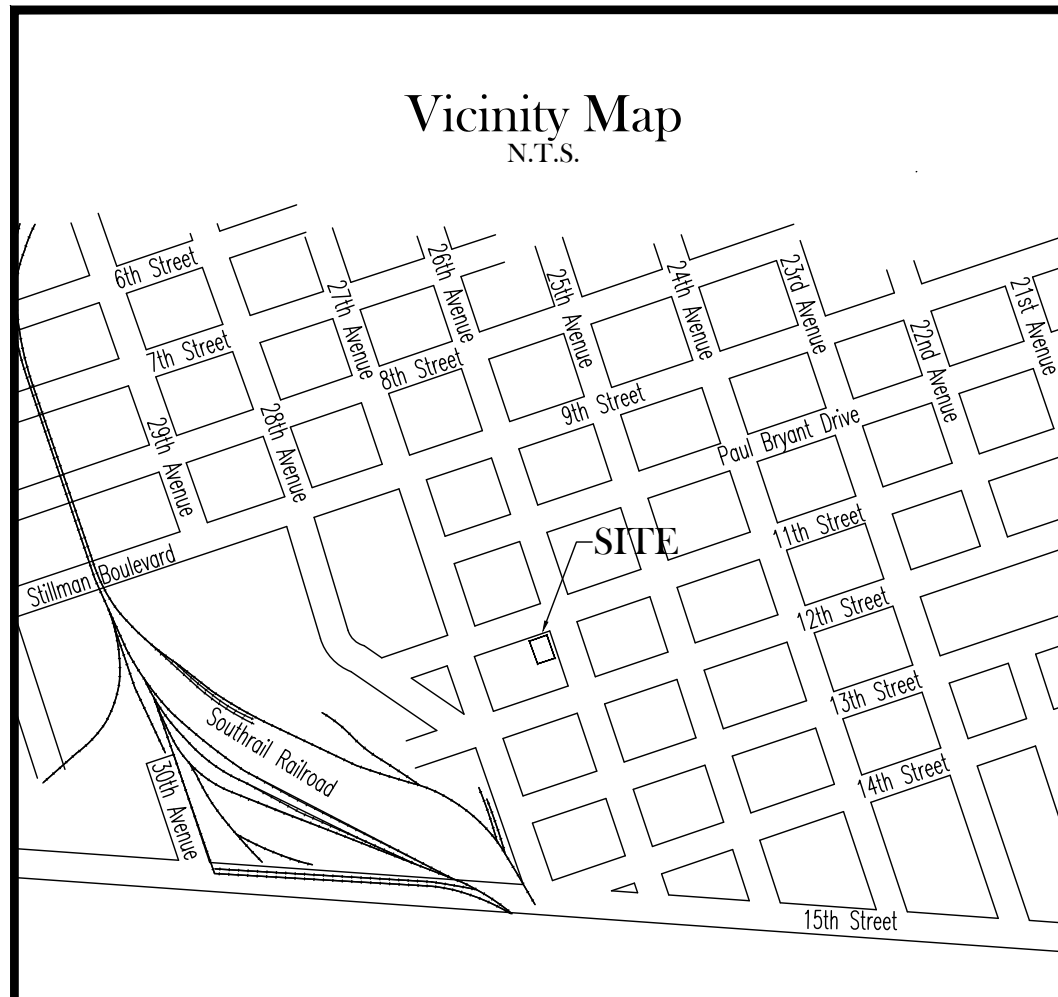
11TH ST

LUREN B WALLACE BENDS

12TH ST

1331

J M ROGERS JR AVE

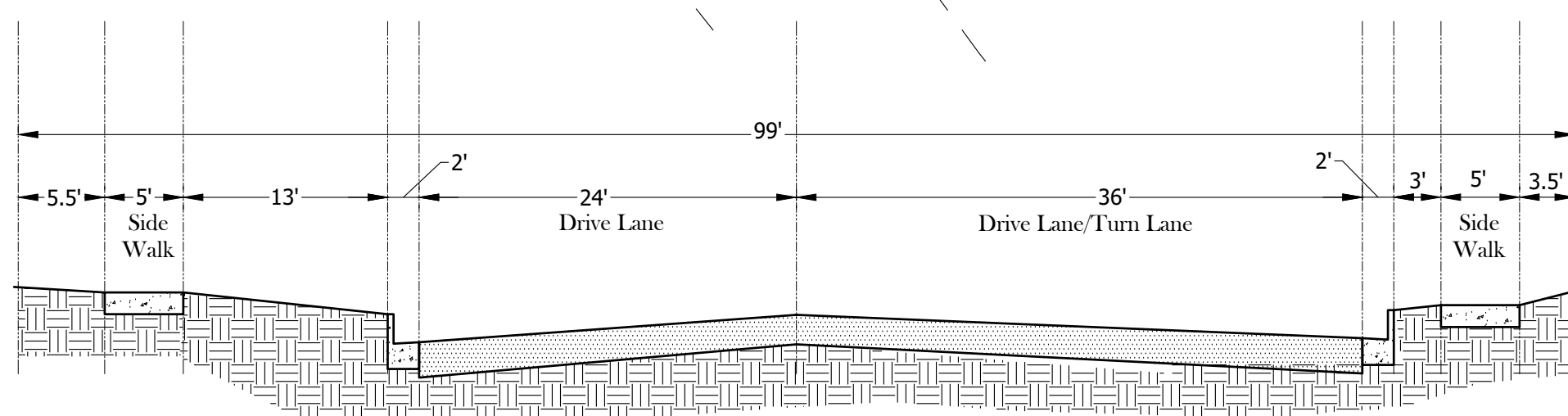
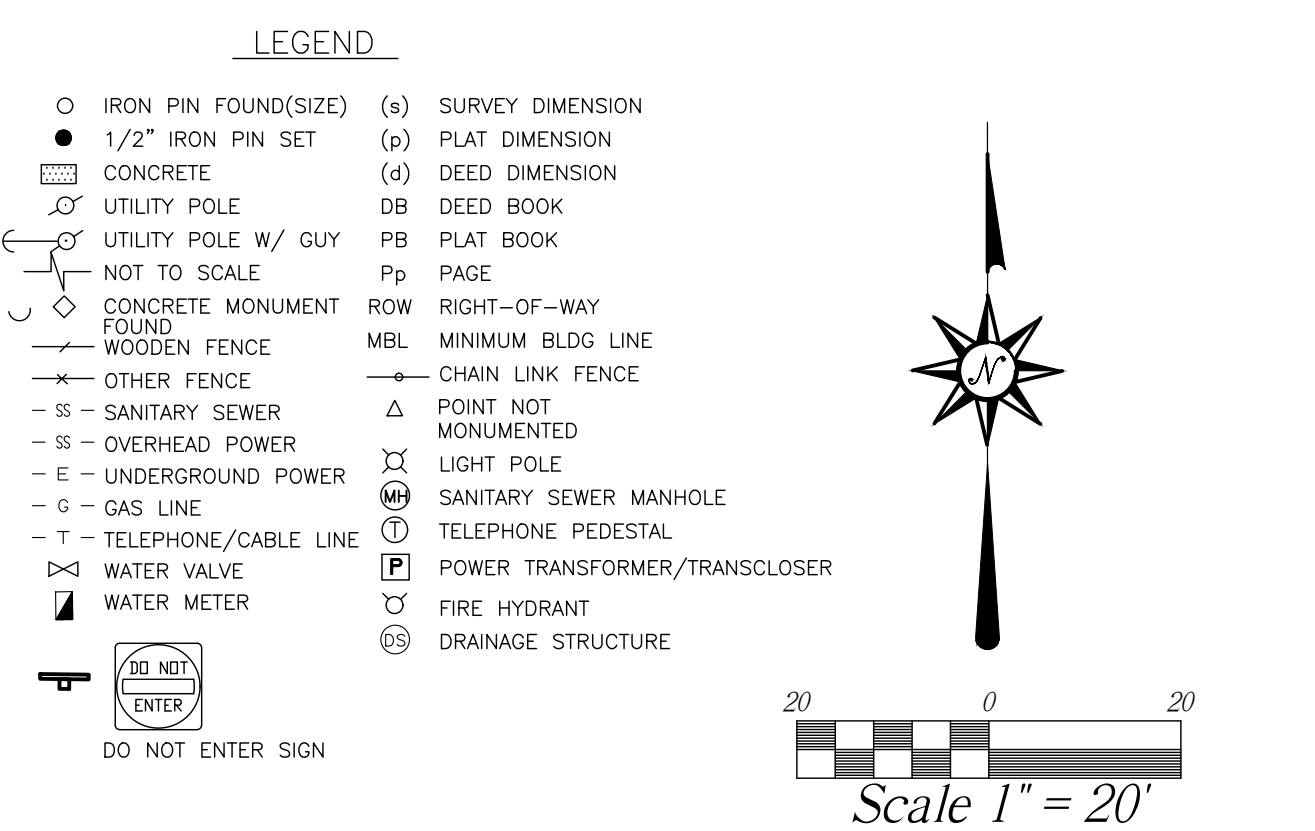


Owner/Developer:
Hien Atkins, LLC
2080 Laurel Lake Drive
Tuscaloosa, AL 35405

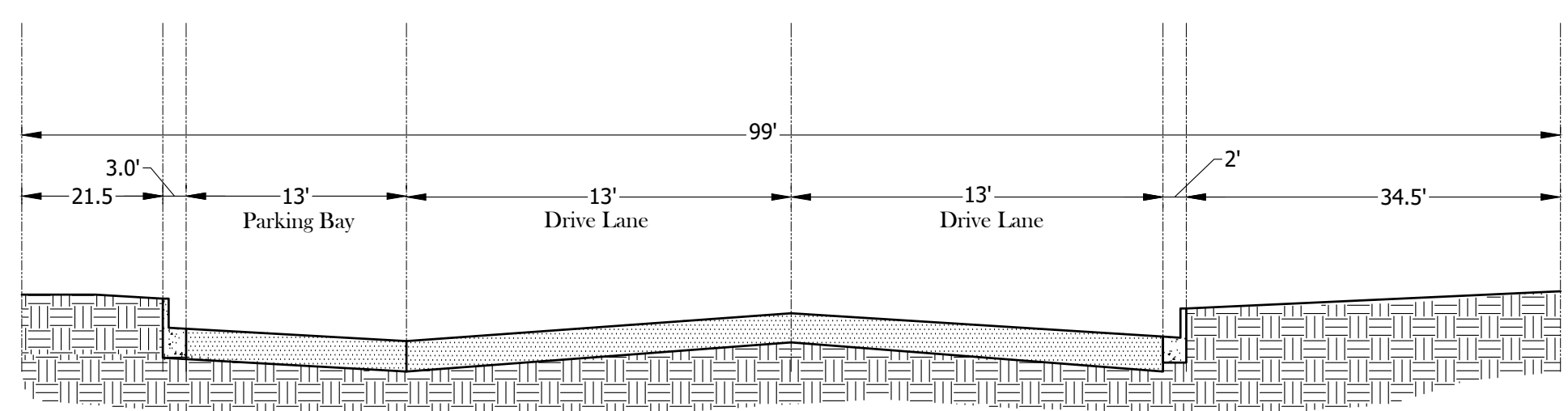
Engineer/Land Surveyor:
Al Cabanis, PE, PLS
Cabaniss Engineering, Inc.
P.O. Box 020440
Tuscaloosa, AL 35402

Property Address: 2605 11th Street
Property Zoning: BGO-DROD

Notes:
1) Buildings: One (1) Existing Building; Proposed Building Addition.
2) Parking: Existing Five (5) Standard Parking Spaces and One (1) Handicap Space; Eight (8) Additional Parking Spaces Proposed.
3) There are no Zoning Setbacks. Building Code separations shall be observed.
4) Total Acreage under Control of Developer: 0.24 Acres +/- (10,473 sq ft)
Total Acreage to be Subdivided: 0.24 Acres +/- (10,473 sq ft)
5) Subject property is located in the Part of the SW¼ and SE¼ of Section 22, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
6) The subject property is not located within a Special Flood Hazard Area, FEMA Firm Map No. 01125C0504F, dated September 28, 2007.
7) An ALDOT Permit must be obtained prior to LDP Issuance.

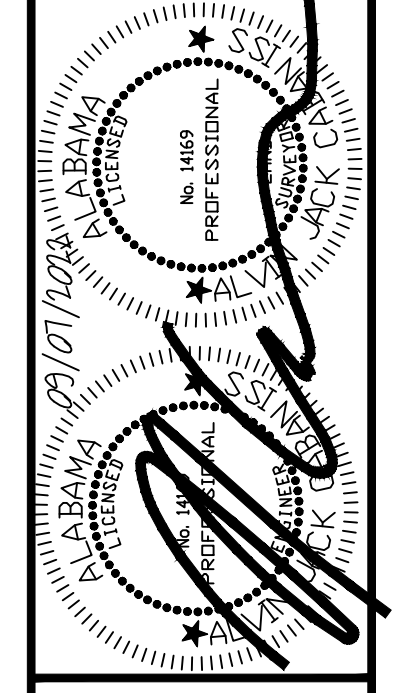


Lurleen B. Wallace Boulevard South
Existing Improvements/No Improvements Proposed
(99' Right-of-Way)
Cross-Section



11th Street
Existing Improvements/No Improvements Proposed
(99' Right-of-Way)
Cross-Section

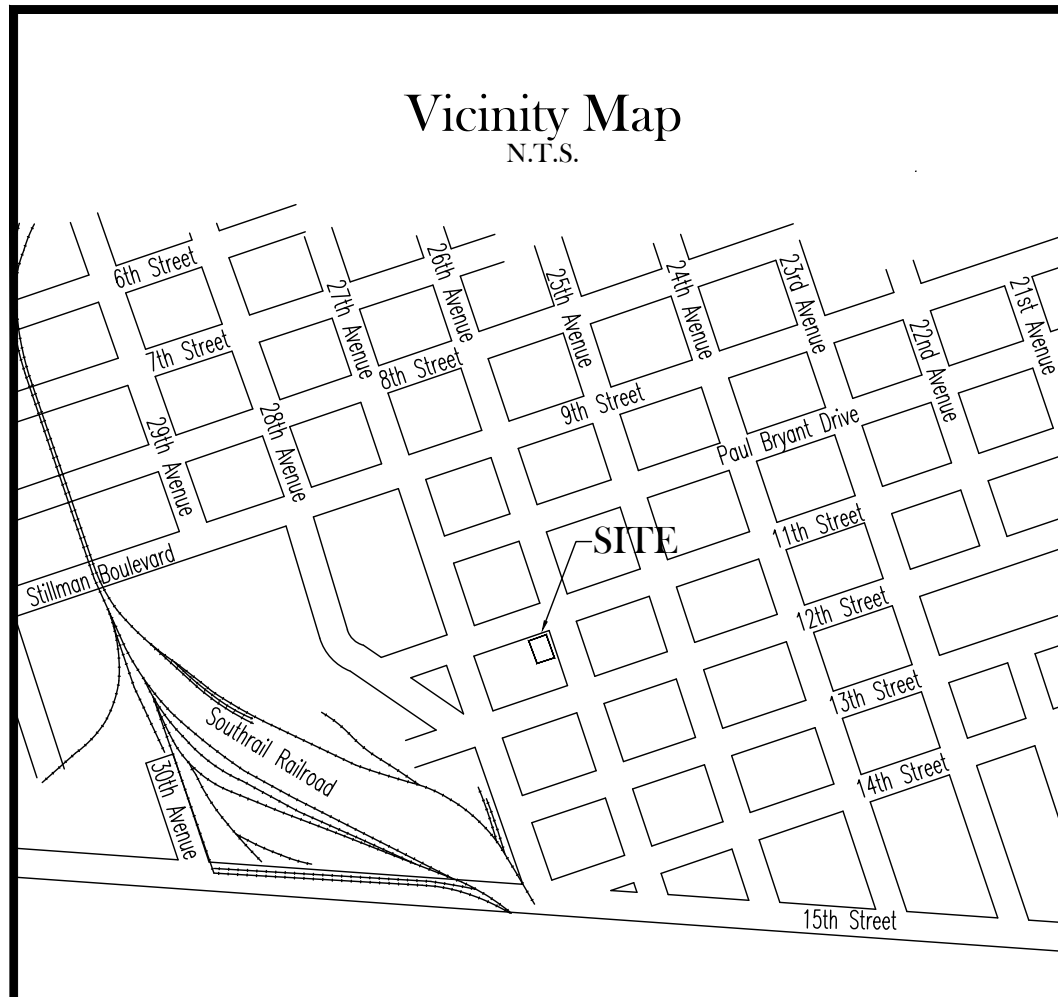
DROD Site Plan & Preliminary Plat
MedSpa Tuscaloosa
Part of Lot 414 Original Survey of the City of Tuscaloosa
Plat Book A, Page 2
Tuscaloosa, Alabama



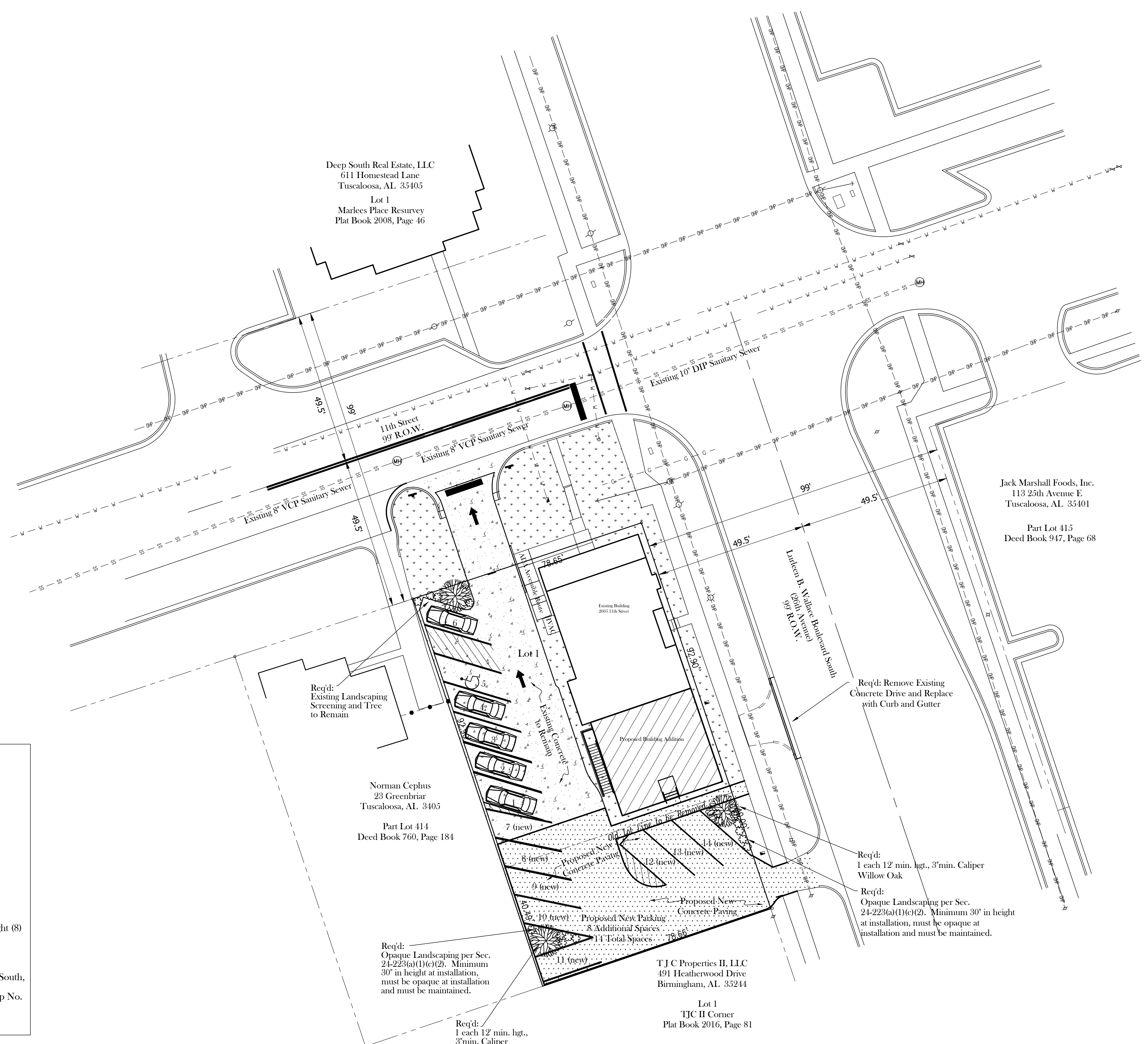
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Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140
P. O. Box 020440 Tuscaloosa, Alabama

JOB NO: 20-04-007
DATE OF SURVEY: 04/23/2020
FB/PG: 334/8
FILE NAME: 200407.dwg
DATE: 08/12/2022
SCALE: 1" = 20'
DWN/CHK BY: THS/AJC
REVISION: 09/07/2022
SOURCES OF TITLE: D.B. 2020, PG. 8532
D.B. 2021, PG. 20548
SHEET: 1 of 1



Deep South Real Estate, LLC
611 Homestead Lane
Tuscaloosa, AL 35405
Lot 1
Marlees Place Resurvey
Plat Book 2008, Page 46



Jack Marshall Foods, Inc.
113 25th Avenue E
Tuscaloosa, AL 35401
Part Lot 415
Deed Book 947, Page 68

Norman Cephus
23 Greenbriar
Tuscaloosa, AL 3405
Part Lot 414
Deed Book 760, Page 184

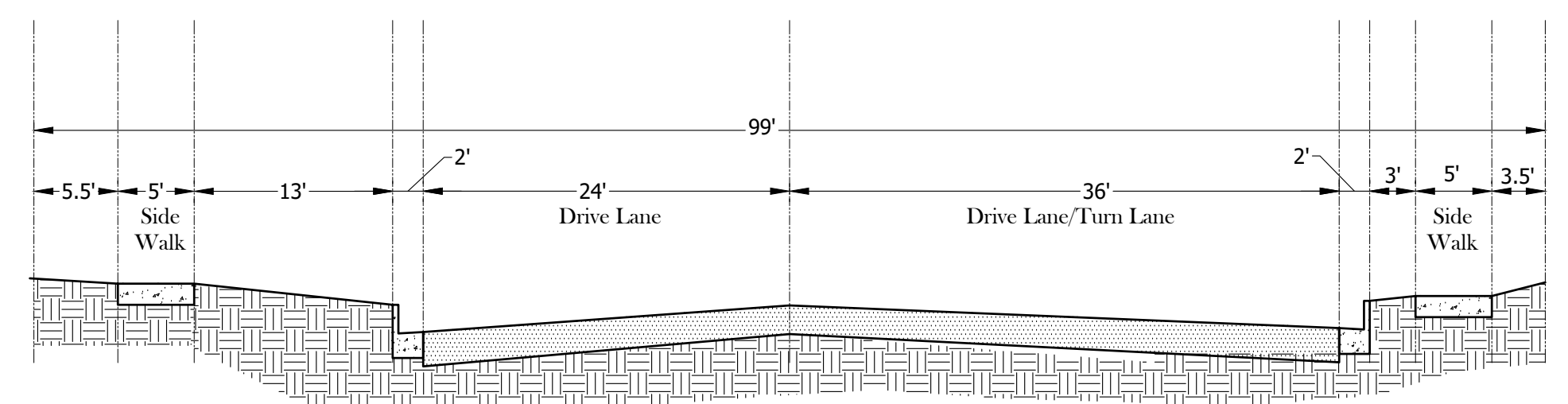
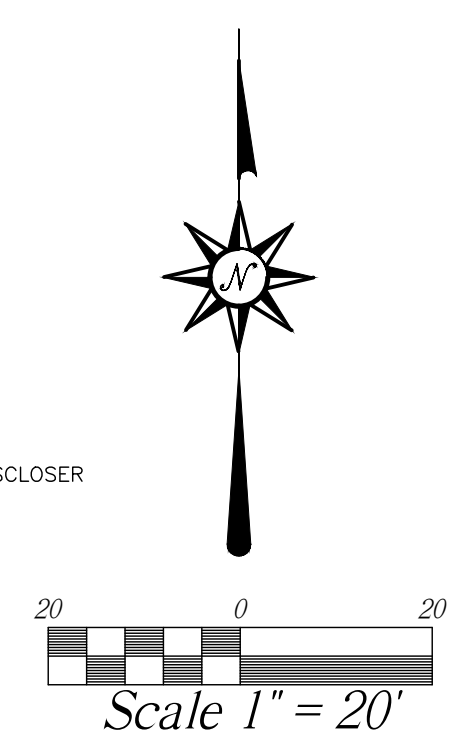
TJC Properties II, LLC
491 Heatherwood Drive
Birmingham, AL 35244
Lot 1
TJC II Corner
Plat Book 2016, Page 81

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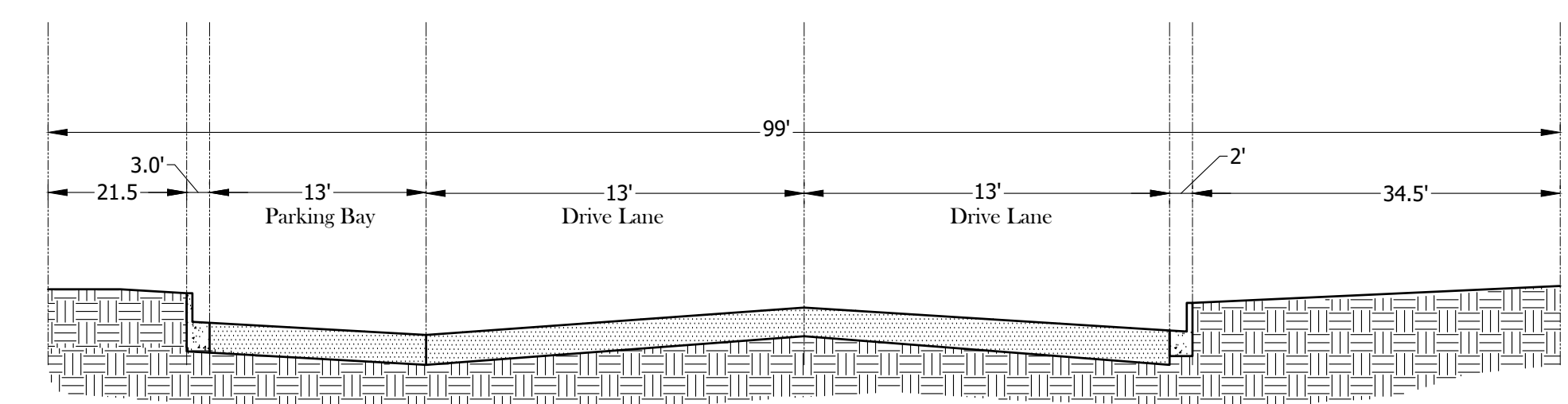
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LEGEND

- | | |
|---------------------------|---------------------------------|
| ○ 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 |
| ○ WOODEN FENCE | MBL MINIMUM BLDG LINE |
| ○ OTHER FENCE | CLF CHAIN LINK FENCE |
| SS SANITARY SEWER | △ POINT NOT MONUMENTED |
| SS OVERHEAD POWER | ○ LIGHT POLE |
| E UNDERGROUND POWER | ○ SANITARY SEWER MANHOLE |
| G GAS LINE | ○ TELEPHONE PEDESTAL |
| T TELEPHONE/CABLE LINE | ○ POWER TRANSFORMER/TRANSCLUSER |
| W WATER VALVE | ○ FIRE HYDRANT |
| W WATER METER | ○ DRAINAGE STRUCTURE |

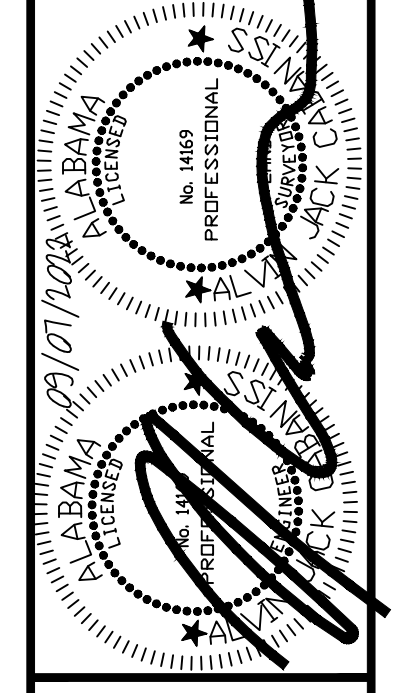


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