

# Annexation Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

3/13/2026

## Property Information:

**Address**

4180 Rice Mine Road NE, Tuscaloosa, Alabama 35406

**Parcel ID:**

63-21-09-31-4-004-001.001

**Rezoning?**

Yes

**Total Acres to be Annexed:**

1.05

**Number of Existing Structures**

1

**Current Land Use:**

Residential

**Proposed Land Use:**

Mixed-use

**Detailed Description of Reason for Annexation Request:**

Annexation associated with resubdivision, rezoning, and redevelopment of the property for General Commercial and Multifamily Residential development. Rezoning and resubdivision petitions are also being submitted.

## Applicant Information:

**Applicant Name:**

Todd Palmer

## Property Owner Information:

**Owner 1**

**Property Owner Name (as it appears on deed):**

Riverbend Ranch, LLC

## Supplemental Information:

### Count by Age:

Under 5:	5 to 18:	Over 18:	Total
			0

### Count by Race:

Caucasian:	African American	Other:	Total
			0



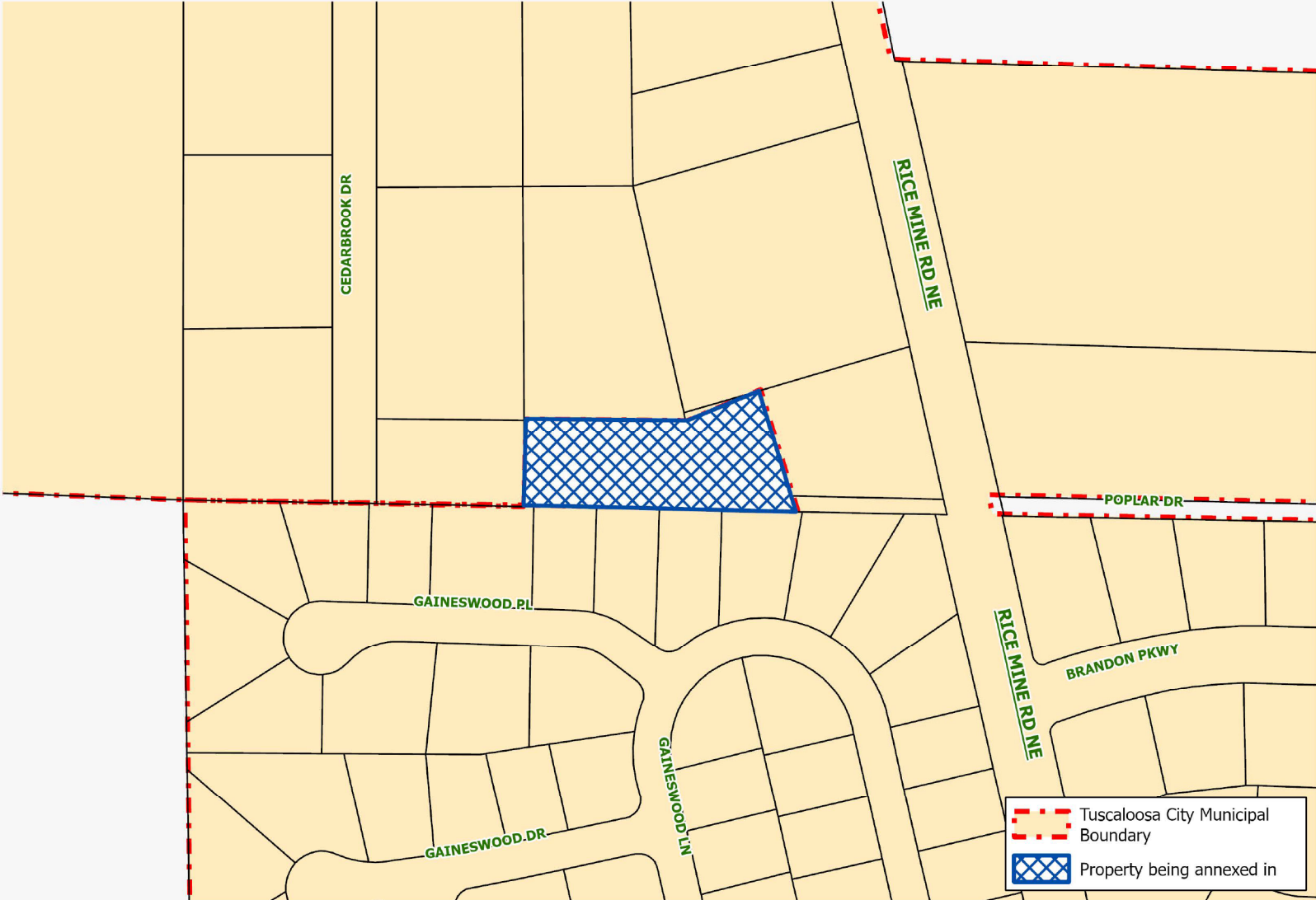
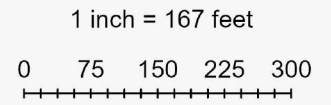
RICE MINNE RD NE

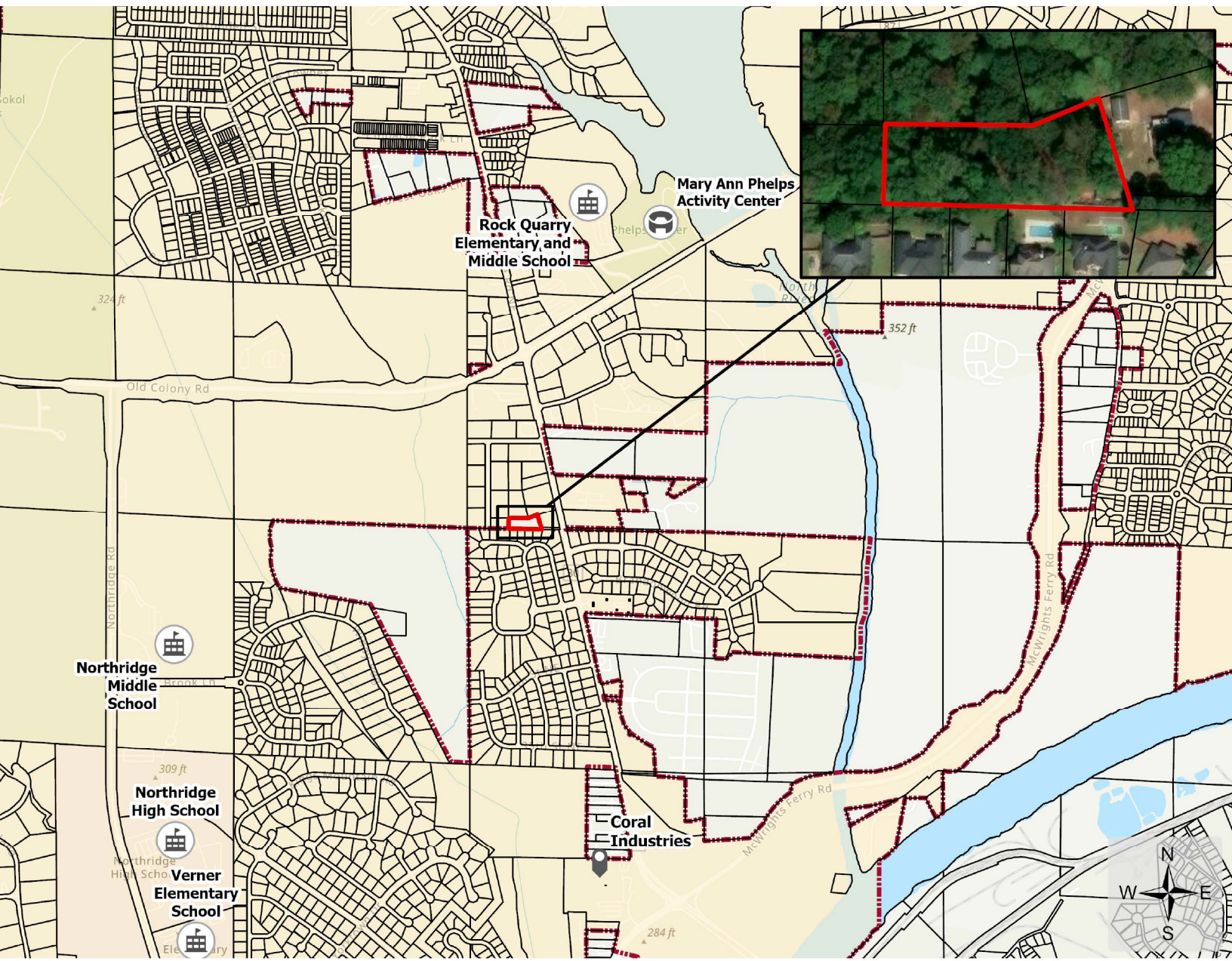
GAINESWOOD PL

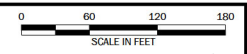
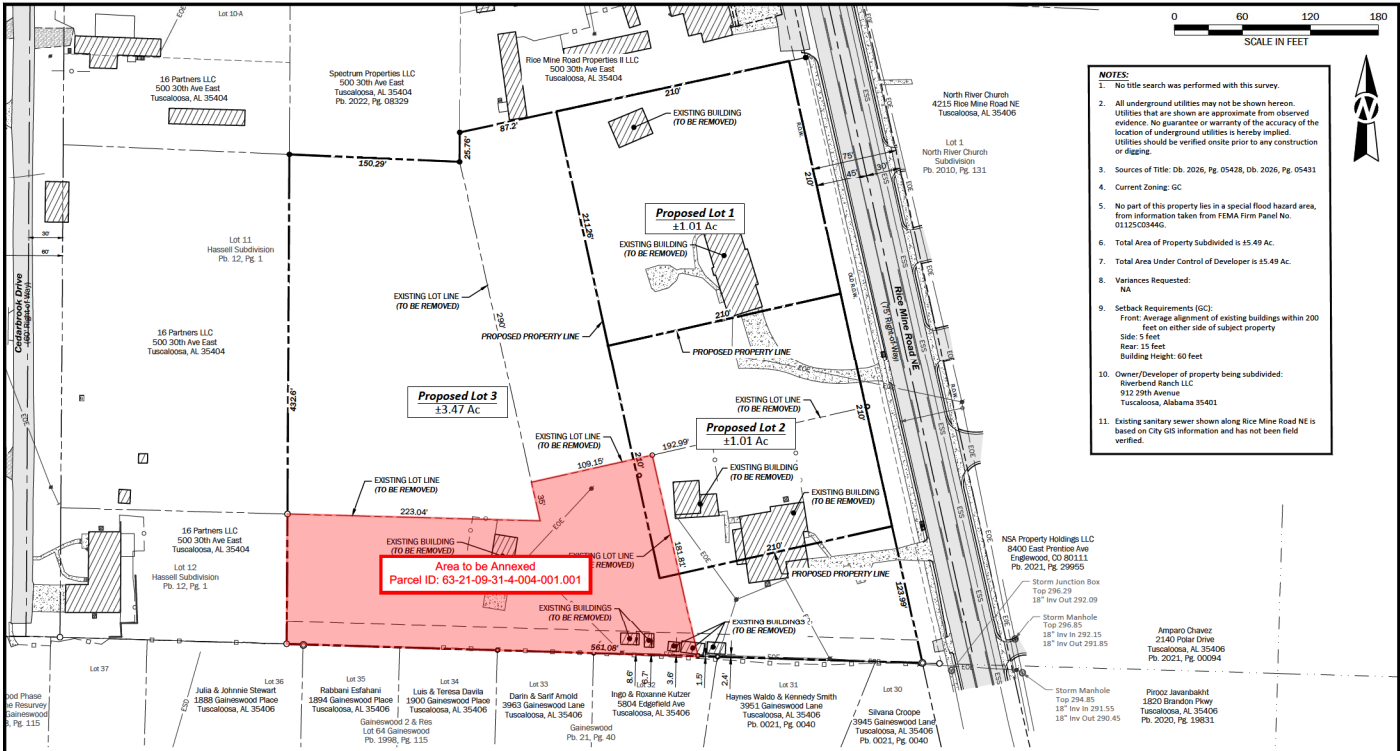
GAINESWOOD LN

# Exhibit "A" 4202 & 4178 Rice Mine Road Northeast

Census Block & Tract: 1075010405





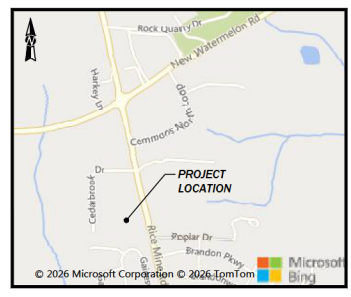


- NOTES:**
- No title search was performed with this survey.
  - All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or piling.
  - Sources of Title: db, 2026, Pg. 05428, db, 2026, Pg. 05431
  - Current Zoning: GC
  - No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C3446.
  - Total Area of Property Subdivided is 45.49 Ac.
  - Total Area Under Control of Developer is 45.49 Ac.
  - Variances Requested: NA
  - Setback Requirements (GC):  
Front: Average alignment of existing buildings within 200 feet on either side of subject property  
Side: 5 feet  
Rear: 15 feet  
Building height: 60 feet
  - Owner/Developer of property being subdivided: Riverbend Ranch LLC  
912 29th Avenue  
Tuscaloosa, Alabama 35401
  - Existing sanitary sewer shown along Rice Mine Road NE is based on City GIS information and has not been field verified.

3200 Rice Mine Road NE | Tuscaloosa, AL 35406  
205.345.0816 | www.ttlusa.com

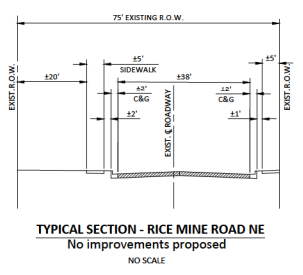
**A RESURVEY OF RIVERBEND RANCH SUBDIVISION**

PART OF SW 1/4 OF THE SW 1/4 SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST TUSCALOOSA, ALABAMA



**LEGEND**

--- BOUNDARY LINE	△ CONCRETE MONUMENT FOUND
- - - RIGHT-OF-WAY	● CAPPED REBAR SET
— PROPERTY LINE	T SECTION
- - - CHAIN LINK FENCE	R RANGE
- - - IRON FENCE	R.O.W. RIGHT-OF-WAY
- - - WIRE FENCE	M.B.L. MINIMUM BUILDING LINE
- - - WOOD FENCE	DB. DEED BOOK
150' CONTOUR 5' INTERVAL	PG. PAGE
149' CONTOUR 1' INTERVAL	( ) RECORD DIMENSION
E55 SANITARY SEWER MAIN	CONCRETE PAVEMENT
E7M SANITARY SEWER FORCE MAIN	ASPHALT PAVEMENT
E30 STORM DRAIN	BRICK PAVERS
E9M WATER MAIN	BUILDING
ODE OVERHEAD ELECTRICAL	GRAVEL DRIVE
○ SANITARY SEWER MANHOLE	
○ SANITARY SEWER CLEANOUT	
○ STORM MANHOLE	
○ WATER VALVE	
○ FIRE HYDRANT	
○ WATER METER	
○ ELECTRIC MANHOLE	
○ POWER POLE	
○ GUY ANCHOR	
○ LIGHT POLE	
○ TELEPHONE PEDESTAL	
○ IRON PIPE / VAL FOUND	
○ CAPPED REBAR FOUND	
○ CONCRETE MONUMENT SET	



**PRELIMINARY**  
(NOT FOR CONSTRUCTION,  
RECORDING PURPOSES  
OR IMPLEMENTATION)

**PRELIMINARY PLAT**

No.	Date	Revision Description

Sheet No. **1**

Drawn By: JTS  
Date: 2/26/2026  
Proj. No.: 26-13-02-26.00  
File Name: 2026 Preliminary Plat.dwg  
Checked By: JAM  
Proj. No.: 26-13-02-26.00

