

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

3/13/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Riverbend Ranch Subdivision

Site Address:

4178, 4180, 4202 Rice Mine Rd NE, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-09-31-4-004-002.000; 63-21-09-31-4-004-001.000; 63-21-09-31-4-004-001.002; 63-21-09-31-4-004-001.001; 63-21-09-31-4-004-007.000

Total Acres to be Subdivided:

5.49

Total Acreage Controlled by Owner:

5.49

Number of Existing Lots:

4

Number of Proposed Lots:

3

Number of Existing Structures:

2

Number of Proposed Structures:

5

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

General Commercial (GC)

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Residential

Proposed Land Use:

Mixed-use

Reason for Subdivision:

Subdivision into 3 lots for redevelopment of the property for both general commercial and multifamily residential. The front two lots (fronting on Rice Mine Road NE) would remain general commercial. The rear lot would be MFR. Separate annexation and rezoning petitions associated with this proposed project

have been submitted separately.

Surveyor or Engineer Information:

Survey or Engineer Company:
TTL, Inc.

Surveyor or Engineer Name:
Andy McCartney

Applicant Information:

Applicant Name:
Todd Palmer

Property Owner Information:

Owner 1

Property Owner Name:
Todd Palmer

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:

Please note that an annexation and rezoning requests associated with this project have been submitted separately this morning.



CEDARBROOK DR

RIGEMINE RD

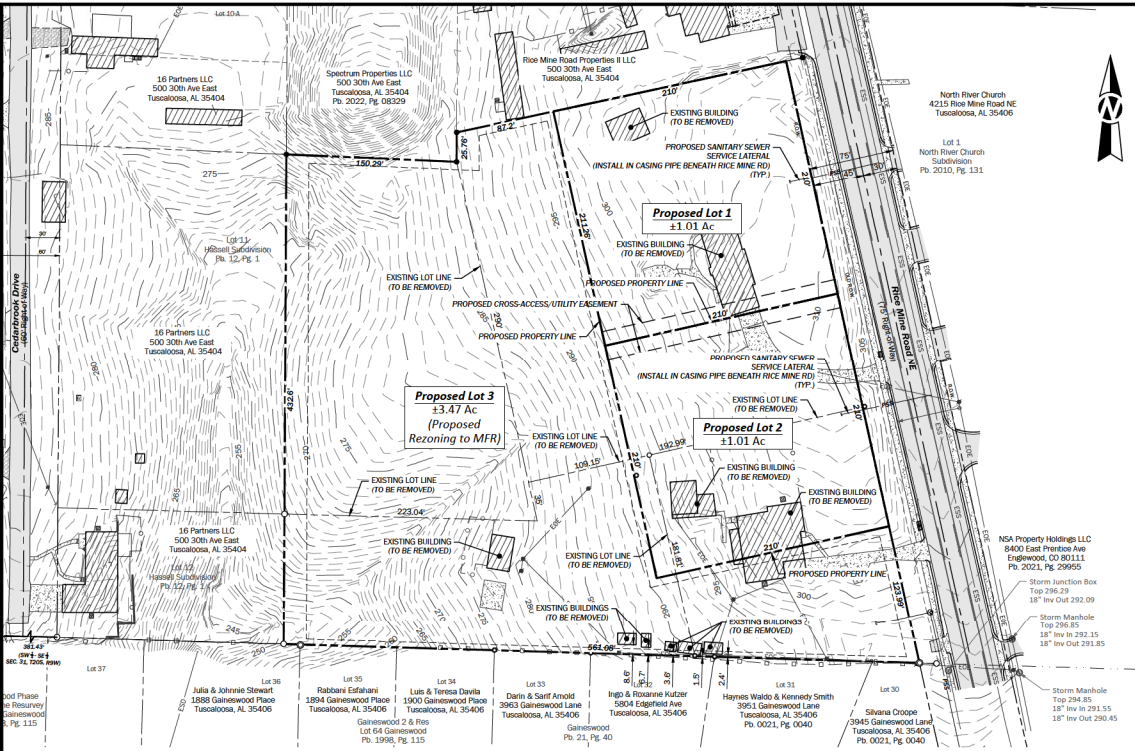
GAINESWOOD PL

GAINESWOOD LN

POPLAR DR

BRANDON PKWY





0 60 120 180
SCALE IN FEET

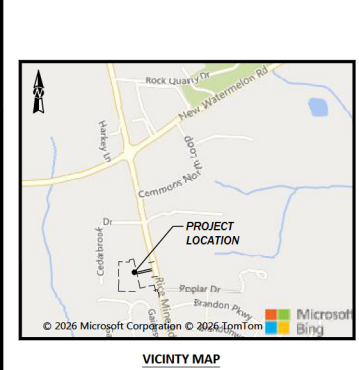
NOTES:

- 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 digging.
- Sources of Title: DB, 2026, Pg. 05428, Db, 2026, Pg. 05431
Proposed Zoning: GC & MFR
- No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C0344G.
- Total Area of Property Subdivided is 45.49 Ac.
- Total Area Under Control of Developer is 45.49 Ac.
- Variance Requested: Lot Configuration (Lot 3)
- Setback Requirements: GC Zoning (Proposed Lots 1 & 2):
Front: 20 feet or the average alignment of existing building within 200 feet on either side of subject property
Side: 5 feet
Rear: 15 feet
Building Height: 60 feet
MFR Zoning (Proposed Lot 3):
Front: 12 feet
Side: 5 feet; 14 feet combined both sides
Rear: 20 feet
Building Height: Minimum 2-stories; Maximum 60 feet
- Owner/Developer of property being subdivided: Riverbend Ranch LLC, 912 29th Avenue, Tuscaloosa, Alabama 35401
- Sanitary Sewer Notes:
Existing sanitary sewer shown along Rice Mine Road NE is based on City GIS information and has not been field verified.
Proposed sanitary sewer includes the following:
- Lots 1 and 2: Sewer service connections to existing 4" public force main along Rice Mine Road NE as reflected on the plat.
- Lot 3: Connection to existing 4" public force main along Rice Mine Road NE OR new public force main/gravity sewer within ROW of Rice Mine Road NE with downstream connection to City Manhole 298 at the west end of Brandon Parkway.
- Storm Sanction Box
Top 296.29
18" Inv Out 292.09
Storm Manhole
Top 296.15
18" Inv In 292.15
18" Inv Out 293.85
Storm Manhole
Top 294.85
18" Inv In 291.55
18" Inv Out 290.45
- Proposed Sanitary Sewer
1820 Brandon Pkwy
Tuscaloosa, AL 35406
Pg. 2020, Pg. 19831
- Surveyor: TTI, Steven G. Faulkner, AL Reg. No. 24329



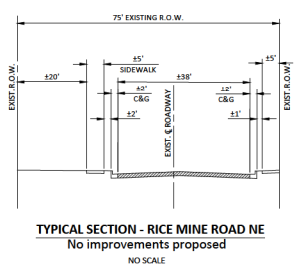
RIVERBEND RANCH SUBDIVISION
A Resurvey of Part of Lot 11 Hassell
Subdivision and Unplatted Land

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	● SEC
- - - PROPERTY LINE	T TOWNSHIP
- - - CHAIN LINK FENCE	R RANGE
- - - IRON FENCE	R.O.W. RIGHT-OF-WAY
- - - WIRE FENCE	M.B.L. MINIMUM BUILDING LINE
- - - WOOD FENCE	P.B. PLAT BOOK
- - - 150' CONTOUR 5' INTERVAL	D.B. DEED BOOK
- - - 149' CONTOUR 5' INTERVAL	D.B. DEED BOOK
- - - E55 SANITARY SEWER MAIN	P.G. PAGE
- - - E7M SANITARY SEWER FORCE MAIN	() RECORD DIMENSION
- - - E30 STORM DRAIN	CONCRETE PAVEMENT
- - - E9M WATER MAIN	ASPHALT PAVEMENT
- - - E0E OVERHEAD ELECTRICAL	BRICK PAVERS
○ SANITARY SEWER MANHOLE	BUILDING
○ SANITARY SEWER CLEANOUT	GRAVEL DRIVE
○ STORM MANHOLE	
○ WATER VALVE	
○ FIRE HYDRANT	
○ WATER METER	
○ ELECTRIC MANHOLE	
○ POWER POLE	
○ GUY ANCHOR	
○ LIGHT POLE	
○ TELEPHONE PEDESTAL	
○ IRON PIPE / WAL FOUND	
○ CAPPED REBAR FOUND	
○ CONCRETE MONUMENT SET	



PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

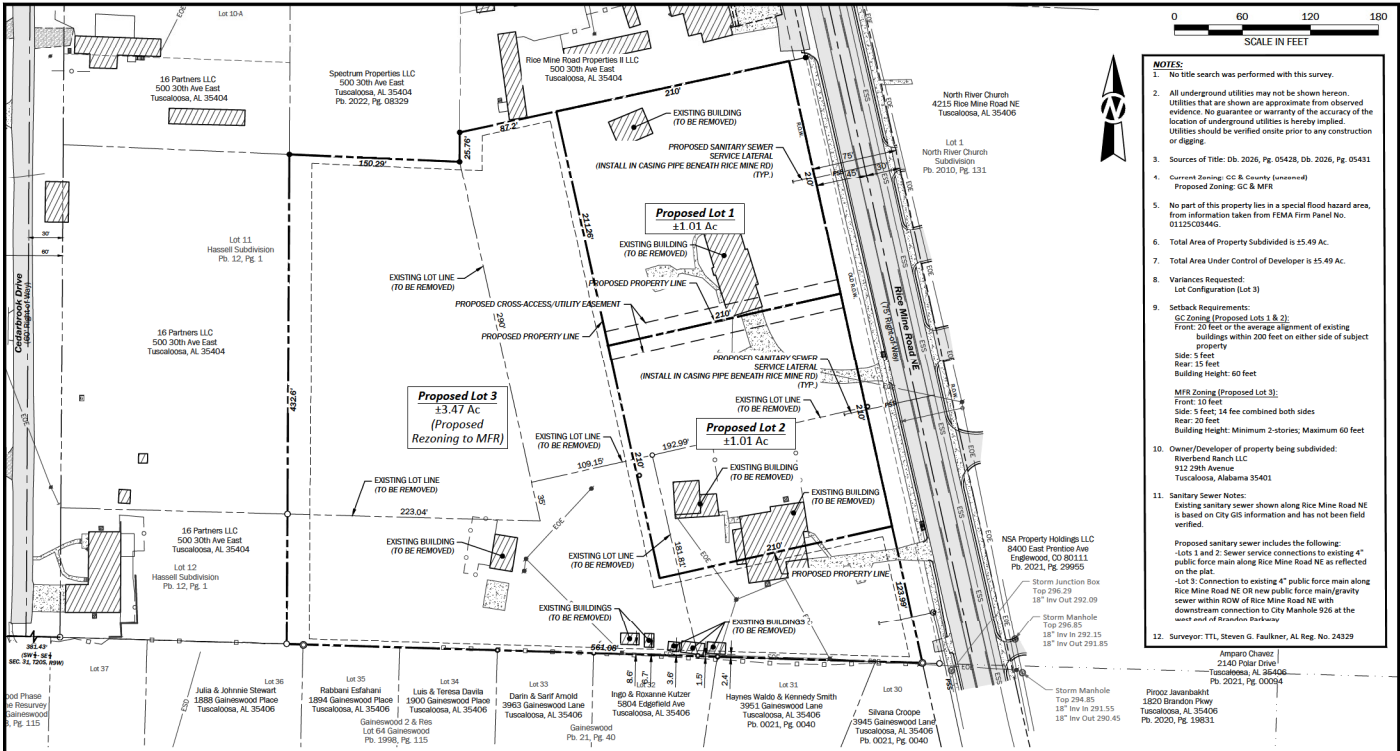
PRELIMINARY PLAT

No.	Date	Revision Description

Drawn By: JTS
Date: 2/26/2026
Proj. No.: 26-13-02-26.00
File Name: 202626 Preliminary Plat.dwg

Checked By: JAM
Date: 2/26/2026
Proj. No.: 26-13-02-26.00
File Name: 202626 Preliminary Plat.dwg

Sheet No.
PrePlat



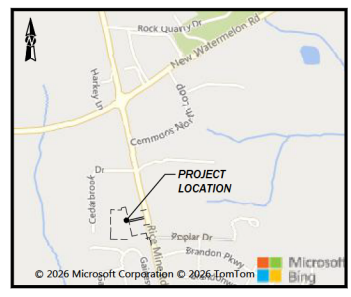
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SCALE IN FEET
- NOTES:**
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Proposed Zoning: GC & MFR
 - Current Zoning: GC & County (amended)
Proposed Zoning: GC & MFR
 - No part of this property lies in a special flood hazard area, from information taken from FEMA Flood Panel No. 01125-03446.
 - Total Area of Property Subdivided is 55.49 Ac.
 - Total Area Under Control of Developer is 55.49 Ac.
 - Variance Requested:
Lot Configuration (Lot 3)
 - Setback Requirements:
GC Zoning (Proposed Lots 1 & 2):
Front: 20 feet or the average alignment of existing building within 200 feet on either side of subject property
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Pg. 2020, Pg. 19831
 - Surveyor: TTL, Steven G. Faulkner, AL Reg. No. 24329

TTL

3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0316 | www.ttlusa.com

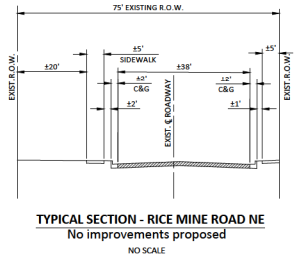
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TUSCALOOSA, ALABAMA



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- - - IRON FENCE	□ RANGE
- - - WIRE FENCE	□ RIGHT-OF-WAY
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- - - 150' CONTOUR 5' INTERVAL	□ DEED BOOK
- - - 149' CONTOUR 1' INTERVAL	□ DB
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PRELIMINARY PLAT

No.	Date	Revision Description

Sheet No. **PrePlat**

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Date: 2/26/2026
Proj. No.: 26-13-02-26.00
File Name: 202626Preliminary Plat.dwg
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Proj. No.: 26-13-02-26.00
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3200 Rice Mine Road NE
Tuscaloosa, AL 35406
205.345.0816
www.ttlusa.com

April 8, 2026

Ms. Leota Coyne
Principal Planner
Office of Urban Development
City of Tuscaloosa
Tuscaloosa, Alabama
Email: lcoyne@tuscaloosa.com

*RE: Riverbend Ranch Subdivision
Rice Mine Road NE
Tuscaloosa, Alabama
Variance Request Letter
TTL Project No. 000261300236.00*

Dear Ms. Coyne:

We are writing on behalf of the Petitioner to request a variance from the subdivision regulations for the above-referenced project.

The following subdivision variance is requested:

- Lot Configuration
A variance is requested for lot configuration to allow a flag lot layout for the proposed residential component of this proposed subdivision. Two (2) proposed frontage lots of approximately one-acre each along Rice Mine Road NE provide adequate area and street frontage for general commercial use. The proposed flag portion of the property will provide access to proposed residential development at the rear of the property.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,

TTL, INC.

A handwritten signature in blue ink, appearing to read 'Andy McCartney', with a long horizontal flourish extending to the right.

Andy McCartney, PE