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:
9/3/2026

Have you reviewed the Preliminary Plat Checklist?
Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):
Mill's Row

Site Address:
2215 13th Street, Tuscaloosa, Alabama 35401

Parcel ID:
633105224029004.000

Total Acres to be Subdivided:
0.87

Total Acreage Controlled by Owner:
0.87

Number of Existing Lots:
7

Number of Proposed Lots:
16

Number of Existing Structures:
5

Number of Proposed Structures:
3

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:
Downtown Perimeter (DP)

Proposed Zoning:
Downtown Perimeter (DP)

Current Land Use:
Residential

Proposed Land Use:
Residential

Reason for Subdivision:
Subdivision of proposed townhome units

Surveyor or Engineer Information:

Survey or Engineer Company:
TTL, Inc.

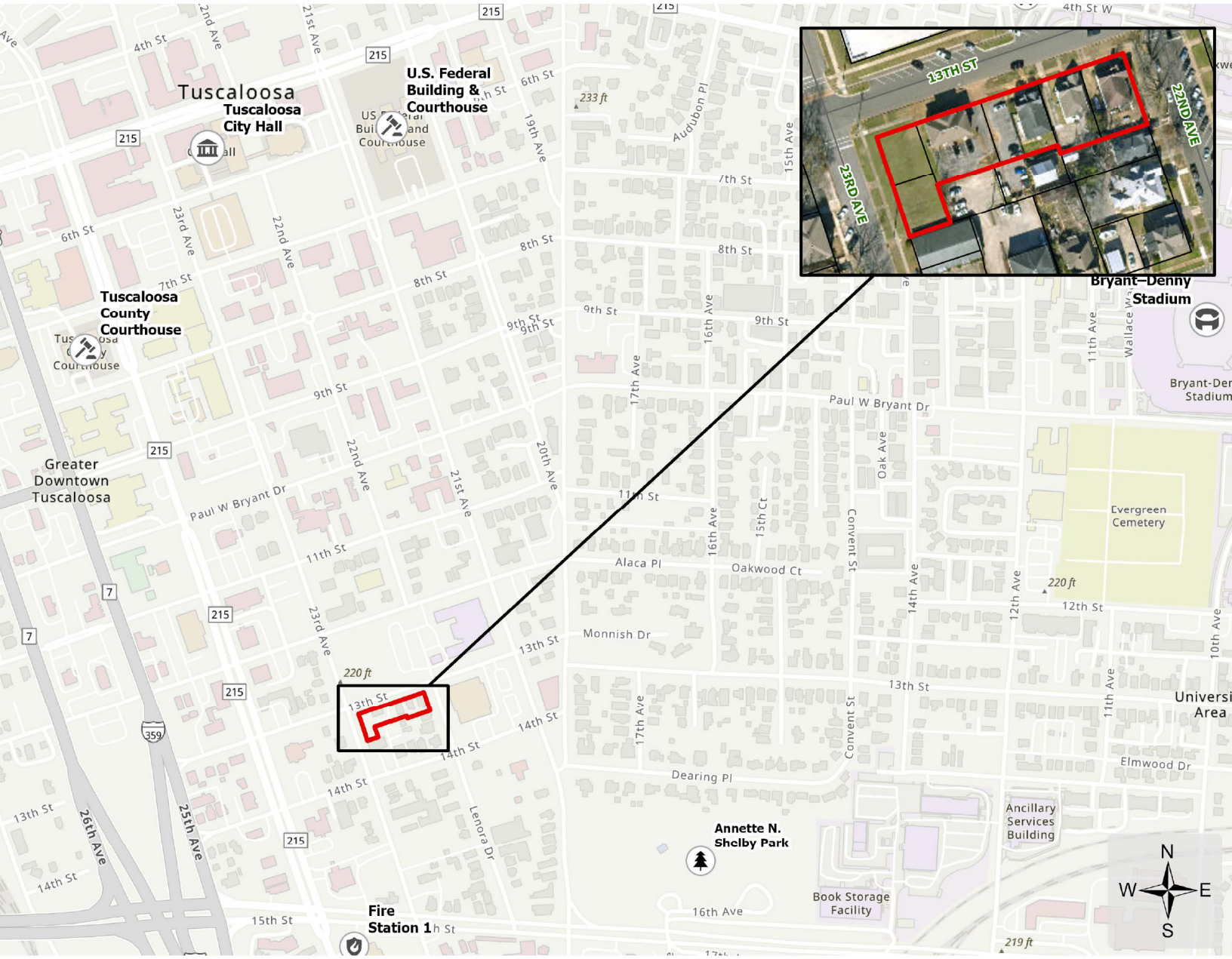
Surveyor or Engineer Name:
Andy McCartney

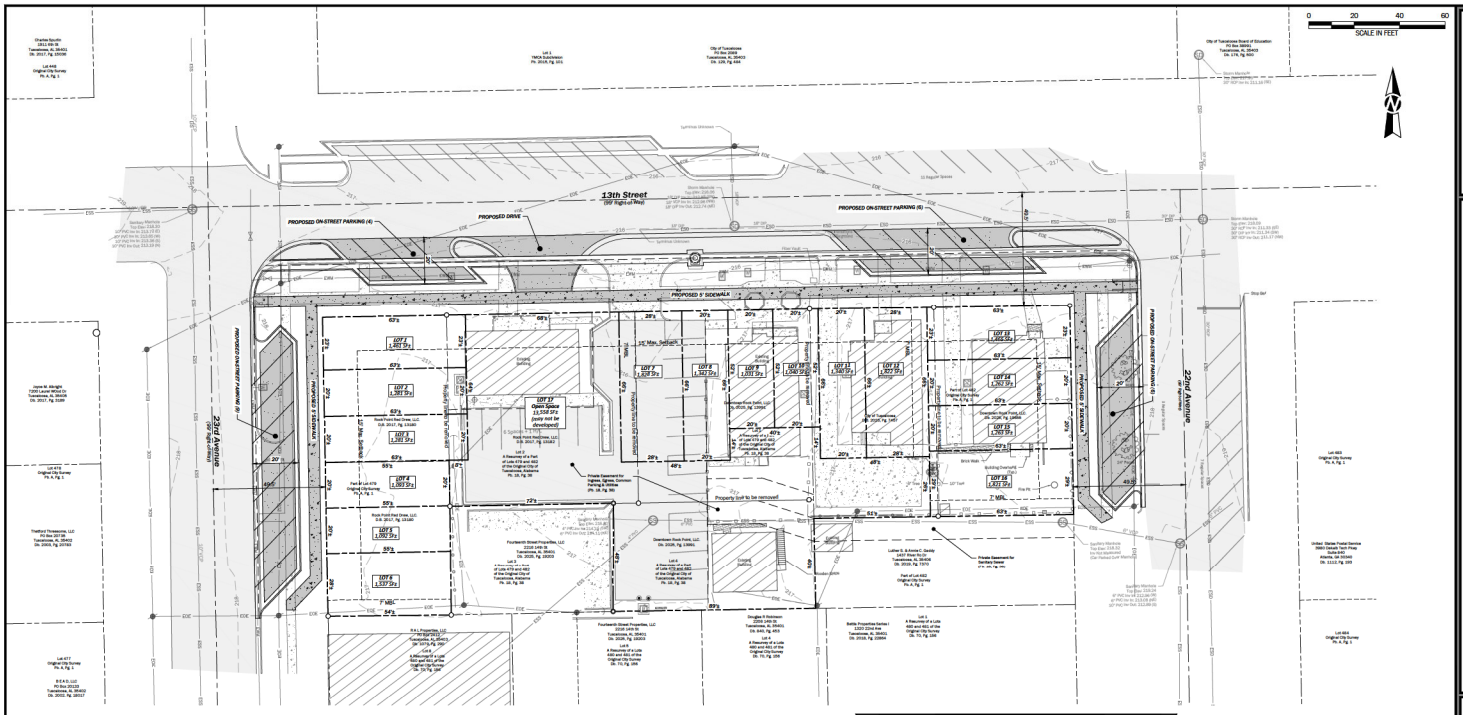
Applicant Information:

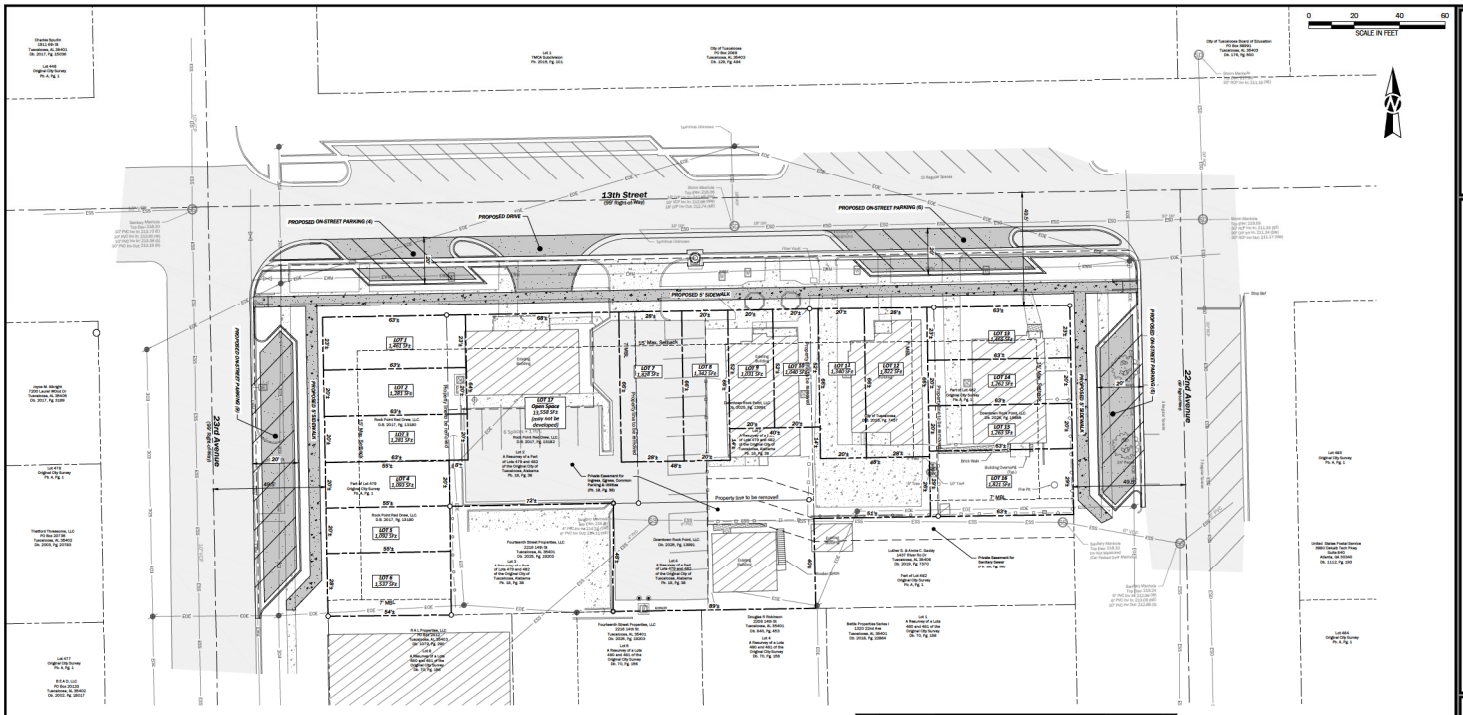
Applicant Name:
Downtown Rockpoint LLC

Additional Information Regarding Request:

N
W
E
S
12TH ST
23RD AVE
13TH ST
22ND AVE
ALMON AVE
GREENSBORO AVE
14TH ST


13TH ST
22NDAVE
23RD AVE
Tuscaloosa
Tuscaloosa City Hall
U.S. Federal Building & Courthouse
Tuscaloosa County Courthouse
Bryant–Denny Stadium
Greater Downtown Tuscaloosa
Paul W Bryant Dr
Evergreen Cemetery
Annette N. Shelby Park
Fire Station 1
Ancillary Services Building
Book Storage Facility
Monnish Dr
Dearing Pl
Alaca Pl
Oakwood Ct
Elmwood Dr
220 ft
233 ft
219 ft
N
W
E
S


13th Street
(99' Right-of-Way)
PROPOSED ON-STREET PARKING (4)
PROPOSED DRIVE
PROPOSED ON-STREET PARKING (5)
PROPOSED 5' SIDEWALK
PROPOSED ON-STREET PARKING (4)
22nd Avenue
(66' Right-of-Way)
PROPOSED ON-STREET PARKING (5)
22nd Avenue
LOT 1
1,402 Sq
LOT 2
1,381 Sq
LOT 3
1,381 Sq
LOT 4
1,383 Sq
LOT 5
1,092 Sq
LOT 6
1,337 Sq
LOT 17
Open Space
11,558 SF±
(only not to be developed)
LOT 7
1,222 Sq
LOT 8
1,222 Sq
LOT 9
1,040 Sq
LOT 10
1,040 Sq
LOT 11
1,142 Sq
LOT 12
1,402 Sq
LOT 13
1,402 Sq
LOT 14
1,262 Sq
LOT 15
1,262 Sq
LOT 16
1,337 Sq
LOT 18
1,702 Sq
1' Max. Setback
Property Line to be removed
Private Easement for Highway, Highway, Common Utilities and Drainage (Pb. 18, Pg. 38)
Private Easement for Sanitary Sewer
Fourteenth Street Properties, LLC
2216 14th St
Tuscaloosa, AL 35401
Dk. 8468, Pg. 1
Douglas R Robinson
2208 14th St
Tuscaloosa, AL 35401
Dk. 8468, Pg. 453
Downtown Rock Point, LLC
Dk. 3559, Pg. 13991
Lothar G. & Irene C. Gentry
2201 22nd Ave
Tuscaloosa, AL 35406
Dk. 3559, Pg. 13972
Rock Point Red Dress, LLC
Dk. 3517, Pg. 13182
Rock Point Red Dress, LLC
Dk. 3517, Pg. 13180
Rock Point Red Dress, LLC
Dk. 3517, Pg. 13183
Rock Point Red Dress, LLC
Dk. 3517, Pg. 13181
Bella Properties Series I
2203 22nd Ave
Tuscaloosa, AL 35401
Dk. 3559, Pg. 13994
R K L Properties, LLC
2200 14th St
Tuscaloosa, AL 35401
Dk. 3373, Pg. 1501
R K L Properties, LLC
2200 14th St
Tuscaloosa, AL 35401
Dk. 3373, Pg. 1501
R K R D, LLC
PO Box 20103
Tuscaloosa, AL 35402
Dk. 3503, Pg. 18557
Jeanne M. Albright
2201 Lauren Wood Cir
Tuscaloosa, AL 35406
Dk. 3517, Pg. 13189
Thetford Threesome, LLC
PO Box 20103
Tuscaloosa, AL 35402
Dk. 3559, Pg. 13743
Lot 479
Original City Survey
Pb. A, Pg. 1
Lot 477
Original City Survey
Pb. A, Pg. 1
Lot 483
Original City Survey
Pb. A, Pg. 1
Lot 484
Original City Survey
Pb. A, Pg. 1
City of Tuscaloosa Board of Education
PO Box 2568
Tuscaloosa, AL 35403
Dk. 179, Pg. 500
United States Postal Service
3900 Crystal Trail Pkwy
Suite 640
Atlanta, GA 30349
Dk. 1153, Pg. 199
Lot 1
TACA Subdivision
Pb. 3519, Pg. 101
Charles Sauls
2511 8th St
Tuscaloosa, AL 35401
Dk. 3517, Pg. 13536
Lot 445
Original City Survey
Pb. A, Pg. 1
Lot 447
Original City Survey
Pb. A, Pg. 1
Lot 448
Original City Survey
Pb. A, Pg. 1
Lot 4
A Resurvey of a Lot
480 and part of
Original City Survey
Dk. 111, Pg. 188
Lot 5
A Resurvey of a Lot
480 and part of
Original City Survey
Dk. 111, Pg. 188
Lot 3
A Resurvey of Lots
479 and 482
Original City Survey
Pb. A, Pg. 1
Part of Lot 482
Original City Survey
Pb. A, Pg. 1
Part of Lot 479
Original City Survey
Pb. A, Pg. 1
Lot 3
A Resurvey of Lots
479 and 482
Original City Survey
Dk. 111, Pg. 188
Lot 4
A Resurvey of a Lot
480 and part of
Original City Survey
Dk. 111, Pg. 188
Lot 5
A Resurvey of a Lot
480 and part of
Original City Survey
Dk. 111, Pg. 188
Lot 6
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 7
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 8
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 9
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 10
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 11
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 12
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 13
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 14
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 15
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 16
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 18
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 19
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot 20
A Resurvey of Lots
479 and 482
Original City Survey
Pb. 18, Pg. 38
Lot


13th Street
(99' Right-of-Way)
PROPOSED ON-STREET PARKING (4)
PROPOSED DRIVE
PROPOSED ON-STREET PARKING (5)
PROPOSED 5' SIDEWALK
22nd Avenue
(66' Right-of-Way)
PROPOSED ON-STREET PARKING (6)
22nd Avenue
1/C Max. Setback
LOT 1
1,402 Sq.
LOT 2
1,381 Sq.
LOT 3
1,381 Sq.
LOT 4
1,383 Sq.
LOT 5
1,092 Sq.
LOT 6
1,337 Sq.
LOT 7
1,329 Sq.
LOT 8
1,327 Sq.
LOT 9
1,040 Sq.
LOT 10
1,040 Sq.
LOT 11
1,167 Sq.
LOT 12
1,402 Sq.
LOT 13
1,465 Sq.
LOT 14
1,262 Sq.
LOT 15
1,262 Sq.
LOT 16
1,227 Sq.
LOT 17
1,703 Sq.
LOT 17
Open Space
11,558 SF±
(may not be developed)
Property Line to be removed
Private Easement for Highway, Highway Drainage, Slopes & Access
(Pb. 18, Pg. 38)
Private Easement for Sanitary Sewer
(Pb. 18, Pg. 38)
Private Easement for Sanitary Sewer
(Pb. 2024, Pg. 1469)
Private Easement for Sanitary Sewer
(Pb. 2024, Pg. 1469)
Fourteenth Street Properties, LLC
2216 14th St
Tuscaloosa, AL 35401
Db. 2020, Pg. 20203
Downtown Rock Point, LLC
Db. 2020, Pg. 13886
Douglas R Feldman
2208 14th St
Tuscaloosa, AL 35401
Db. 840, Pg. 453
Lothar G. & Irene C. Gentry
2200 14th St
Tuscaloosa, AL 35401
Db. 2020, Pg. 7372
Rock Point Red Dress, LLC
Db. 2017, Pg. 13180
Rock Point Red Dress, LLC
Db. 2017, Pg. 13183
Rock Point Red Dress, LLC
Db. 2017, Pg. 13182
Rock Point Red Dress, LLC
Db. 2017, Pg. 13181
Rock Point Red Dress, LLC
Db. 2017, Pg. 13180
Part of Lot 479
Original City Survey
Pt. A, Pg. 1
Part of Lot 482
Original City Survey
Pt. A, Pg. 1
Lot 480
Original City Survey
Pt. A, Pg. 1
Lot 481
Original City Survey
Pt. A, Pg. 1
Lot 483
Original City Survey
Pt. A, Pg. 1
Lot 477
Original City Survey
Pt. A, Pg. 1
Lot 484
Original City Survey
Pt. A, Pg. 1
Jayne M. Albright
11245 Lauren Wood Cir
Tuscaloosa, AL 35406
Db. 2012, Pg. 15289
Thetford Threesome, LLC
PO Box 20122
Tuscaloosa, AL 35402
Db. 2005, Pg. 20760
R K & D, LLC
PO Box 20122
Tuscaloosa, AL 35402
Db. 2002, Pg. 18557
United States Postal Service
9850 Check Twin Pkwy
Suite 640
Atlanta, GA 30340
Db. 1133, Pg. 199
Lothar G. & Irene C. Gentry
2200 14th St
Tuscaloosa, AL 35401
Db. 2020, Pg. 7372
Douglas R Feldman
2208 14th St
Tuscaloosa, AL 35401
Db. 840, Pg. 453
Lot 1
Bella Properties Series I
1223 22nd Ave
Tuscaloosa, AL 35401
Db. 2020, Pg. 10994
Part of Lot 482
Original City Survey
Pt. A, Pg. 1
Lot 1
A Resurvey of a Lots
Original City Survey
Db. 77, Pg. 188
Lot 4
A Resurvey of a Lots
Original City Survey
Db. 77, Pg. 188
Lot 5
A Resurvey of a Lots
Original City Survey
Db. 77, Pg. 188
R K & D, LLC
PO Box 20122
Tuscaloosa, AL 35402
Db. 2002, Pg. 18557
City of Tuscaloosa
PO Box 2089
Tuscaloosa, AL 35403
Db. 139, Pg. 444
City of Tuscaloosa Board of Education
PO Box 2089
Tuscaloosa, AL 35403
Db. 179, Pg. 500
Lot 1
TACA Subdivision
Pb. 2018, Pg. 101
Charles Sauls
2511 8th St
Tuscaloosa, AL 35401
Db. 2017, Pg. 10598
Lot 445
Original City Survey
Pt. A, Pg. 1
Storm Manhole
Top Elev. 218.33
30" RCP Inv In 213.33 (E)
30" RCP Inv Out 213.23 (W)
Sanitary Manhole
Top Elev. 218.33
10" PVC Inv In 213.73 (E)
10" PVC Inv Out 213.63 (W)
Sanitary Manhole
Top Elev. 218.52
10" PVC Inv In 213.09 (E)
10" PVC Inv Out 213.19 (W)
Storm Manhole
Top Elev. 218.59
30" RCP Inv In 213.29 (W)
30" RCP Inv In 213.39 (E)
30" RCP Inv Out 213.17 (SW)
Storm Manhole
Top Elev. 218.59
30" RCP Inv In 213.29 (W)
30" RCP Inv In 213.39 (E)
30" RCP Inv Out 213.17 (SW)
Sanitary Manhole
Top Elev. 218.52
10" PVC Inv In 212.96 (W)
10" PVC Inv In 213.06 (E)
10" PVC Inv Out 212.86 (S)
Sanitary Manhole
Top Elev. 218.52
Not Surveyed
Other Marked Sanitary Manhole
Sanitary Manhole
Top Elev. 218.52
10" PVC Inv In 212.96 (W)
10" PVC Inv In 213.06 (E)
10" PVC Inv Out 212.86 (S)
Storm Manhole
Top Elev. 218.59
30" RCP Inv In 213.29 (W)
30" RCP Inv In 213.39 (E)
30" RCP Inv Out 213.17 (SW)
Storm Manhole
Top Elev. 218.59
30" RCP Inv In 213.29 (W)
30" RCP Inv In 213.39 (E)
30" RCP Inv Out 213.17 (SW)
Brick Wall
Building Overhang
Stop Bar
Crosswalk
Fire Pit
Bench
Trash Can
Bike Rack
Planter
Tree Grate
Tree Pit
Bollard
Light Pole
Sign
Fire Hydrant
Water Valve
Gas Valve
Gas Meter
Electric Meter
Electric Box
Telephone Box
Cable Box
Mailbox
Utility Pole
Guy Wire
Overhead Utility Lines
Underground Utility Lines
Curb Inlet
Drop Inlet
Storm Manhole
Sanitary Manhole
Water Meter
Water Valve
Fire Hydrant

TTL
9797 Timber Circle, Suite A | Daphne, AL 36527
251-333-1010 | www.ttlusa.com

MILL'S ROW
DOWNTOWN ROCKPOINT, LLC
2201 13TH STREET
TUSCALOOSA, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
CONCEPT SITE PLAN

No.	Date	Revision Description

Drawn By:
Checked By:
Date:
Proj. No.:
File Name: 251340 ConceptPlan

Sheet No.
CONCEPT