

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:

9/1/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

A Resurvey of Lots 18 & 19 Legacy Point Phase 2

Site Address:

14271 & 14272 Legacy Circle, Northport, Alabama 35475

Parcel ID:

20-01-12-0-001-009.111 & 20-01-12-0-001-009.112

Total Acres to be Subdivided:

0.94

Total Acreage Controlled by Owner:

0.94

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

Carroll's Creek

Within Tuscaloosa City Limits:

Yes

Adjacent to Lake Tuscaloosa:

Yes

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

General Planned Development (GPD)

Proposed Zoning:

General Planned Development (GPD)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Remove interior lot line

Surveyor or Engineer Information:

Survey or Engineer Company:

Cabaniss Engineering, Inc.

Surveyor or Engineer Name:

Al Cabaniss

Property Owner Information:

Owner 1

Property Owner Name:

George P. Hemstreet

Additional Information Regarding Request:



STERLING LN

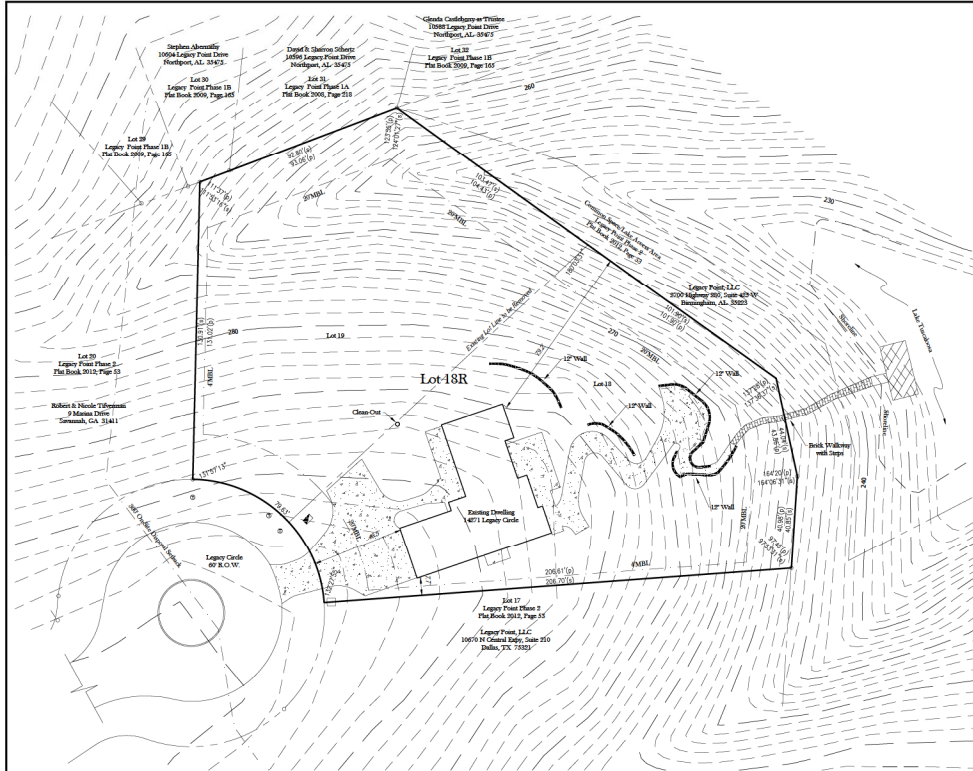
LEGACY POINT DR

LEGACY CIR

LEGACY LN







Owner/Developer:
George P. & Dana L. Henstreet
14571 Legacy Circle
Northport, AL 35475

Engineer/Land Surveyor:
Al Cabaniss, P.E., P.L.S.
Cabaniss Engineering, Inc.
P.O. Box 020440
Tuscaloosa, AL 35402

Property Address: 14571 & 14572 Legacy Circle
Property Zoning: "GPD"

- Notes:
- 1) Buildings: One (1) Existing Single Family Dwelling
 - 2) Zoning Setbacks as shown
 - 3) The total acres under control of the Developer to be subdivided: 0.94 Acres +/- (41,068 sq ft)
 - 4) Property is located in the NE1/4 of Section 10, Township 20 South, Range 10 West, Tuscaloosa County, Alabama.
 - 5) The subject property does not lie in a Special Flood Hazard Area, FEMA FIRM Map Number 01125C0335G, dated January 16, 2014.
 - 6) This subdivision has dedicated Effluent Disposal Area Lots as recorded in Legacy Point Phase 1A, Plat Book 2018, Pages 218-219. See Sheet 2.

Variance Request:

1) The Owner/Developer requests a Variance from the Capped Sewer Requirement. This subdivision was developed and recorded with a dedicated Effluent Disposal Area. This is an existing dwelling with an existing sanitary sewage system consisting of a grinder pump and low pressure force main pumping from the dwelling to the dedicated Effluent Disposal Area. There is no construction or modifications to the existing Effluent Disposal system associated with this Resurvey.

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 - 582. 1158" DRAIN TILE
 - 583. 1160" DRAIN TILE
 - 584. 1162" DRAIN TILE
 - 585. 1164" DRAIN TILE
 - 586. 1166" DRAIN TILE
 - 587. 1168" DRAIN TILE
 - 588. 1170" DRAIN TILE
 - 589. 1172" DRAIN TILE
 - 590. 1174" DRAIN TILE
 - 591. 1176" DRAIN TILE
 - 592. 1178" DRAIN TILE
 - 593. 1180" DRAIN TILE
 - 594. 1182" DRAIN TILE
 - 595. 1184" DRAIN TILE
 - 596. 1186" DRAIN TILE
 - 597. 1188" DRAIN TILE
 - 598. 1190" DRAIN TILE
 - 599. 1192" DRAIN TILE
 - 600. 1194" DRAIN TILE
 - 601. 1196" DRAIN TILE
 - 602. 1198" DRAIN TILE
 - 603. 1200" DRAIN TILE
 - 604. 1202" DRAIN TILE
 - 605. 1204" DRAIN TILE
 - 606. 1206" DRAIN TILE
 - 607. 1208" DRAIN TILE
 - 608. 1210" DRAIN TILE
 - 609. 1212" DRAIN TILE
 - 610. 1214" DRAIN TILE
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 - 612. 1218" DRAIN TILE
 - 613. 1220" DRAIN TILE
 - 614. 1222" DRAIN TILE
 - 615. 1224" DRAIN TILE
 - 616. 1226" DRAIN TILE
 - 617. 1228" DRAIN TILE
 - 618. 1230" DRAIN TILE
 - 619. 1232" DRAIN TILE
 - 620. 1234" DRAIN TILE
 - 621. 1236" DRAIN TILE
 - 622. 1238" DRAIN TILE
 - 623. 1240" DRAIN TILE
 - 624. 1242" DRAIN TILE
 - 625. 1244" DRAIN TILE
 - 626. 1246" DRAIN TILE
 - 627. 1248" DRAIN TILE
 - 628. 1250" DRAIN TILE
 - 629. 1252" DRAIN TILE
 - 630. 1254" DRAIN TILE
 - 631. 1256" DRAIN TILE
 - 632. 1258" DRAIN TILE
 - 633. 1260" DRAIN TILE
 - 634. 1262" DRAIN TILE
 - 635. 1264" DRAIN TILE
 - 636. 1266" DRAIN TILE
 - 637. 1268" DRAIN TILE
 - 638. 1270" DRAIN TILE
 - 639. 1272" DRAIN TILE
 - 640. 1274" DRAIN TILE
 - 641. 1276" DRAIN TILE
 - 642. 1278" DRAIN TILE
 - 643. 1280" DRAIN TILE
 - 644. 1282" DRAIN TILE
 - 645. 1284" DRAIN TILE
 - 646. 1286" DRAIN TILE
 - 647. 1288" DRAIN TILE
 - 648. 1290" DRAIN TILE
 - 649. 1292" DRAIN TILE
 - 650. 1294" DRAIN TILE
 - 651. 1296" DRAIN TILE
 - 652. 1298" DRAIN TILE
 - 653. 1300" DRAIN TILE
 - 654. 1302" DRAIN TILE
 - 655. 1304" DRAIN TILE
 - 656. 1306" DRAIN TILE
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 - 659. 1312" DRAIN TILE
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 - 662. 1318" DRAIN TILE
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 - 664. 1322" DRAIN TILE
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 - 668. 1330" DRAIN TILE
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 - 674. 1342" DRAIN TILE
 - 675. 1344" DRAIN TILE
 - 676. 1346" DRAIN TILE
 - 677. 1348" DRAIN TILE
 - 678. 1350" DRAIN TILE
 - 679. 1352" DRAIN TILE
 - 680. 1354" DRAIN TILE
 - 681. 1356" DRAIN TILE
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 - 683. 1360" DRAIN TILE
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 - 686. 1366" DRAIN TILE
 - 687. 1368" DRAIN TILE
 - 688. 1370" DRAIN TILE
 - 689. 1372" DRAIN TILE
 - 690. 1374" DRAIN TILE
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Effluent Disposal Area
Legacy Forest Phase 1A
The Book 2018, Pages 218-219

Subject Report

JOB NO:
26-08-001
DATE OF SURVEY:
08/04/2026
PI/PG:
343/10
FILE NAME:
2608001.DWG
DATE:
09/17/2026
SOURCE OF FILE:
D.B. 2026, PG. 19557
SCALE:
1" = 100'
DRAWING NO. BY:
TSG/LJC
PREPARED:
10/06/2026
SHEET: 2 of 2

Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

AI Cabaniss, PE, PLS

Resurvey of Lots 18 & 19 Legacy Point Phase 2 Variance Request

The Owner/Developer requests a Variance from the Capped Sewer Requirement. This subdivision was developed and recorded with a dedicated Effluent Disposal Area. This is an existing dwelling with an existing sanitary sewage system consisting of a grinder pump and low pressure force main pumping from the dwelling to the dedicated Effluent Disposal Area. There is no construction or modifications to the existing Effluent Disposal system associated with this Resurvey.