

BELLINGRATH ROAD COUNTRY CLUB ESTATES
SUBDIVISION, ADDITION TO

This is a request for a one-year extension of a previously approved 569-lot subdivision. The subdivision is located at the East terminus of Country Club Boulevard and extends through to the Southwest corner of Old Military Road and Section Line Road.

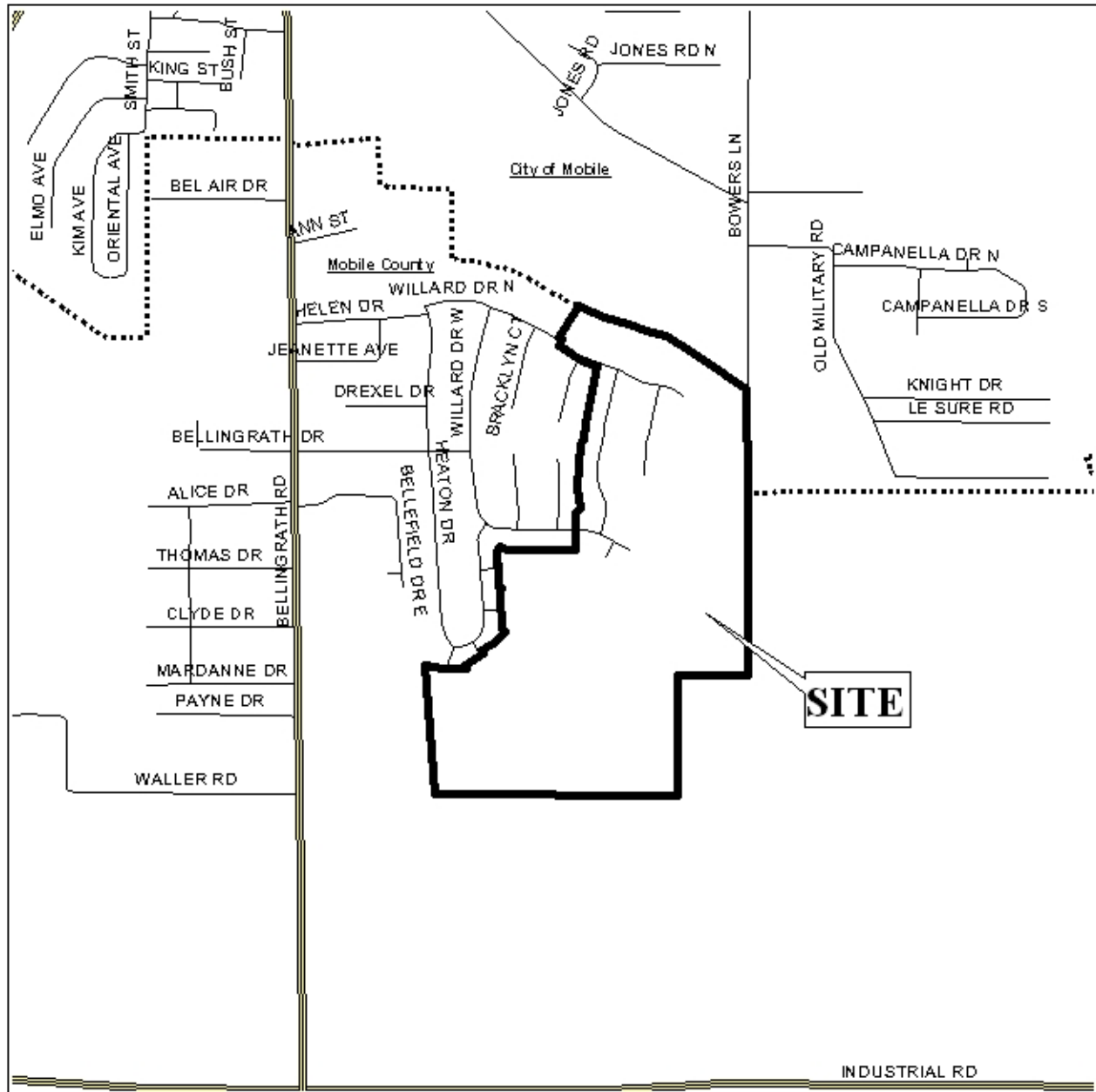
There have been several extensions and units recorded since the subdivision was originally approved in 1996. The last extension was approved in December, 2008, and the last unit signing and recording was in October, 2009. Roads are currently under construction, and this extension would continue the case to October 2011, if approved. FEMA recently revised its flood maps, thus any plats brought in for signing and recording should reflect the new flood maps. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved. However, the Subdivision Regulations were amended in April, 2008 to require a minimum 120' right-of-way diameter for closed-end streets without central medians, in compliance with the 2003 International Fire Code. Therefore, since this subdivision has several such streets, the plat should be revised to indicate a 120' right-of-way diameter on all closed-end streets not yet recorded or under construction.

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

- 1) revision of the plat to indicate a 120' right-of-way diameter on all closed-end streets not yet recorded or under construction; and
- 2) new FEMA flood map information to be reflected on the final plat.

The applicant should be advised that this will be the final extension unless new units are recorded.

LOCATOR MAP

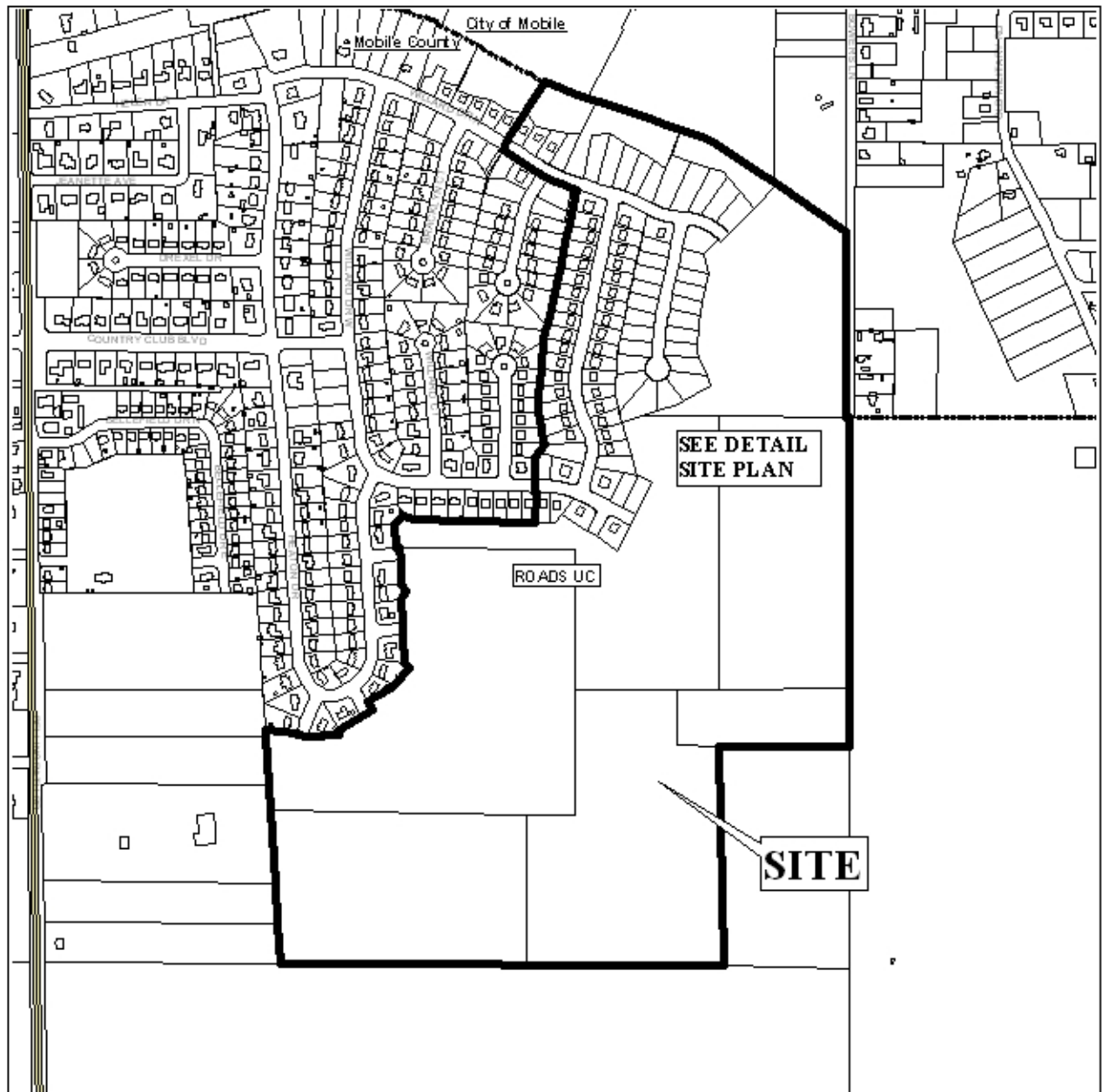


APPLICATION NUMBER 8 DATE October 7, 2010

APPLICANT Bellingrath Road Country Club Estates Sub, Addition to
REQUEST Subdivision



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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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ESTATES SUBDIVISION, ADDITION TO**

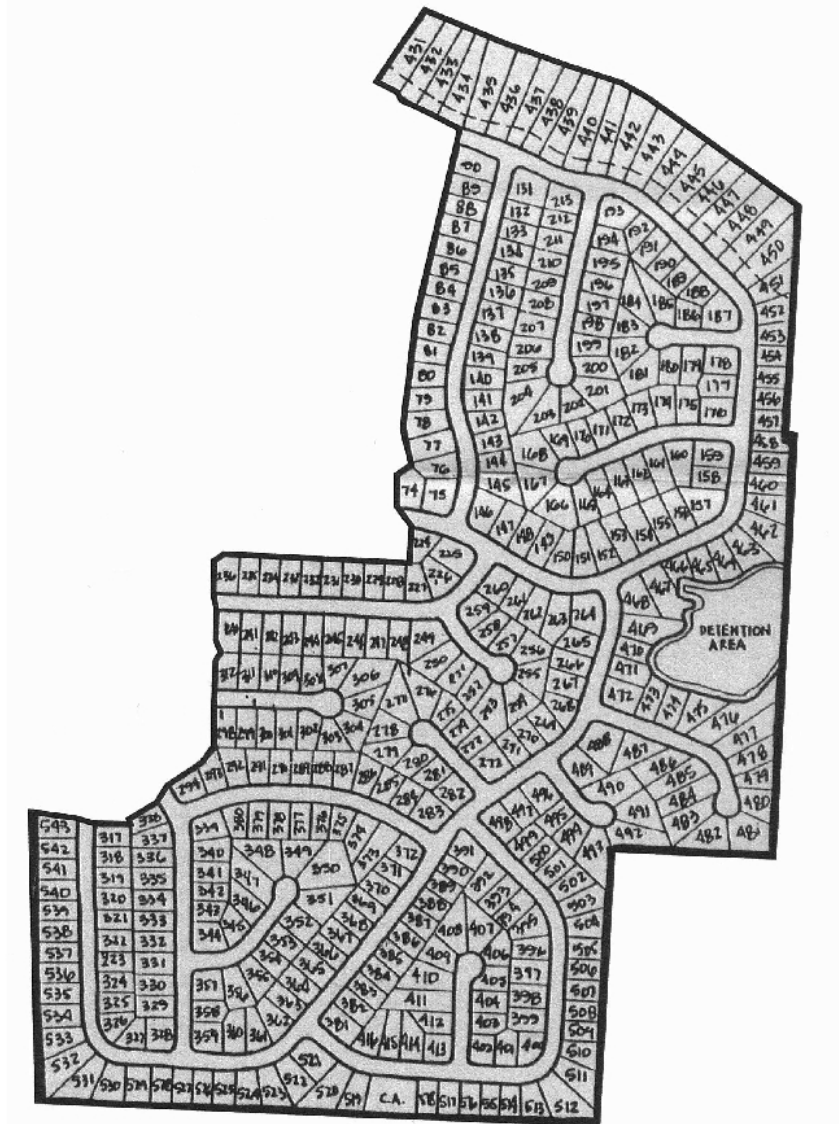


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DETAIL SITE PLAN



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