



TUSCALOOSA  
PLANNING COMMISSION

PLANNED UNIT DEVELOPMENT (PUD)  
SUBMISSION CHECKLIST

*Please complete all of the following required fields:*

Subdivision: Lot 6R Northbank Parcel ID: 63-30-03-7-001-007.021 & 0.25 Total Acres: 2.5 ac. +/-

**Surveyor or Engineer**

Name: Duncan Coker Associates, P.C. Email: jduncan@duncancoker.com Phone: 205-561-0808  
Address: 302 Merchants Walk, Suite 250 City/State: Tuscaloosa / AL ZIP Code: 35406

**Property Owner**

Name: Riverwalk, LLC Email: frankrandalllaw@gmail.com Phone: 205-933-9120  
Address: P.O. Box 550399 City/State: Birmingham / AL ZIP Code: 35255

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

6 Plats MAP FOLDED to 8 ½" 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 <u>4-8-22</u>	<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
Application for tentative approval form	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Evidence of ownership or control of site	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Financial capability report	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Narrative for PUD	<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 ½" 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**

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: Jay Evans Digitally signed by Jay Evans Date: 2022.04.07 12:43:35 -05'00' Date: 4/7/22

**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**

## Lot 6R NorthBank

A River Building, LLC Development

### Planned Unit Development Narrative & General Project Information

April 4, 2022

#### Introduction

River Building, LLC proposes to construct a restaurant/wine market building on proposed Lot 6R of the Northbank Professional Office Park. The subject lot is approximately 2.5 acres of the remaining undeveloped property available at Northbank.

Similar to previously constructed buildings by the developer also at Northbank, the architectural appearance will be brick masonry construction with a combination of storefront and traditional punched windows. Accents of metal awnings and shingle roofs will be a part of the design. The traditional-styled building will be a single-story construction.

Parking will be situated South and West of the building with a garbage dumpster enclosure constructed at the Southern end of the proposed parking lot. Proposed landscaping will closely match the landscaping on Lots 1 & 2 Northbank.

It is anticipated that initial construction activities will begin during the Summer of 2022 and be completed in 2023.

#### Evidence of Ownership

Attached with this application are the deeds for the subject property.

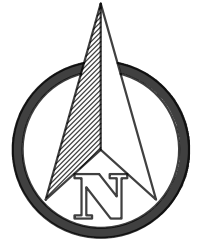
#### Names and Addresses of Persons with Financial Interest – River Building, LLC

Henry Pettus Randall, IV  
1001 Wellesley Green  
Tuscaloosa, AL 35406

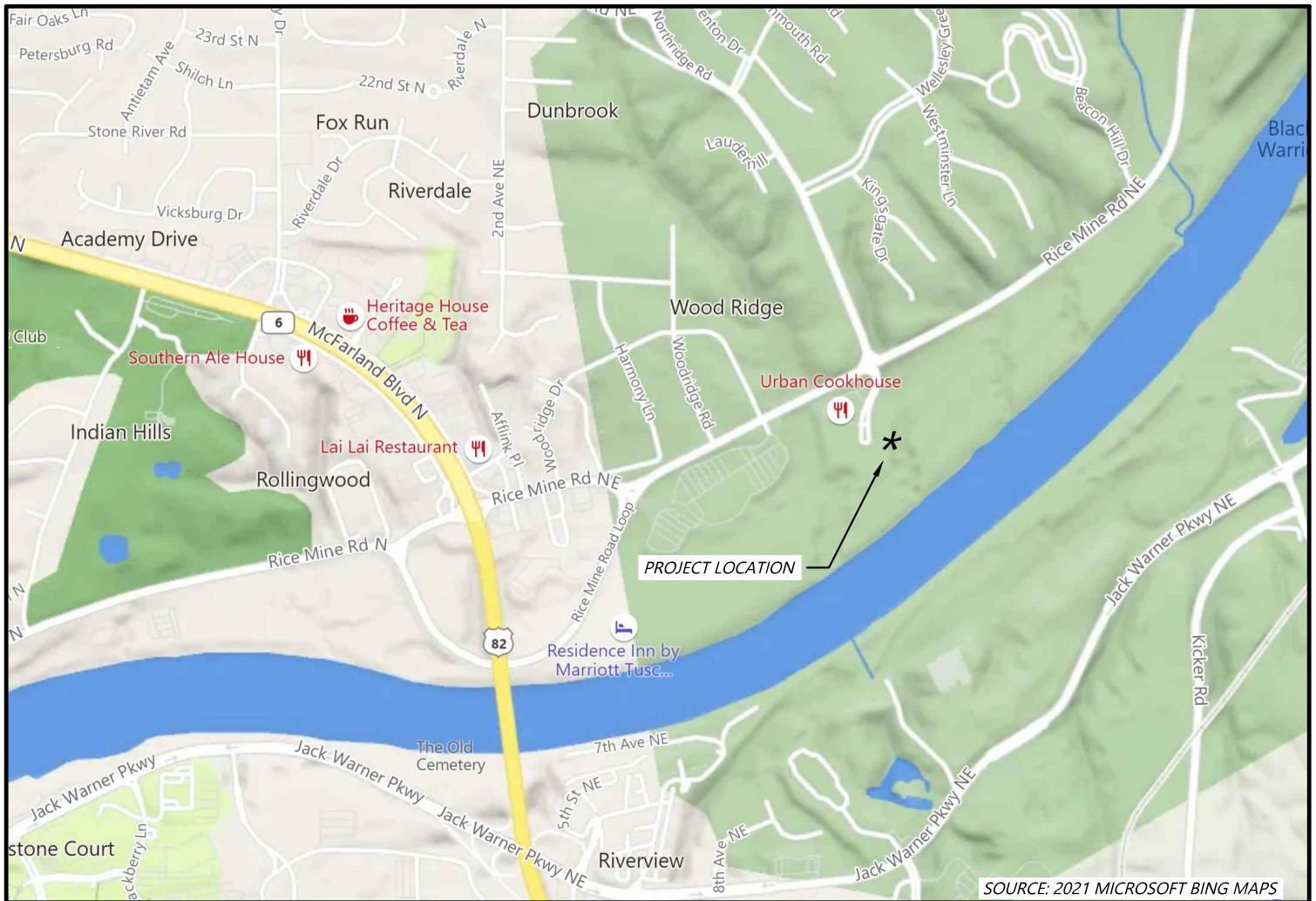
Michael Anthony Ellis  
5701 Candler Avenue  
Tuscaloosa, AL 35406

Jay Evans  
1306 University Boulevard, Suite F  
Tuscaloosa, AL 35401

Todd Vick  
1306 University Boulevard, Suite F  
Tuscaloosa, AL 35401



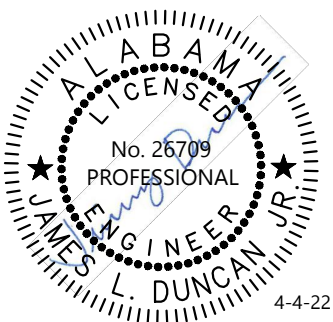
NOT TO SCALE



SOURCE: 2021 MICROSOFT BING MAPS

### VICINITY MAP

NOT TO SCALE



**DC**  
**DUNCAN & COKER**  
**ASSOCIATES**

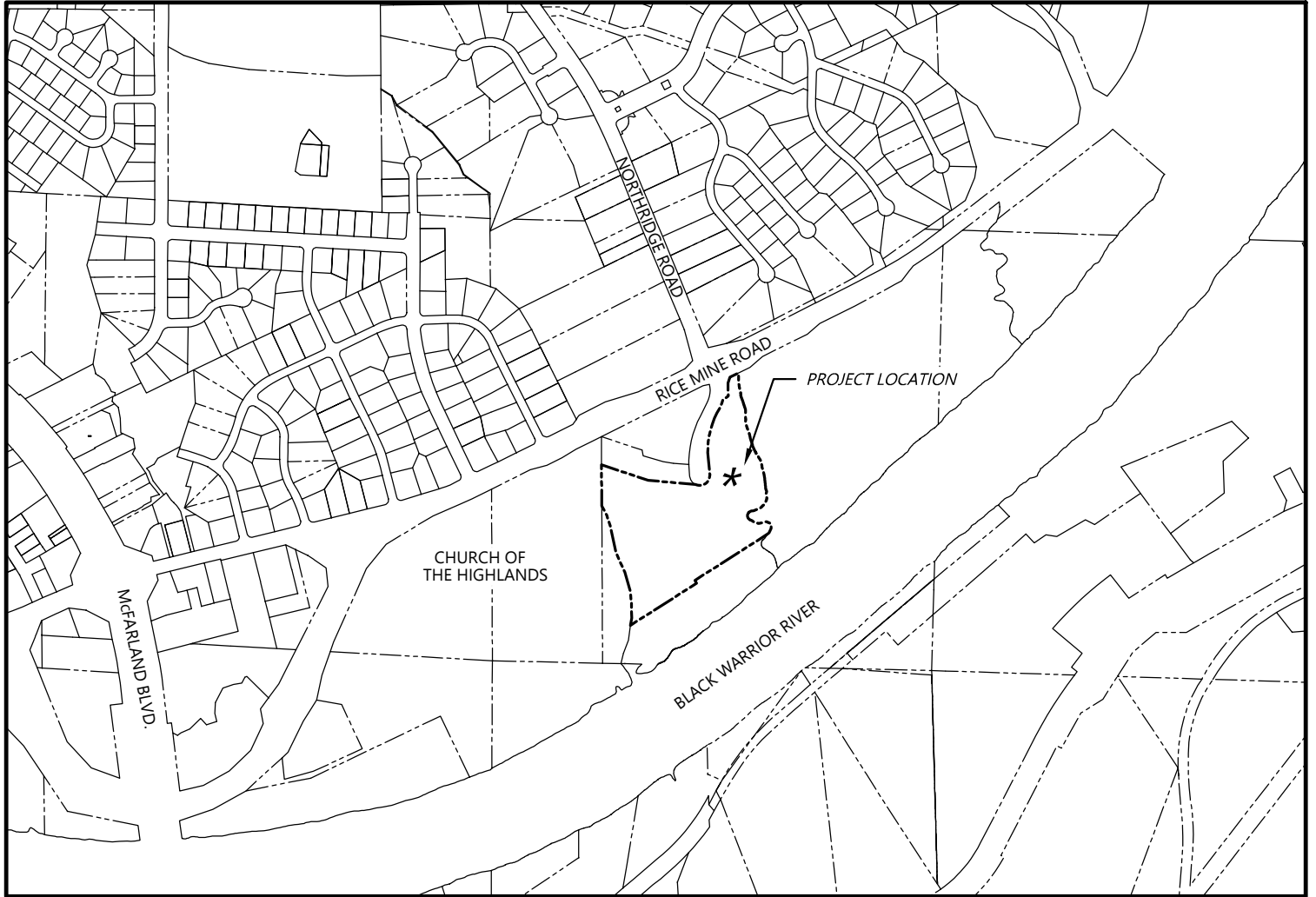
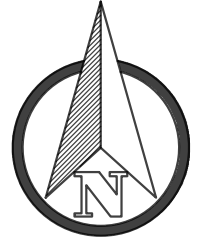
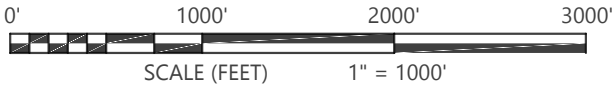
CIVIL ENGINEERING ■ SURVEYING ■ PLANNING

302 MERCHANTS WALK, SUITE 250  
 TUSCALOOSA, AL 35406  
 205-561-0808

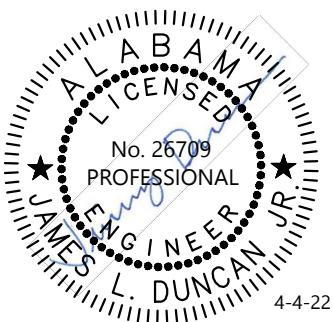
WWW.DUNCANCOKER.COM

SHEET TITLE  
**VICINITY MAP**  
**NORTHBANK PHASE V**  
**(LOT 6r NORTHBANK PUD)**

NO.	DATE	DESCRIPTION
DATE: 10-4-21	CHECKED BY: JD	DRAWN BY: SWT
FILENAME: NbankV-VicinityMap	PROJECT NUMBER: 21-153	Sh. No. <b>C1.0</b>



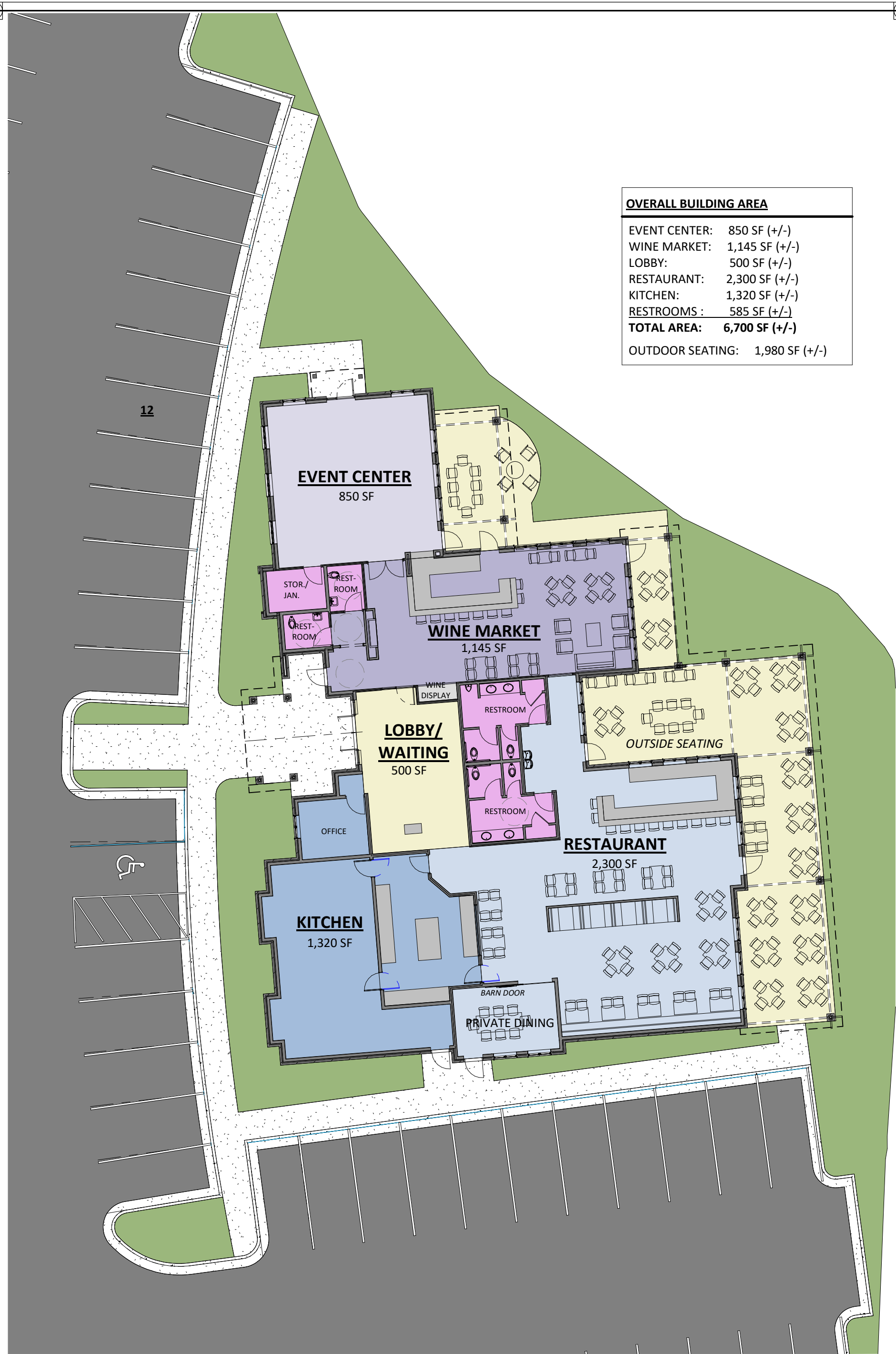
**TAX MAP**



  
**DUNCAN □ COKER**  
**ASSOCIATES**  
 CIVIL ENGINEERING □ SURVEYING □ PLANNING  
 302 MERCHANTS WALK, SUITE 250  
 TUSCALOOSA, AL 35406  
 205-561-0808  
 WWW.DUNCANCOKER.COM

SHEET TITLE			
<b>TAX MAP</b>			
<b>NORTHBANK PHASE V</b>			
<b>(LOT 6R NORTHBANK PUD)</b>			
NO.	DATE	DESCRIPTION	
DATE: 10-4-21		CHECKED BY: JD	DRAWN BY: SWT
FILENAME: NbankV-TaxMap		PROJECT NUMBER: 21-153	Sh. No. <b>C1.0</b>

OVERALL BUILDING AREA	
EVENT CENTER:	850 SF (+/-)
WINE MARKET:	1,145 SF (+/-)
LOBBY:	500 SF (+/-)
RESTAURANT:	2,300 SF (+/-)
KITCHEN:	1,320 SF (+/-)
RESTROOMS :	585 SF (+/-)
<b>TOTAL AREA:</b>	<b>6,700 SF (+/-)</b>
OUTDOOR SEATING:	1,980 SF (+/-)



**RESTAURANT/WINE MARKET/EVENT CENTER - CONCEPT FLOOR PLAN**

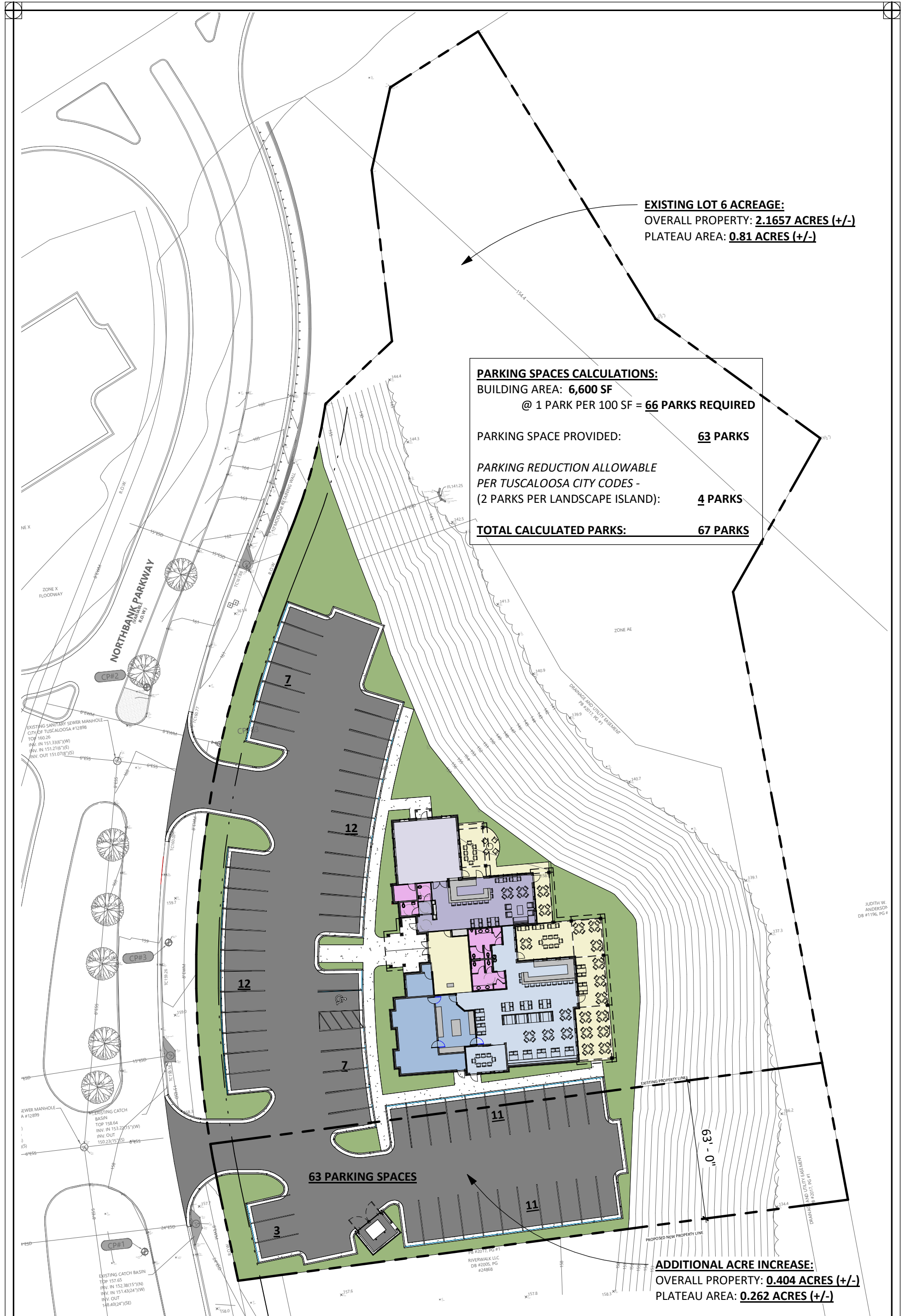
**EXISTING LOT 6 ACREAGE:**  
 OVERALL PROPERTY: **2.1657 ACRES (+/-)**  
 PLATEAU AREA: **0.81 ACRES (+/-)**

**PARKING SPACES CALCULATIONS:**  
 BUILDING AREA: **6,600 SF**  
 @ 1 PARK PER 100 SF = **66 PARKS REQUIRED**

PARKING SPACE PROVIDED: **63 PARKS**

PARKING REDUCTION ALLOWABLE  
 PER TUSCALOOSA CITY CODES -  
 (2 PARKS PER LANDSCAPE ISLAND): **4 PARKS**

**TOTAL CALCULATED PARKS: 67 PARKS**



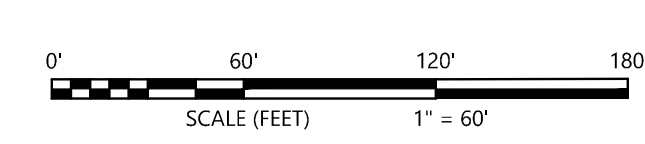
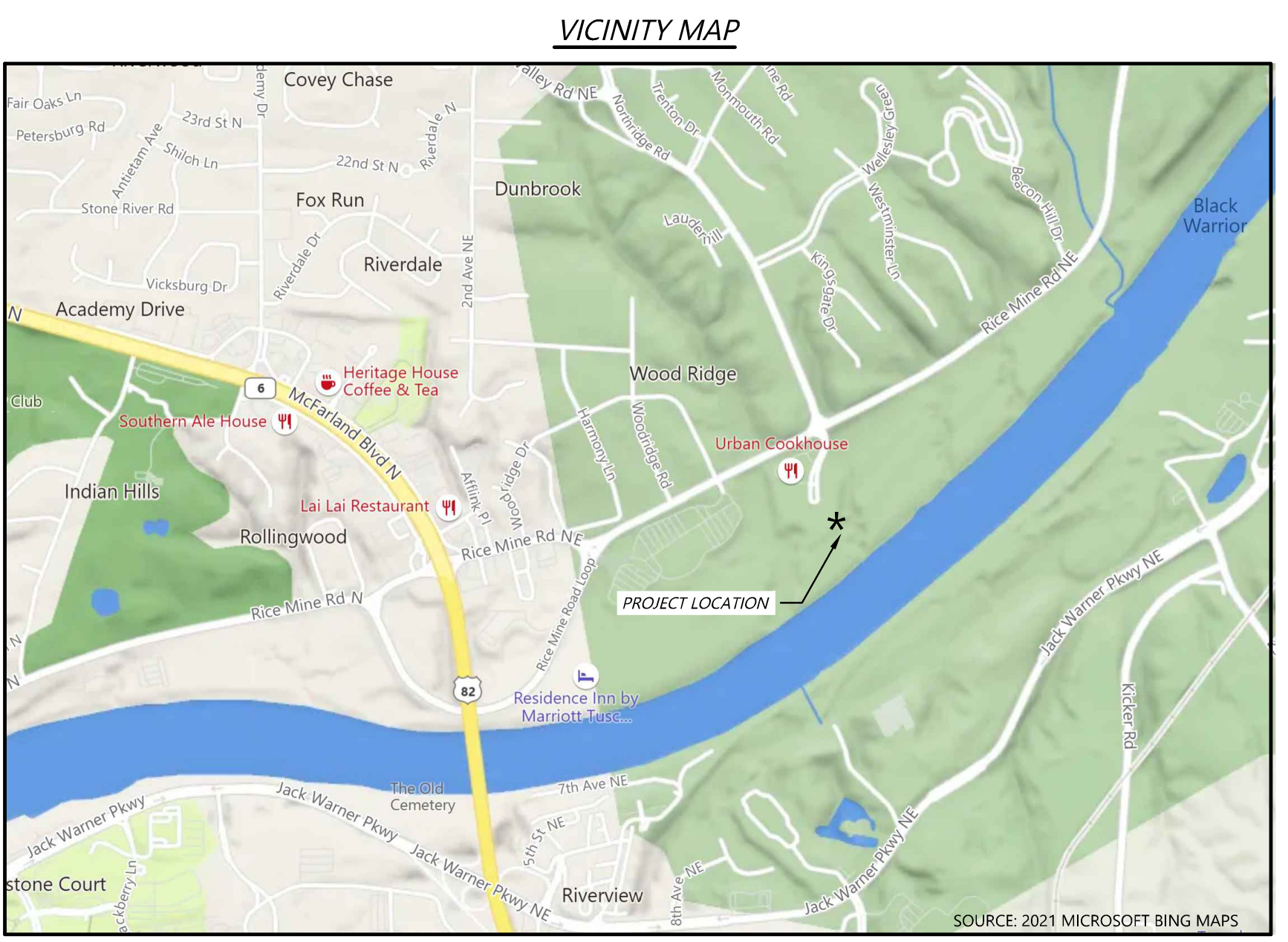
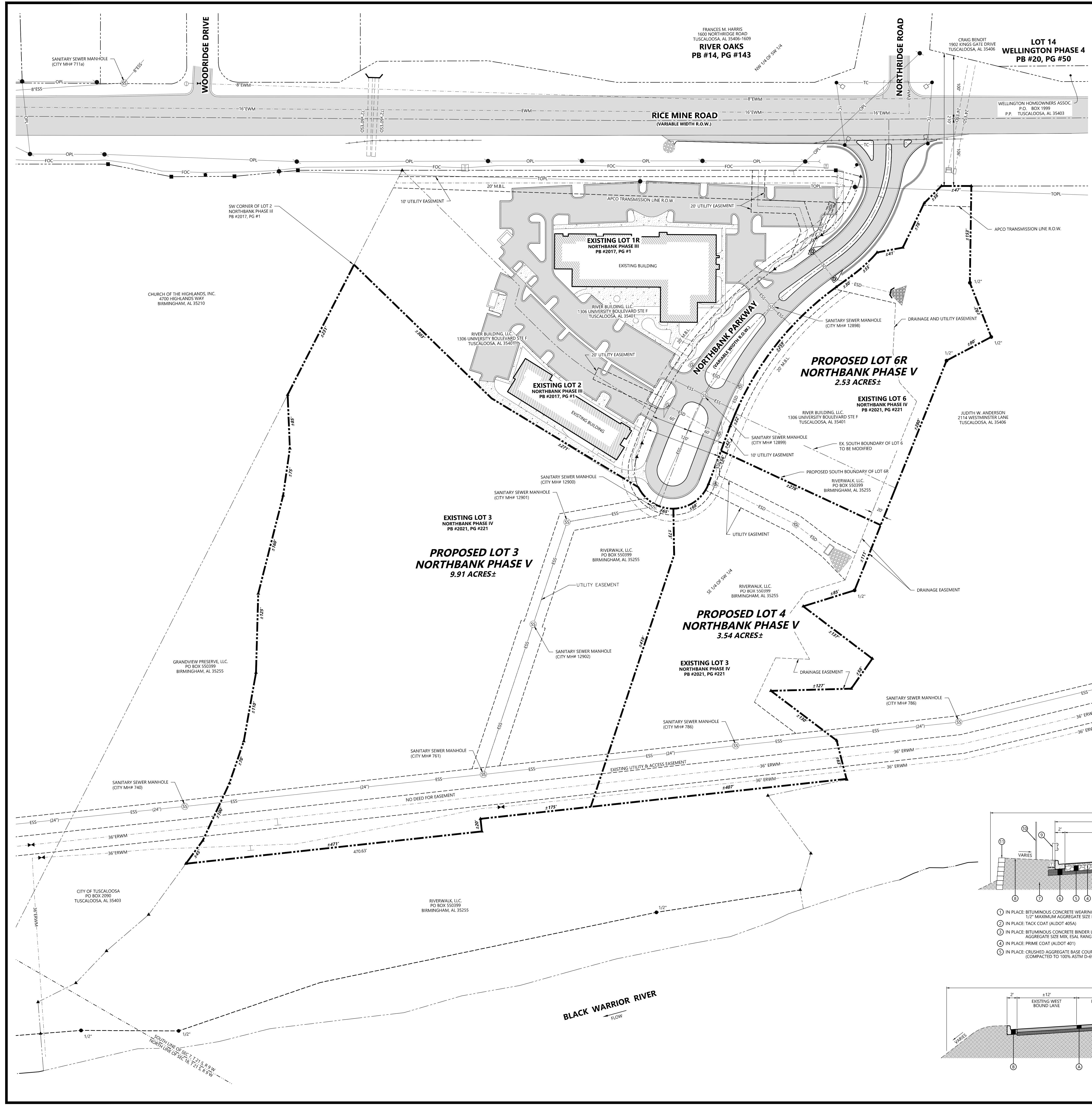
**ADDITIONAL ACRE INCREASE:**  
 OVERALL PROPERTY: **0.404 ACRES (+/-)**  
 PLATEAU AREA: **0.262 ACRES (+/-)**

**RESTAURANT/WINE MARKET/EVENT CENTER - CONCEPT SITE PLAN**

**Proposed Lot 6R Northbank  
Planned Unit Development**

Sample Building Facade Elevation  
(From The Village at Northbank Phase I)





**DEVELOPER (LOTS 4 & 6R):** RIVER BUILDING, LLC  
 1306 UNIVERSITY BOULEVARD, STE F  
 TUSCALOOSA, AL 35401

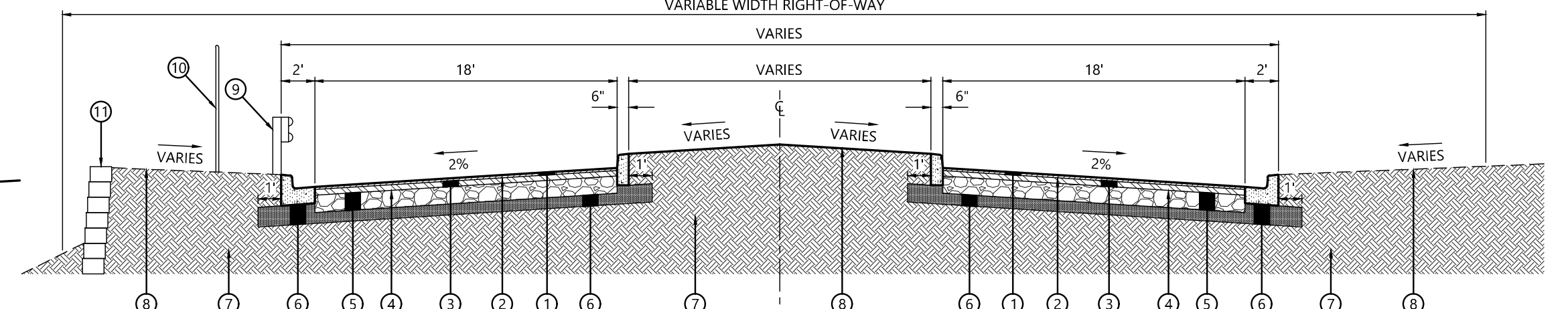
**OWNERS:** RIVER BUILDING, LLC  
 1306 UNIVERSITY BOULEVARD, STE F  
 TUSCALOOSA, AL 35401

RIVERWALK, LLC  
 P.O. BOX 550399  
 BIRMINGHAM, AL 35255

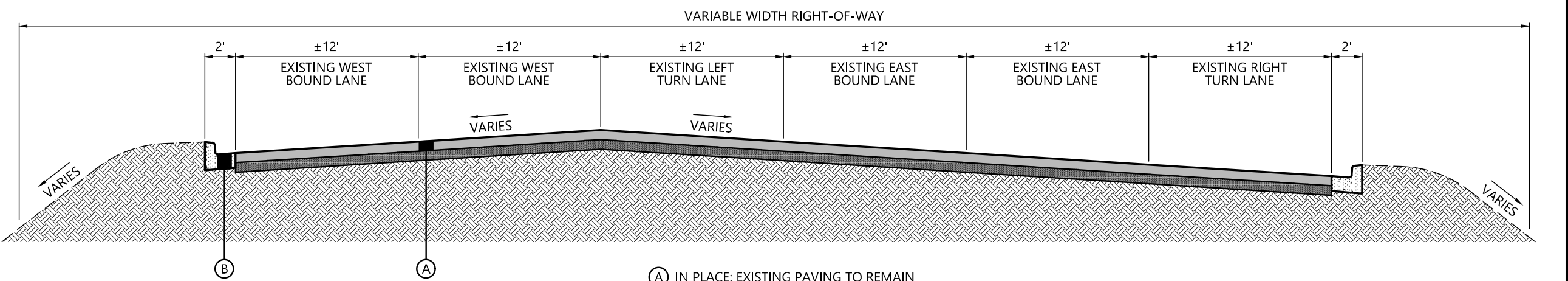
- NOTES:**
- PROPERTY TO BE SUBDIVIDED = 15.98 AC.±
  - TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 2.17 AC.±
  - THIS SUBDIVISION IS CURRENTLY ZONED "BN".
  - PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
  - THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP NO. 011250507G, REVISED DATE 10-24-17 (LDMR).
  - THIS PLAN IS BASED ON A COMBINATION OF AERIAL MAPPING DATA AND FIELD-RUN DATA PROVIDED BY OTHERS.
  - EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA.
  - THE SUBJECT PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 9 WEST.
  - THIS SUBDIVISION IS A RESURVEY OF NORTHBANK PHASE V (PB #2021, PG #221).
  - SOURCE OF TITLE: DB 2005, PG 2468; DB 2021, PG 33129.
  - ALL UTILITIES SERVING THIS SUBDIVISION WILL BE INSTALLED UNDERGROUND.
  - REFER TO COMPANION PUD APPLICATION FOR DEVELOPMENT DETAILS FOR PROPOSED LOT 6R.
  - THE MINIMUM FINISH FLOOR ELEVATION FOR ALL BUILDINGS IN THIS SUBDIVISION IS 156.0 MSL.
  - FUTURE PUD APPLICATIONS WILL BE MADE FOR LOTS 3 AND 4 PRIOR TO LDP APPLICATIONS.

**SYMBOLS LEGEND**

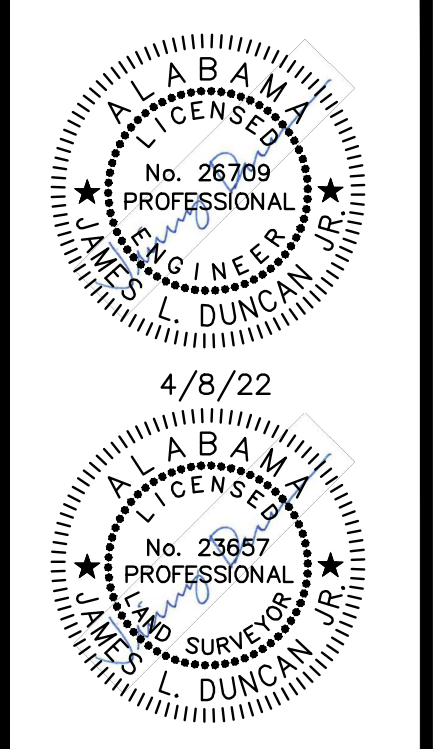
—	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EXISTING SANITARY SEWER
---	EXISTING RAW WATER MAIN
---	EXISTING STORM SEWER
---	EXISTING WATERMAIN
---	EXISTING OVERHEAD POWER LINE
---	EXISTING OVERHEAD POWER LINE (TRANSMISSION)
---	EXISTING TRAFFIC SIGNAL SPAN WIRE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER VALVE
⊙	EXISTING POST WITH SIGN
●	IRON PIPE FOUND(SIZE)
▲	FOUND REBAR
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
▭	EXISTING ASPHALT SURFACE
▭	EXISTING CONCRETE SURFACE



- NORTHBANK PARKWAY CROSS SECTION**  
 \*NO IMPROVEMENTS PROPOSED\*
- RICE MINE ROAD CROSS SECTION**  
 \*NO IMPROVEMENTS PROPOSED\*
- ① IN PLACE: BITUMINOUS CONCRETE WEARING SURFACE, UPPER LAYER ALDOT 424A, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "B" (1" COMPACTED THICKNESS)
  - ② IN PLACE: TACK COAT (ALDOT 405A)
  - ③ IN PLACE: BITUMINOUS CONCRETE BINDER LAYER, ALDOT 424B, 3/4" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "B" (2" COMPACTED THICKNESS)
  - ④ IN PLACE: PRIME COAT (ALDOT 401)
  - ⑤ IN PLACE: CRUSHED AGGREGATE BASE COURSE, ALDOT SECTION 825, TYPE "B" (6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D-698)
  - ⑥ IN PLACE: ROADBED PROCESSING, 230A-400 (MINIMUM 6" DEPTH, INCLUDING UNDER CURB)
  - ⑦ IN PLACE: UNCLASSIFIED AND/OR BORROW EXCAVATION (COMPACTED TO 98% ASTM D-698)
  - ⑧ IN PLACE: MINIMUM 4" TOPSOIL, GRASS OR SOD
  - ⑨ IN PLACE: STEEL BEAM GUARDRAIL, ALDOT CLASS A, TYPE 1 (STEEL POSTS) (WHERE APPLICABLE)
  - ⑩ IN PLACE: DECORATIVE IRON FENCE (42" HEIGHT) (WHERE APPLICABLE)
  - ⑪ IN PLACE: RETAINING WALL



- ① IN PLACE: EXISTING PAVING TO REMAIN
  - ② IN PLACE: EXISTING CURB AND GUTTER TO REMAIN
- RICE MINE ROAD CROSS SECTION**  
 \*NO IMPROVEMENTS PROPOSED\*



**DUNCAN COKER ASSOCIATES**  
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 302 MERCHANTS WALK, SUITE 250  
 TUSCALOOSA, AL 35406  
 WWW.DUNCANCOKER.COM

**NORTHBANK PHASE V**  
 A PLANNED UNIT DEVELOPMENT  
 DEVELOPER: RIVER BUILDING, LLC  
 OWNER: RIVERWALK, LLC

**PRELIMINARY SUBDIVISION PLAT**

NO.	DATE	DESCRIPTION

SHEET NO. **C100**





**3D EXTERIOR CONCEPT RENDERING**

**RESTAURANT/WINE MARKET/EVENT CENTER**

04/26/2022

The Village at Northbank, Lot 6  
Northbank Parkway

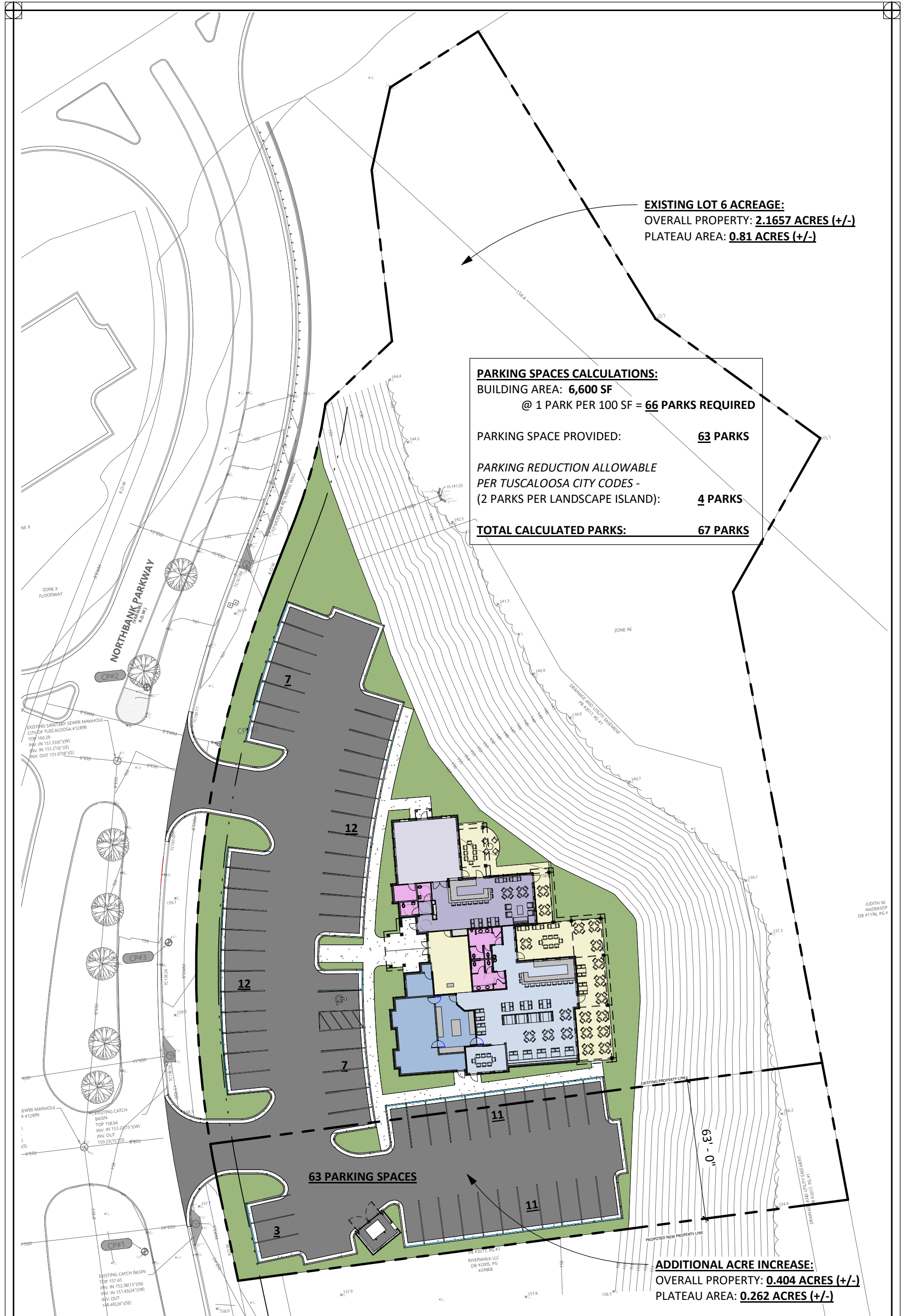
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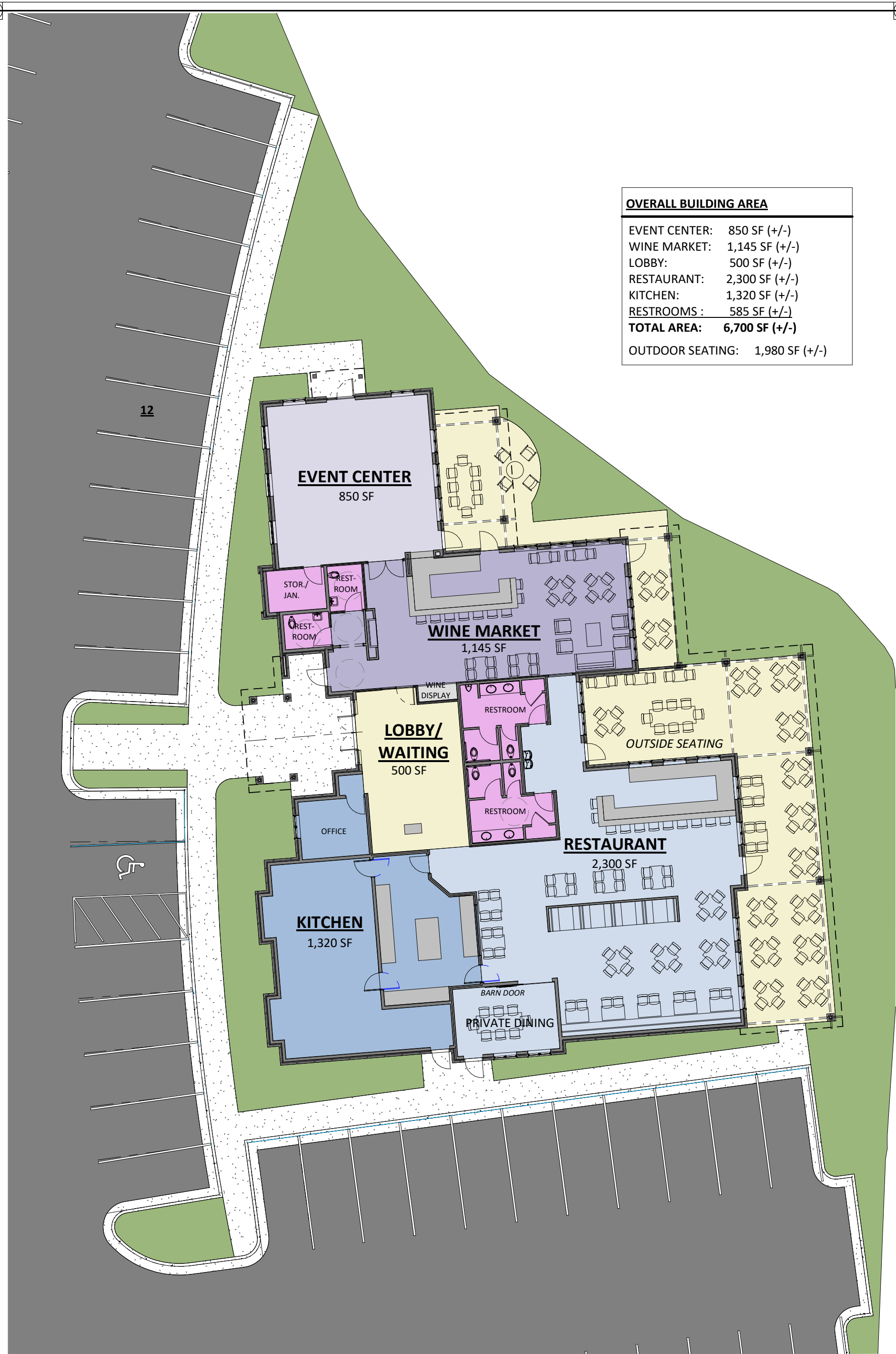
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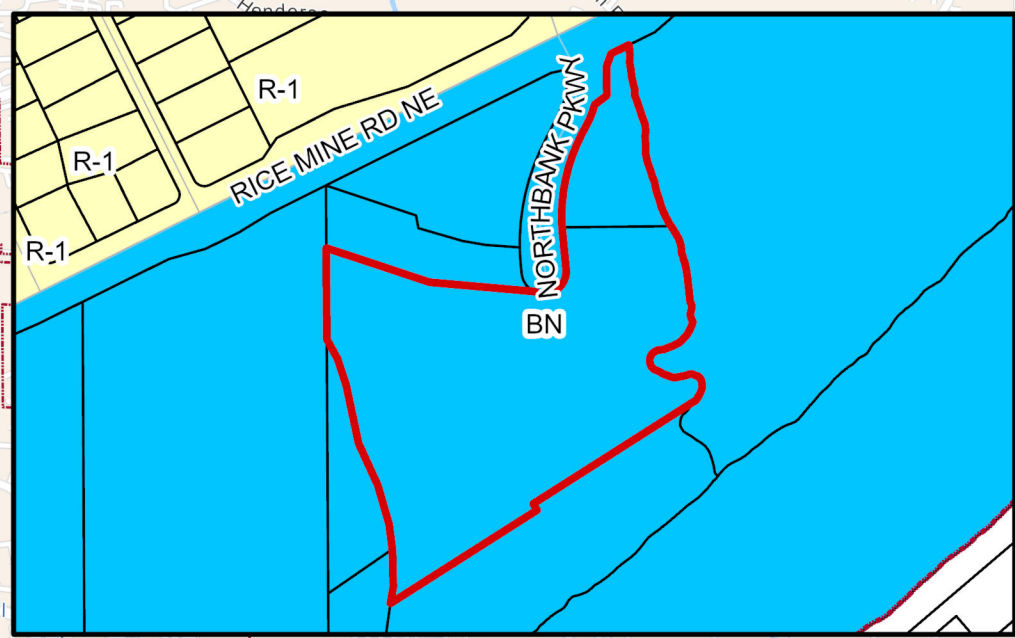
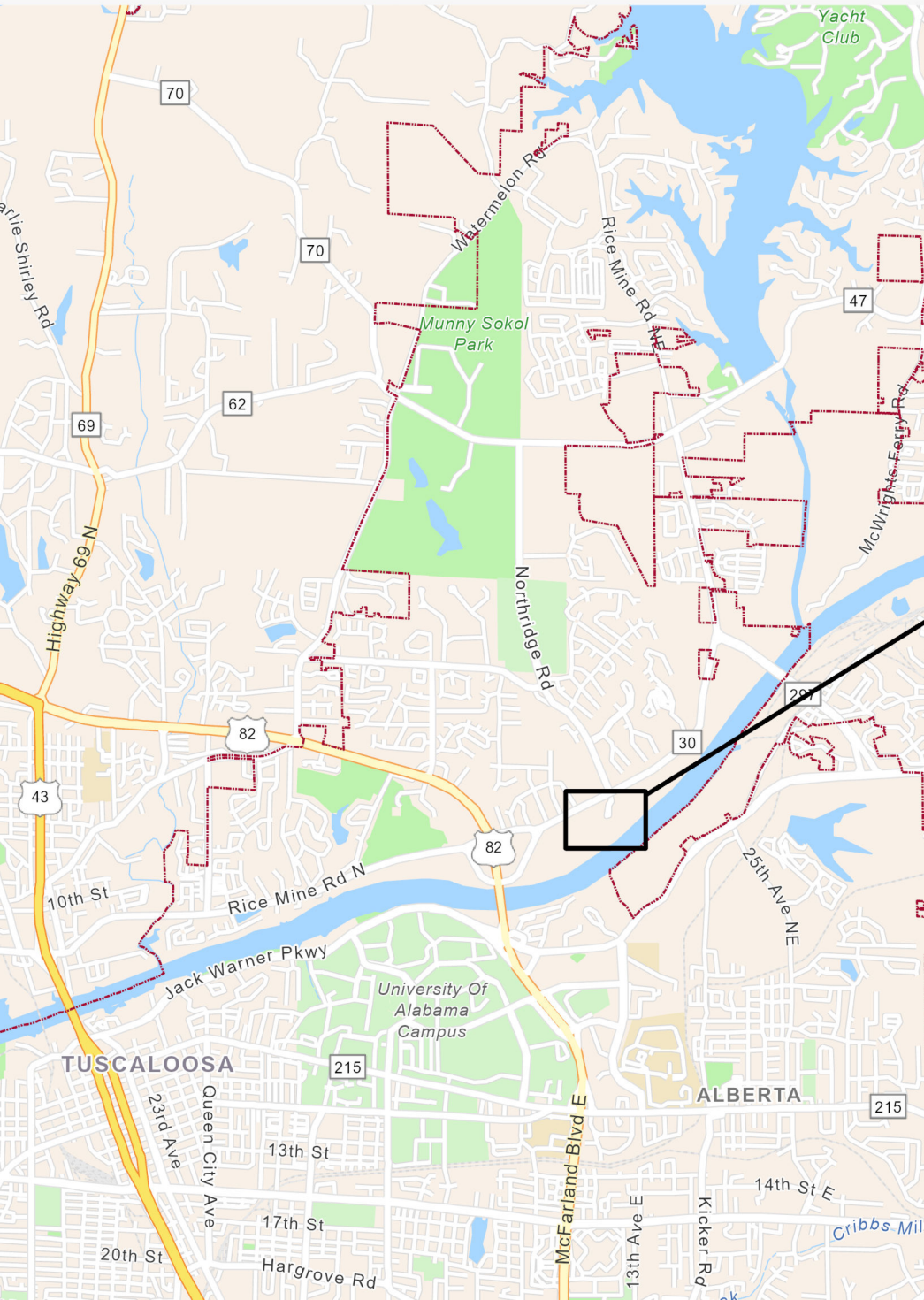
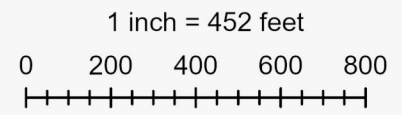
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**RESTAURANT/WINE MARKET/EVENT CENTER - CONCEPT FLOOR PLAN**



# 1491 Northbank Pkwy





# 1491 Northbank Pkwy

1 inch = 217 feet  
0 100 200 300 400

N

