



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Resurvey of Lots 1 & 2, Resurvey of Lots 8 & 9, Blk 12 University Place Parcel ID: See Attached Total Acres: 0.34

**Surveyor or Engineer**

Name: AI Cabaniss, PE, PLS

**Property Owner**

Name: Oak Leaf Services, LLC

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

|                                                                                                                                       |                                               |                             |                                         |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------|-----------------------------------------|
| 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: AI CABANISS FOR OAK LEAF SERVICES, LLC Date: JULY 17, 2025

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

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





## 202 & 210 16th Street

1 inch = 50 feet  
0 25 50 75 100 Feet



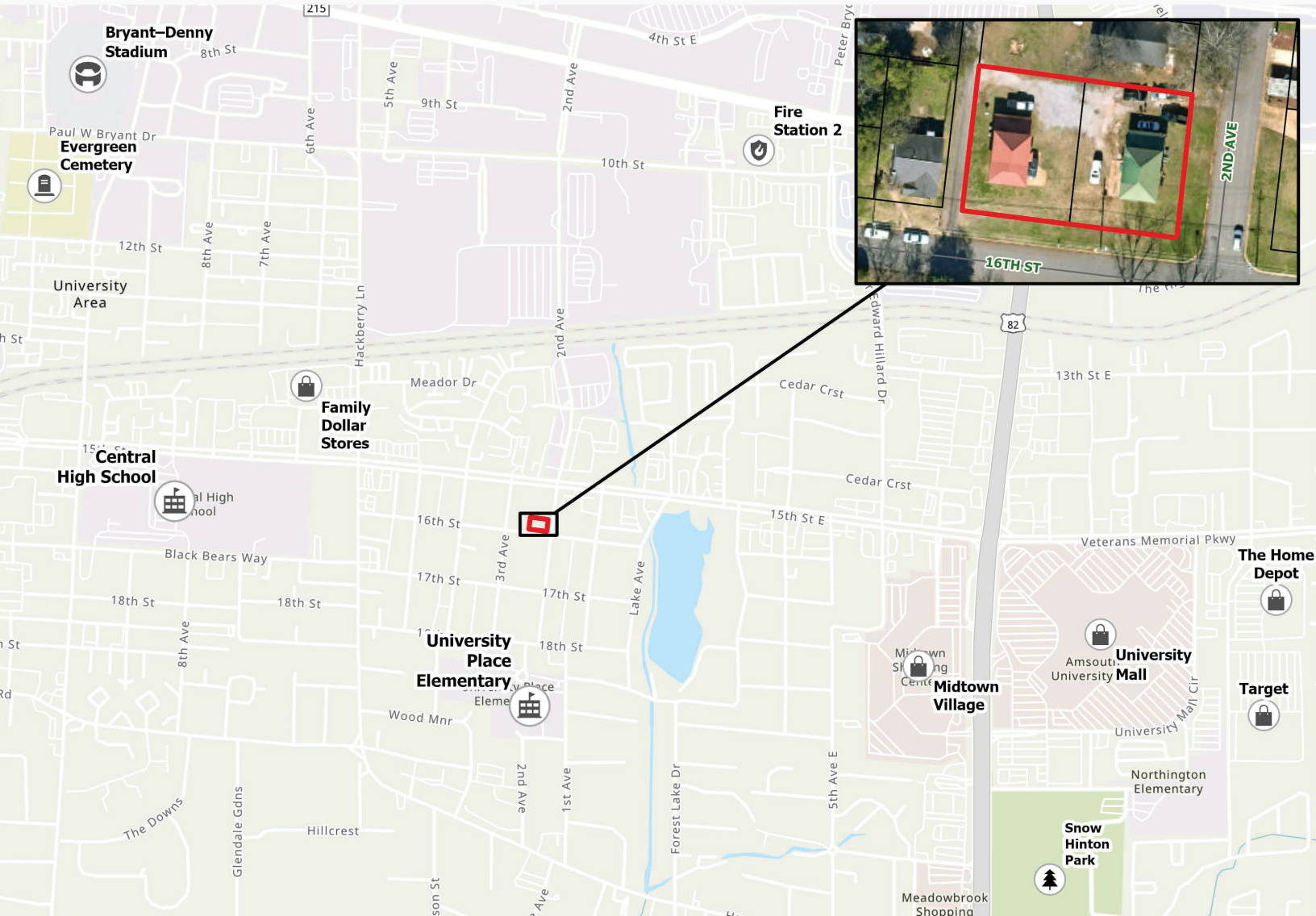


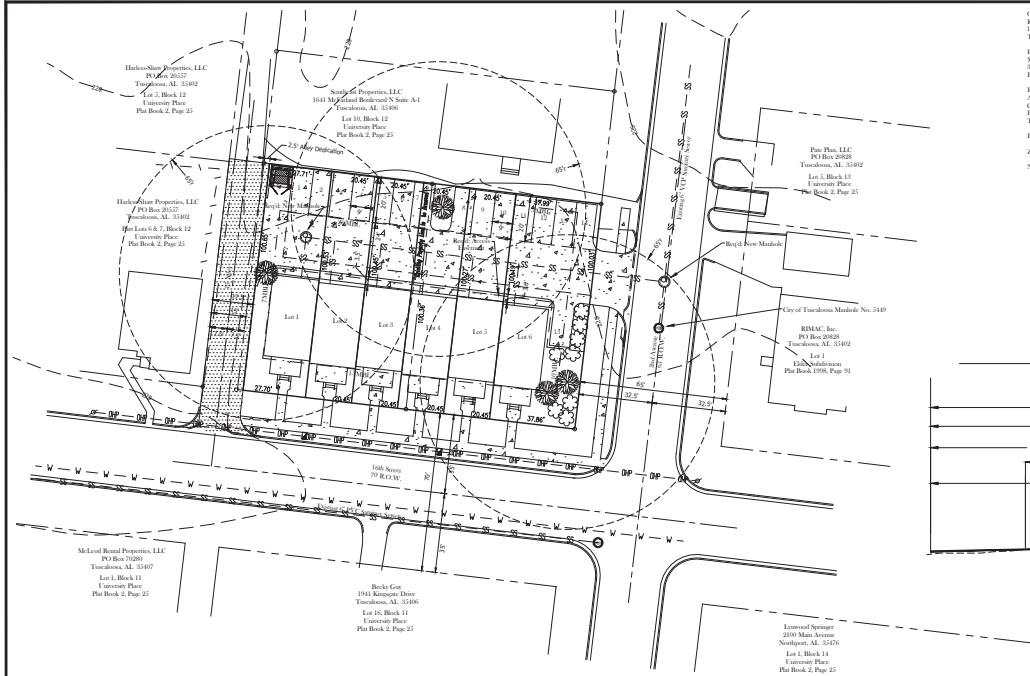


# 202 & 210 16th Street

1 inch = 1,000 feet  
0 500 1,000 1,500 2,000 Feet

N





Owner:  
Area Plot Properties, LLC  
1208 High Road Drive N  
Tombstone, AL 35406

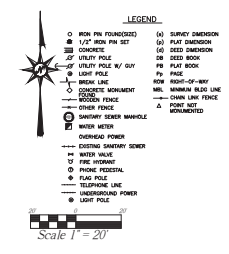
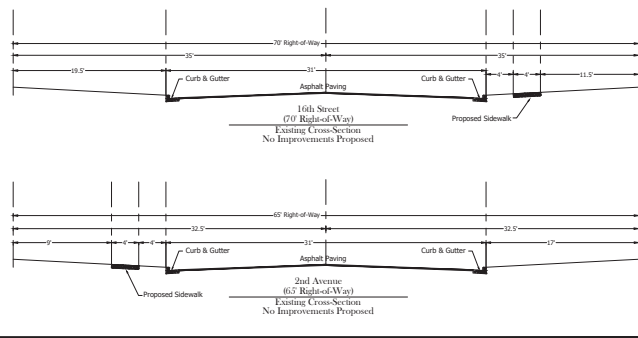
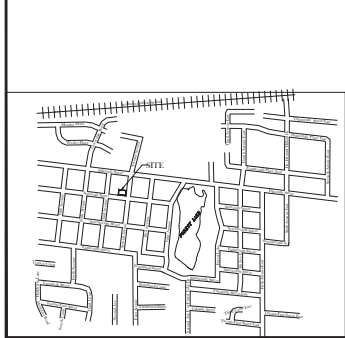
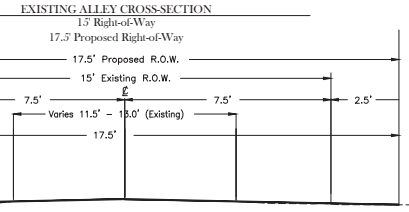
Developer:  
Mack Kinnaird  
1127 Parkwood Road  
Birmingham, AL 35202

Engineer's Land Surveyor:  
A.C. Calhoun, P.E., P.L.S.  
Calhoun Engineering, Inc.  
PO Box 102140  
Tombstone, AL 35402

Property Address: 202 & 210 16th Street

Zoning: MB-2

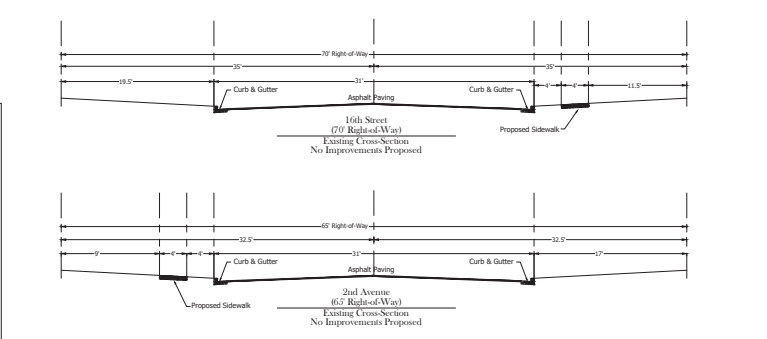
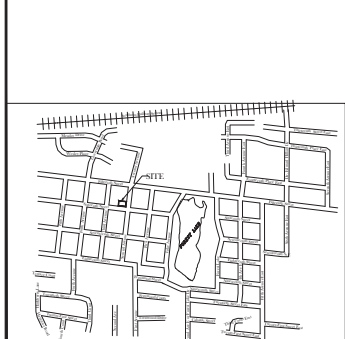
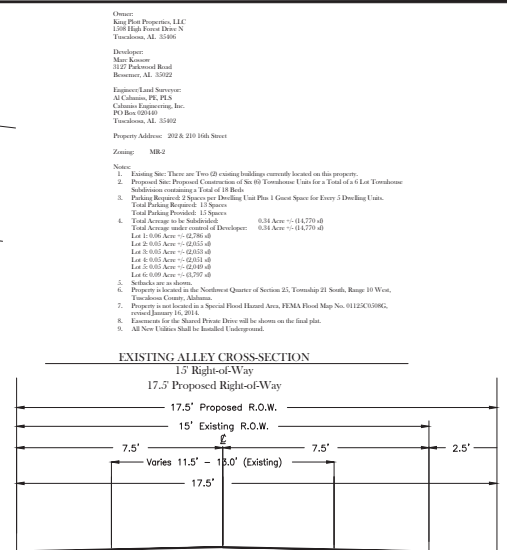
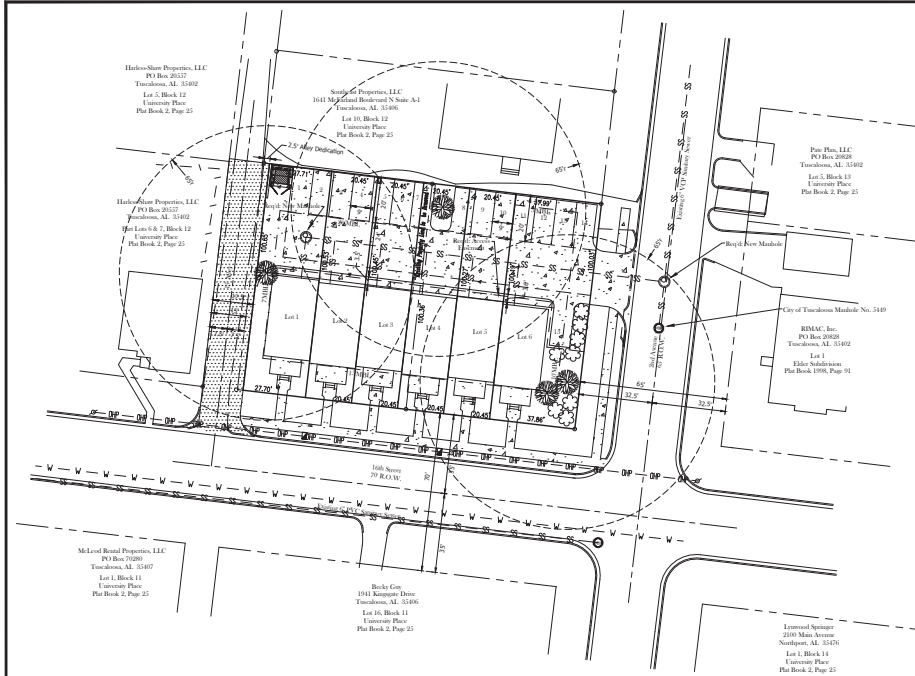
Notes:  
1. Existing Site: There are Two (2) existing buildings currently located on this property.  
2. Proposed Site: Proposed Construction of Six (6) Townhome Units for a Total of 6 Units. Lot 1 Townhome Subdivision containing a Total of 18 Units.  
3. Existing Building: 2 Units per Building Unit Plan 1. Gross Space for Every 2 Dwelling Units.  
4. Total Parking Required: 12 Spaces  
Total Parking Provided: 12 Spaces  
5. Total Average under control of Developer: 0.34 Acres +/- (14,779 sq ft)  
Lot 1: 0.00 Acres +/- (0.00 sq ft)  
Lot 2: 0.00 Acres +/- (0.00 sq ft)  
Lot 3: 0.00 Acres +/- (0.00 sq ft)  
Lot 4: 0.00 Acres +/- (0.00 sq ft)  
Lot 5: 0.00 Acres +/- (0.00 sq ft)  
Lot 6: 0.00 Acres +/- (0.00 sq ft)  
6. Subdivided as shown.  
7. Property is located in the Northwest Quarter of Section 21, Township 21 South, Range 10 West, Tombstone County, Alabama.  
8. Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 011203008K, revised January 16, 2014.  
9. Easements for the Shared Private Drive will be shown on the final plan.  
10. All New Utilities Shall be Installed Underground.



Preliminary Subdivision Plat  
Resurvey of Lot 1 & 2,  
Resurvey of Lots 8 & 9 Block 12, University Place  
Tombstone, Alabama  
202 & 210 16th Street, Tombstone, Alabama

**Cabaniss Engineering Inc.**  
Professional Engineers and Land Surveyors  
Court House Plaza 600 Larkins Wallace Boulevard South State 140  
P.O. Box 1284140 Tombstone Alabama

DATE: 08/06/2023  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: 1" = 20'



Owner: Area Plot Properties, LLC  
1208 High Street Drive N  
Tomball, AL 35096  
Developer: M&P Professional Road  
Birmingham, AL 35202  
Engineer's Land Surveyor: A.C. Collins, P.E., P.L.S.  
Collins Engineering, Inc.  
PO Box 102140  
Tomball, AL 35002  
Property Address: 202 & 210 16th Street  
Zoning: MB-2  
Notes:  
1. Existing Site: There are two (2) existing buildings currently located on this property.  
2. Proposed Site: Proposed Construction of Six (6) Townhouse Units for a Total of 6 Units.  
3. Subdivision containing a Total of 18 Lots.  
4. Existing Proposed 2 Spaces per Building Unit Plus 1 Guest Space for Every 2 Dwelling Units.  
5. Total Parking Required: 12 Spaces  
6. Total Parking Provided: 12 Spaces  
7. Total Average under control of Developer: 0.34 Acre +/- (14,779 sq ft)  
8. Lot 1: 0.00 Acre +/- (0.00 sq ft)  
9. Lot 2: 0.00 Acre +/- (0.00 sq ft)  
10. Lot 3: 0.00 Acre +/- (0.00 sq ft)  
11. Lot 4: 0.00 Acre +/- (0.00 sq ft)  
12. Lot 5: 0.00 Acre +/- (0.00 sq ft)  
13. Lot 6: 0.00 Acre +/- (0.00 sq ft)  
14. Subdivision is shown.  
15. Property is located in the Northwest Quarter of Section 21, Township 21 South, Range 10 West, Tomball County, Alabama.  
16. Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 011203008K, revised January 16, 2014.  
17. Easements for the Shared Private Drive will be shown on the final plan.  
18. All New Utilities Shall be Installed Underground.

Preliminary Subdivision Plat  
Resurvey of Lot 1 & 2,  
Resurvey of Lots 8 & 9 Block 12, University Place  
Tomball, Alabama  
202 & 210 16th Street, Tomball, Alabama

**Cabanis Engineering Inc.**  
Professional Engineers and Land Surveyors  
Court House Plaza 600 Lakeside Wallage Boulevard South State 140  
P.O. Box 1284140 Tomball, Alabama

DATE: 08/06/2025  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: 1" = 20'