

# 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:**

5/11/2026

## Property Information:

**Preliminary Plat Title (this can be abbreviated):**

RPI Three, LLC Subdivision

**Site Address:**

**Parcel ID:**

63 36 06 14 0 006 021.000

**Total Acres to be Subdivided:**

19.59

**Total Acreage Controlled by Owner:**

19.59

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

6

**Number of Existing Structures:**

0

**Number of Proposed Structures:**

3

**Water Authority:**

**Within Tuscaloosa City Limis:**

No

**Adjacent to Lake Tuscaloosa:**

No

**Connecting to City Sewer:**

Yes

**Existing Septic Tanks/Field Lines:**

No

**Current Zoning:**

Not in City Limits

**Proposed Zoning:**

Highway Commercial (HC)

**Current Land Use:**

Vacant

**Proposed Land Use:**

Commercial

**Reason for Subdivision:**

To allow for new commercial development on the 5 new lots created that front Hwy 69 and Patriot Parkway.

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Goodwyn Mills Cawood, LLC

**Surveyor or Engineer Name:**

Corey Shoop

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Carter Cooper

**Preliminary Plat Checklist:**

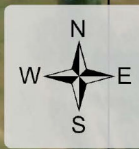
**Preliminary Plat Checklist**

**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:**



MAPLE HILL LN

GARDEN HILL DR

HWY 69 S

PATRIOT LN

PATRIOT PKWY

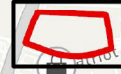
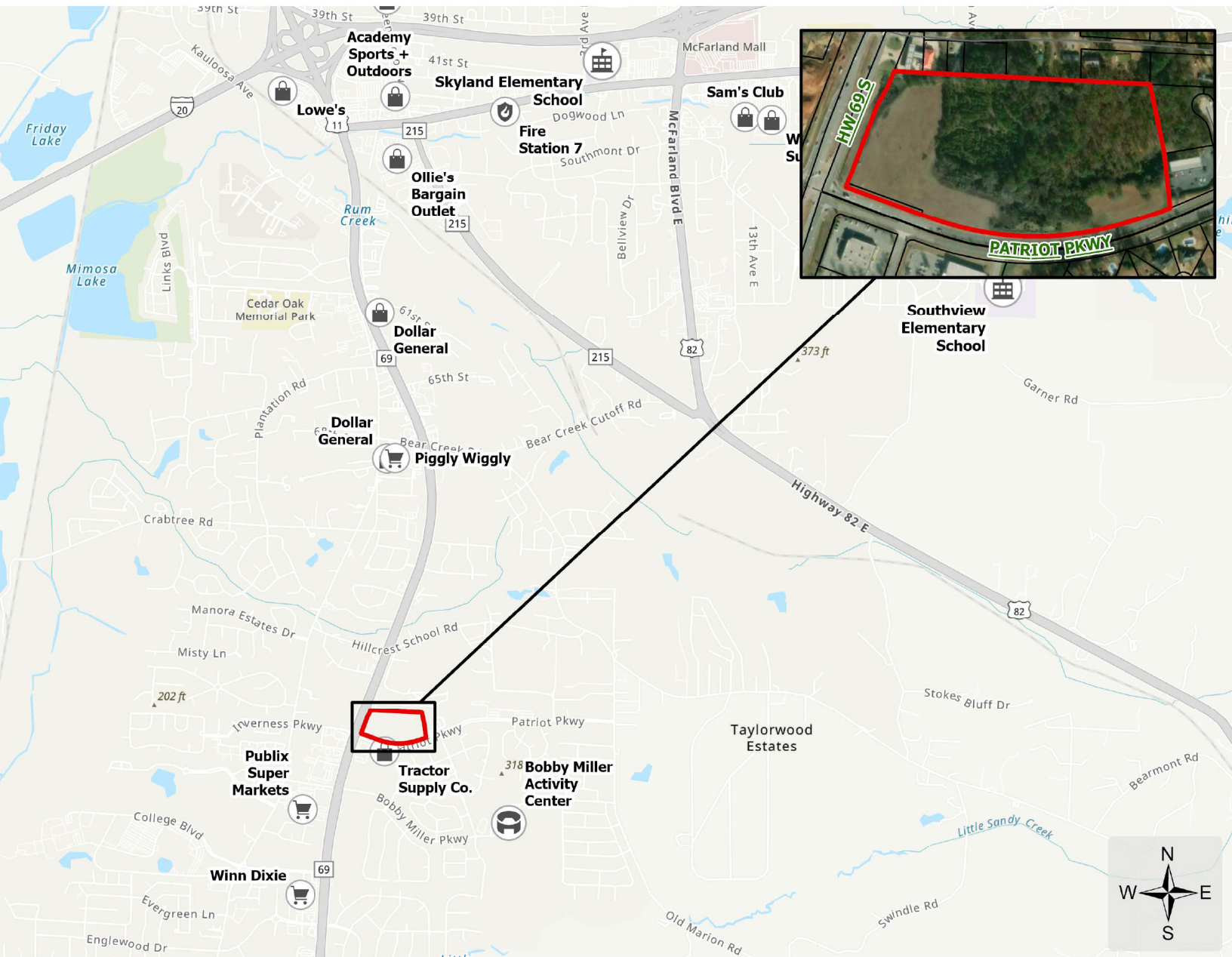
PATRIOT PKWY

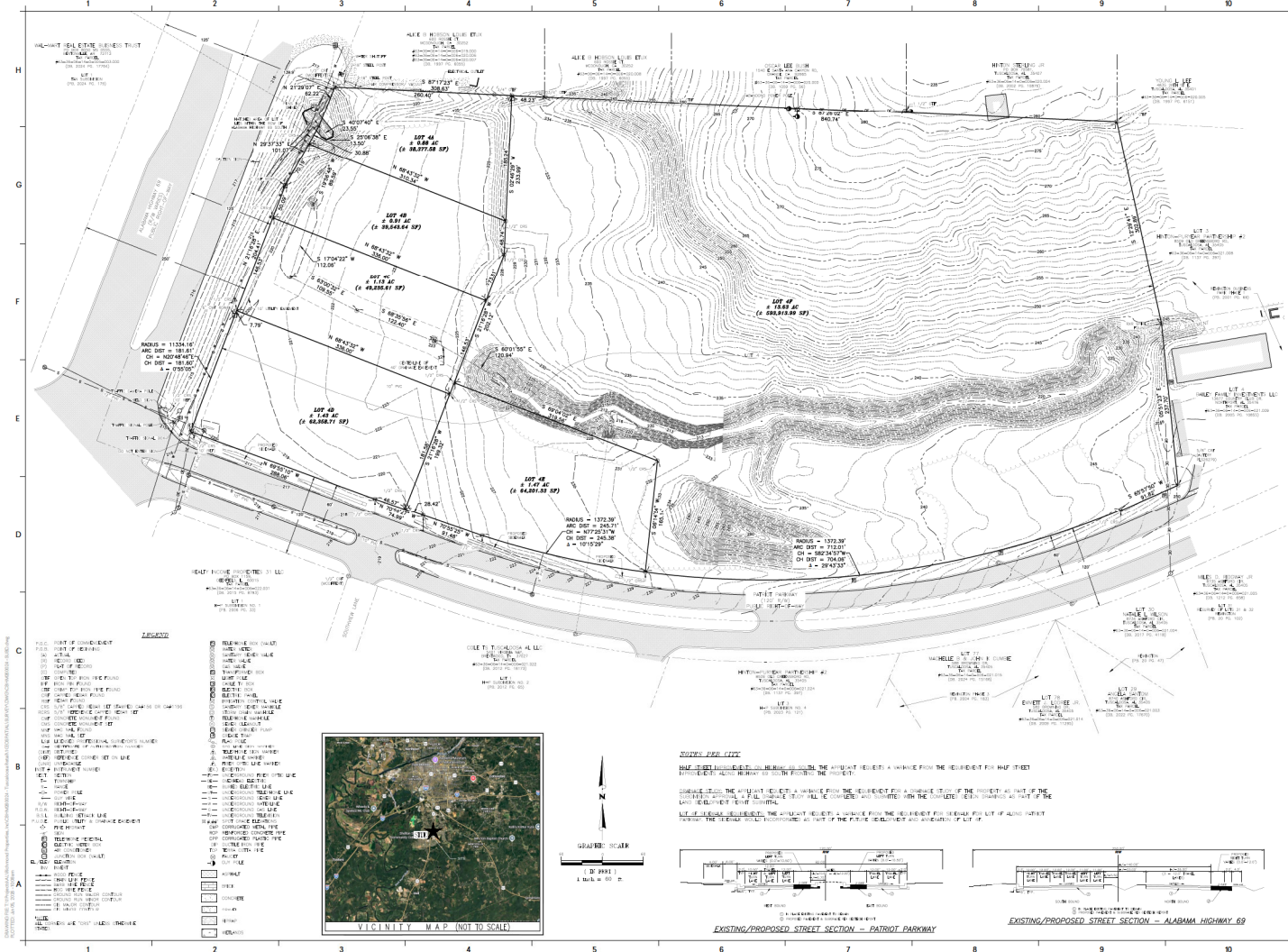
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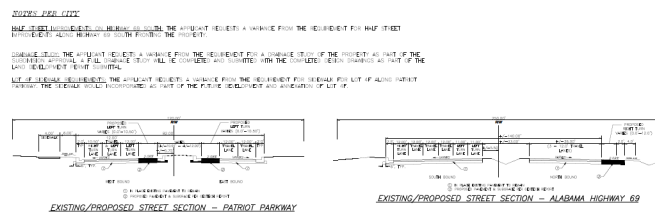
ASHFORD CIR

BROWNING DR





- LEGEND**
- 1.00 LOT BOUNDARIES
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**GMC**  
GODDWIN MILLS SAWWOOD, LLC

2400 9th Avenue S, Ste 200  
Birmingham, AL 35233  
T: 205.979.4462  
GMC@GMCWORK.COM

| ISSUE DATE | REVISION |
|------------|----------|
| 10/20/2023 | 1        |
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TUSCALOOSA RETAIL  
TUSCALOOSA, ALABAMA  
SEC 14, T-22-S, R-10-W  
TUSCALOOSA COUNTY, AL  
GMC Project #CBHM260024

PRELIMINARY PLAT  
RPT THREE LLC, SUBDIVISION,  
RESUBDIVISION OF LOT 4 H-2  
SUBDIVISION 3

DATE: 10/20/2023  
DRAWN BY: CTP  
CHECKED BY: DRE

SHEET 1 of 1







**Goodwyn Mills Cawood**

2400 5th Avenue South  
Suite 200  
Birmingham, AL 35233

T (205) 879-4462

www.gmcnetwork.com

City of Tuscaloosa  
2230 7<sup>th</sup> Street  
Tuscaloosa, AL 35401

June 4, 2026

RE: RPI Three LLC, Subdivision, a Resurvey of Lot 4 H-P 2 Subdivision 3  
Variance Requests

To Whom It May Concern,

In regards to the RPI Three LLC, Subdivision, a Resurvey of Lot 4 H-P 2 Subdivision 3, the applicant requests the following variances listed below.

**Half Street Improvements on Highway 69 South:** The applicant requests a variance from the requirement for half street improvements along Highway 69 South fronting the property.

**Drainage Study:** The applicant requests a variance from the requirement for a drainage study of the property as part of the subdivision approval. A full drainage study will be completed and submitted with the completed design drawings as part of the Land Development Permit submittal.

**Lot 4F Sidewalk Requirements:** The applicant requests a variance from the requirement for sidewalk for Lot 4F along Patriot Parkway. The sidewalk would be incorporated as part of the future development and annexation of Lot 4F.

Sincerely,

Corey Shoop, P.E.  
Design Manager



Kay Ivey  
Governor

# ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52  
OFFICE OF THE DISTRICT ADMINISTRATOR  
5710 University Blvd East  
Cottondale, AL 35453  
Telephone: 205-554-3280



John R. Cooper  
Transportation Director

June 2, 2026

Goodwin Mills Cawood  
2400 5<sup>th</sup> Ave South, Suite 200  
Birmingham, AL 35233

Attn: Mr. Corey Shoop

Re: Sidewalk Requirements  
Tuscaloosa County  
Parcel ID(s): 63-36-06-14-0-006-021.023  
63-36-06-14-0-006-021.000

Dear Mr. Shoop,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2025, the Department does not require sidewalks along AL-69 at the above-mentioned parcels.

If you have any questions, contact Ms. Darby Campbell at (205) 554-3239.

Respectfully,

C. Brett Paulk  
District 52 Administrator

CBP/ DKC

Enclosures

cc: File w/ Attachment

**Tuscaloosa County Alabama  
Public GIS**

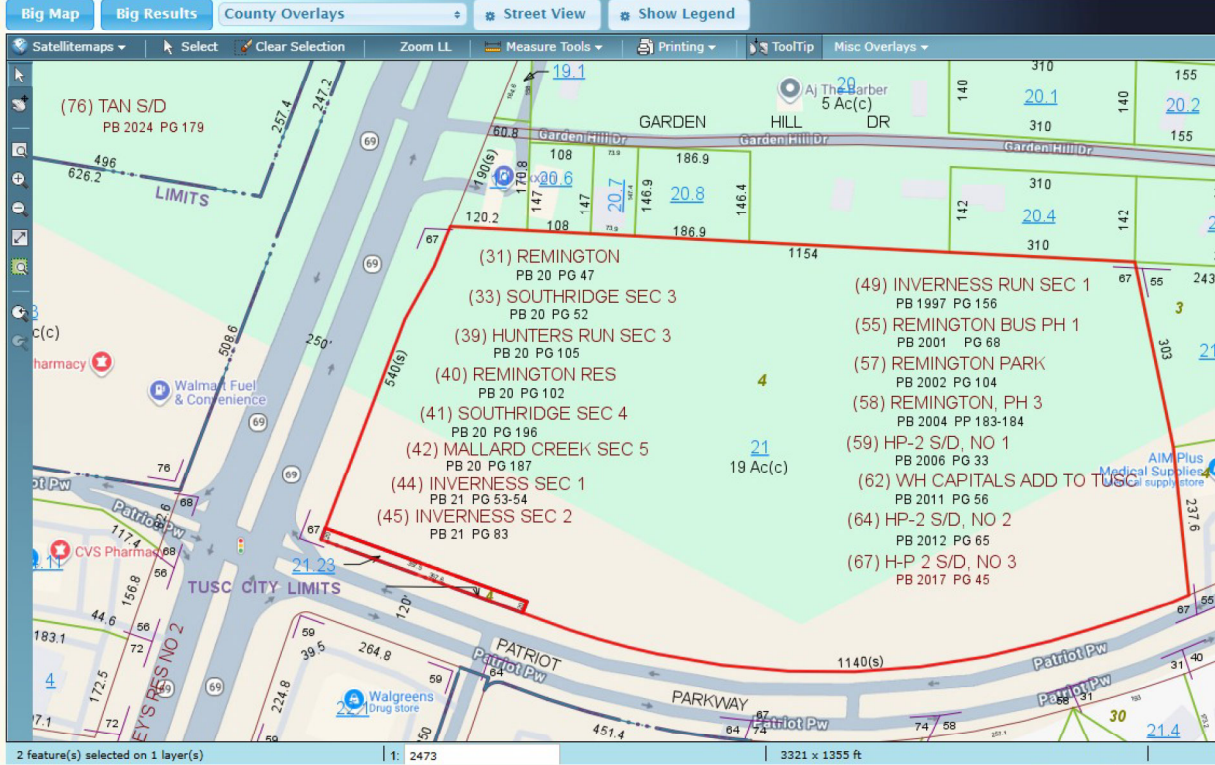
W19/M109 - f23.5.1c-f23.11Pub - TuscaloosaAL - 04-07-2025

**Parcel Details**

|                         |                                       |                         |                      |                       |
|-------------------------|---------------------------------------|-------------------------|----------------------|-----------------------|
| <a href="#">FavLink</a> | <a href="#">PRC</a>                   | <a href="#">NewSrch</a> | <a href="#">Back</a> | <a href="#">Print</a> |
| Account Pin STR         | 63354                                 | : 139874                | : 14-22S-10W         |                       |
| Parcel No:              | 63 36 06 14 0 006 021.023             |                         |                      |                       |
| Prop Addr:              | PATRIOT PARKWAY                       |                         |                      |                       |
| Tax Dist:               | 04 - Tuscaloosa Exemption: Not Exempt |                         |                      |                       |
| Deeded Acres:           | 0.16ac                                | Calc't:                 | 0.16ac               |                       |
| Deed Bk, Pg, Date       | 1137                                  | 00397                   | 12-18-1992           |                       |
| Plat Info:              | Book 2017 Page 0045                   |                         |                      |                       |
| Sub Info:               | Sub Block:                            | Lot 4                   |                      |                       |
| Subdivision:            | H-P 2 3                               |                         |                      |                       |

|                                |                               |
|--------------------------------|-------------------------------|
| <b>Owner</b>                   |                               |
| Name:                          | HINTON-PURYEAR PARTNERSHIP #2 |
| Address:                       | 8509 OLD GREENSBORO RD        |
| City, State, ZIP:              | TUSCALOOSA, AL 35405          |
| <b>2024 Values</b>             |                               |
| Land Total:                    | \$1,000                       |
| Building & Improvements Total: | \$0                           |
| Total Appraised Value:         | \$1,000                       |
| Yrly Tax:                      | \$1.03 for 2025               |

|                        |            |        |
|------------------------|------------|--------|
| <b>Payment History</b> |            |        |
| Tax Year               | Date Paid  | Amount |
| 2025                   | 12/23/2025 | \$1.03 |
| 2024                   | 12/18/2024 | \$1.03 |
| 2023                   | 10/09/2023 | \$1.03 |



| TuscaloosaAL - PARCEL SUMMARY - 2 Records |                                     |         |        |                           |                               |                 |            |                   |           |         |           |       | Sorted: Ascending |       |            |     | Print · Back · Map It · Clear · To Excel · To Mailing · Parcel · To Bldg · To Land |                  |             |  |
|---|-------------------------------------|---------|--------|---------------------------|-------------------------------|-----------------|------------|-------------------|-----------|---------|-----------|-------|-------------------|-------|------------|-----|--|------------------|-------------|--|
| Row                                       | Info Links                          | Account | PPin   | Parcel Number             | Owner's Name                  | Parcel Address  | S-T-R      | Tax District      | Land Val  | Imp Val | TMkt Val  | Acres | DBook             | DPage | DDate      | Use | Exmt   | YrlyTax          | Subdivision |  |
| 1   | <a href="#">i</a> <a href="#">i</a> | 63354   | 49765  | 63 36 06 14 0 006 021.000 | HINTON-PURYEAR PARTNERSHIP #2 | PATRIOT PKWY    | 14-22S-10W | 02 - County South | \$726,800 | \$0     | \$726,800 | 19    | 1137              | 00397 | 12/18/1992 | --- | 0  | \$22.68 for 2025 | H-P 2 3     |  |
| 2   | <a href="#">i</a> <a href="#">i</a> | 63354   | 139874 | 63 36 06 14 0 006 021.023 | HINTON-PURYEAR PARTNERSHIP #2 | PATRIOT PARKWAY | 14-22S-10W | 04 - Tuscaloosa   | \$1,000   | \$0     | \$1,000   | 0.16  | 1137              | 00397 | 12/18/1992 | --- | 0  | \$1.03 for 2025  | H-P 2 3     |  |