

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:

8/10/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

A RESURVEY OF LOTS 75 AND 76 EDGEWATER PHASE 1A

Site Address:

14841 Highpoint Cove, Northport, Alabama 35475

Parcel ID:

63 20 02 04 0 001 002.002

Total Acres to be Subdivided:

2.66

Total Acreage Controlled by Owner:

2.66

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

0

Water Authority:

Carrols Creek

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

Yes

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Combining two lots into one for future house addition.

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering Inc

Surveyor or Engineer Name:

Christopher Sentell

Property Owner Information:

Owner 1

Property Owner Name:

Beverly Virciglio

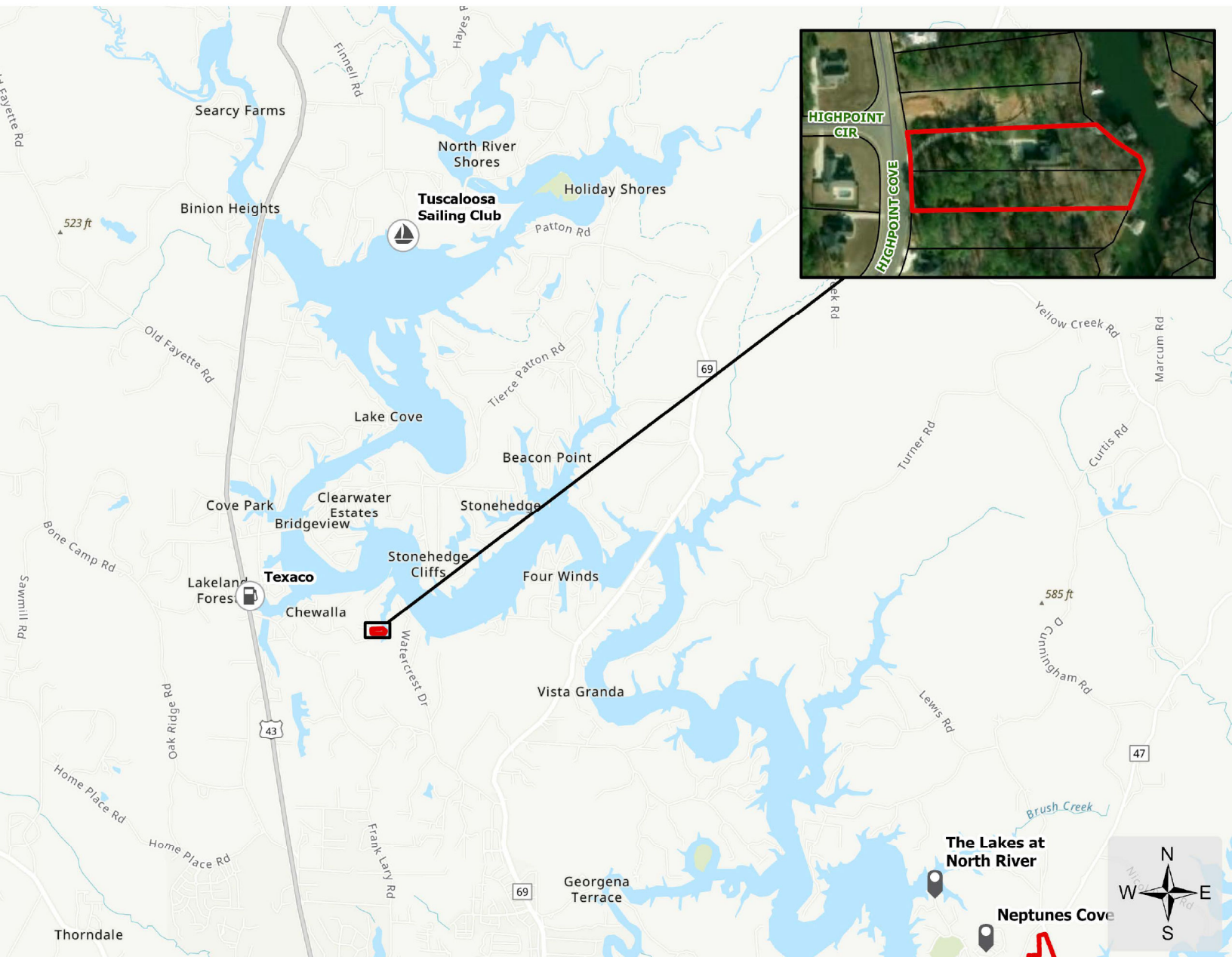
Additional Information Regarding Request:

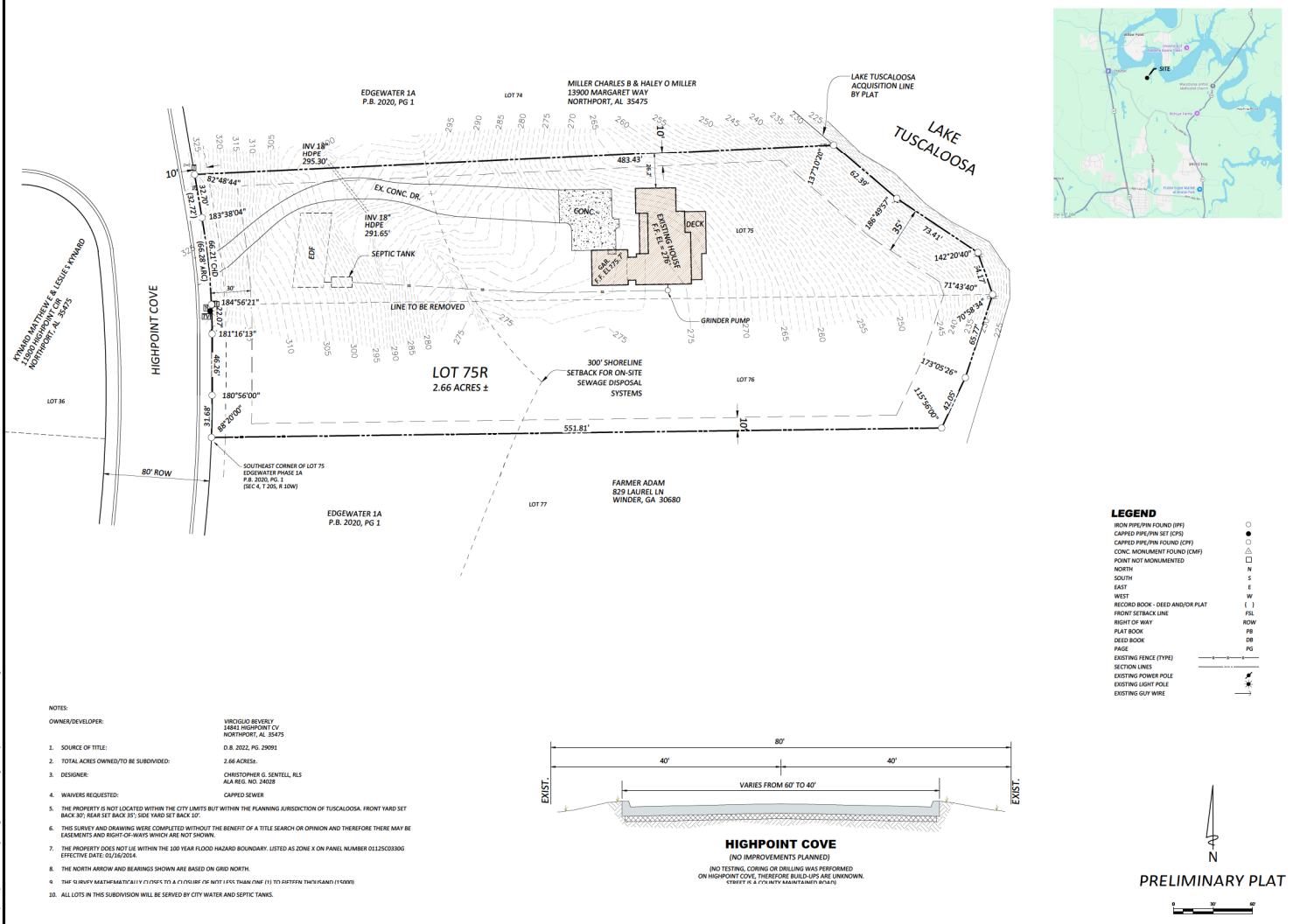


HIGHPOINT CIR

HIGHPOINT COVE

LESTER
TAYLOR RD





SENTELL ENGINEERING

CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING

600 BIRCH BARK WAY
NORTHPORT, AL 35475

Phone: (205) 752-3554
Fax: (205) 752-3555

A RESURVEY OF LOTS 75 AND 76 EDGEWATER PHASE 1A

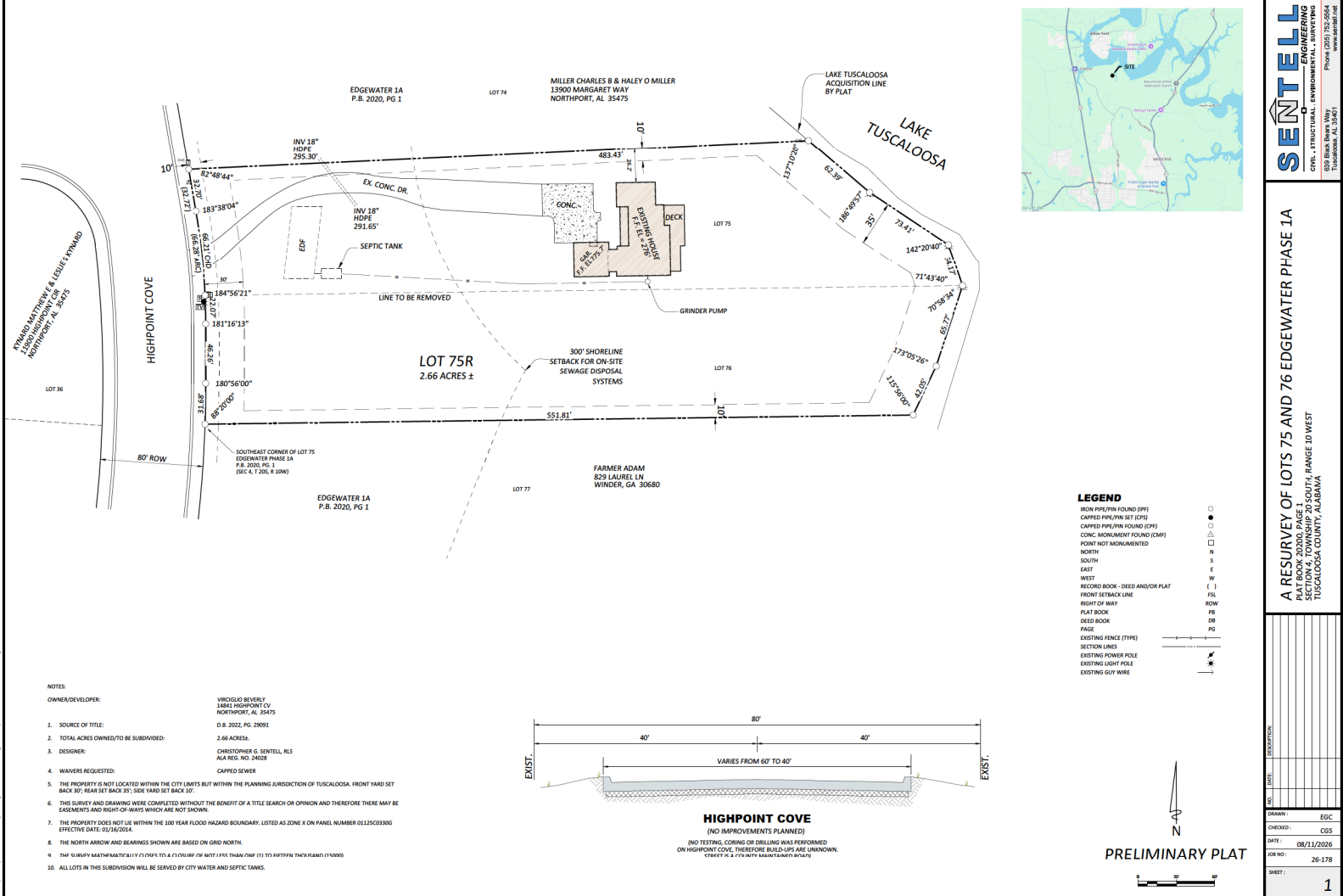
PLAT BOOK 2020, PAGE 1
SUBDIVISION MAP 30 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION
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DATE: 08/11/2026

FOR NO: 26-178

SHEET: 1



SENTELL

ENGINEERING

CIVIL - STRUCTURAL - ENVIRONMENTAL - SURVEYING

609 BRASS BARK WAY
NORTHPORT, AL 35475
Phone: (205) 752-3554
Fax: (205) 752-3555

A RESURVEY OF LOTS 75 AND 76 EDGEWATER PHASE 1A

PLAT BOOK 2020, PAGE 1
SUBDIVISION MAP 2020, SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION
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2	08/11/2026	CGS
3	08/11/2026	DATE
4	08/11/2026	FOR NOT
5	08/11/2026	SHEET

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639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

August 21, 2026

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for A Resurvey of Lots 75 and 76
Edgewater Phase 1A

Dear Sir/Madam:

We are requesting on behalf of Beverly Virciglio the following variances:

- **Capped Sewer:**

The lots are currently served by septic tanks and there are no plans for gravity sewer in the near future. Also, due to the distance from the proposed lots to the existing sanitary sewer, connecting to the existing system is not feasible.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President