

EMERALD OAKS SUBDIVISION

This is a request for a one-year extension of a previously approved 31-lot / 12.5± acre subdivision. The subdivision is located on the West side of Demetropolis Road, 400'± North of Brookfield Drive North.

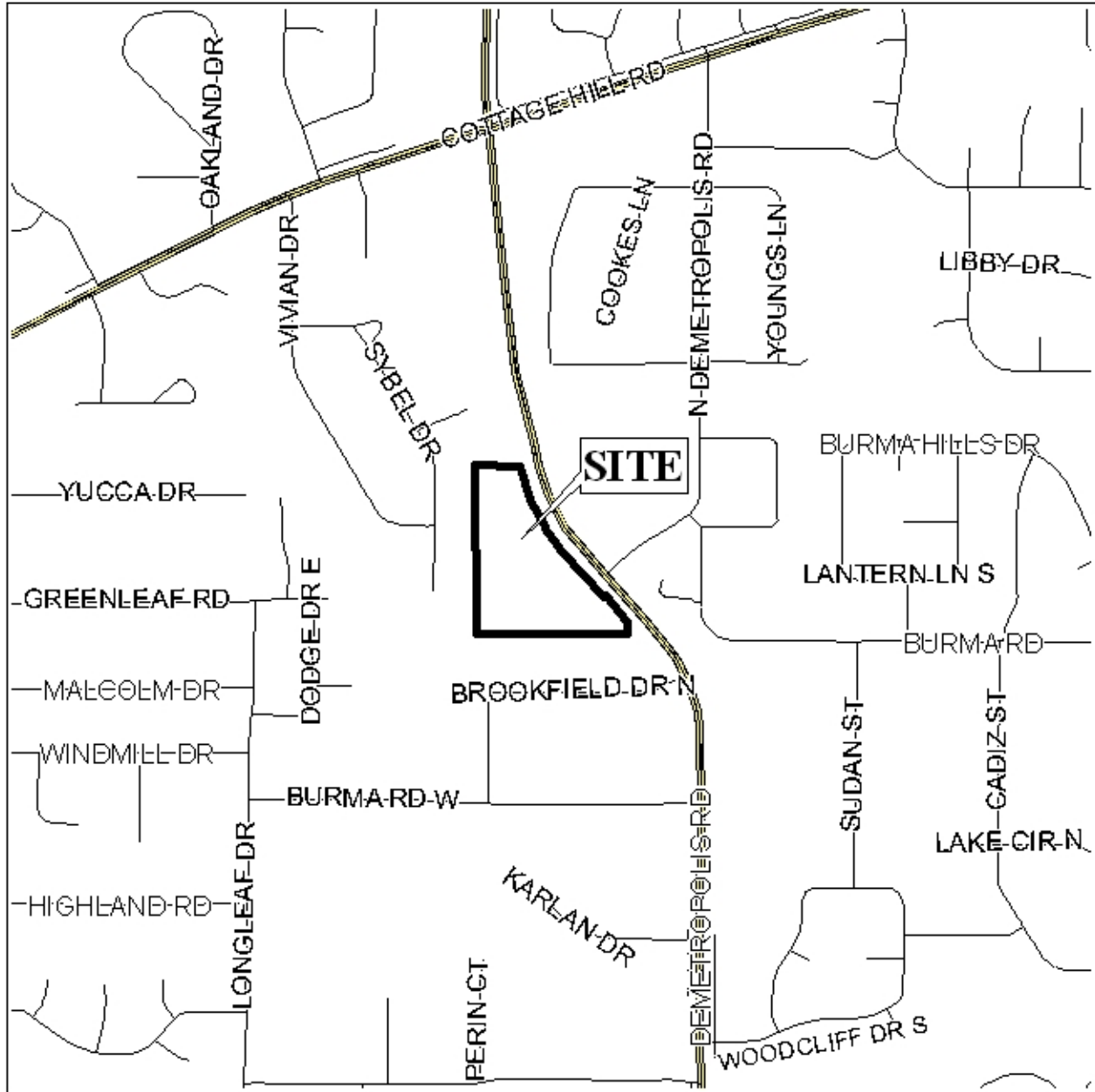
This is the second extension request since the subdivision was approved in February, 2007. A Land Disturbance review for development was completed in May 2008, but no permit has been obtained. There have not been changes in conditions in the surrounding area that would affect the subdivision as previously 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, and cul-de-sacs with a central median to be 140' minimum right-of-way diameter. Since no roads are currently under construction and the proposed subdivision contains both types of cul-de-sacs, the applicant's engineer should ensure that the cul-de-sacs meet the 120' and 140' diameter requirements as per the adopted 2003 IFC standard. Along with the increased cul-de-sac diameters, verification should also be submitted that the affected lots around the cul-de-sacs will still retain the minimum buildable areas.

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

- 1) revision of the cul-de-sacs to meet the 120' and 140' minimum right-of-way diameters, as appropriate, to comply with the 2003 IFC standards; and
- 2) submission of verification that the affected lots around the cul-de-sacs will still retain the minimum buildable areas.

The applicant should be advised that, if no road construction is begun, no further extensions are likely.

LOCATOR MAP



APPLICATION NUMBER 3 DATE March 19, 2009

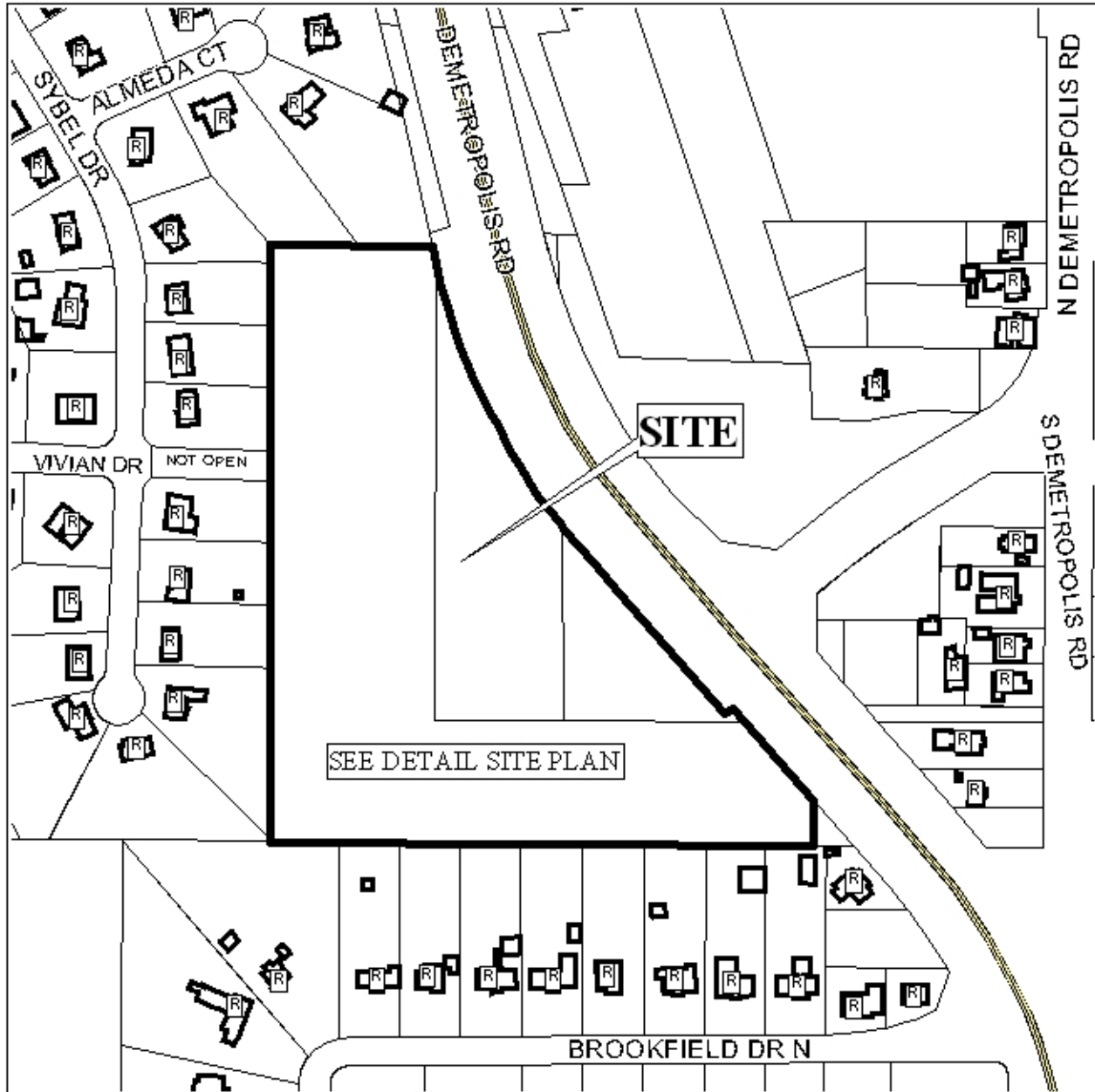
APPLICANT Emerald Oaks Subdivision

REQUEST Subdivision



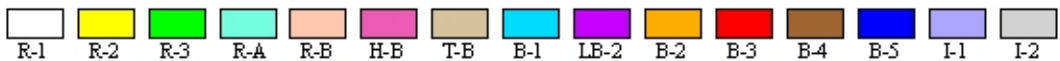
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EMERALD OAKS SUBDIVISION



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LEGEND



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EMERALD OAKS SUBDIVISION

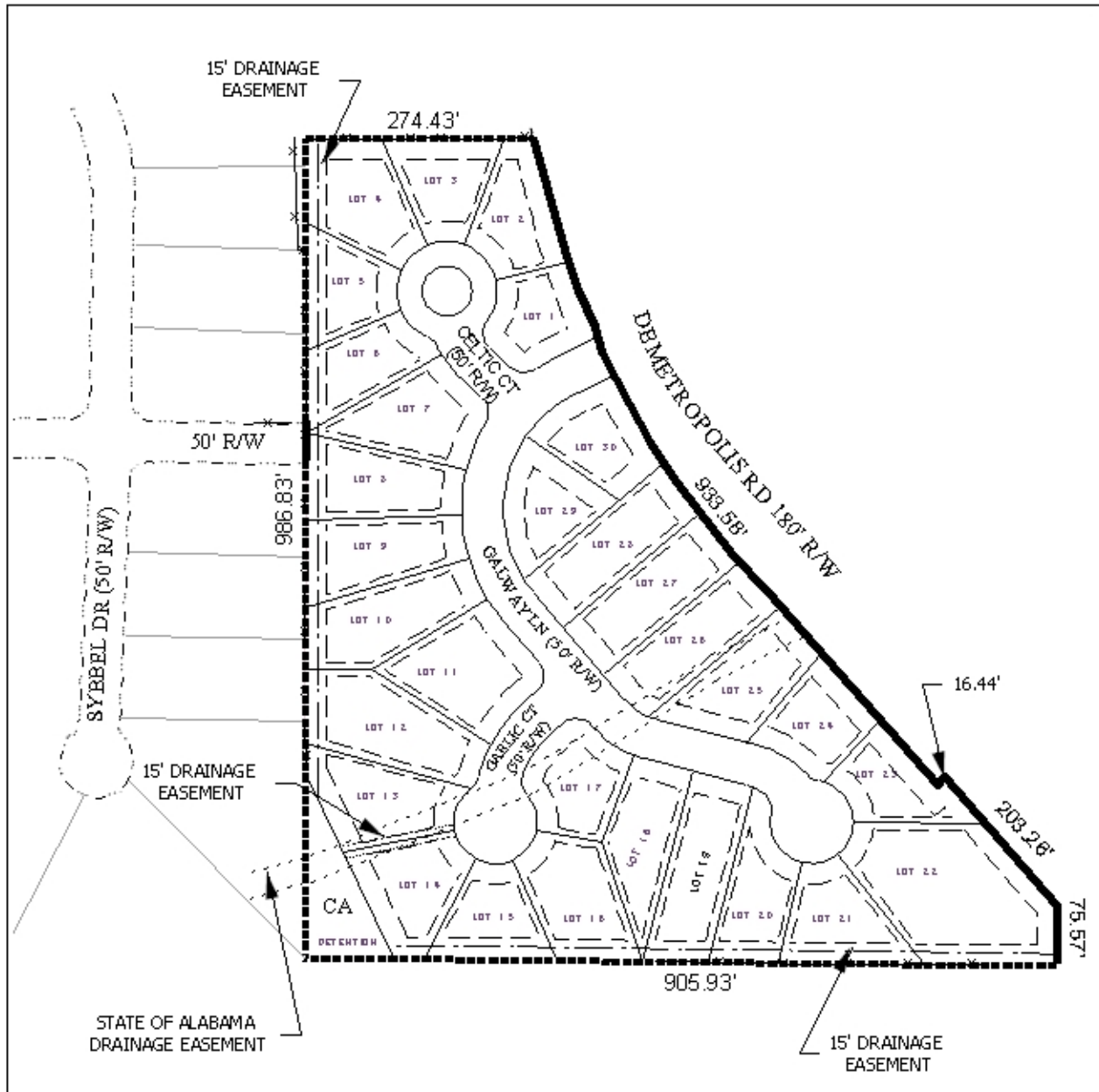


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DETAIL SITE PLAN



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APPLICANT Emerald Oaks Subdivision

REQUEST Subdivision



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