WOODBERRY FOREST SUBDIVISION ADDITIONS

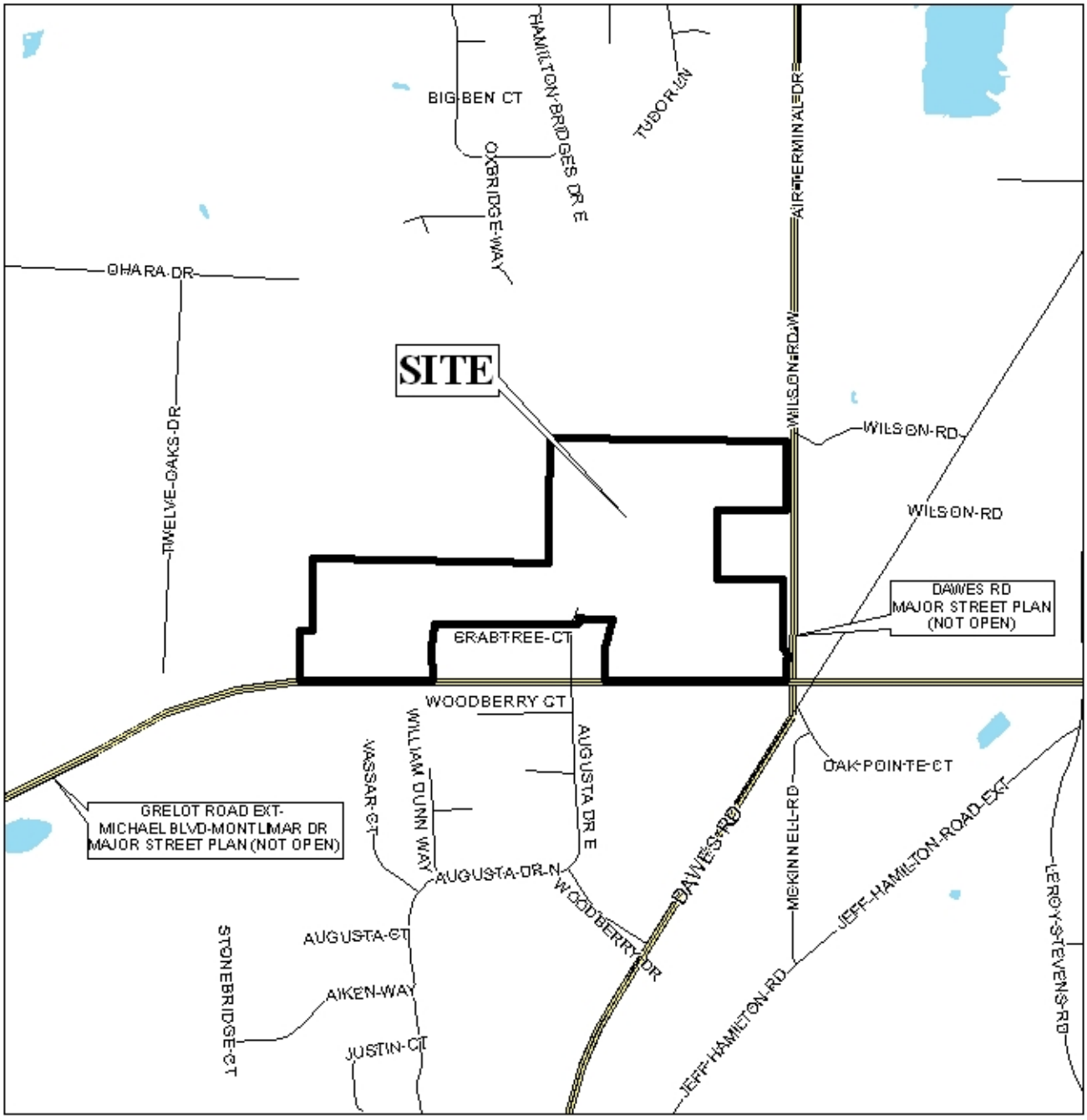
This is a request for a one-year extension of a previously approved 78-lot / 47.9± acre subdivision. The subdivision is located on the West side of Wilson Road West at its South terminus, extending to the North terminus of Selby Phillips Drive.

This is the second extension request since the subdivision was approved in March, 2008. There have not been changes in conditions in the surrounding area that would affect the subdivision as previously approved. However, since the original approval, the Subdivision Regulations have been amended to include the 2003 International Fire Code (IFC) standards for street construction, specifically standards for cul-de-sac diameters. Those standards require cul-de-sacs without a central median to be 120' minimum right-of-way diameter. Condition #6 of the original approval is "construction of all streets to Mobile County and 2003 International Fire Code standards (as adopted by the City of Mobile), and acceptance of the streets by Mobile County". Since roads are currently under construction and the proposed subdivision contains cul-de-sacs without a central median, the applicant's engineer should ensure that the cul-de-sacs meet the 120' diameter as per the adopted 2003 IFC standard.

Based on the preceding, it is recommended that this request for extension be approved, subject to the additional condition:

1) revision of the cul-de-sac right-of-way diameter to 120' to comply with the 2003 International Fire Code standards, and a possible reduction in the number of lots to maintain the required minimum 7,200 square feet of lot area.

LOCATOR



APPLICATION NUMBER 1 DATE March 4, 2010

APPLICANT Woodberry Forest Subdivision Additions

REQUEST Subdivision

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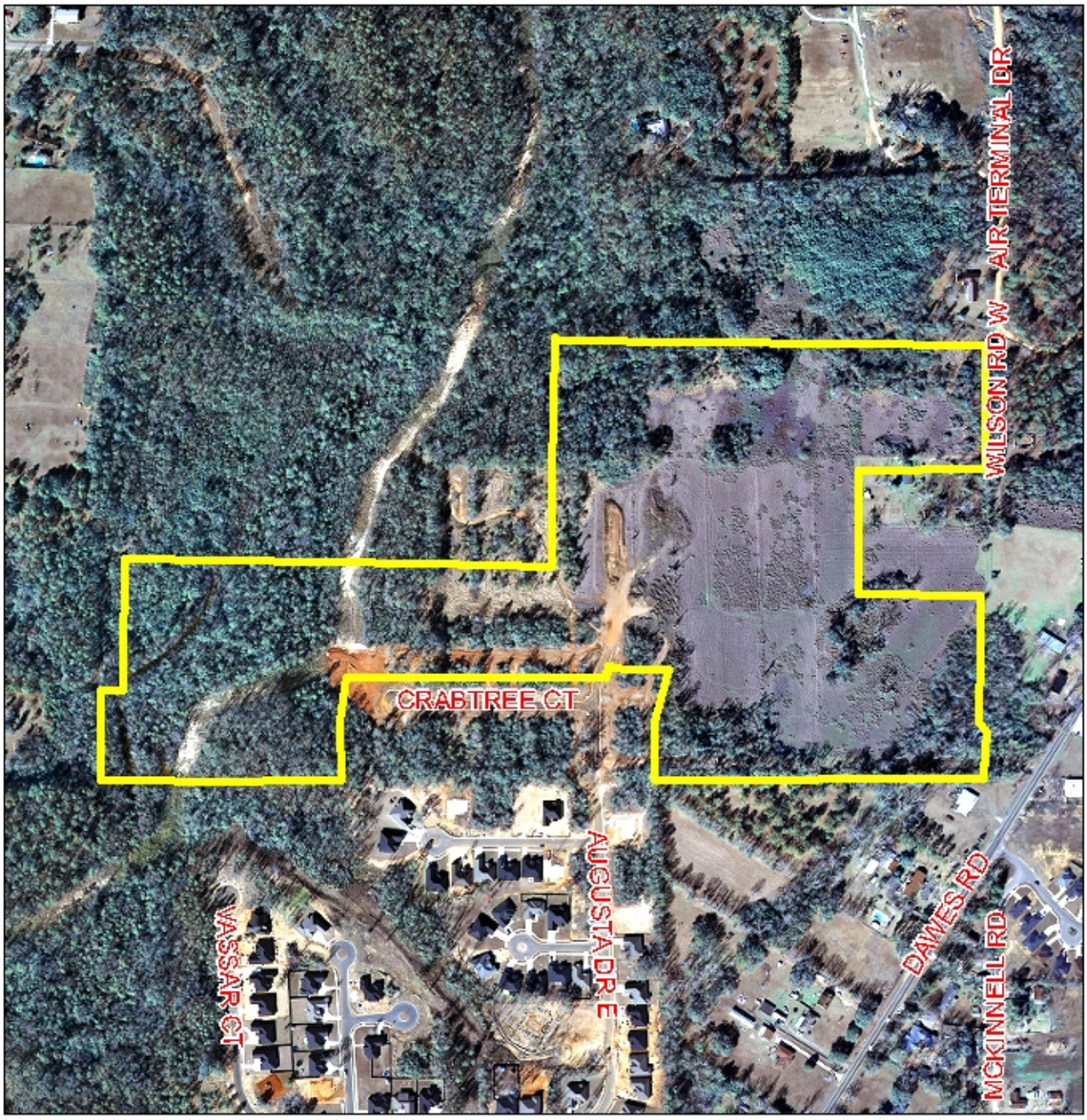

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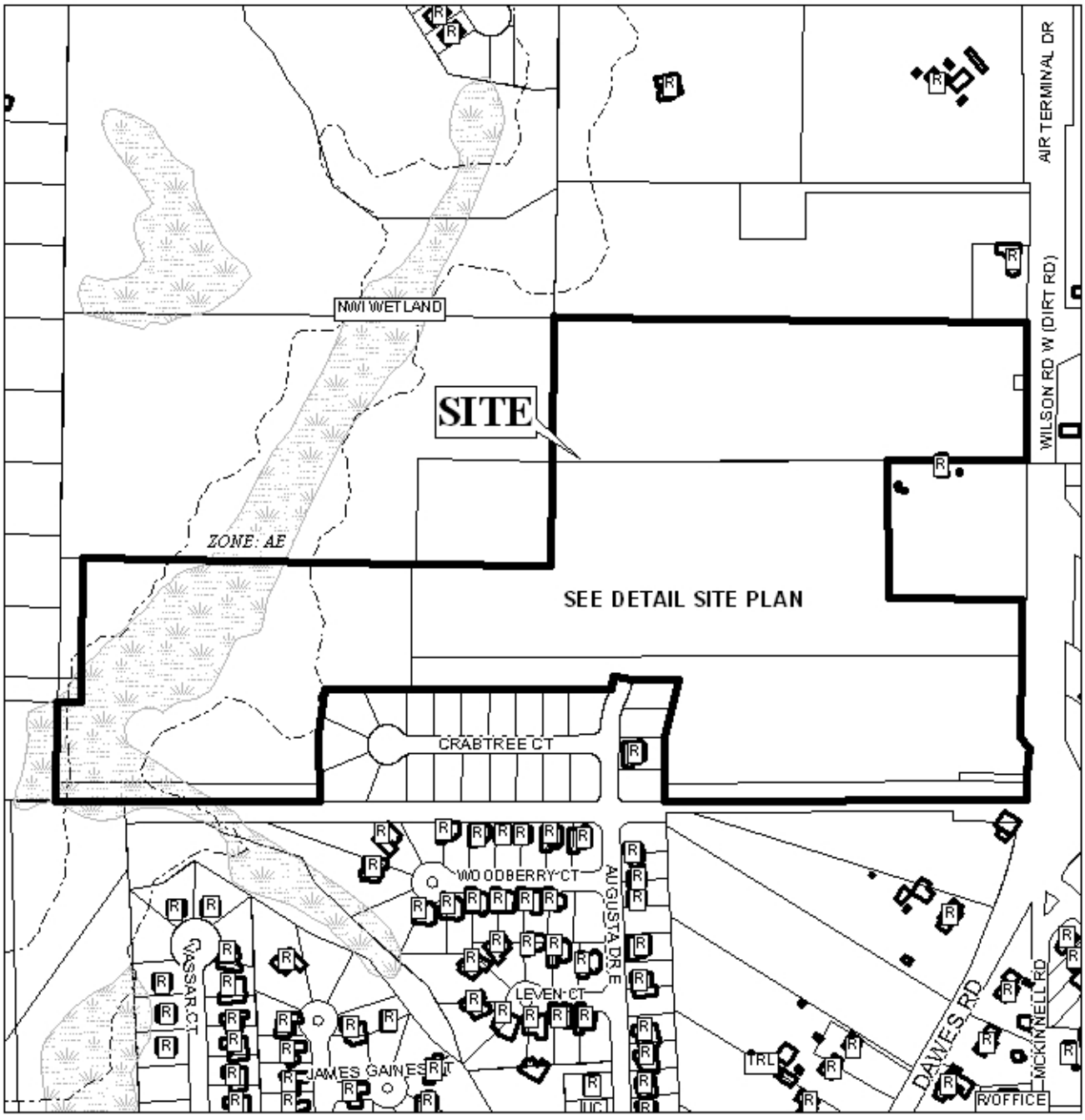

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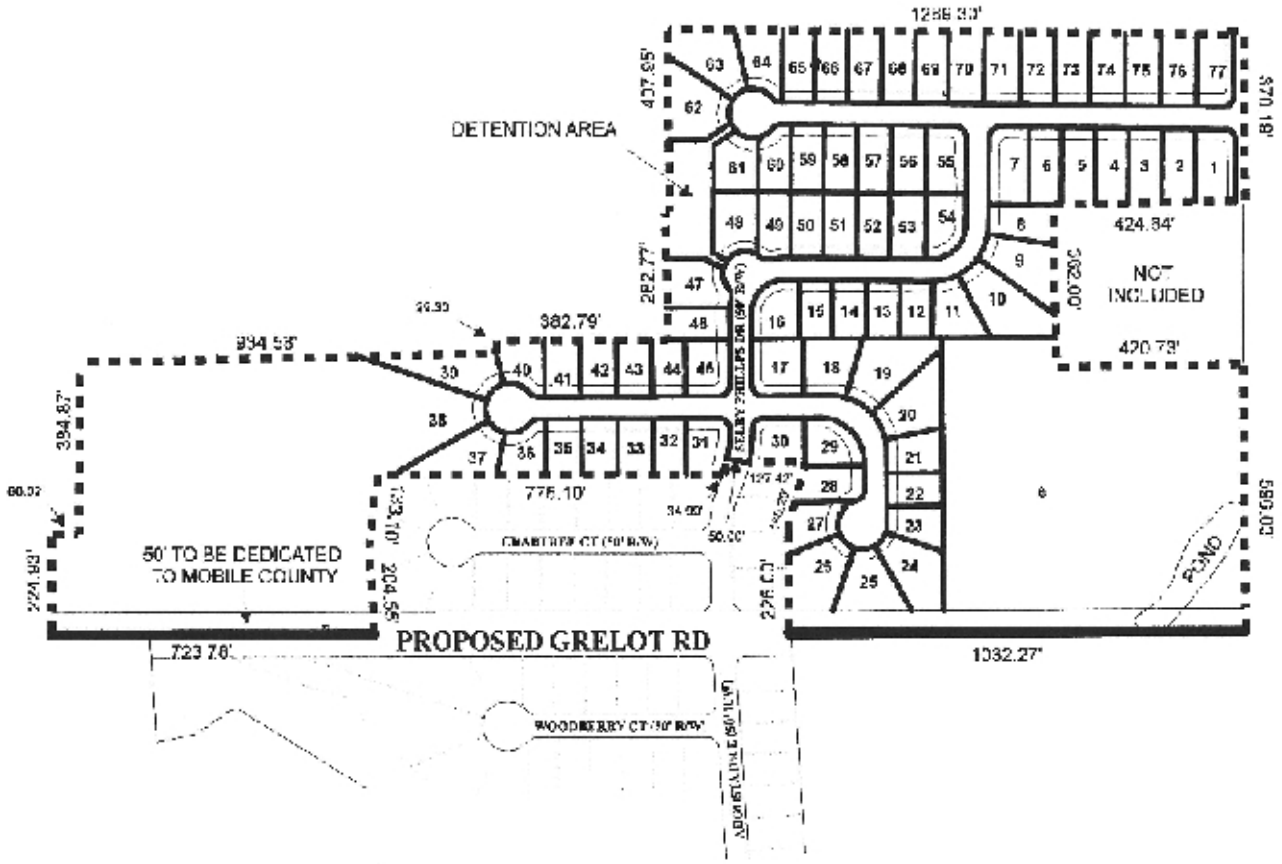
LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

DETAIL SITE PLAN



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