

PALMER WOODS SUBDIVISION, PHASE III

This is a request for a one-year extension of a previously approved 48-lot subdivision. The subdivision is located on the West side of Oakhill Drive, ½ mile± North of Moffett Road.

This is the first extension request since the subdivision was originally approved in 2007. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved; however, there have been changes to the Subdivision Regulations, adopted April 3, 2008, that could affect the previous approval. A modification to the minimum requirements for cul-de-sacs to meet the 2003 International Fire Code now requires 120' right-of-way diameter with 96' pavement diameter. There is currently no road construction activity for the proposed subdivision.

Based on the preceding, this request for extension is recommended for approval, subject to the previous conditions of approval:

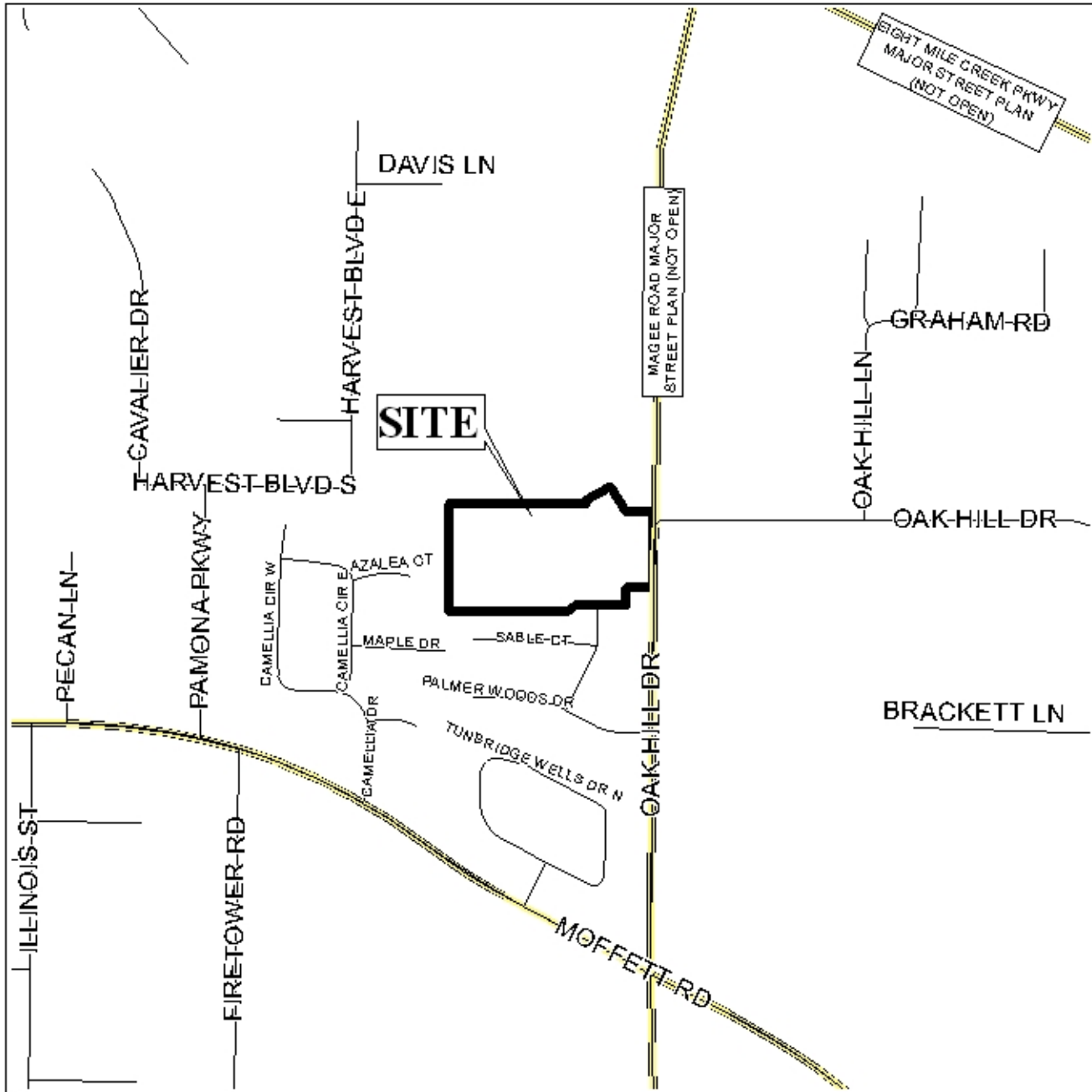
- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Oak Hill Drive;
- 2) the placement of a note on the Final Plat stating that Lot 103 is allowed one curb cut to Oak Hill Drive, with the size, location and design to be approved by Mobile County Engineering;
- 3) the placement of a note on the Final Plat stating that Lots 102 and 104 are denied direct access to Oak Hill Drive;
- 4) the placement of the minimum building setback lines along Oak Hill Drive on Lots 102, 103 & 104;
- 5) provision of the minimum requirements of Section V.D.2;
- 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the Final Plat;
- 7) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 8) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

AND

- 9) modification of the cul-de-sacs to 120' diameters to meet the 2003 International Fire Code requirements as per the April 3, 2008 amendment to the Subdivision Regulations.

The applicant should be aware that, unless road construction is begun, further extensions are unlikely.

LOCATOR MAP



APPLICATION NUMBER 7 DATE June 5, 2008

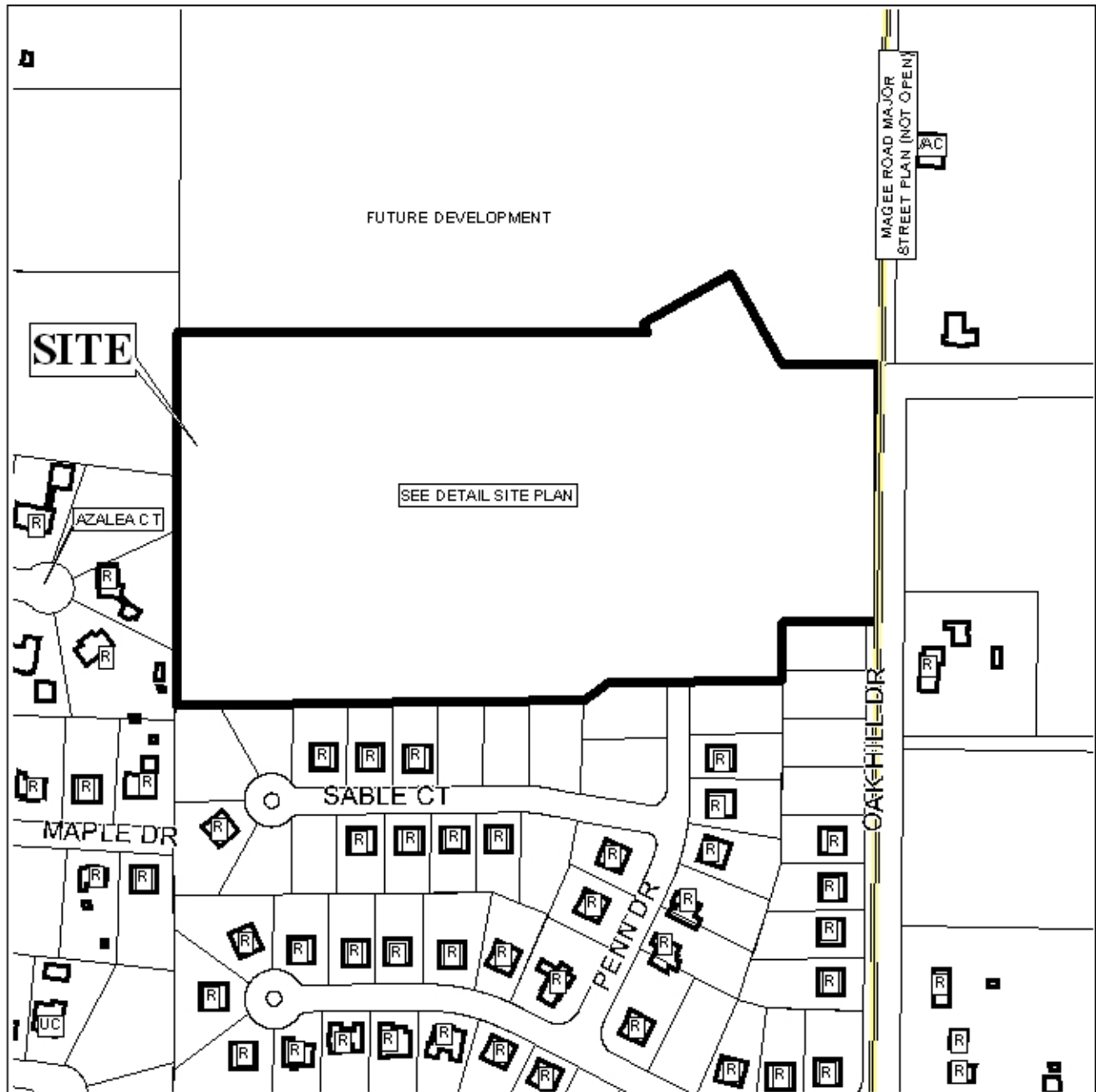
APPLICANT Palmer Woods Subdivision, Phase III

REQUEST Subdivision



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PALMER WOODS SUBDIVISION, PHASE III



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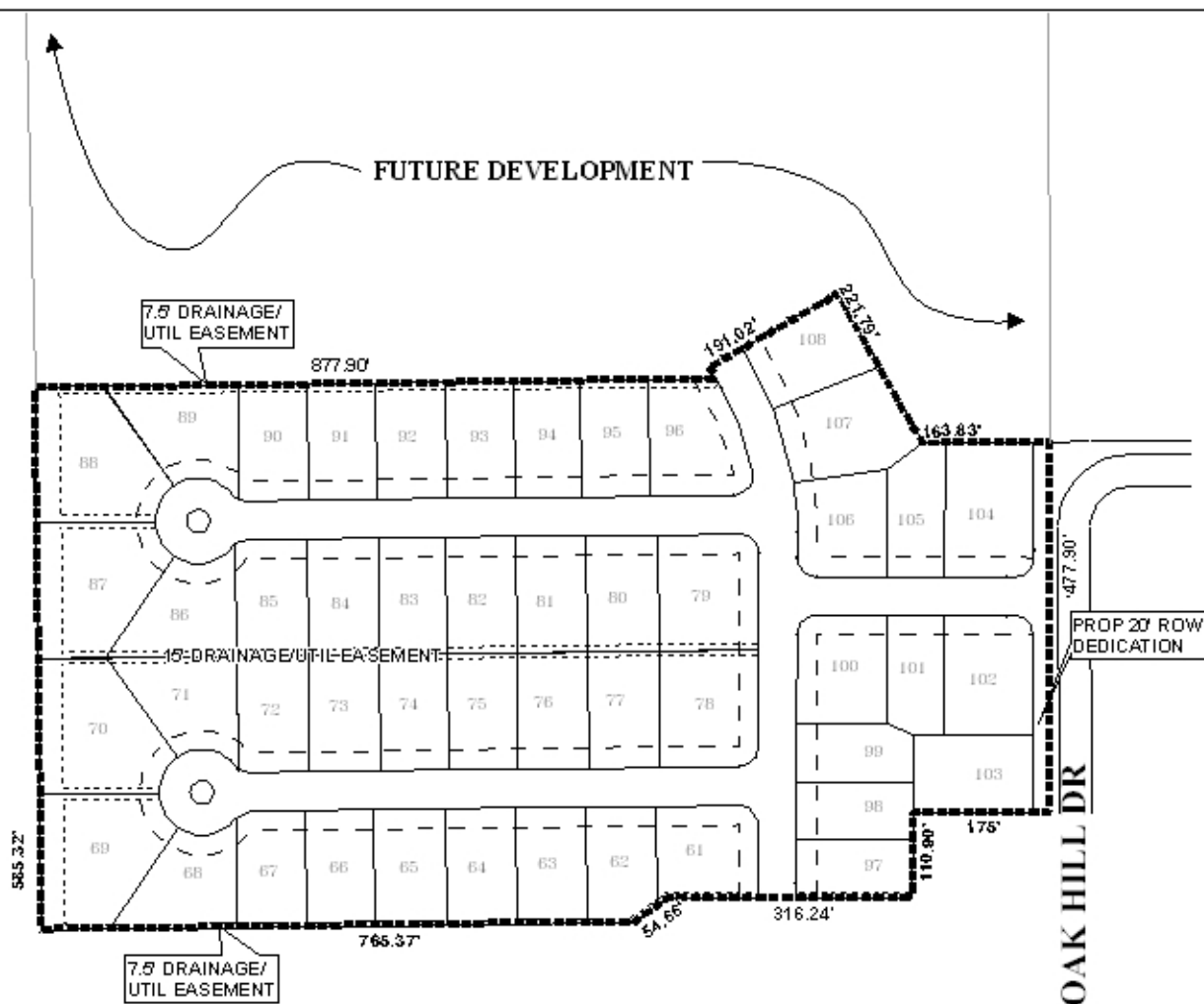
LEGEND

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
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DETAIL SITE PLAN



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