

# 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:**

4/13/2026

## Property Information:

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

Boutant-Greensboro Subdivision #1

**Site Address:**

3878 Greensboro Avenue, Tuscaloosa, Alabama 35401

**Parcel ID:**

63-31-07-35-4-004-012.000, 63-31-07-35-4-004-009.000, 63-31-07-35-4-004-010.000

**Total Acres to be Subdivided:**

1.59

**Total Acreage Controlled by Owner:**

1.59

**Number of Existing Lots:**

3

**Number of Proposed Lots:**

2

**Number of Existing Structures:**

1

**Number of Proposed Structures:**

4

**Water Authority:**

City of Tuscaloosa

**Within Tuscaloosa City Limis:**

No

**Adjacent to Lake Tuscaloosa:**

No

**Connecting to City Sewer:**

No

**Existing Septic Tanks/Field Lines:**

No

**Current Zoning:**

Not in City Limits

**Proposed Zoning:**

Remain Outside City Limits

**Current Land Use:**

Commercial

**Proposed Land Use:**

Commercial

**Reason for Subdivision:**

Lot Consolidation

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Duncan Coker Associates, P.C.

**Surveyor or Engineer Name:**

Jimmy Duncan

**Applicant Information:**

**Applicant Name:**

Boutant Holdings LLC

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Boutant Holdings LLC

**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:**

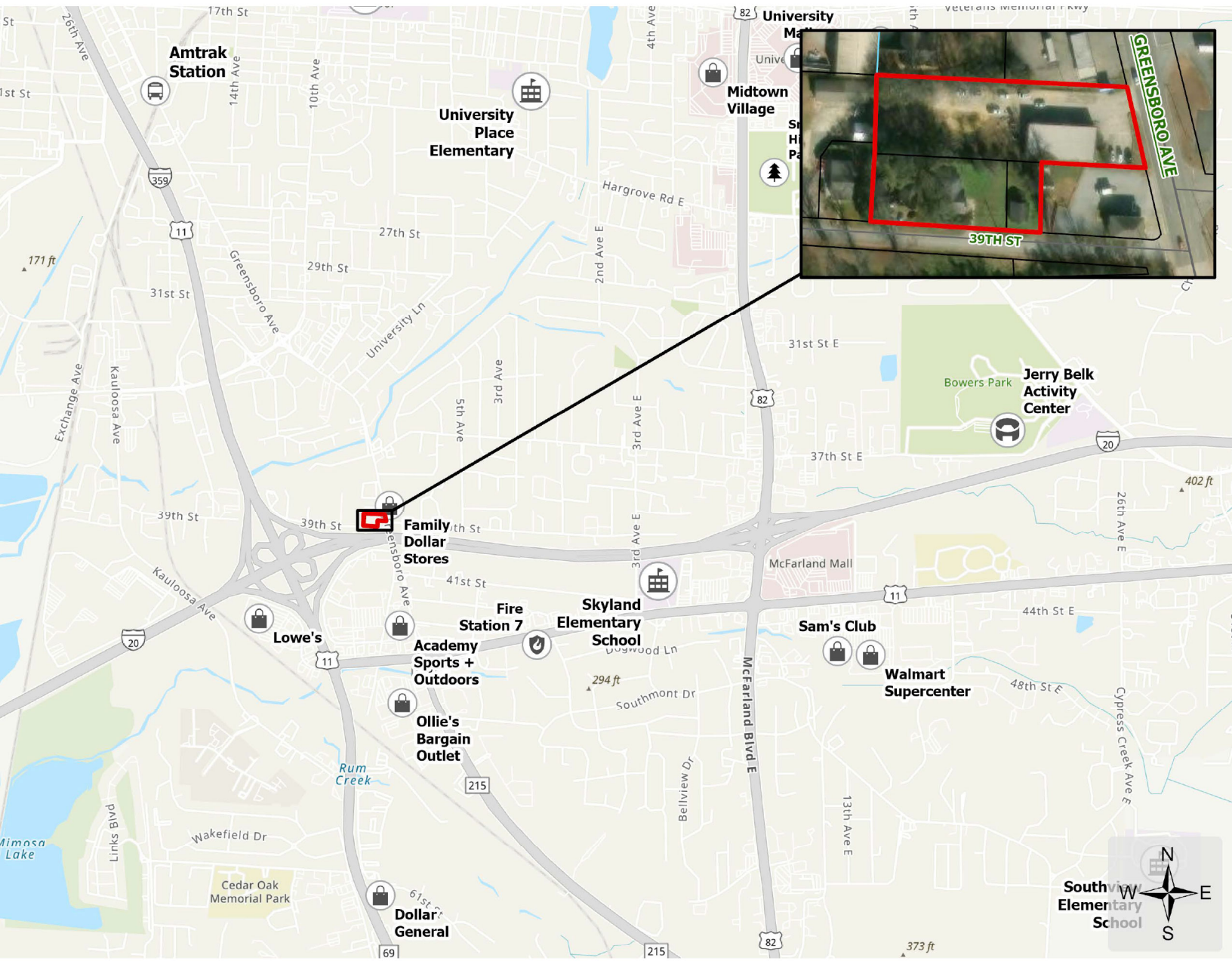


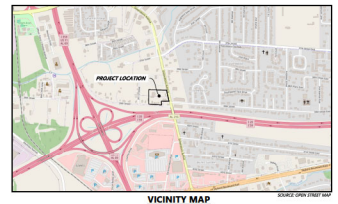
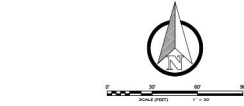
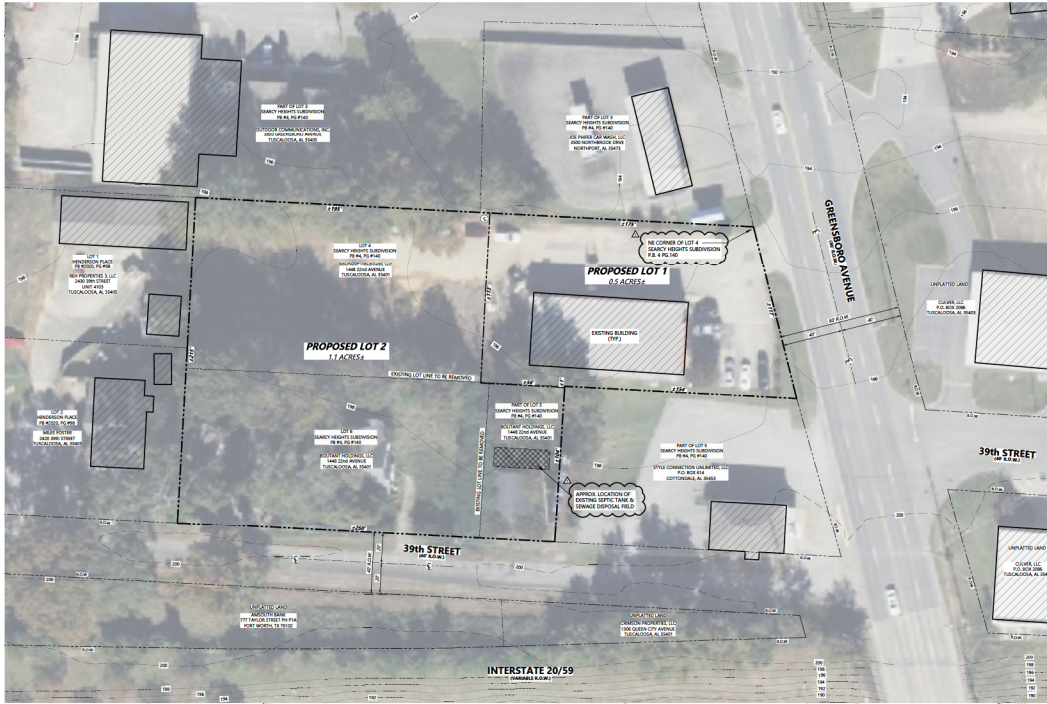
GREENSBORO AVE

39TH ST

I20

I20 NB  
I359 SW



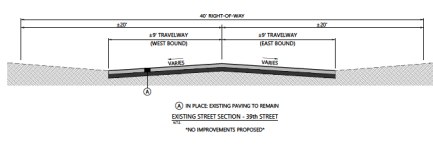
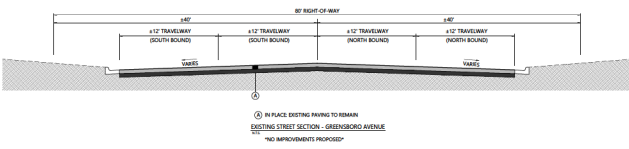


**SYMBOLS LEGEND**

---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING CORNER LINE (50 FOOT INTERVAL)
---	EXISTING CORNER LINE (5 FOOT INTERVAL)
---	EXISTING FORM SIGNATURE STRUCTURE
PA	PLAT BOOK
SB	SEWER BOOK
PL	PLAT

**PROPERTY OWNER/APPLICANT:**  
 BOUTANT HOLDINGS, LLC  
 1482 29th AVENUE  
 TUSCALOOSA, AL 35401

- NOTES:**
1. PROPERTY TO BE SUBMITTED - 18 PL.
  2. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE TOWNSHIP 21 SOUTH RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA.
  3. THE PROPERTY IS LOCATED OUTSIDE OF CITY LIMITS, BUT WITHIN THE CITY OF TUSCALOOSA PLANNING AREA.
  4. PROPERTY OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF TUSCALOOSA PLANNING AREA, BUT IS CURRENTLY UNINCORPORATED INTO THE CITY OF TUSCALOOSA SEWER SYSTEM AND PROPOSED LOT 2 WILL BE SERVED WITH ON SITE SEWER DISPOSAL SYSTEM.
  5. INCORPORATION OF THE SUBJECT PROPERTY INTO THE CITY OF TUSCALOOSA PLANNING AREA WILL BE COMPLETED BY THE CITY OF TUSCALOOSA IN THE YEAR 2024.
  6. THIS PLAN IS BASED ON AERIAL PHOTOGRAPHY TAKEN FROM THE CITY OF TUSCALOOSA GIS DATA AND IS NOT BASED ON A FIELD SURVEY DATA.
  7. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND MAPS.
  8. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHQUARTER QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH RANGE 10 WEST.
  9. THIS SUBDIVISION CONSISTS OF PART OF LOT 1, LOT 2, LOT 3 AND LOT 4, SEASIDE HEIGHTS SUBDIVISION P.A. #14, PL. 148.
  10. TUSCALOOSA COUNTY ZONING REQUIREMENTS.
  11. SOURCE OF TITLED BOOK 2023 PAGE 1162, REEL BOOK 2024 PAGE 23915.
  12. ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED BY THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATIONS OF THE COUNTY.
- VARIANCE REQUESTS:**
- RIGHT-OF-WAY VARIANCE REQUESTS:** THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO MAINTAIN A 10' TRAVELWAY WIDTH FROM THE EXISTING 5' OF RIGHT-WAY ALONG 29th STREET.
- SEWER VARIANCE:** THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONNECT TO EXISTING SEWER FOR THE SUBJECT PROPERTY IF IT CONTAINS AN EXISTING COMMERCIAL BUILDING THAT IS CONNECTED TO THE CITY OF TUSCALOOSA SEWER SYSTEM WITH A SEWER PUMP AND CONNECTING TO THE EXISTING CITY OF TUSCALOOSA MAINLINE SEWER FROM THE STREET. THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONNECT TO EXISTING SEWER FROM THE SUBJECT PROPERTY. THE SEWER MAIN WILL BE INSTALLED AND CONNECTED TO THE PROPOSED LOT 2, WHICH IS SERVED BY CURB CUT SEWER DISPOSAL. CONSIDERING THE PROXIMITY OF THE CITY OF TUSCALOOSA SEWER MAIN TO THE SUBJECT PROPERTY, THE APPLICANT REQUESTS THAT A SEWER STATION WILL BE REQUIRED FOR A MANHOLES, SEWER CONNECTION, WHICH IS NOT FINANCIALLY VIABLE FOR THE PROJECT.



12/18/2024

12/18/2024

**DUNCAN COKER ASSOCIATES**

CIVIL ENGINEERING • SURVEYING • PLANNING

201 TOWNSHIRE BLDG. SUITE 200  
 TUSCALOOSA, AL 35401  
 (205) 335-1234  
 WWW.DUNCANCOKE.COM

**BOUTANT GREENSBORO SUBDIVISION #1**

ALABAMA SUBDIVISION PLAT #12345

SEASIDE HEIGHTS SUBDIVISION

PLAT BOOK 4, PAGE 140

TUSCALOOSA COUNTY, ALABAMA

**PRELIMINARY SUBDIVISION PLAT**

DATE: 12/18/2024

SCALE: AS SHOWN

PROJECT NUMBER: 24-001



## **VARIANCE REQUESTS**

Project: Boutant-Greensboro Subdivision #1

Date: Revised May 1, 2026

**Right-of-Way Dedication Along Greensboro Avenue and 39<sup>th</sup> Street**: The applicant requests a variance from the requirement to dedicate an additional 5' of right-way along Greensboro Avenue and an additional 5' of right-way along 39<sup>th</sup> Street.

**Capped Sewer**: The applicant requests a variance from the requirement to construct capped sewers for the project. Proposed Lot 1 contains an existing commercial building that is connected to the City of Tuscaloosa sewer system with a private force main connecting to the nearest City of Tuscaloosa manhole (#5215) near 601 39<sup>th</sup> Street, approximately 1,100' from the Western property line of the subject property. This force main was permitted and constructed in 1997. Proposed Lot 2 will be served by on-site sewage disposal. Considering the shallow depth of City of Tuscaloosa Manhole #5215, a preliminary analysis of the connection route shows that a pump station will likely be required for a municipal sewer connection, which is not financially viable for the project.



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

April 15, 2026

Duncan Coker Associates  
201 Towncenter Boulevard  
Tuscaloosa, AL 35406

Attn: Mr. Jimmy Duncan

Re: Sidewalk Requirements

Tuscaloosa County

Dear Mr. Duncan,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-215 at 3878 Greensboro Ave, Tuscaloosa, AL 35405.

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