



TUSCALOOSA
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: 5th Avenue Townhomes Parcel ID: See Attached Total Acres: 1.81

Surveyor or Engineer

Name: Al Cabaniss, PE, PLS

Address:

Property Owner

Name: Star Group 1, LLC

Address:

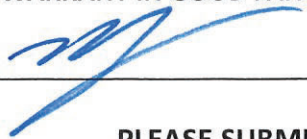
Applicants MUST include ALL of the following documentation with the submission of this checklist:

Digital copy of Plat (with & without contours)	☒ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☒ YES _____	☐ NO	☐ N/A
Master Plan provided	☐ YES	☐ NO	☒ N/A
Drainage study	☐ YES	☐ NO	☒ N/A
Variance request letter	☐ YES	☐ NO	☒ N/A
Designation of Agent form	☒ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	☒ YES	☐ NO	☐ 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)	☒ YES	☐ NO	☐ 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 SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature:  Date: _____

**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



2820 & 2830 5th Avenue

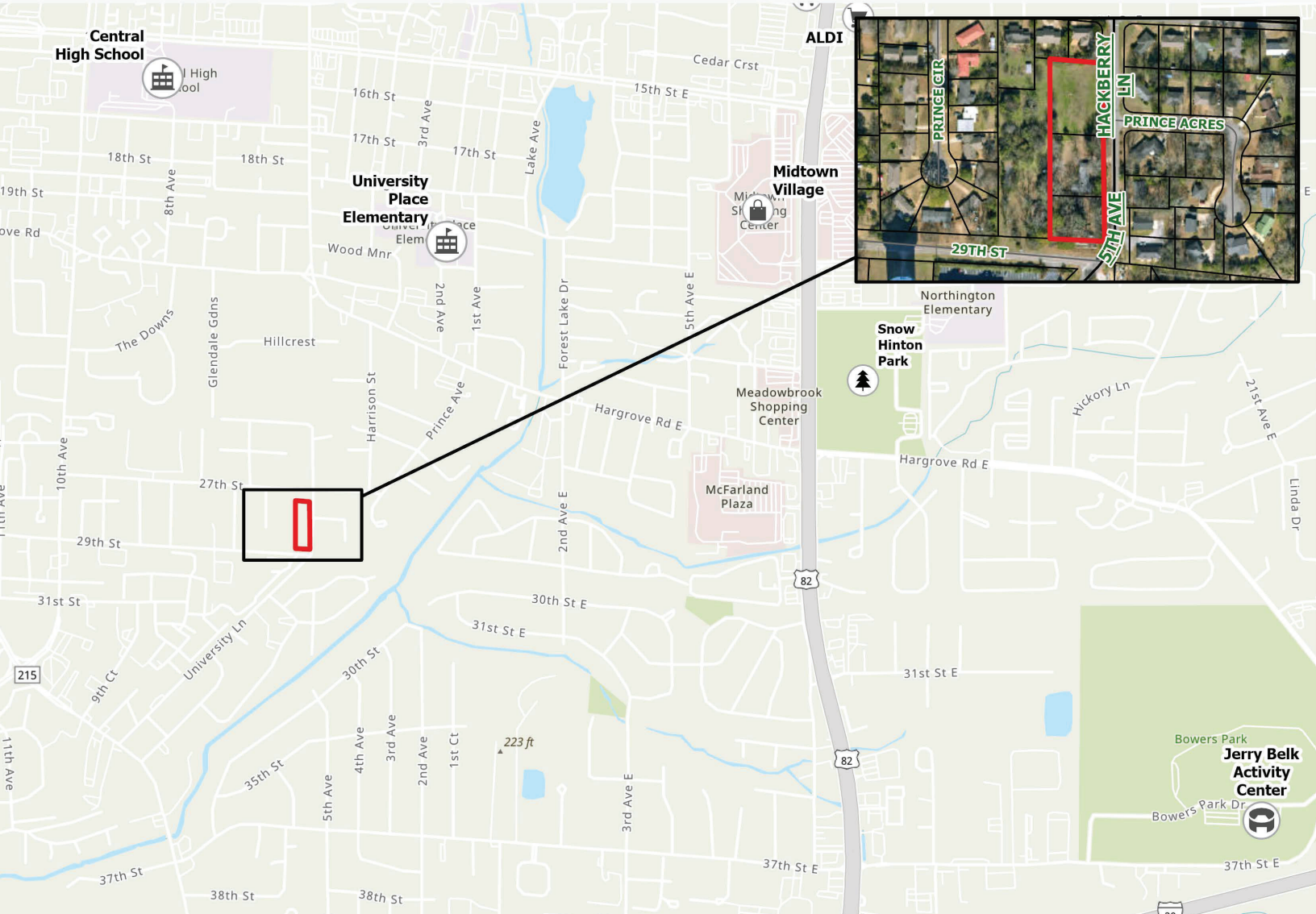
1 inch = 120 feet
0 70 140 210 280 Feet





2820 & 2830 5th Avenue

1 inch = 1,250 feet
0 625 1,250 1,875 2,500 Feet



Owner:
Star Group 1, LLC
2132 McFarland Boulevard E, #D
Tuscaloosa, AL 35401

Developer:
Winston Smith
RWS Development, LLC
PO Box 2194
Fairhope, AL 36533

Engineer/Land Surveyor:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
P.O. Box 02040
Tuscaloosa, AL 35402

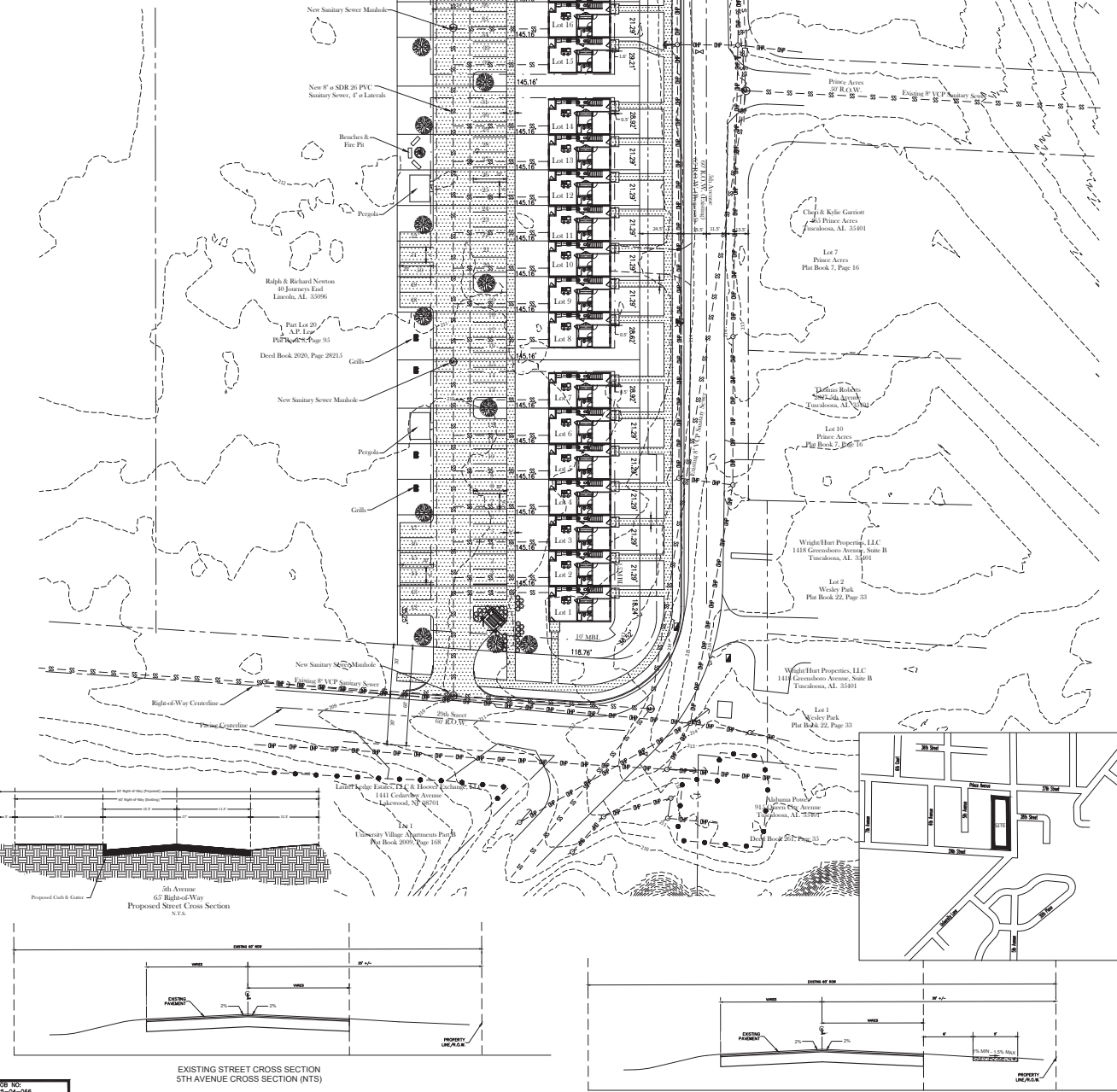
Property Address: 2820 & 2830 5th Avenue

Property Zoning: MR-1

- Notes:**
- Buildings: Proposed 19 Residential Townhouses; Each containing Three (3) Beds
57 Beds Total
 - Parking Required: 2 Pkgs/DRU = 1 Guest Park/5 DRU = 38 + 4 = 42
Parking Provided: 57 Off Street
 - Zoning Setback: 15' Front, 7' at the End of a Row of Townhouses, 20' Rear
The total acreage under control of the Developer: 1.74 Acres +/-
Total acreage to be subdivided: 1.74 Acres +/-
Lot 1: 5,566 of 0.13 Acres +/- Lot 11: 3,100 of 0.07 Acres +/-
Lot 2: 3,100 of 0.07 Acres +/- Lot 12: 3,100 of 0.07 Acres +/-
Lot 3: 3,100 of 0.07 Acres +/- Lot 13: 3,100 of 0.07 Acres +/-
Lot 4: 3,100 of 0.07 Acres +/- Lot 14: 4,196 of 0.10 Acres +/-
Lot 5: 3,100 of 0.07 Acres +/- Lot 15: 4,240 of 0.10 Acres +/-
Lot 6: 3,100 of 0.07 Acres +/- Lot 16: 3,100 of 0.07 Acres +/-
Lot 7: 4,196 of 0.10 Acres +/- Lot 17: 3,100 of 0.07 Acres +/-
Lot 8: 4,155 of 0.10 Acres +/- Lot 18: 3,100 of 0.07 Acres +/-
Lot 9: 3,100 of 0.07 Acres +/- Lot 19: 4,196 of 0.10 Acres +/-
Lot 10: 3,100 of 0.07 Acres +/- OS-1: 8,232 of 0.19 Acres +/-
 - Allowable Density: 15 dwellings, 15 x L74 = 26.1 Dwelling Units Allowable
Proposed Density: 19 dw/1.74 ac = 10.9/dw/acre
 - Property is located in the SE1/4 of Section 26, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
 - The subject property does not lie in a Special Flood Hazard Area, FEMA FIRM Map Number 01125C0310G, revised January 16, 2014

- LEGEND**
- IRON PIN FOUND(S)
 - 1/2" IRON PIN SET
 - CONCRETE
 - UTILITY POLE W/ GUY
 - NOT TO SCALE
 - CONCRETE MONUMENT
 - WOODEN FENCE
 - OTHER FENCE
 - SANITARY SEWER
 - OVERHEAD POWER
 - UNDERGROUND POWER
 - GAS LINE
 - TELEPHONE/CABLE LINE
 - WATER VALVE
 - WATER METER
 - SURVEY DIMENSION
 - PLAT DIMENSION
 - DEED DIMENSION
 - DEED BOOK
 - PB PLAT BOOK
 - PAGE
 - ROW RIGHT-OF-WAY
 - MINIMUM BLDG LINE
 - OWNER LINE FENCE
 - POINT NOT MONUMENTED
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - TELEPHONE/FEDERAL
 - POWER TRANSFORMER/TRANSCLUSER
 - FIRE HYDRANT
 - DRAINAGE STRUCTURE

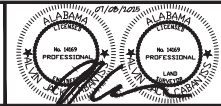
Scale 1" = 30'



JOB NO.
2504-006
DATE OF SURVEY
N/A
FILED/PC
N/A
FILE NAME
2504006.DWG
DATE
05/16/2025
SOURCE OF TITLE
N/A
SCALE
1" = 30'
TOWN/CO/RY
07/07/2025
06/09/2025
07/09/2025
07/09/2025
1 OF 2

Cabaniss Engineering, Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 02040 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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



EXISTING STREET CROSS SECTION
28TH STREET CROSS SECTION (NTS)
NO IMPROVEMENTS PROPOSED

Preliminary Subdivision Plat
5th Avenue Townhouses
Resurvey of Newton 3 Subdivision
Tuscaloosa County, Alabama

Owner:
Star Group 1, LLC
2132 McFarland Boulevard E, 9D
Tuscaloosa, AL 35401

Developer:
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RWSS Development, LLC
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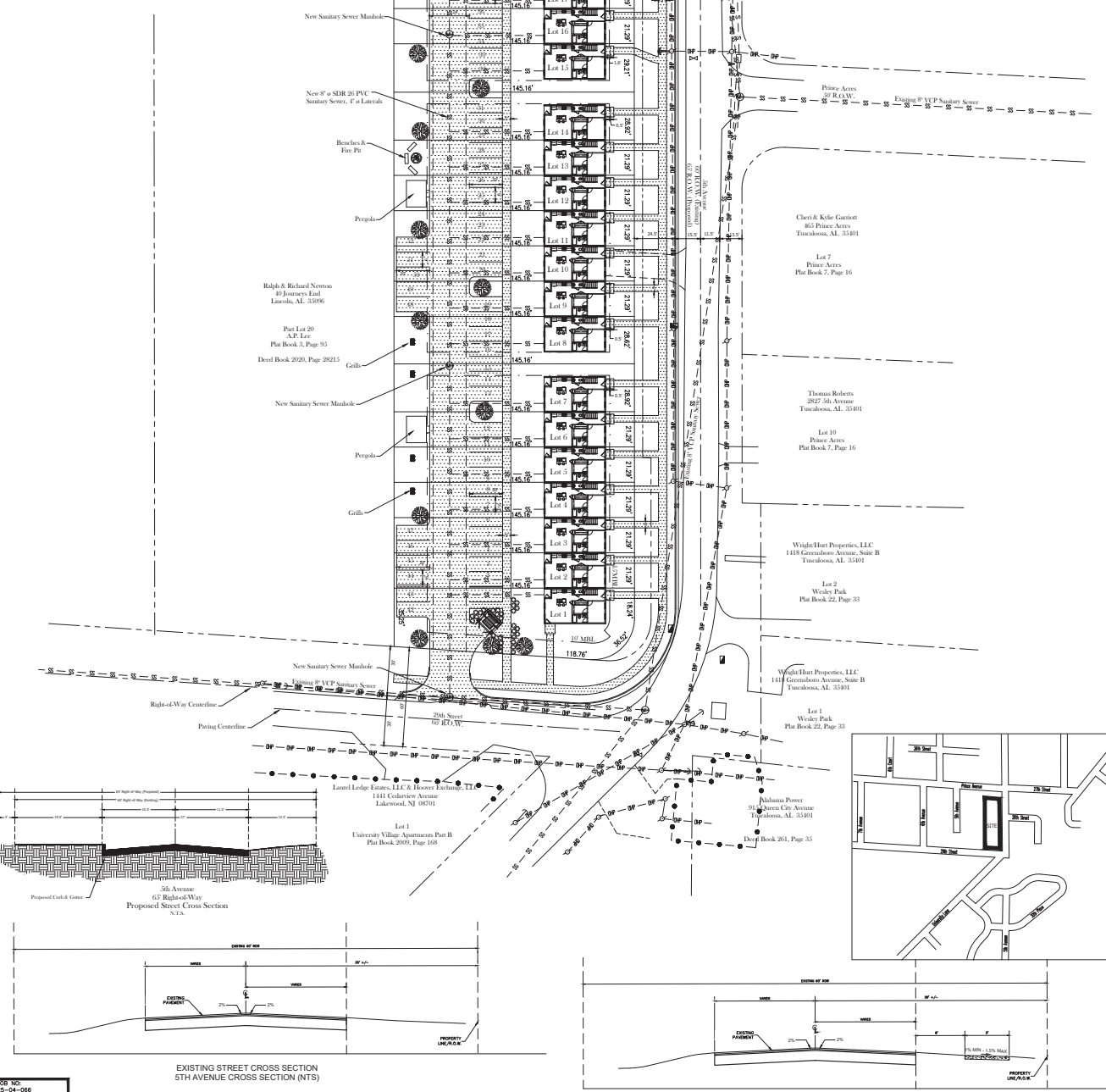
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 - SANITARY SEWER MANHOLE
 - TELEPHONE FEDESTAL
 - FIRE HYDRANT
 - DRAINAGE STRUCTURE

Scale 1" = 30'



JOB NO.
25-04-006
DATE OF SURVEY
N/A
FEE/PC
N/A
FILE NAME
25-04-006.DWG
DATE
05/16/2025
SOURCE OF TITLE
N/A
SCALE
1" = 30'
DRAWN BY
THS/AJC
REVISION
06/09/2025 07/09/2025
SHEET
1 OF 2

Cabaniss Engineering, Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 02040 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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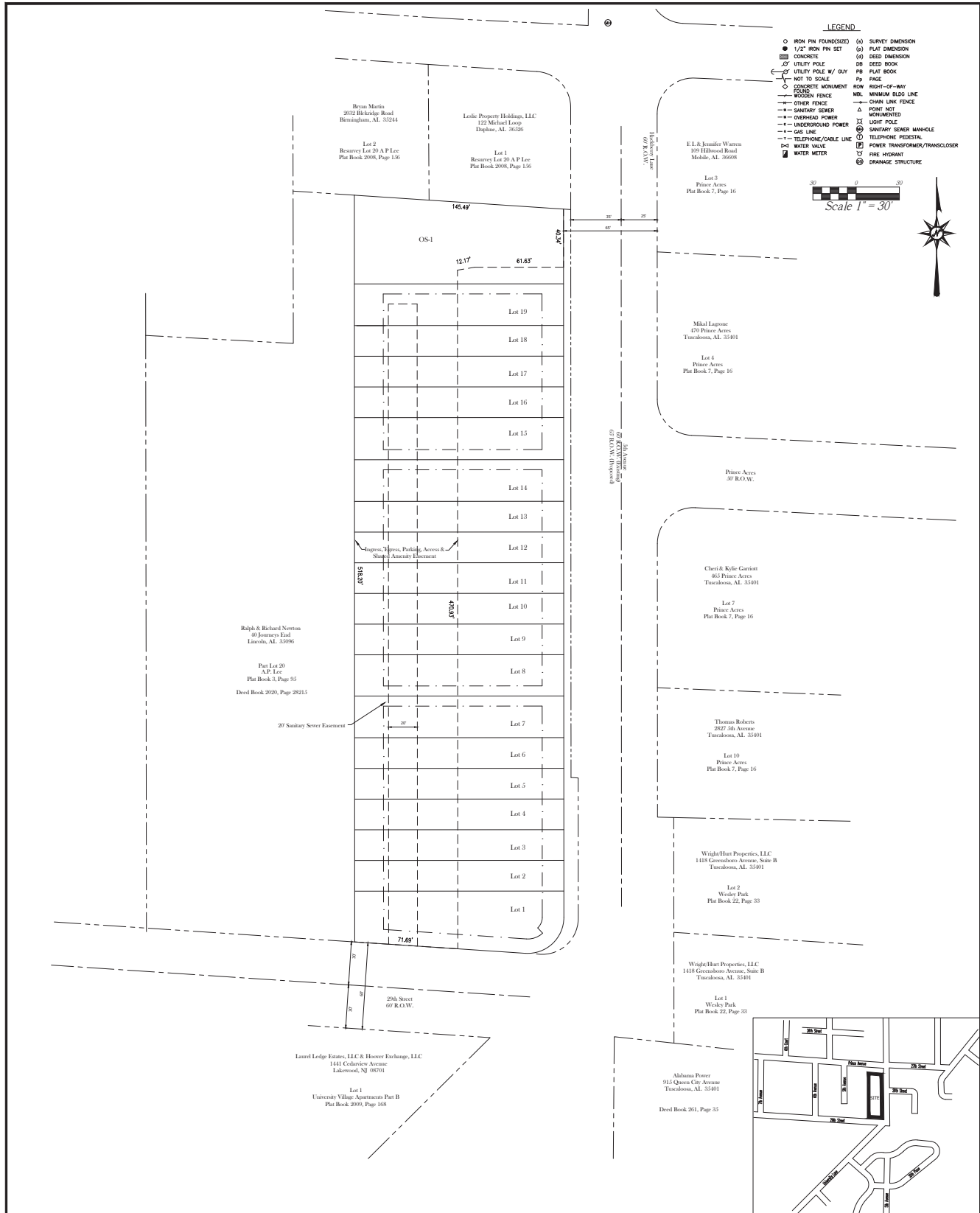
ALABAMA
No. 5469
PROFESSIONAL
ENGINEER
07/09/2025

ALABAMA
No. 5469
PROFESSIONAL
LAND SURVEYOR
07/09/2025

EXISTING STREET CROSS SECTION
28TH STREET CROSS SECTION (NTS)
NO IMPROVEMENTS PROPOSED

EXISTING STREET CROSS SECTION
5TH AVENUE CROSS SECTION (NTS)

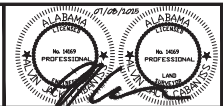
Preliminary Subdivision Plat
5th Avenue Townhomes
Resurvey of Newton 3 Subdivision
Tuscaloosa County, Alabama



JOB NO.	2504-006
DATE OF SURVEY	N/A
FILE NO.	N/A
FILE NAME	2504006.DWG
DATE	05/16/2025
SOURCE OF TITLE	N/A
SCALE	1" = 30'
DATE OF REV.	07/08/2025
THD/AC	06/04/2025
DATE	06/04/2025
2 OF 2	

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