



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Northbank Phase V Parcel ID: 63-30-03-7-001-007.021 & 0.25 Total Acres: 16.0

**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
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**

**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.

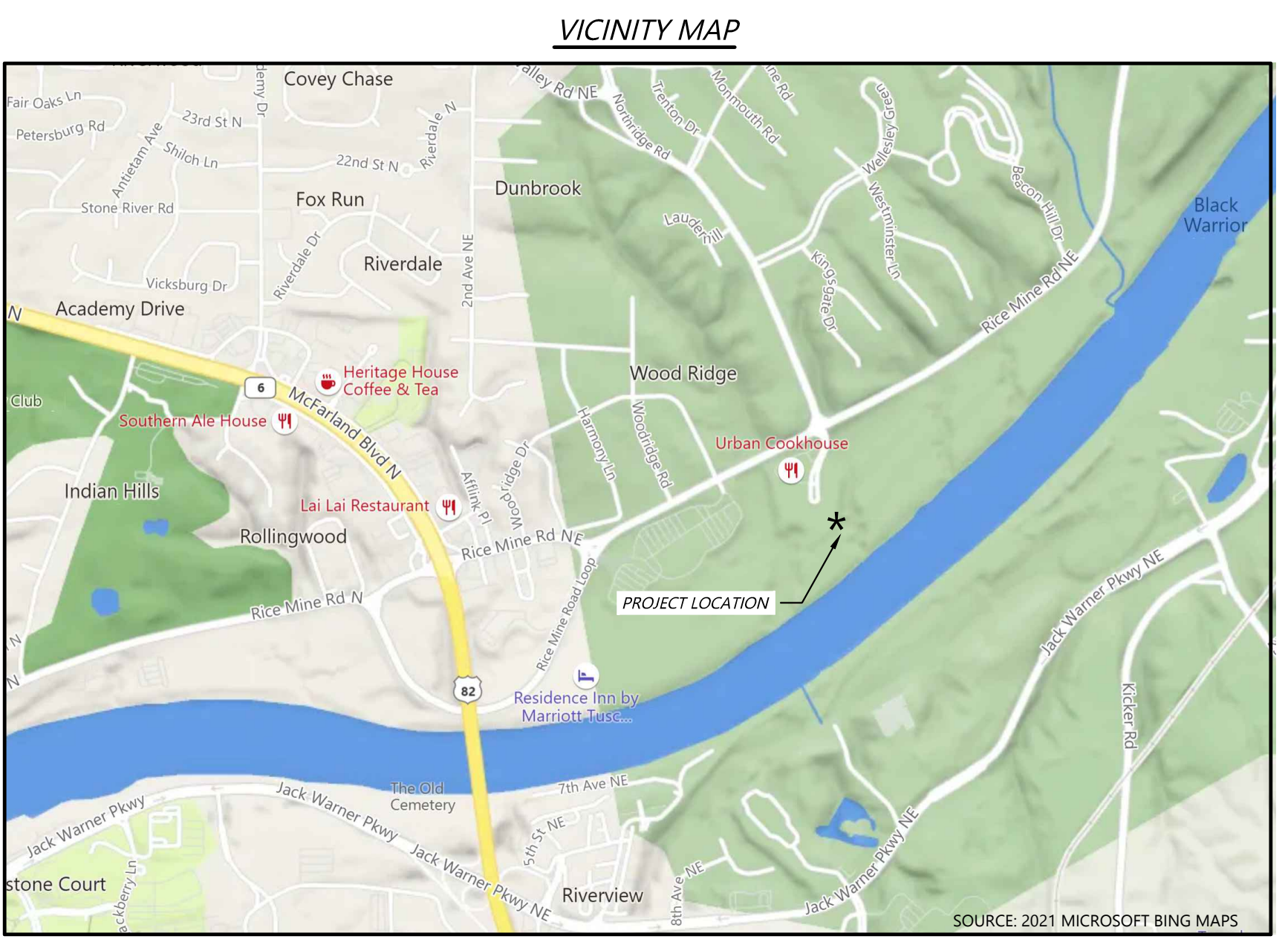
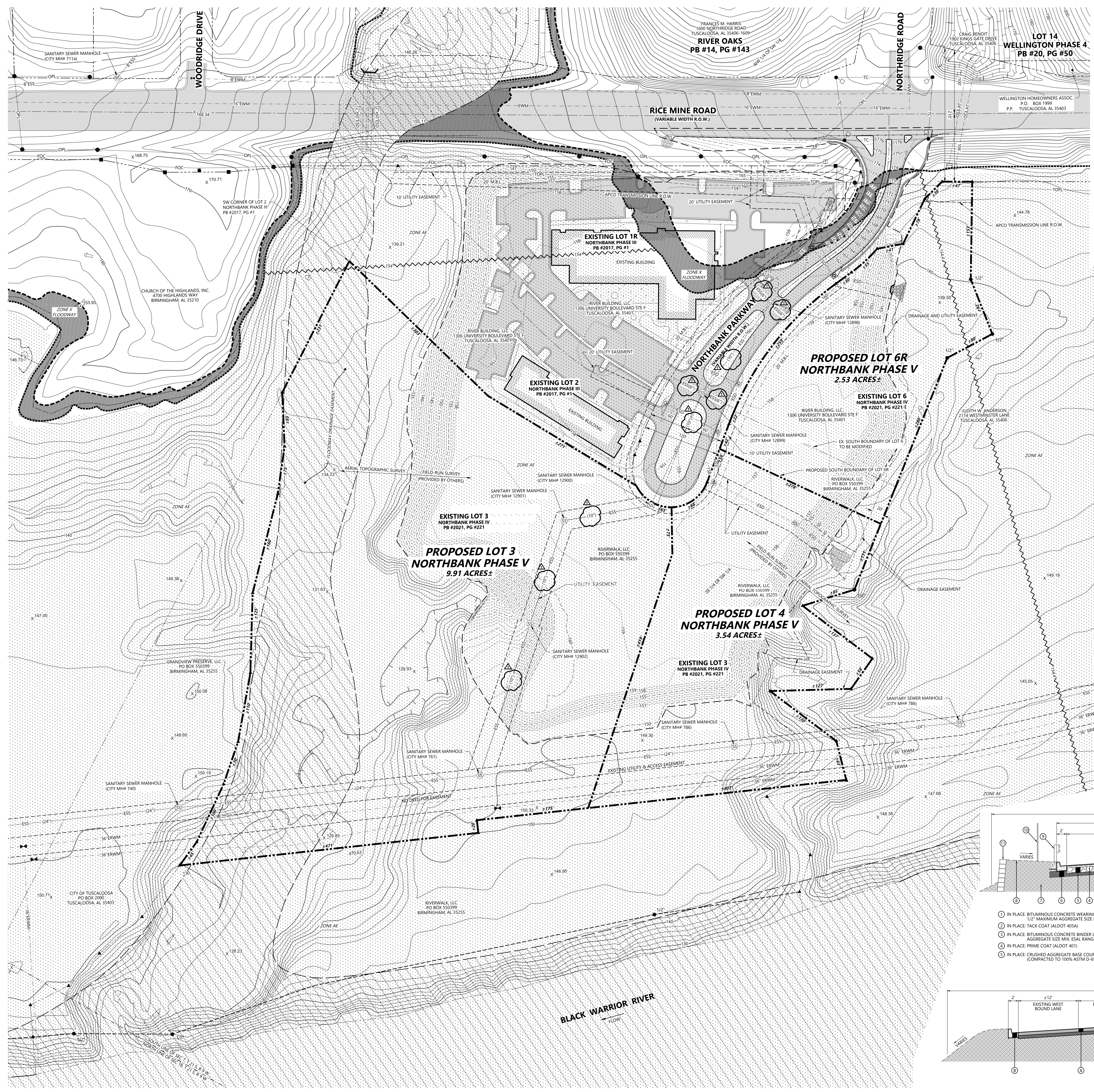
I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: Frank C. Randall Digitally signed by Frank C. Randall Date: 2022.04.07 20:41:11 -05'00' Date: April 7, 2022

**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**

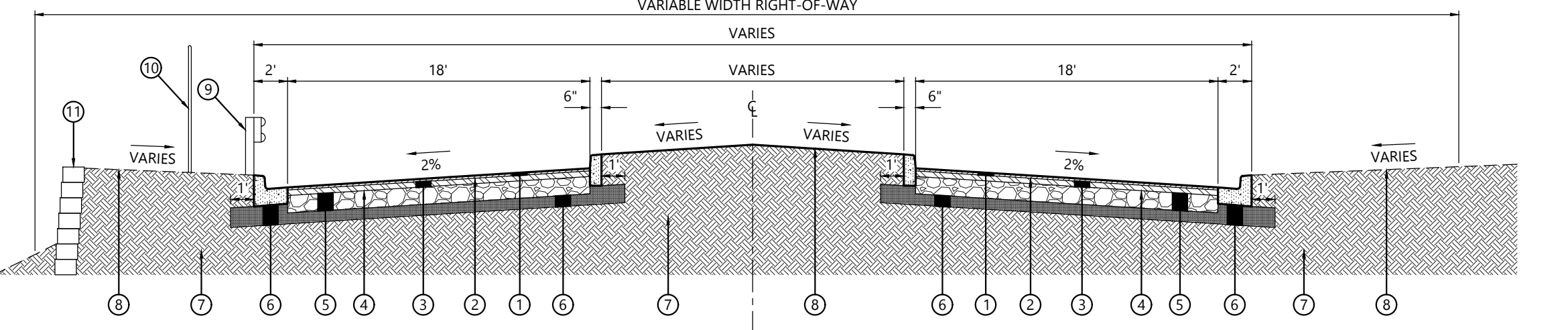




- DEVELOPER (LOTS 4 & 6R):** RIVER BUILDING, LLC  
 1306 UNIVERSITY BOULEVARD, STE F  
 TUSCALOOSA, AL 35401
- OWNERS:** RIVER BUILDING, LLC  
 1306 UNIVERSITY BOULEVARD, STE F  
 TUSCALOOSA, AL 35401
- OWNER:** RIVERWALK, LLC  
 P.O. BOX 550399  
 BIRMINGHAM, AL 35255
- NOTES:**
- PROPERTY TO BE SUBDIVIDED = 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 (LDM).
  - 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 IV (PB #2021, PG #221).
  - SOURCE OF TITLE: DB 2005, PG 24868; 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**

— R.O.W. —	RIGHT-OF-WAY LINE
— P.L. —	PROPERTY LINE
— 150 —	EXISTING CONTOUR LINE FROM FIELD RUN SURVEY (5 FOOT INTERVAL)
— 157 —	EXISTING CONTOUR LINE FROM FIELD RUN SURVEY (1 FOOT INTERVAL)
— 150 —	EXISTING CONTOUR LINE FROM AERIAL TOPOGRAPHIC SURVEY (10 FOOT INTERVAL)
— 150 —	EXISTING CONTOUR LINE FROM AERIAL TOPOGRAPHIC SURVEY (2 FOOT INTERVAL)
— ESS —	EXISTING SANITARY SEWER
— ERWM —	EXISTING RAW WATER MAIN
— ESD —	EXISTING STORM SEWER
— EWM —	EXISTING WATERMAIN
— OPL —	EXISTING OVERHEAD POWER LINE (TRANSMISSION)
— TOPL —	EXISTING OVERHEAD POWER LINE (TRAFFIC SIGNAL)
— TC —	EXISTING TRAFFIC SIGNAL SPAN WIRE
— (SS) —	EXISTING SANITARY SEWER MANHOLE
— (S) —	EXISTING STORM DRAIN MANHOLE
— (F) —	EXISTING FIRE HYDRANT
— (V) —	EXISTING WATER VALVE
— (P) —	EXISTING POST WITH SIGN
— (U) —	EXISTING UTILITY POLE
— (R) —	IRON PIPE FOUND(GDZ)
— (F) —	FOUND REBAR
— (PB) —	PLAT BOOK
— (DB) —	DEED BOOK
— (PG) —	PAGE
— (AS) —	EXISTING ASPHALT SURFACE
— (CS) —	EXISTING CONCRETE SURFACE
— (FA) —	FLOODWAY AREAS IN ZONE AE
— (ZF) —	SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A-E, AH, AO, AR, AV, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
— (Z) —	ZONE A-E - BASE FLOOD ELEVATIONS DETERMINED
— (Z) —	ZONE A-E - BASE FLOOD ELEVATIONS DETERMINED
— (Z) —	AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD
— (Z) —	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
— (E) —	BASE FLOOD ELEVATION



- 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) | ⑥ IN PLACE: ROADBED PROCESSING, 230A-400 (MINIMUM 6" DEPTH, INCLUDING UNDER CURB)        |
| ② IN PLACE: TACK COAT (ALDOT 405A)  | ⑦ IN PLACE: UNCLASSIFIED AND/OR BORROW EXCAVATION (COMPACTED TO 98% ASTM D-698)          |
| ③ IN PLACE: BITUMINOUS CONCRETE BINDER LAYER, ALDOT 424B, 3/4" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE 'B' (2" COMPACTED THICKNESS)                | ⑧ IN PLACE: MINIMUM 4" TOPSOIL, GRASS OR SOD   |
| ④ IN PLACE: PRIME COAT (ALDOT 401)  | ⑨ IN PLACE: STEEL BEAM GUARDRAIL, ALDOT CLASS A, TYPE 1 (STEEL POSTS) (WHERE APPLICABLE) |
| ⑤ IN PLACE: CRUSHED AGGREGATE BASE COURSE, ALDOT SECTION 825, TYPE 'B' (6" COMPACTED THICKNESS)   | ⑩ IN PLACE: DECORATIVE IRON FENCE (42" HEIGHT) (WHERE APPLICABLE)                        |
|   | ⑪ IN PLACE: RETAINING WALL   |

**DUNCAN COKER ASSOCIATES**  
 CIVIL ENGINEERING • SURVEYING • PLANNING  
 302 MERCHANTS WALK, SUITE 250  
 TUSCALOOSA, AL 35406  
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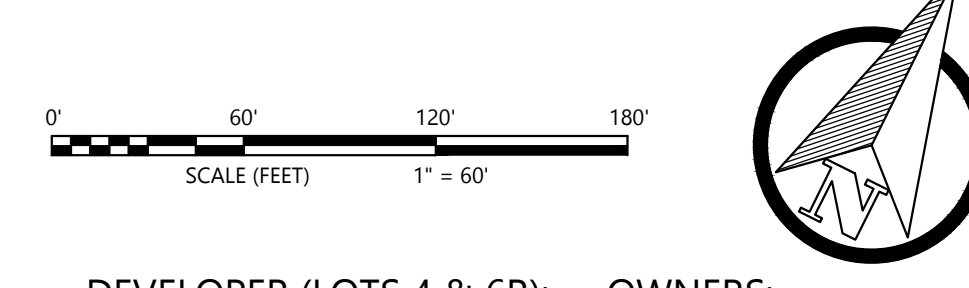
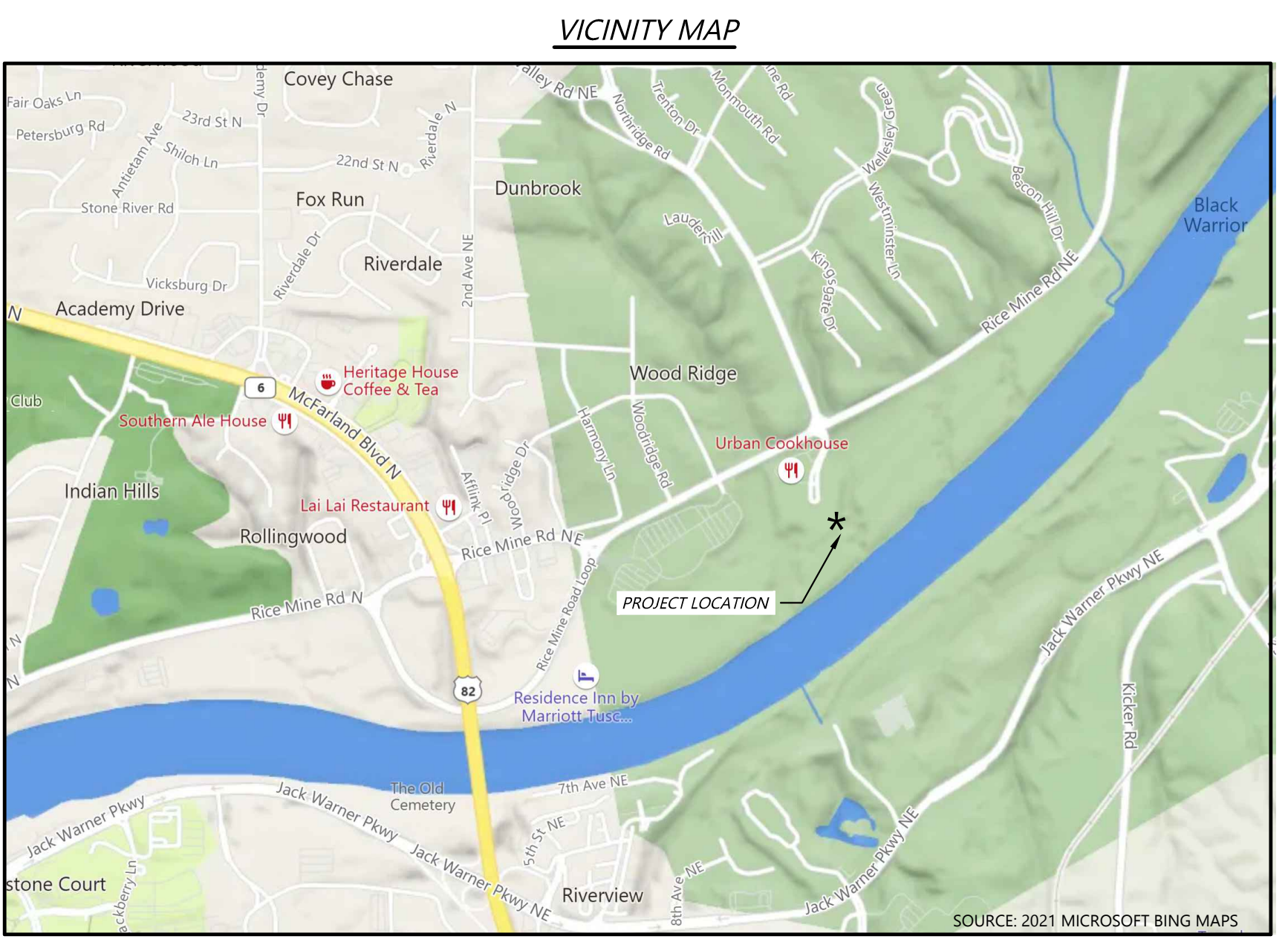
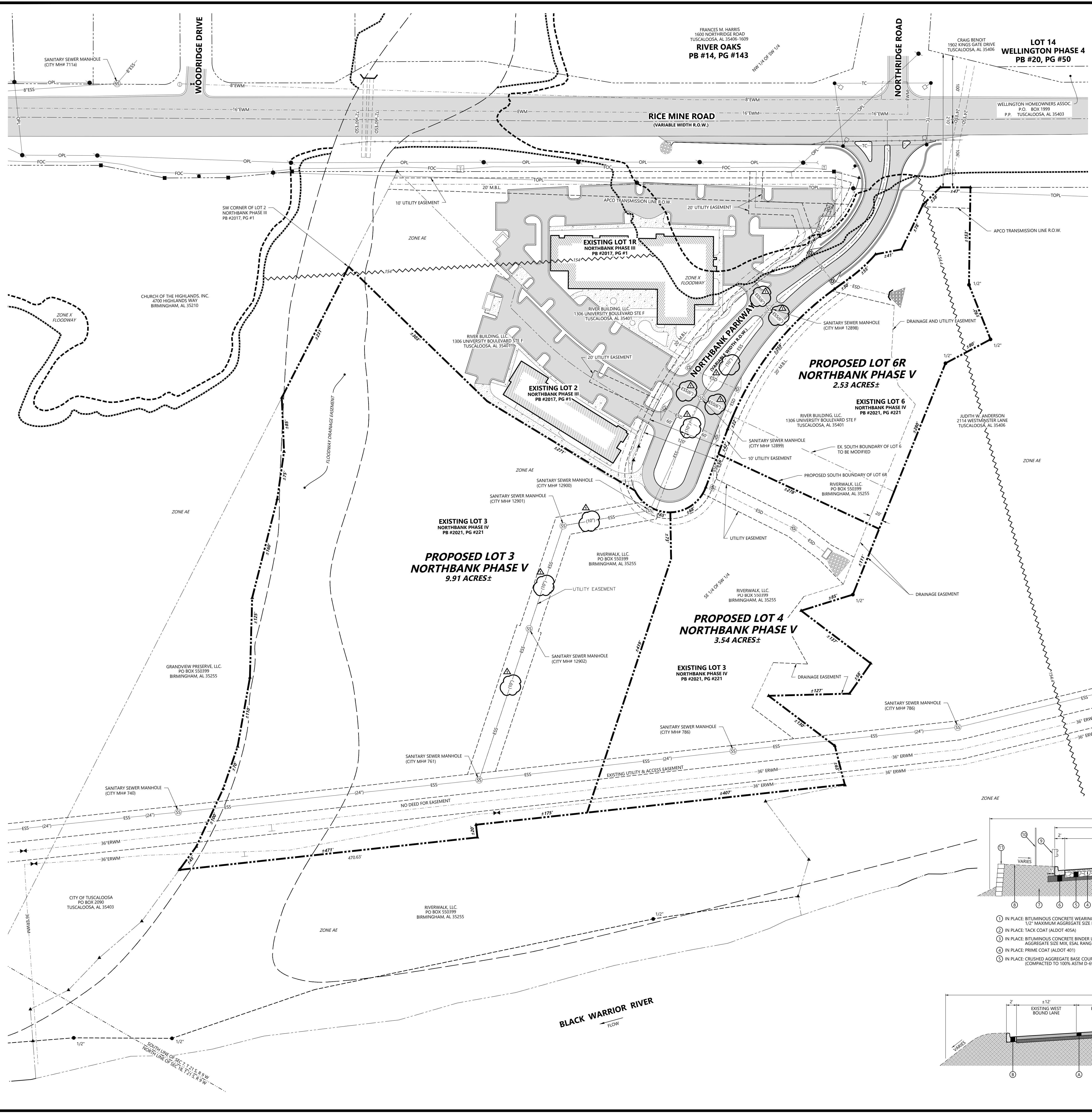
**NORTHBANK PHASE V**  
 A PLANNED UNIT DEVELOPMENT  
 DEVELOPER: RIVER BUILDING, LLC  
 OWNER: RIVERWALK, LLC

**PRELIMINARY SUBDIVISION PLAT**

**C100**

DATE: 12/22  
 SHEET NO. 1 OF 1  
 PROJECT NUMBER: 2021-001

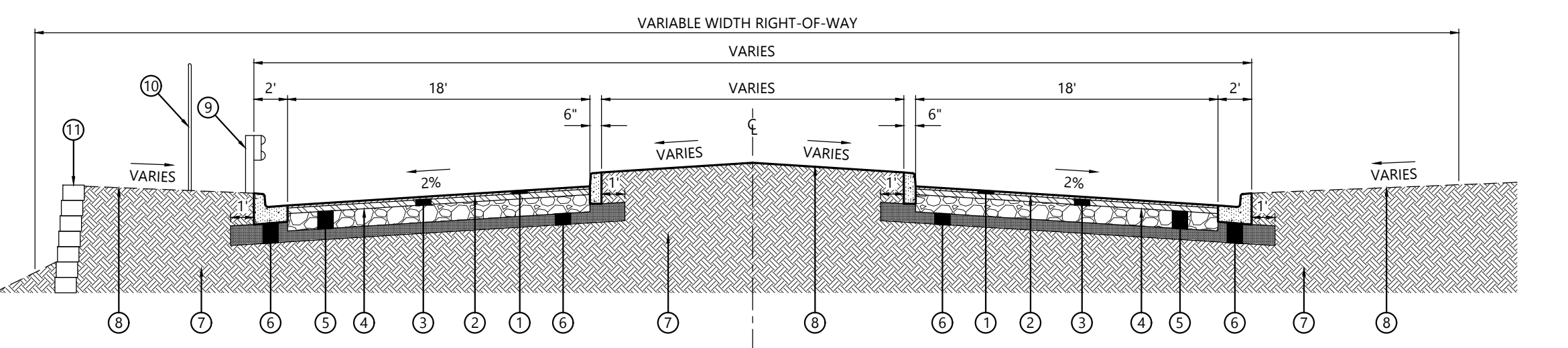




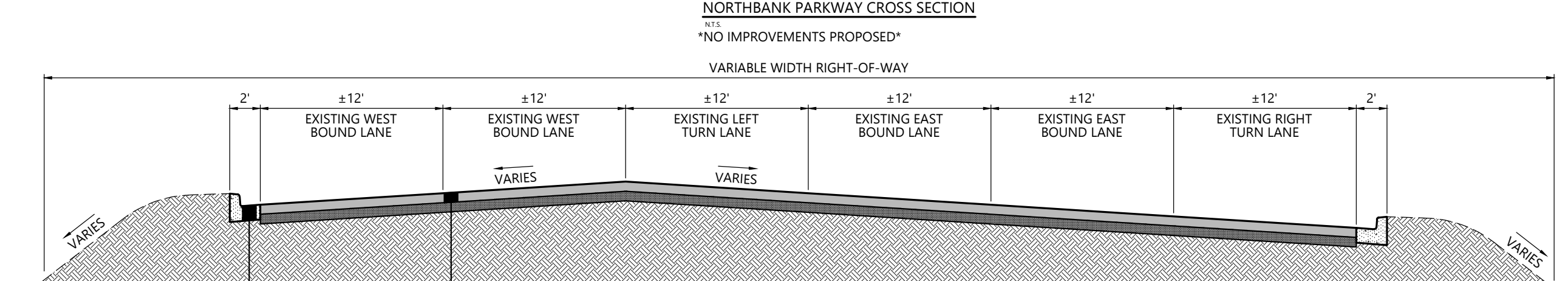
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**SYMBOLS LEGEND**

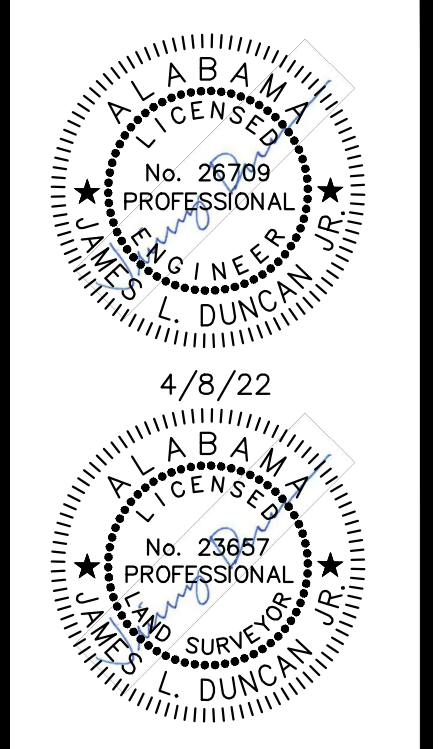
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— TC —	EXISTING TRAFFIC SIGNAL SPAN WIRE
(SS)	EXISTING SANITARY SEWER MANHOLE
(S)	EXISTING STORM DRAIN MANHOLE
(FH)	EXISTING FIRE HYDRANT
(WV)	EXISTING WATER VALVE
(PS)	EXISTING POST WITH SIGN
(UP)	EXISTING UTILITY POLE
(R)	IRON PIPE FOUND(SIZE)
(PB)	FOUND REBAR
(DB)	PLAT BOOK
(PG)	DEED BOOK
(PG)	PAGE
[Pattern]	EXISTING ASPHALT SURFACE
[Pattern]	EXISTING CONCRETE SURFACE
[Pattern]	FLOODWAY AREAS IN ZONE AE
[Pattern]	SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A-E, AH, AQ, AR, AV, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
[Pattern]	ZONE A - NO BASE ELEVATIONS DETERMINED
[Pattern]	ZONE AE - BASE ELEVATIONS DETERMINED
[Pattern]	AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD
[Pattern]	ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
[Pattern]	BASE FLOOD ELEVATION



- NORTHBANK PARKWAY CROSS SECTION**  
 \*NO IMPROVEMENTS PROPOSED\*
- VARIABLE WIDTH RIGHT-OF-WAY**
- (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-000 (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



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



**DUNCAN & COKER ASSOCIATES**  
 CIVIL ENGINEERING • SURVEYING • PLANNING  
 302 MERCHANTS WALK, SUITE 250  
 TUSCALOOSA, AL 35406  
 WWW.DUNCAN-COKER.COM

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

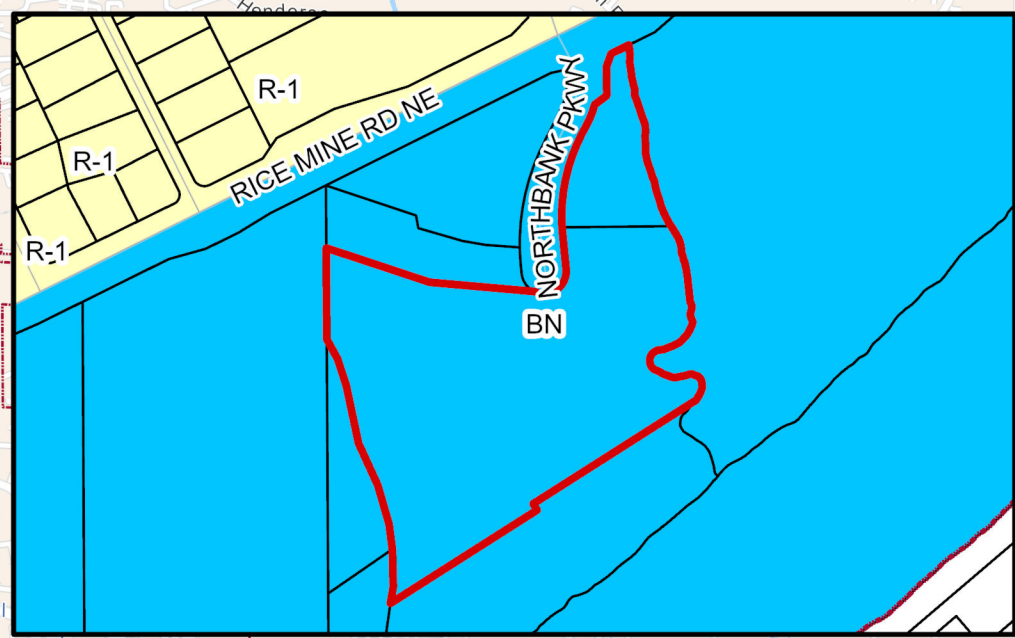
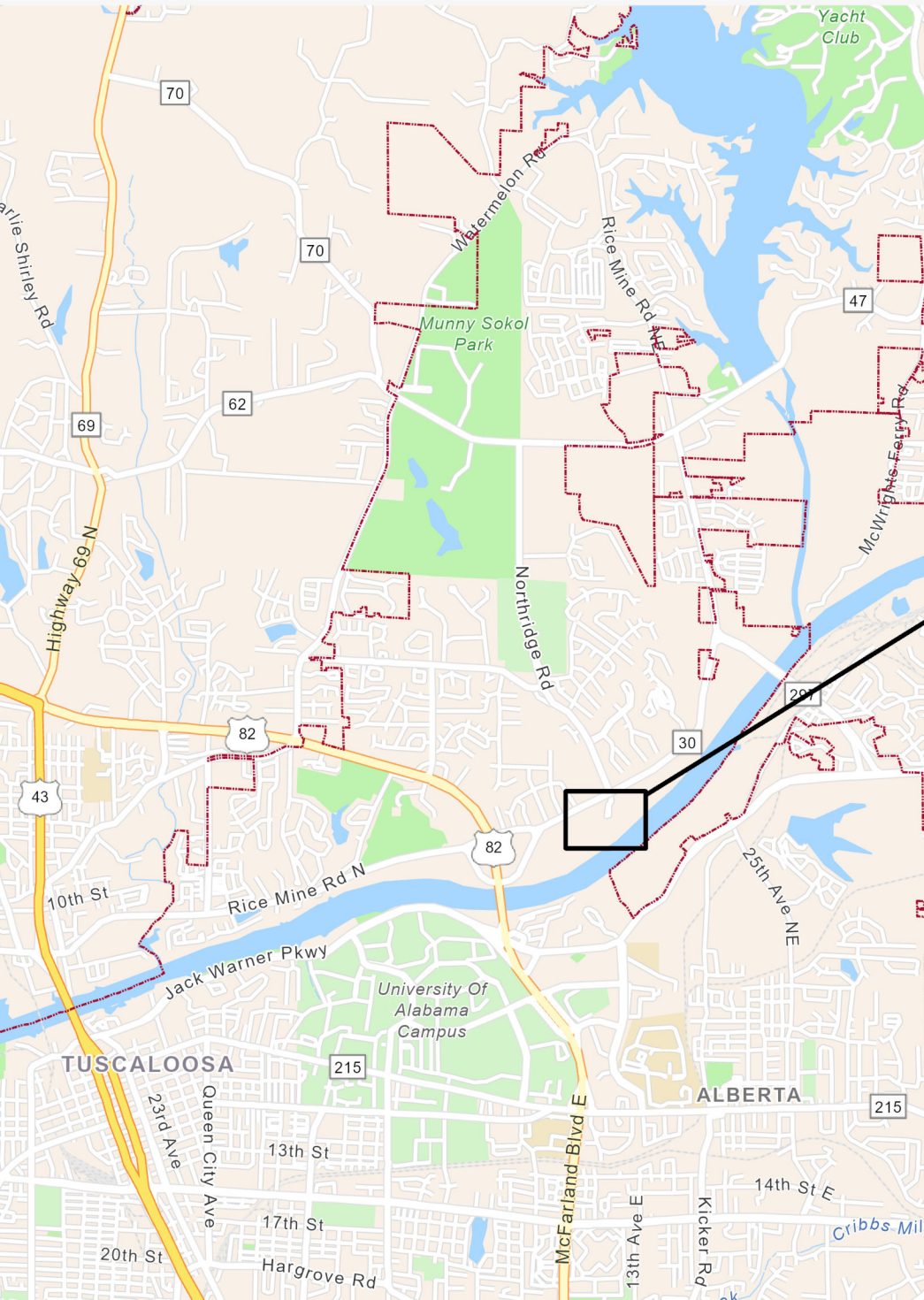
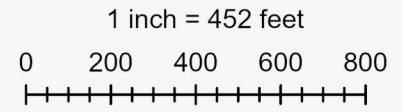
**PRELIMINARY SUBDIVISION PLAT**

NO.	DATE	BY	DESCRIPTION
1	02/22		AUTOMATIC STAKE SETS
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# 1491 Northbank Pkwy







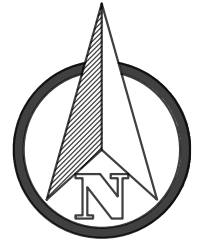
# 1491 Northbank Pkwy

1 inch = 217 feet  
0 100 200 300 400

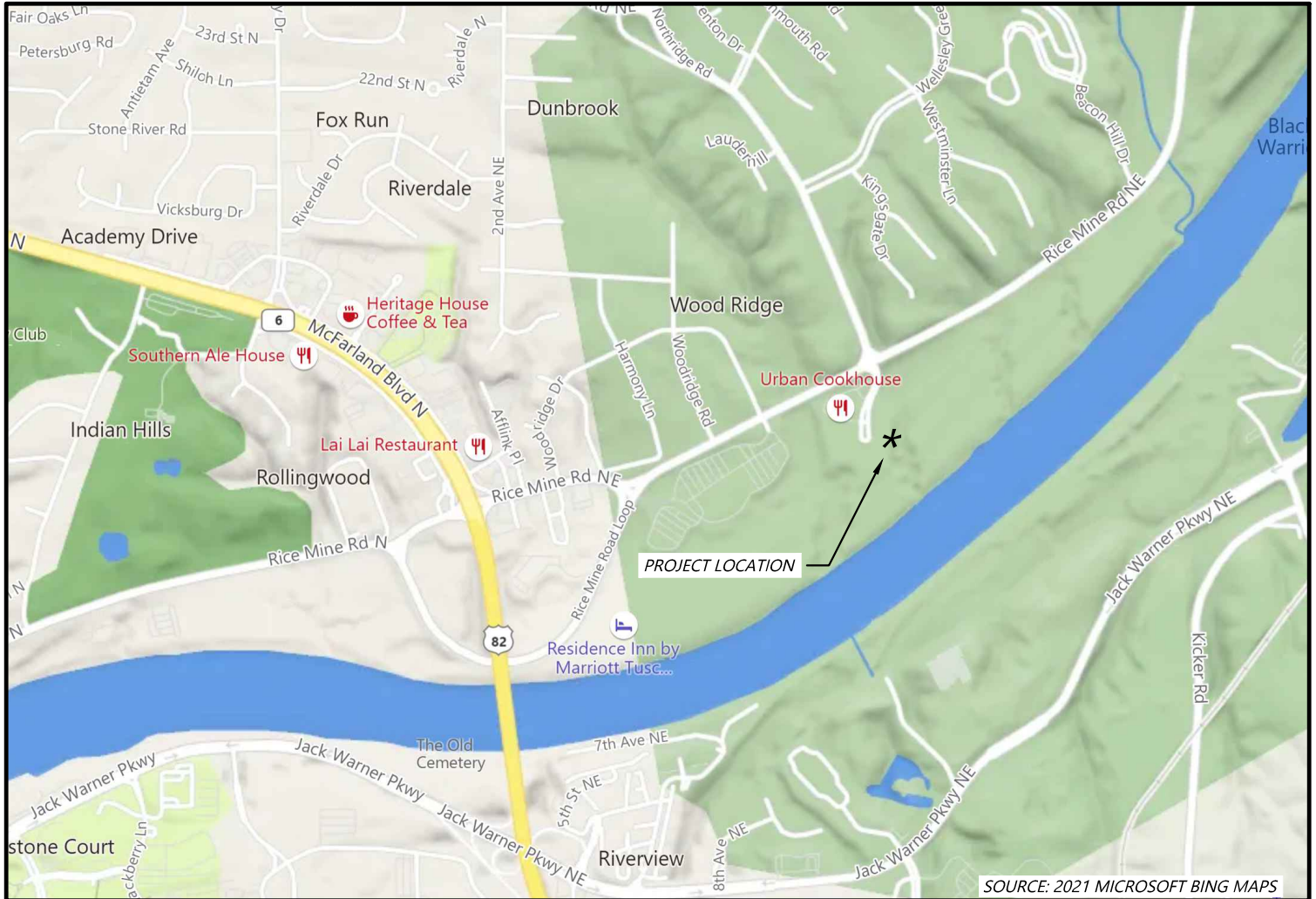
N







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

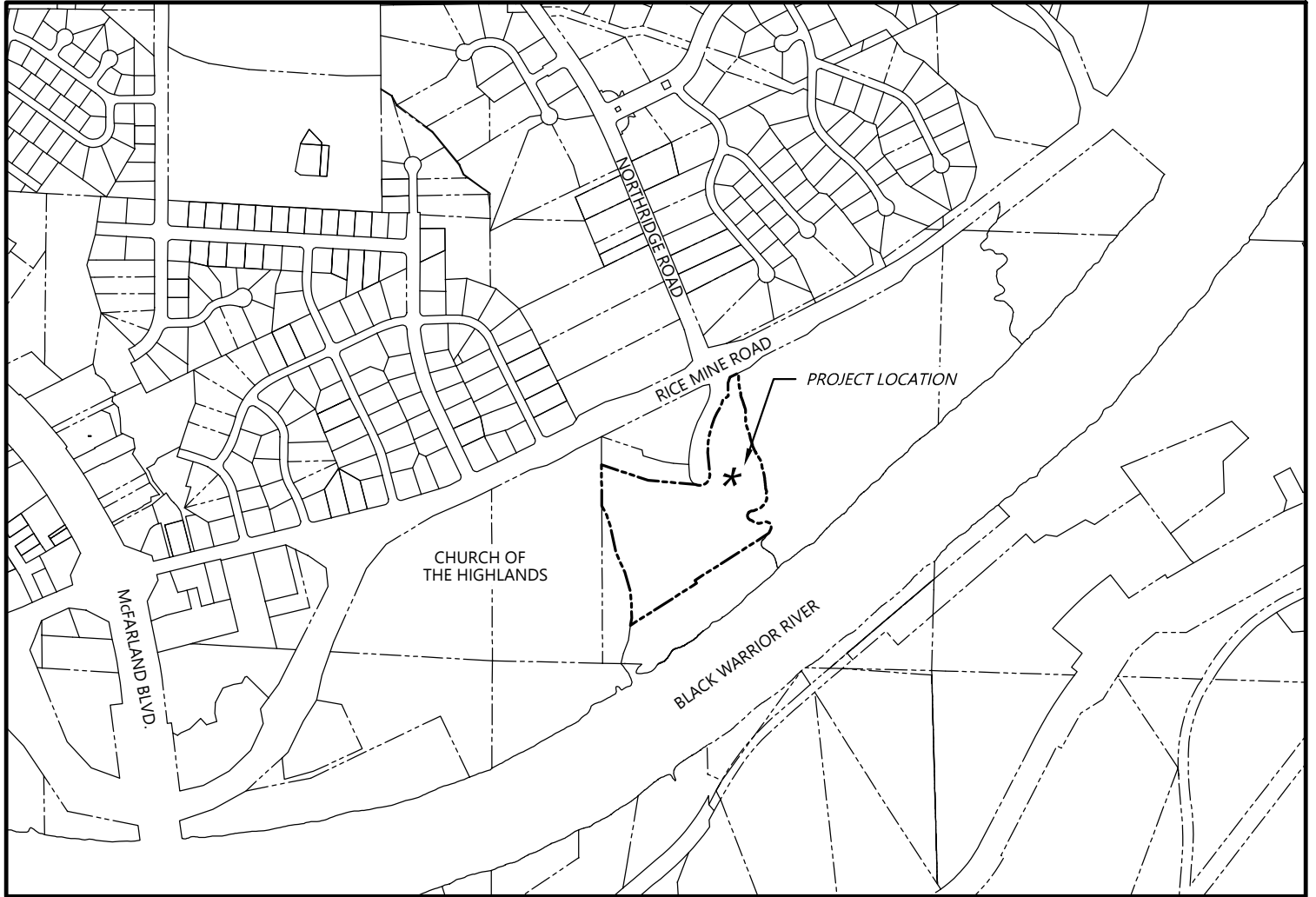
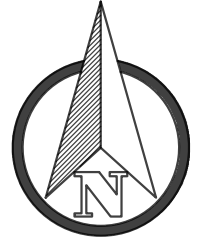
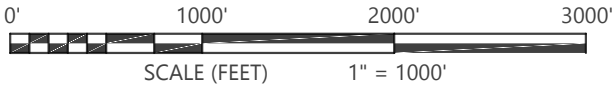
WWW.DUNCANCOKER.COM

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

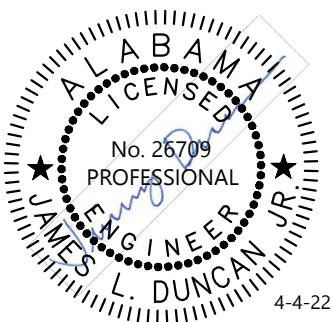
NO.	DATE	DESCRIPTION

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





**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>