

HOLDOVER

Revised

GREENWOOD ESTATES SUBDIVISION, PHASE I & II

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 17.0± acre, 45 lot subdivision, which is located on the West side of McCrary Road, ¼ mile± North of Stone Road. The site is served by public water and sanitary sewer.

The purpose of the application is the creation of a 45 lot subdivision from two metes and bounds parcels. The site does not appear to include the entire parent parcel; thus documentation should be provided verifying that the property has existed in its current configuration since before 1984, or the out parcels should be included in the subdivision.

The site fronts McCrary Road, which is illustrated as a major street on the Major Street Plan. McCrary Road has an existing right-of-way of 60' and as such is substandard in width; thus the dedication of sufficient right-of-way to provide 50' from the centerline of McCrary Road should be required. Access management is also a concern, so a note should be required on the final plat stating that Lot 1 is denied direct access to McCrary Road.

The subdivision involves the creation of new streets, which should be constructed and dedicated. Greenwood Drive, a closed-end street, would exceed 600' in length; thus a traffic calming device should be required. As the site adjoins a large undeveloped parcel to the South, a street stub should be provided to the South.

The unlabeled area between Lots 40 and 41 appears to be a common area, as it is smaller than the minimum lot size and substandard in width; all common and detention areas should be labeled and a note should be required on the final plat stating that maintenance of all common and detention areas will be the responsibility of property owners.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the provision of documentation verifying that the property has existed in its current configuration since before 1984, or the inclusion of the out parcels in the subdivision; 2) the dedication of sufficient right-of-way to provide 50' from the centerline of McCrary Road; 3) the placement of a note on the final plat stating that Lot 1 is denied direct access to McCrary Road; 4) the construction and dedication of new streets; 5) the provision of a traffic calming device for Greenwood Drive, location and design to be approved by Traffic Engineering; 6) the provision of a street stub to the South; 7) the labeling of all common and detention areas; 8) the placement of a note on the final plat stating that maintenance of all common and detention areas will be the responsibility of property owners; and 9) the placement of a note on the final plat stating that any lots that are developed

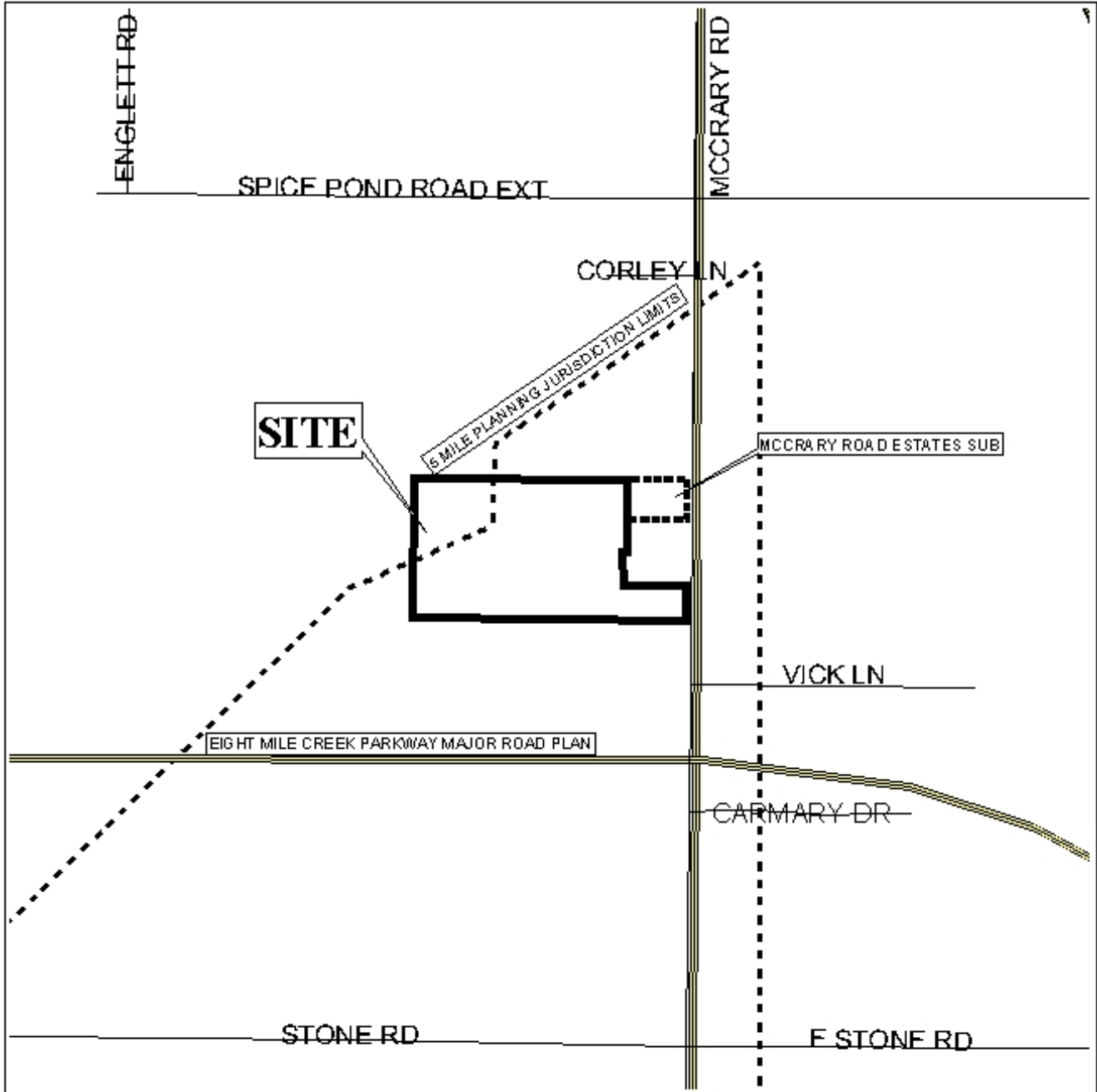
commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Revised for the May 19th meeting:

At the April 21st meeting of the Planning Commission, a representative of the Alabama Department of Transportation notified the Commission that the proposed extension of Alabama Highway 158, as planned, would cut through the subject property (please see the Vicinity maps).

The application was held over to allow Urban Development staff and Department of Transportation staff to communicate on the matter. Urban Development staff has been in contact with the Department of Transportation, and additional information is forthcoming. This information, as well as a staff recommendation, will be presented at the May 19th meeting.

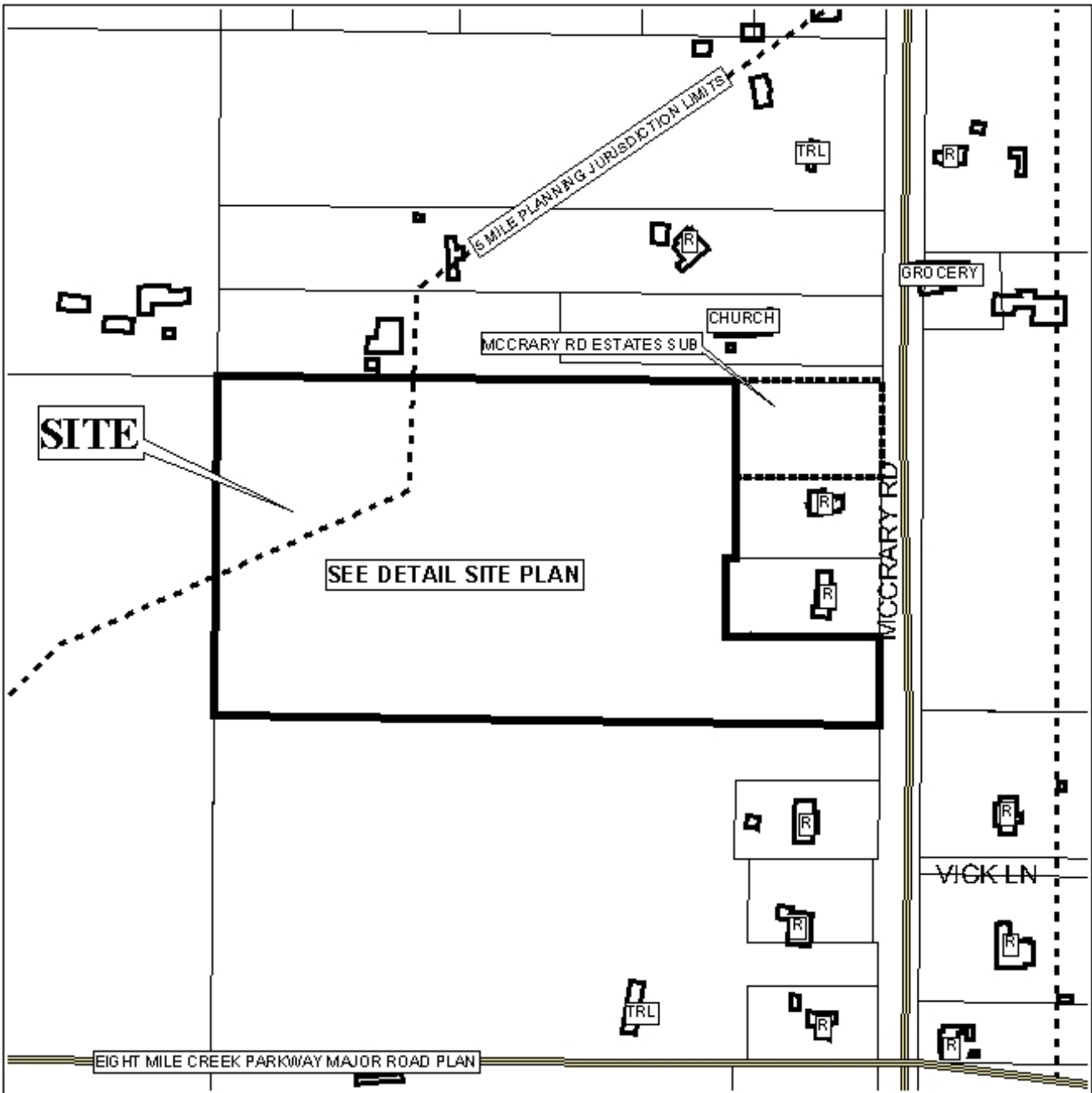
LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 19, 2005
APPLICANT Greenwood Estates Subdivision Phase I & II
REQUEST Subdivision

N
NTS

GREENWOOD ESTATES SUBDIVISION PHASE I & II



APPLICATION NUMBER _____ Holdover DATE _____ May 19, 2005

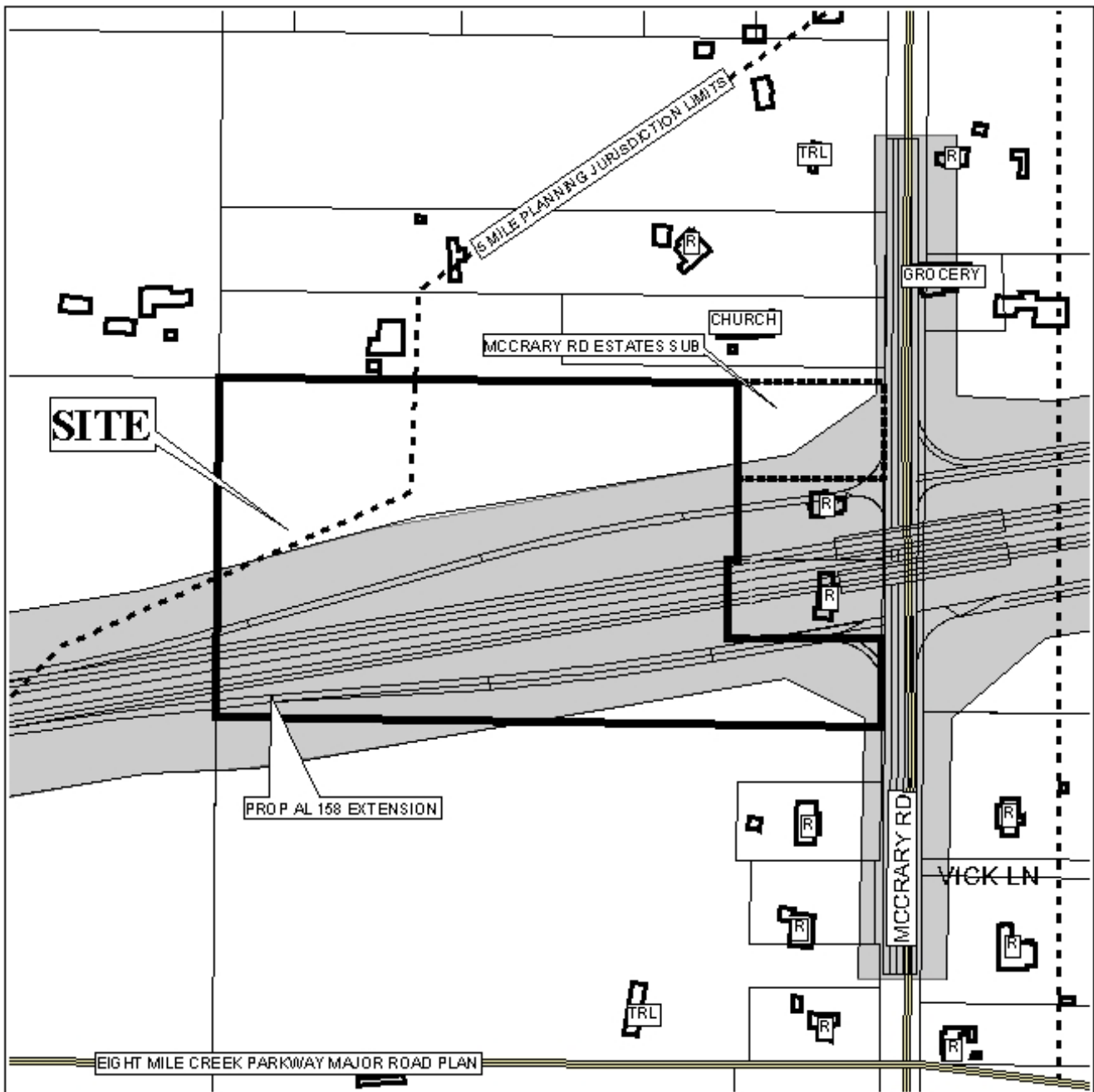
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS

GREENWOOD ESTATES SUBDIVISION PHASE I & II



APPLICATION NUMBER _____ Holdover DATE May 19, 2005

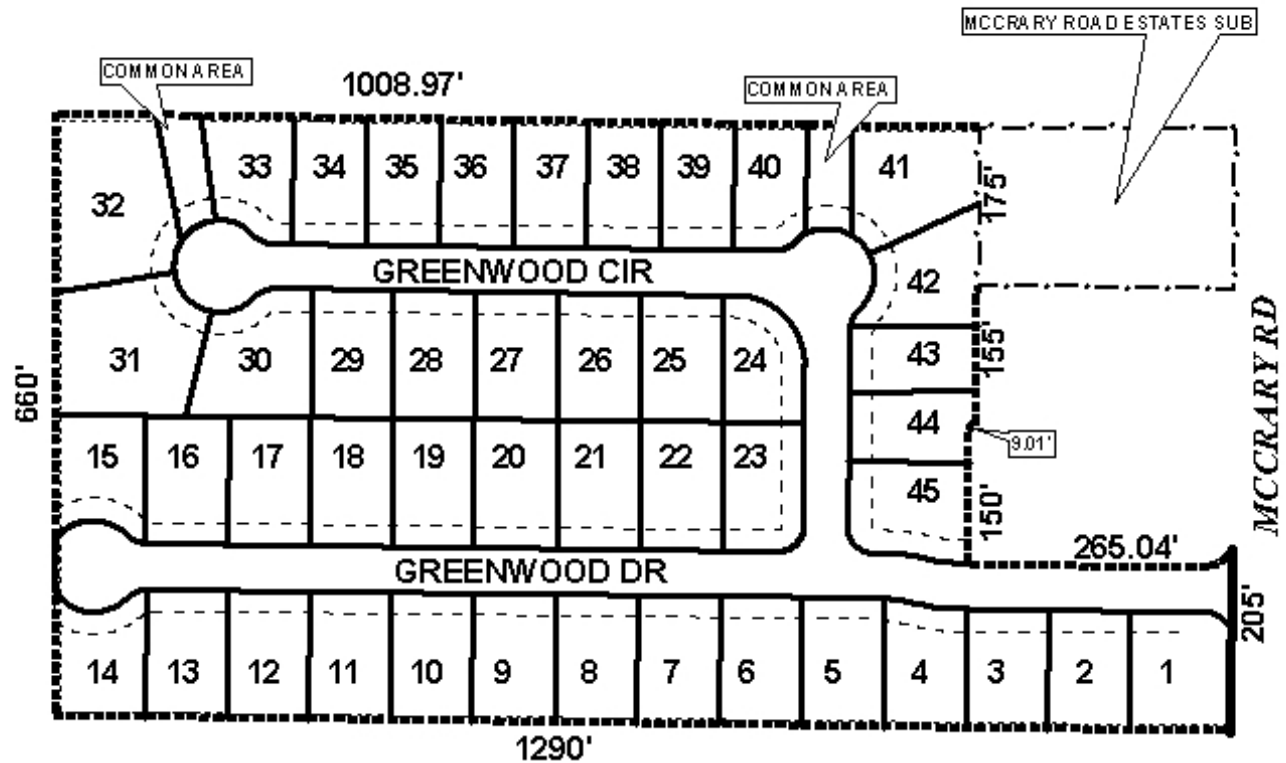
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE May 19, 2005
APPLICANT Greenwood Estates Subdivision Phase I & II
REQUEST Subdivision



NTS