

## **TAYLOR POINTE SUBDIVISION, UNIT TWO**

This is a request for a one-year extension of a previously approved 50-lot / 20.1± acre subdivision. The subdivision is located at the West terminus of Taylor Pointe Drive.

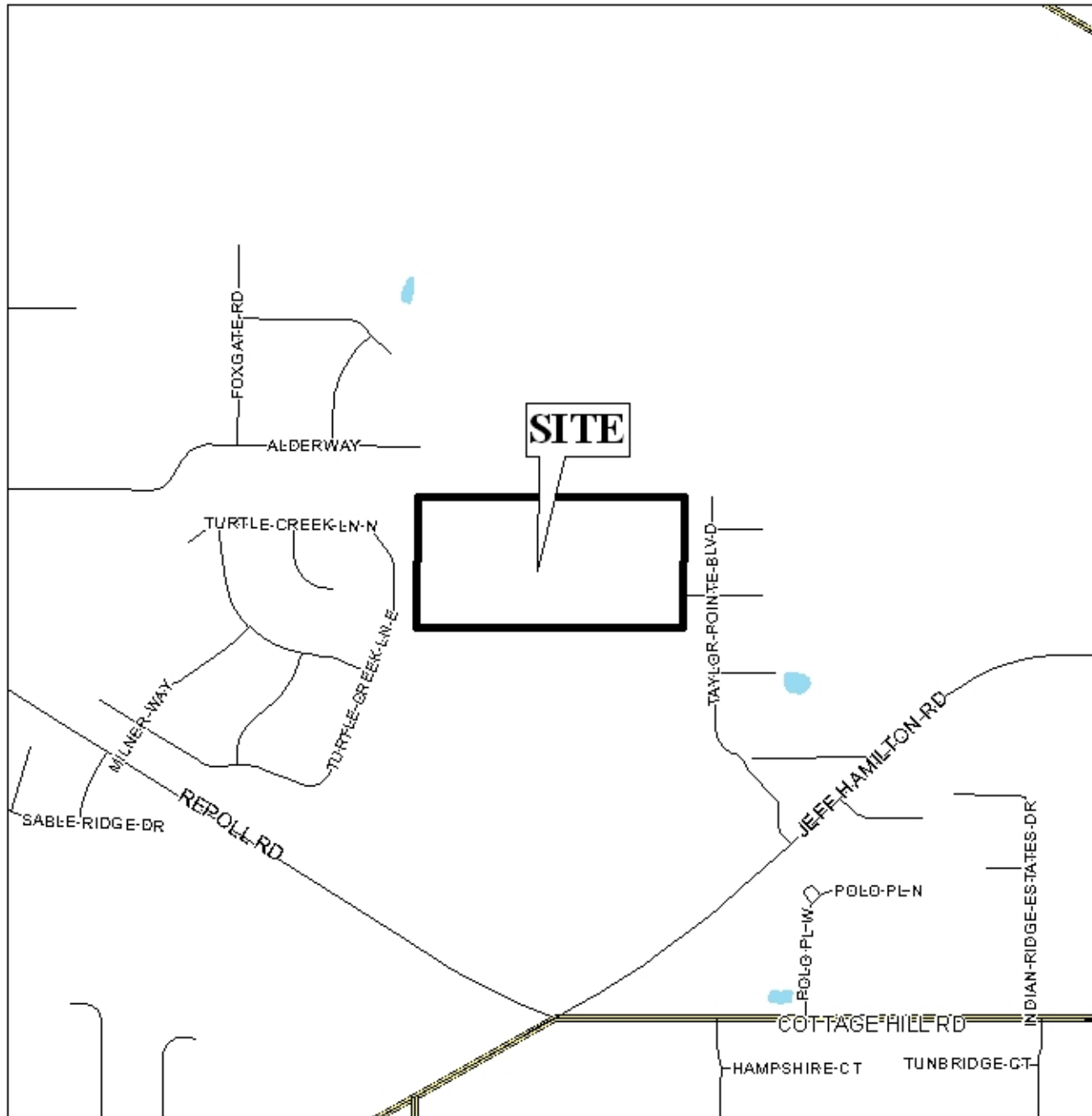
This is the second request for an extension since the subdivision was originally approved in February, 2008. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved. However, since the original approval, the Subdivision Regulations have 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. 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. Roads are not currently under construction within the proposed subdivision.

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-sacs right-of-way diameter to 120' to comply with the 2003 International Fire Code standards.

The applicant is advised that further extensions are unlikely.

# LOCATOR



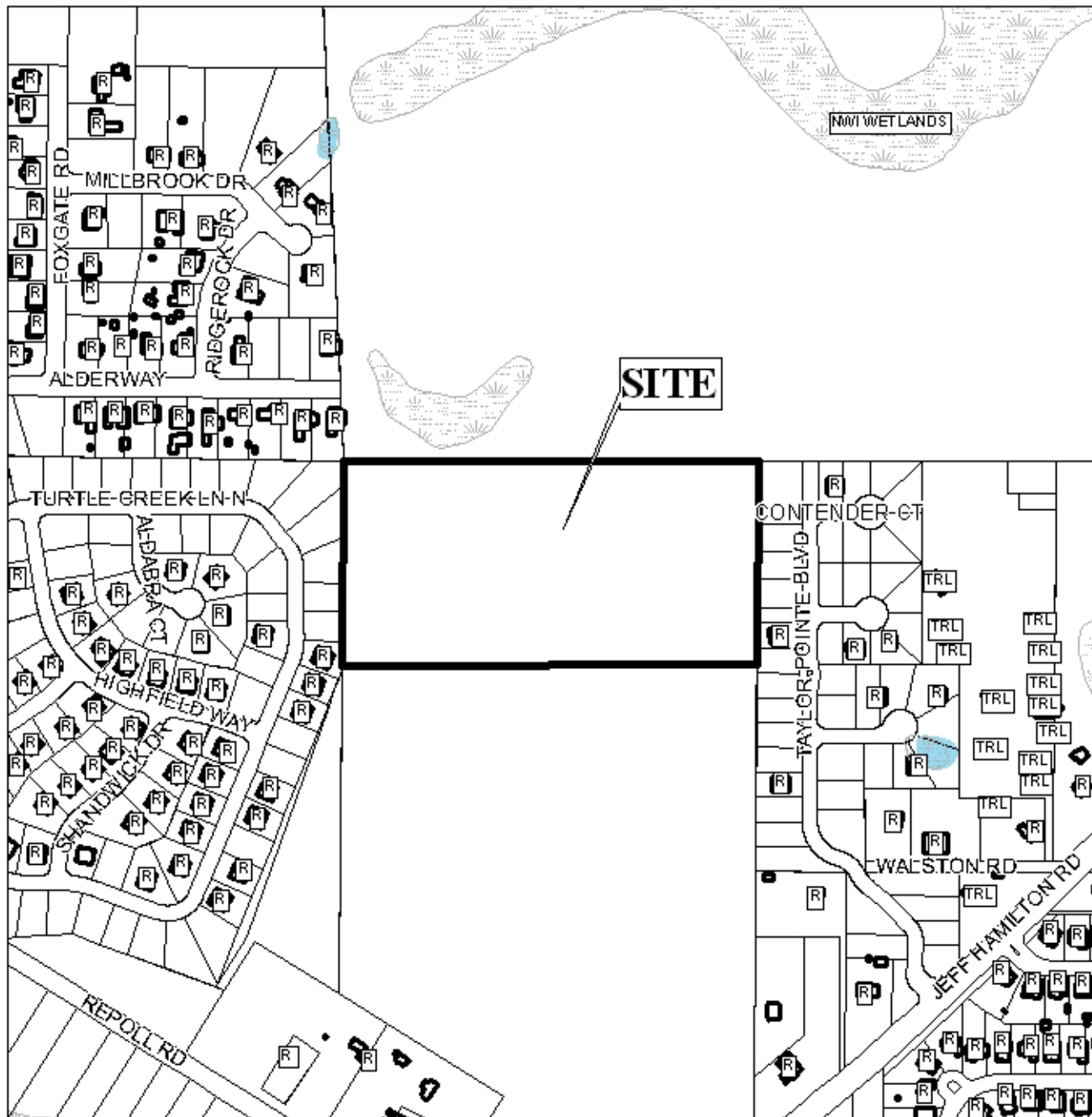
APPLICATION NUMBER 11 DATE February 4, 2010

APPLICANT Taylor Pointe Subdivision, Unit Two

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	NTS





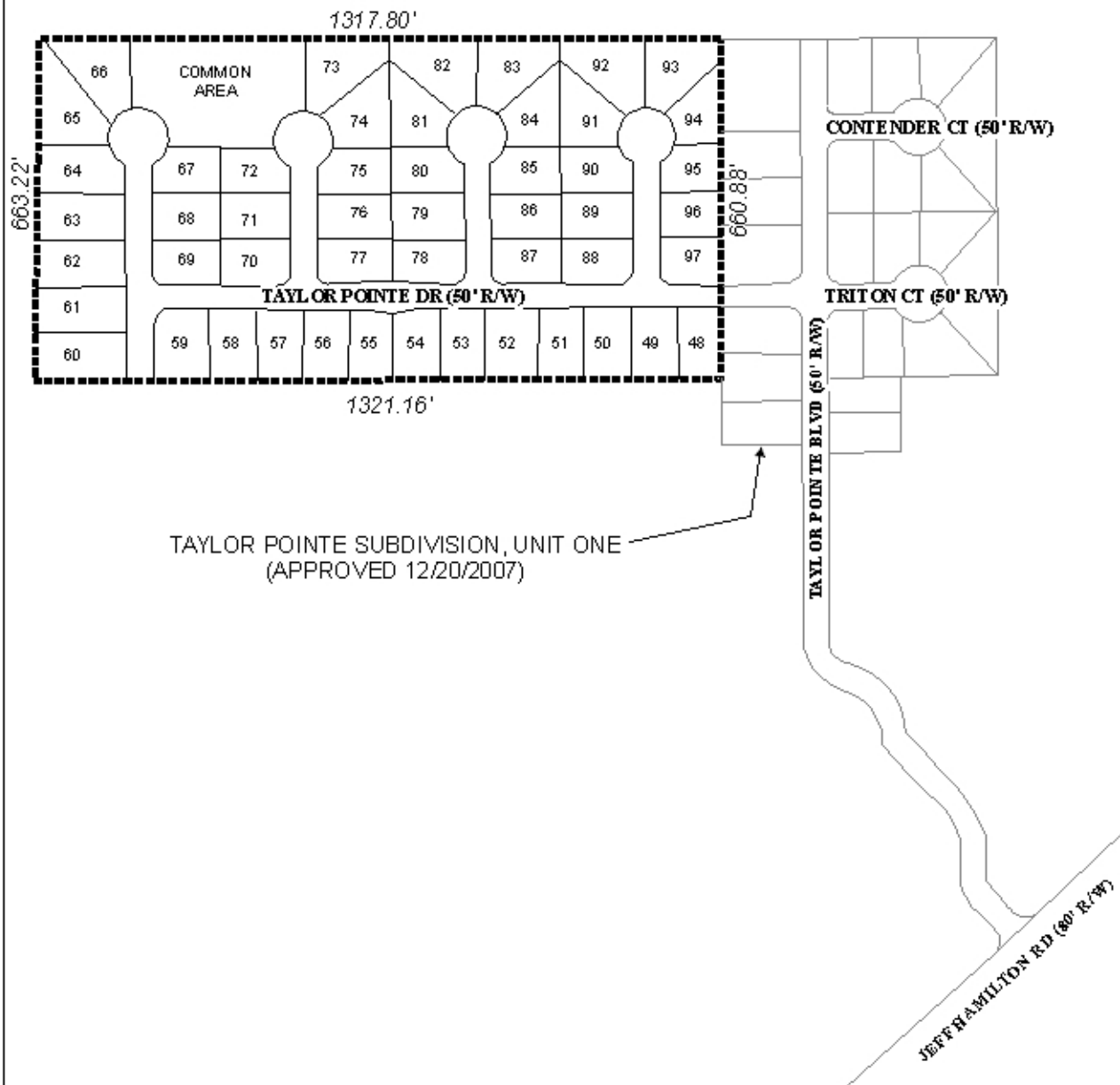
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# DETAIL SITE PLAN



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