

## **OAK GROVE SUBDIVISION**

This is a request for a one-year extension of a previously approved 119-lot subdivision. The subdivision is located on the South side of Firetower Road, ¼ mile± East of Greenbriar Court.

Since the original subdivision approval in December 2003, Phase One was recorded in November 2004, and four extensions have been granted. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved.

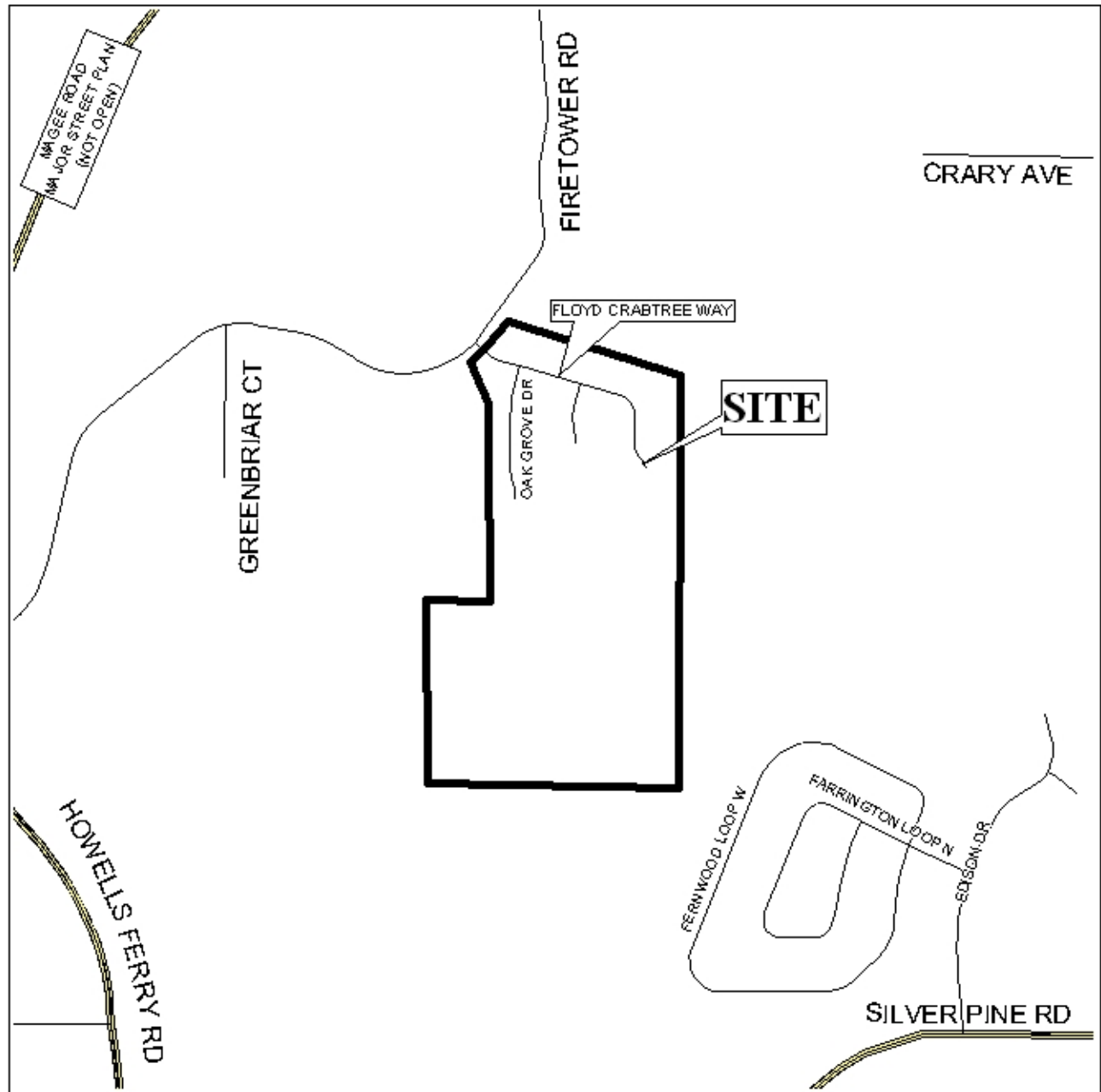
It should be noted that the roads constructed thus far seem to be deviating from the approved plat, changing the layout of the subdivision; therefore, a new subdivision application should be submitted. After consultation with Mobile County Engineering it was determined that no additional phases are currently being considered by the Mobile County Engineering Department.

It should also be noted that since the original approval, the Subdivision Regulations were amended in September 2008 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. Since the proposed subdivision contains cul-de-sacs without a central median of 100' diameter, the cul-de-sacs should be revised to 120' diameter to meet 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. Furthermore, the existing subdivision does not meet the Converse Reservoir watershed environmental protection requirements as amended in Section V.A.5 of the Subdivision Regulations.

In addition, the applicant was advised after the previous extension that additional extensions would be unlikely.

Based upon the preceding, it is recommended that this request for extension be denied.

## LOCATOR MAP



APPLICATION NUMBER 6 DATE October 15, 2009

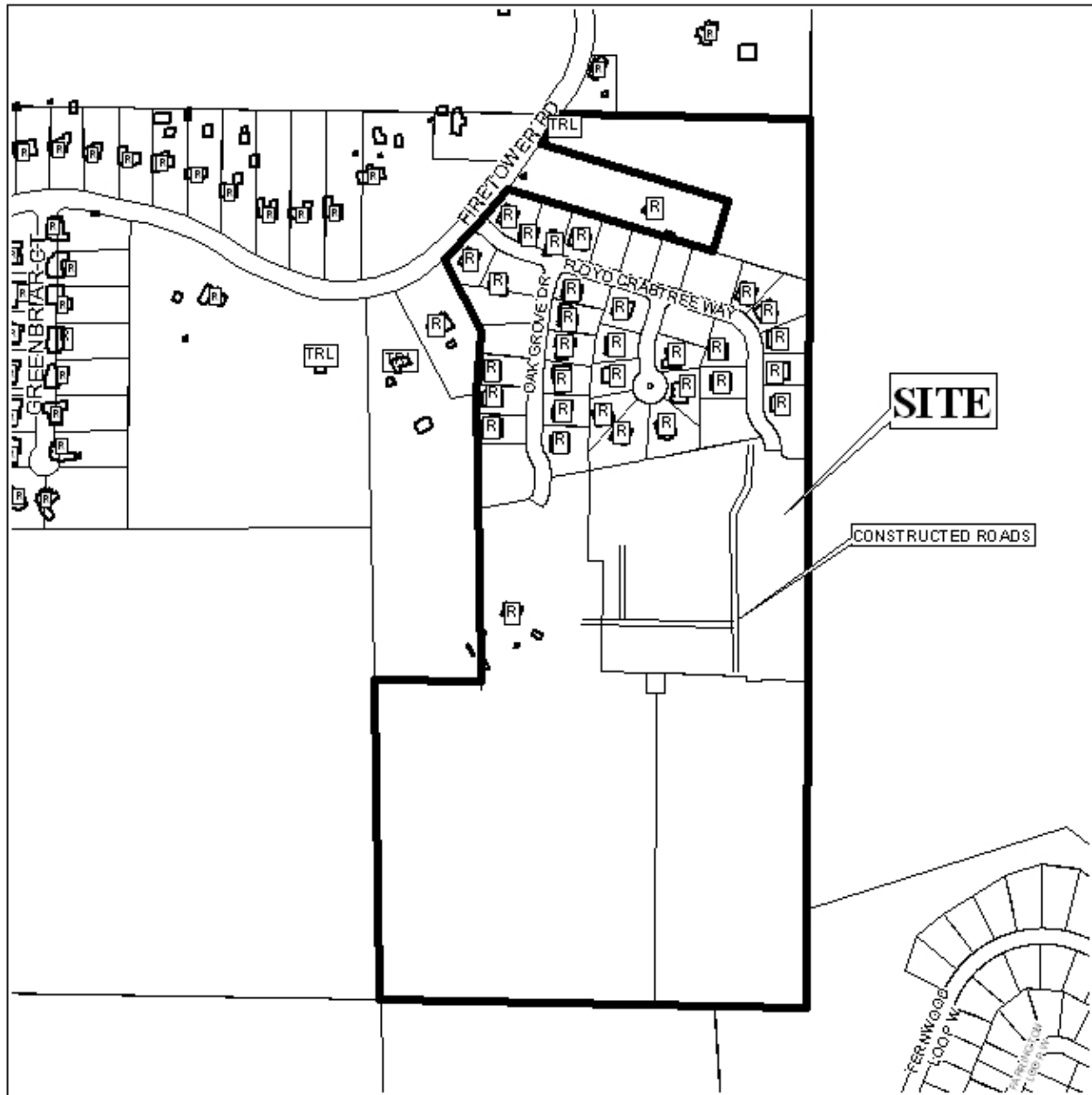
APPLICANT Oak Grove Subdivision

REQUEST Subdivision

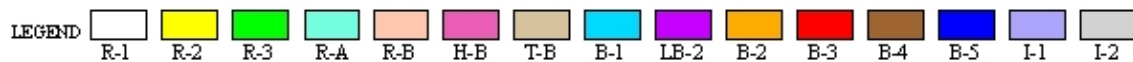


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# OAK GROVE SUBDIVISION



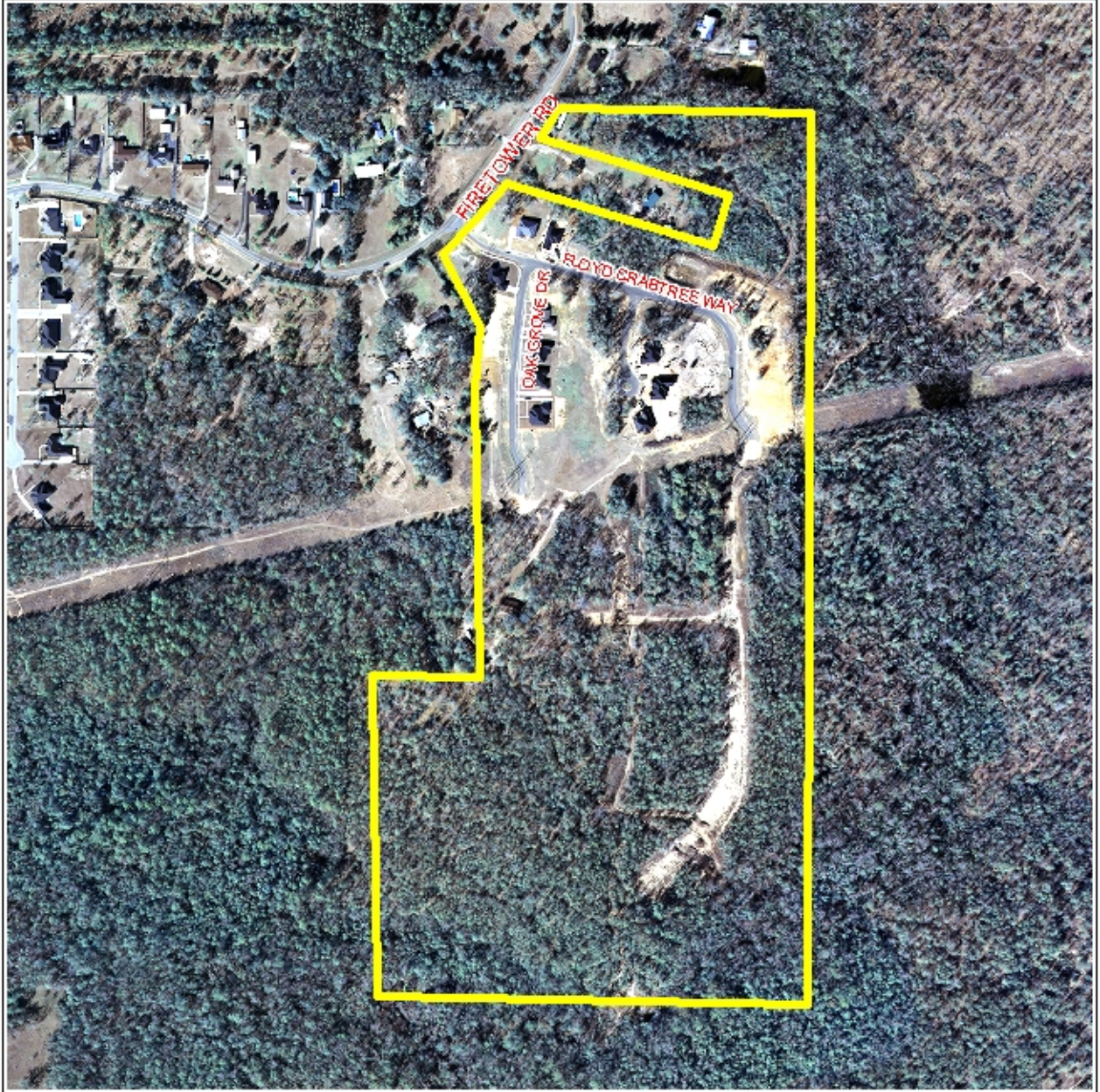
APPLICATION NUMBER 6 DATE October 15, 2009



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# OAK GROVE SUBDIVISION

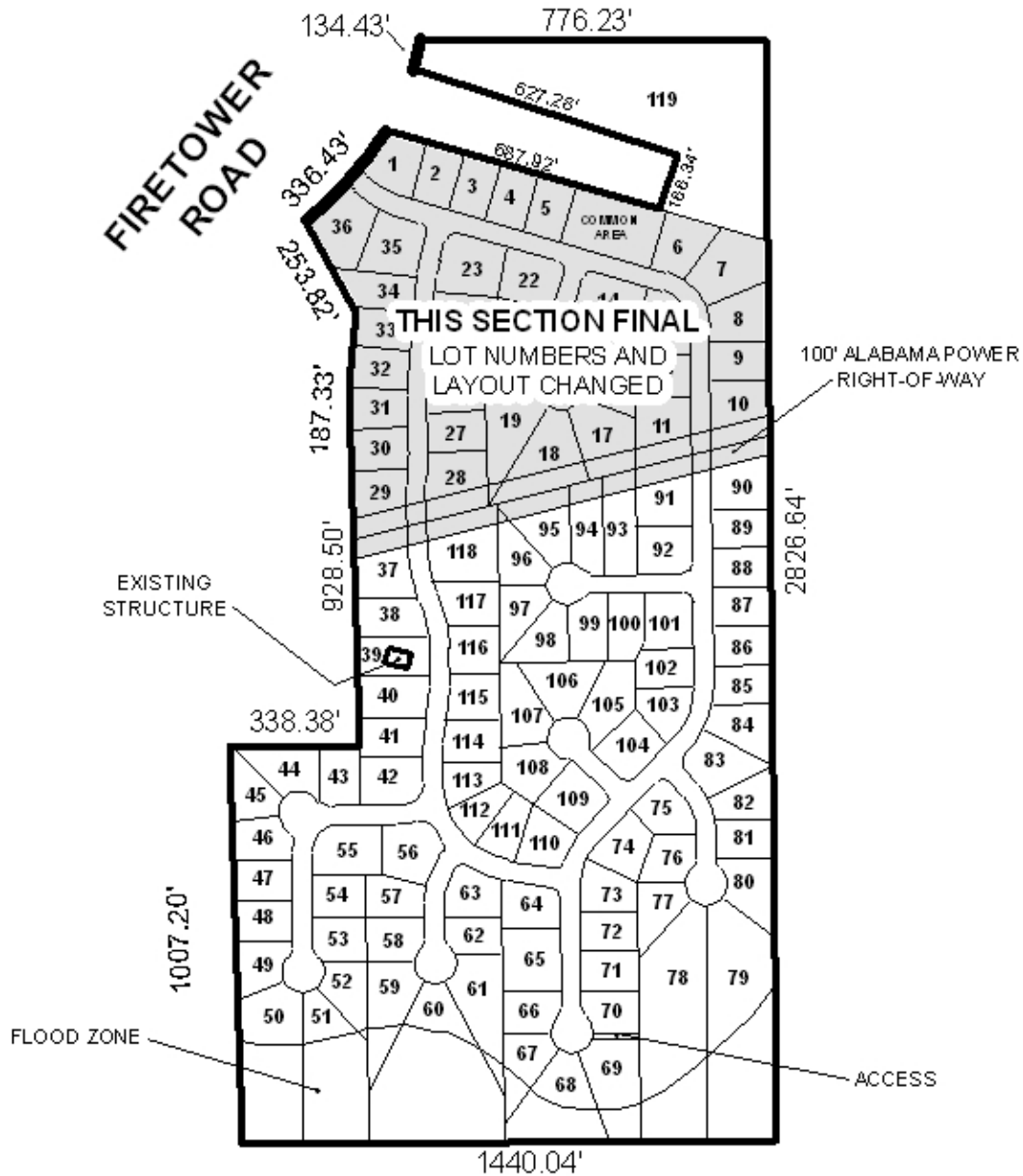


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## DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE October 15, 2009

APPLICANT Oak Grove Subdivision

REQUEST Subdivision

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