

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, *i.e.*, the two parcels to the East; 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.

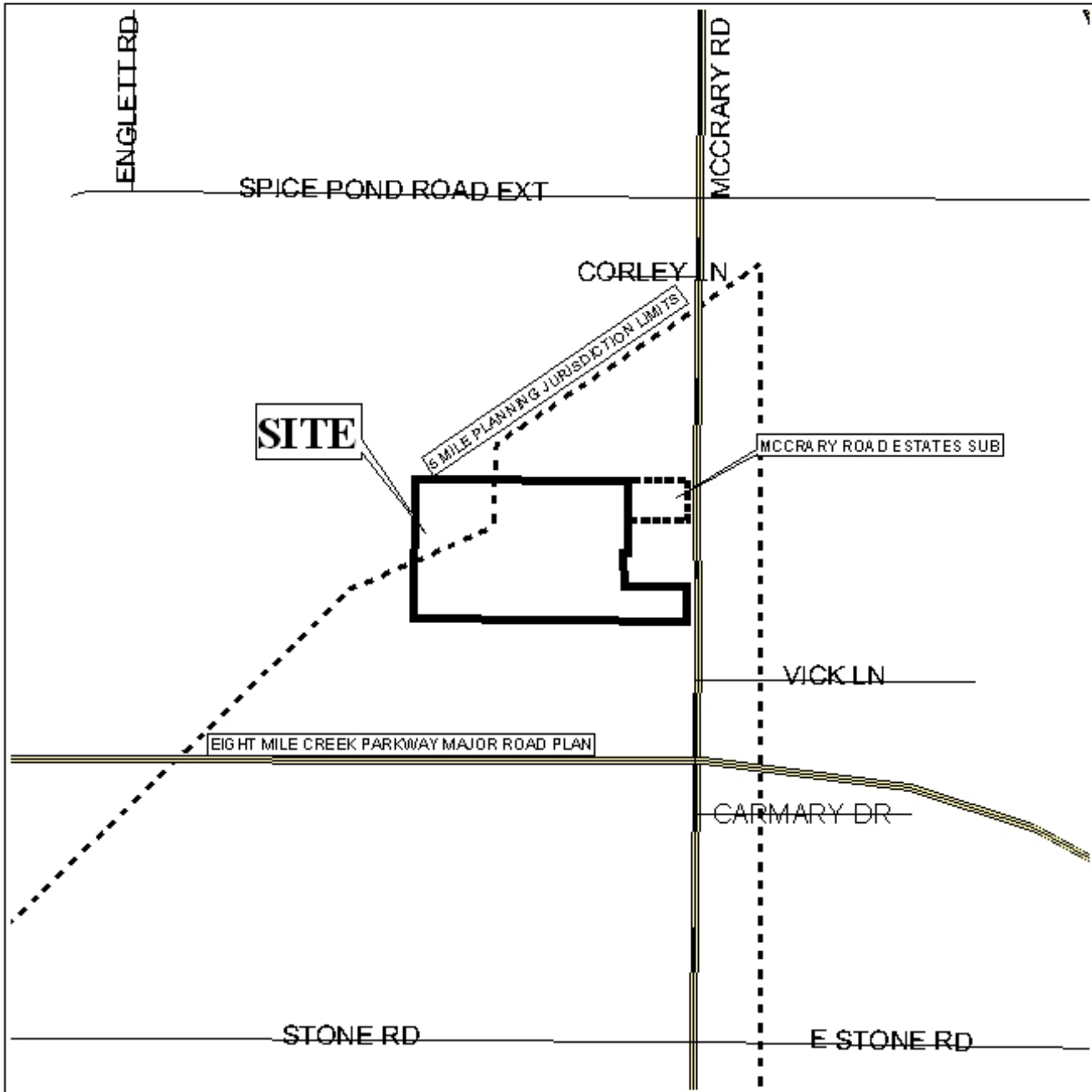
The subdivision involves the creation of new streets, which should be constructed and dedicated. Greenwood Drive, a closed-end street, would exceed 600' in length; thus a traffic calming device should be required. As the site adjoins a large undeveloped parcel to the South, a street stub should be provided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

Based upon the preceding, this application is recommended for Holdover, to allow the applicant to provide documentation verifying that the property has existed in its current configuration since before 1984, or to include the out parcels in the subdivision. This information should be submitted by April 25th to be considered by the Commission at the May 5th meeting.

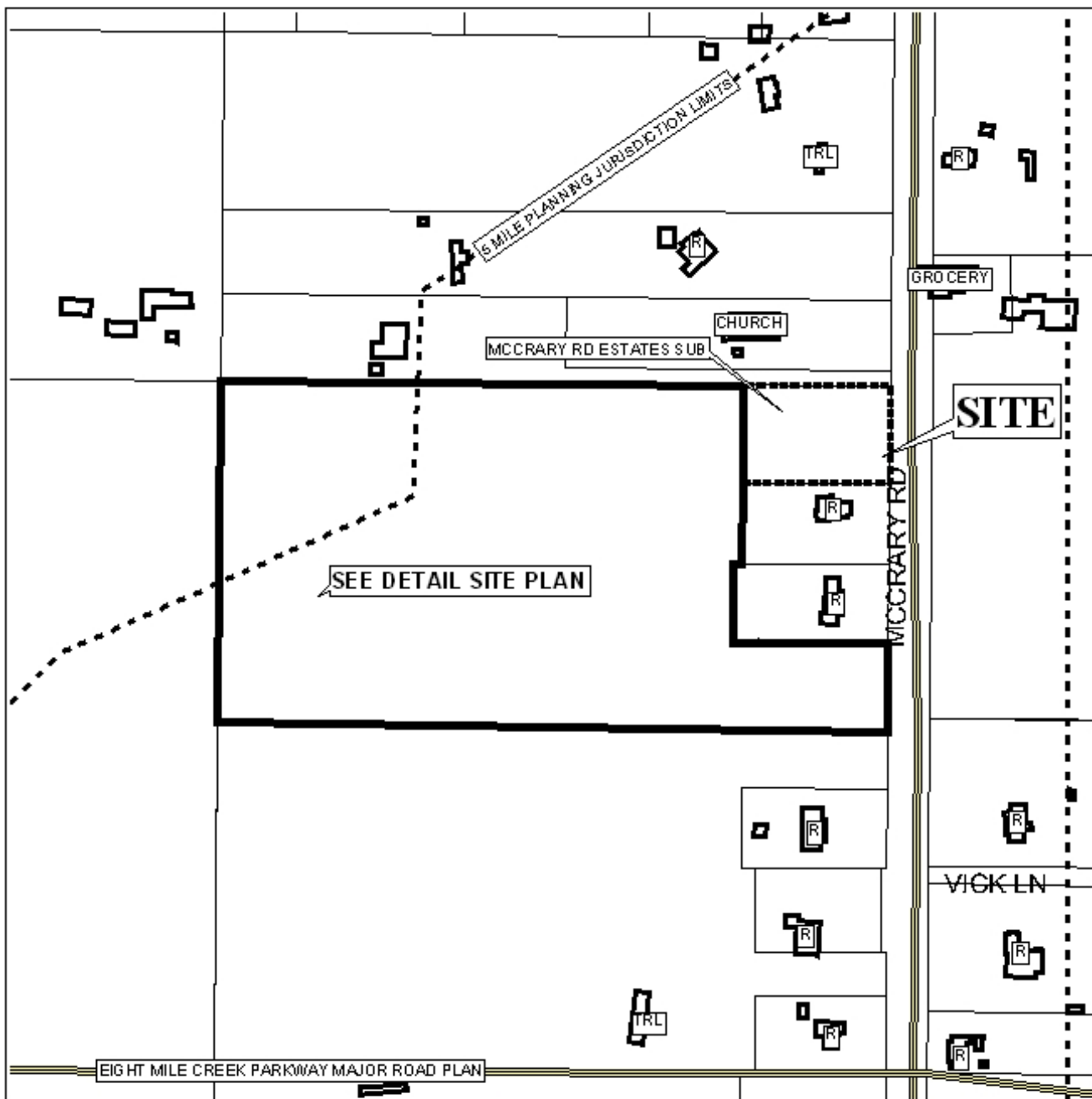
LOCATOR MAP



APPLICATION NUMBER 21 DATE April 21, 2005
APPLICANT Greenwood Estates Subdivision Phase I & II
REQUEST Subdivision

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NTS

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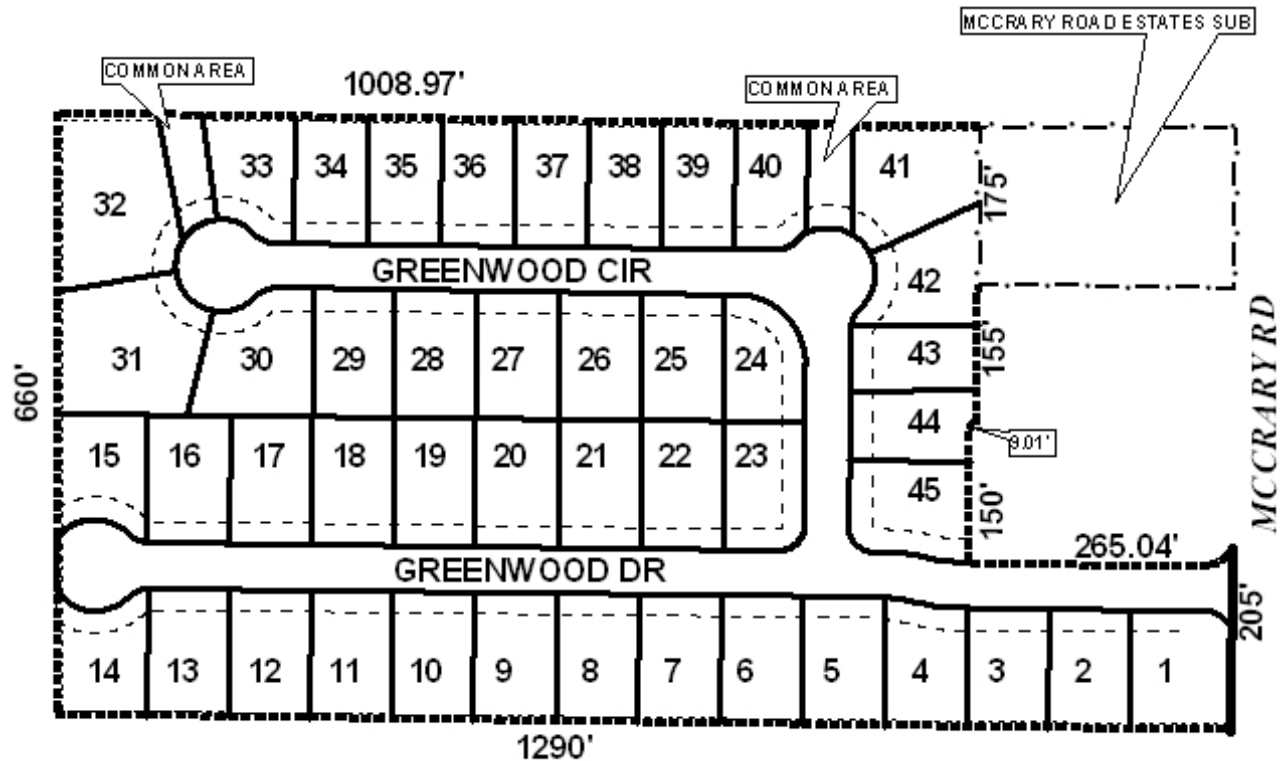


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LEGEND R-1 R-2 R-3 R-4 R-5 H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

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DETAIL SITE PLAN



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