

THE GROVE U. M. C. SUBDIVISION

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

The plat illustrates the proposed 1 lot, 15.6± acre subdivision located on the East side of Snow Road, ¼ mile± North of the East terminus of Autumn Leaf Drive North. The site is served by public water and private septic systems.

The purpose of the subdivision is to create a single lot of record from a large metes and bounds parcel.

The site fronts Snow Road and the proposed Grelot Road Extension, both of which are illustrated on the Major Street Plan and require rights-of-way of 100 feet. Snow Road has an adequate existing right-of-way, but the proposed Grelot Road Extension does not; thus dedication of sufficient right-of-way to provide 50 feet from the centerline of the proposed Grelot Road Extension should be required. Additionally, access management is a concern; thus the site should be limited to two curb cuts to Grelot Road (when constructed) and three curb cuts to Snow Road.

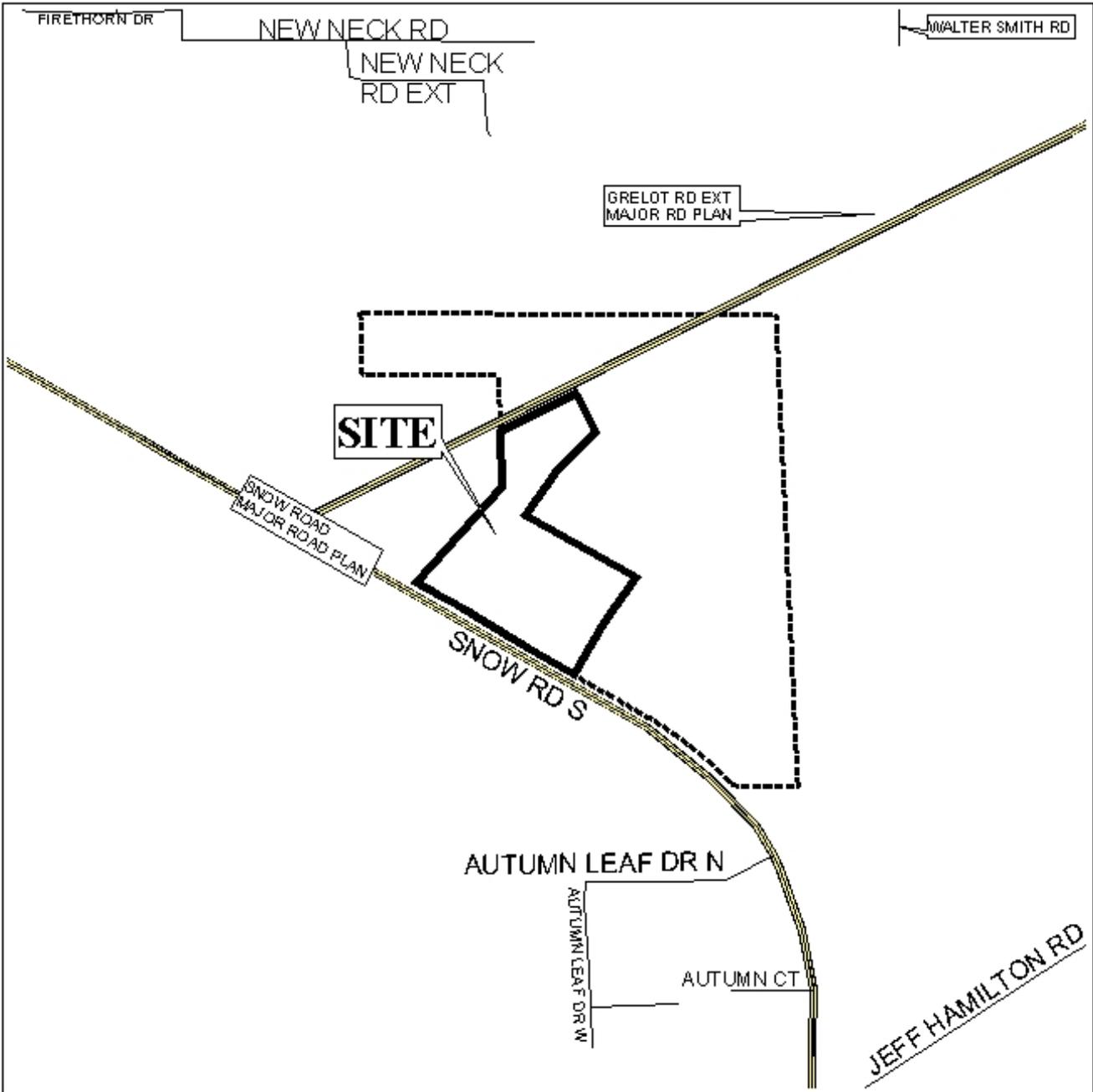
In 2004, the Commission gave a portion of the site subdivision approval (for “Holley Estates Subdivision”), but the plat has not been recorded. It should be noted that 12 lots of Holley Estates are included in the Grove U.M.C. site; however, the Tentative Approval granted to Holley Estates is still valid for the portion of Hole Estates not included in this subdivision (Grove U.M.C.).

The required 25’ minimum building setback lines are not shown, and would be required on the final plat from any dedication.

The site is located in the County; thus, should it adjoin residentially developed property, a buffer must be provided, in compliance with Section V.A.7 of the Subdivision Regulations.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50 feet from the centerline of the proposed Grelot Road Extension; 2) the placement of a note on the final plat indicating that the site is limited to two curb cuts to Grelot Road and three curb cuts to Snow Road; 3) the depiction of the 25’ building setback lines on the final plat from any dedication; and 4) the placement of a note on the final plat stating that, should the site adjoin residentially developed property, a buffer must be provided, per Section V.A.7 of the Subdivision Regulations.

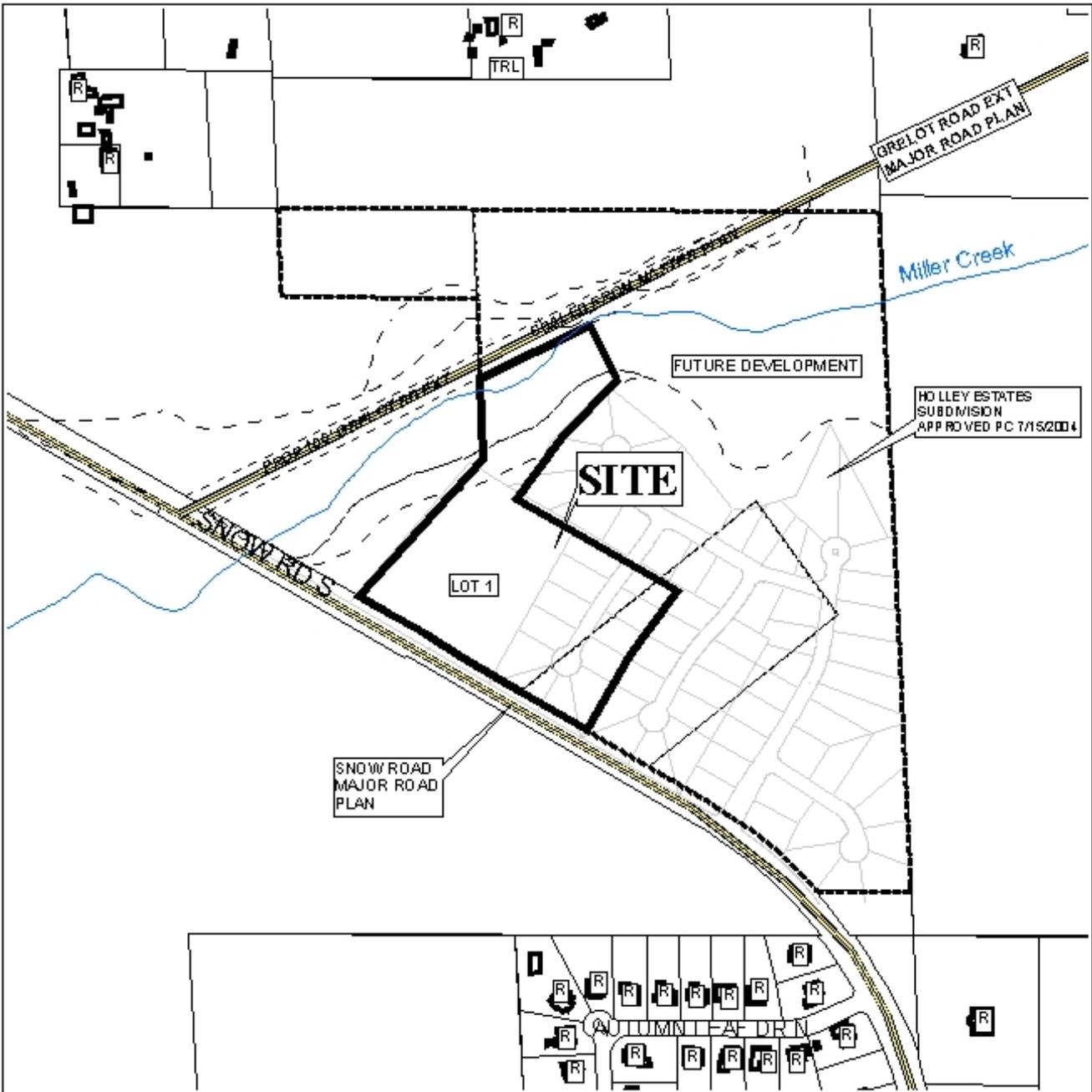
LOCATOR MAP



APPLICATION NUMBER 8 DATE March 3, 2005
APPLICANT The Grove U.M.C. Subdivision
REQUEST Subdivision



THE GROVE U.M.C. SUBDIVISION



APPLICATION NUMBER 8 DATE March 3, 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