

COLLETON PLACE SUBDIVISION

This is a request for a one-year extension of a previously approved 141-lot/47.0± acre subdivision. The subdivision is located on the South side of Howells Ferry Road at Harvey Hill Road.

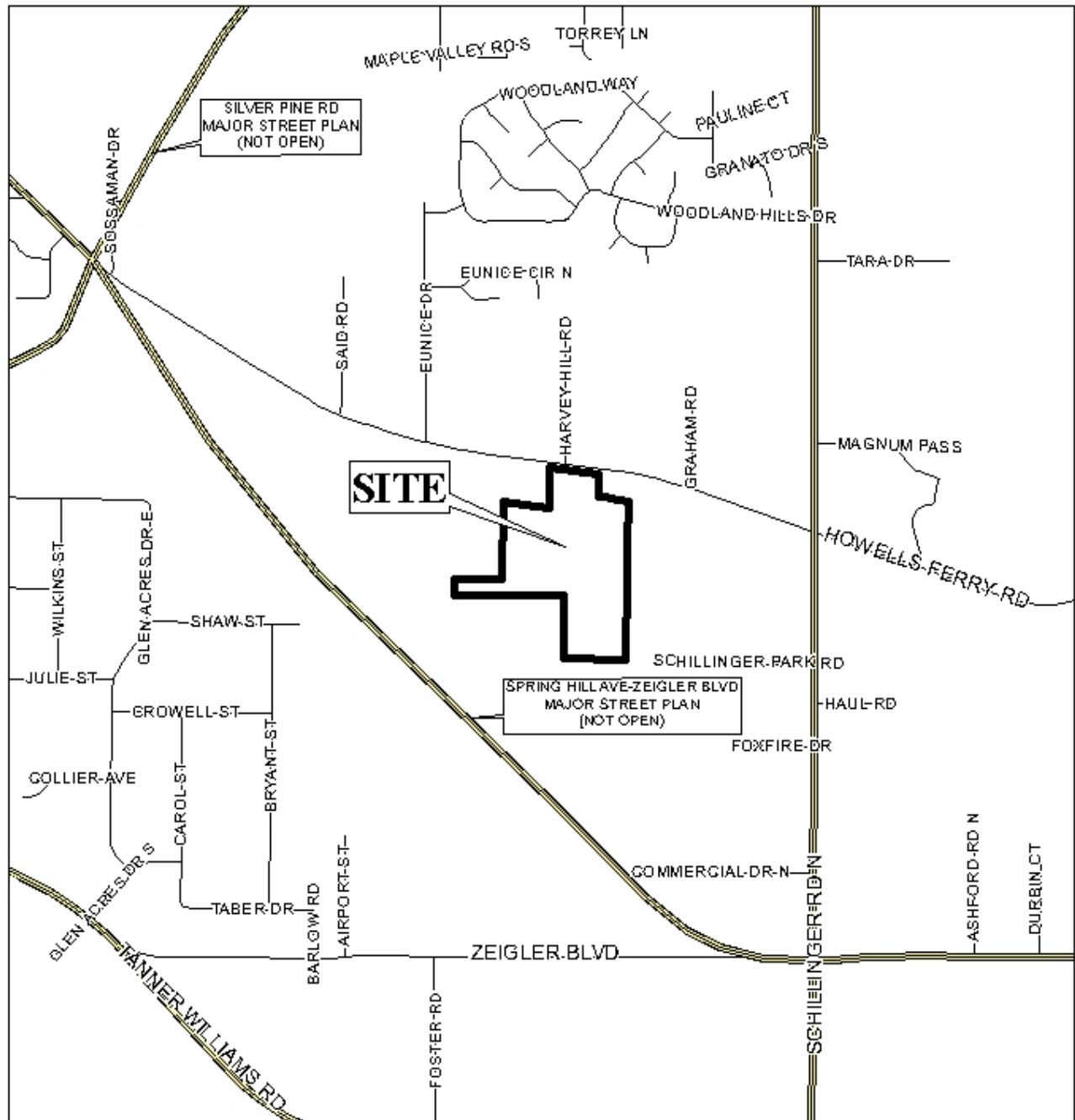
This is the second request for an extension since the subdivision was originally approved in 2007. There have not been changes in conditions in the surrounding area that would affect the subdivision as previously approved. However, since the original approval, the Subdivision Regulations have been amended 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. Since the proposed subdivision contains a cul-de-sac without a central median of 100' diameter, the cul-de-sac should be revised to 120' diameter to meet the adopted 2003 IFC standard. If this would reduce lots around the cul-de-sac to less than the required 7,200 square feet, a reduction in the number of lots may be necessary to maintain the required lot size.

The applicant should be advised that future extensions will be unlikely unless phases begin to be recorded.

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-sac right-of-way diameter to 120' to comply with the 2003 International Fire Code standards, and a possible reduction in the number of lots to maintain the required minimum 7,200 square feet of lot area.

LOCATOR MAP



APPLICATION NUMBER 5 DATE October 1, 2009

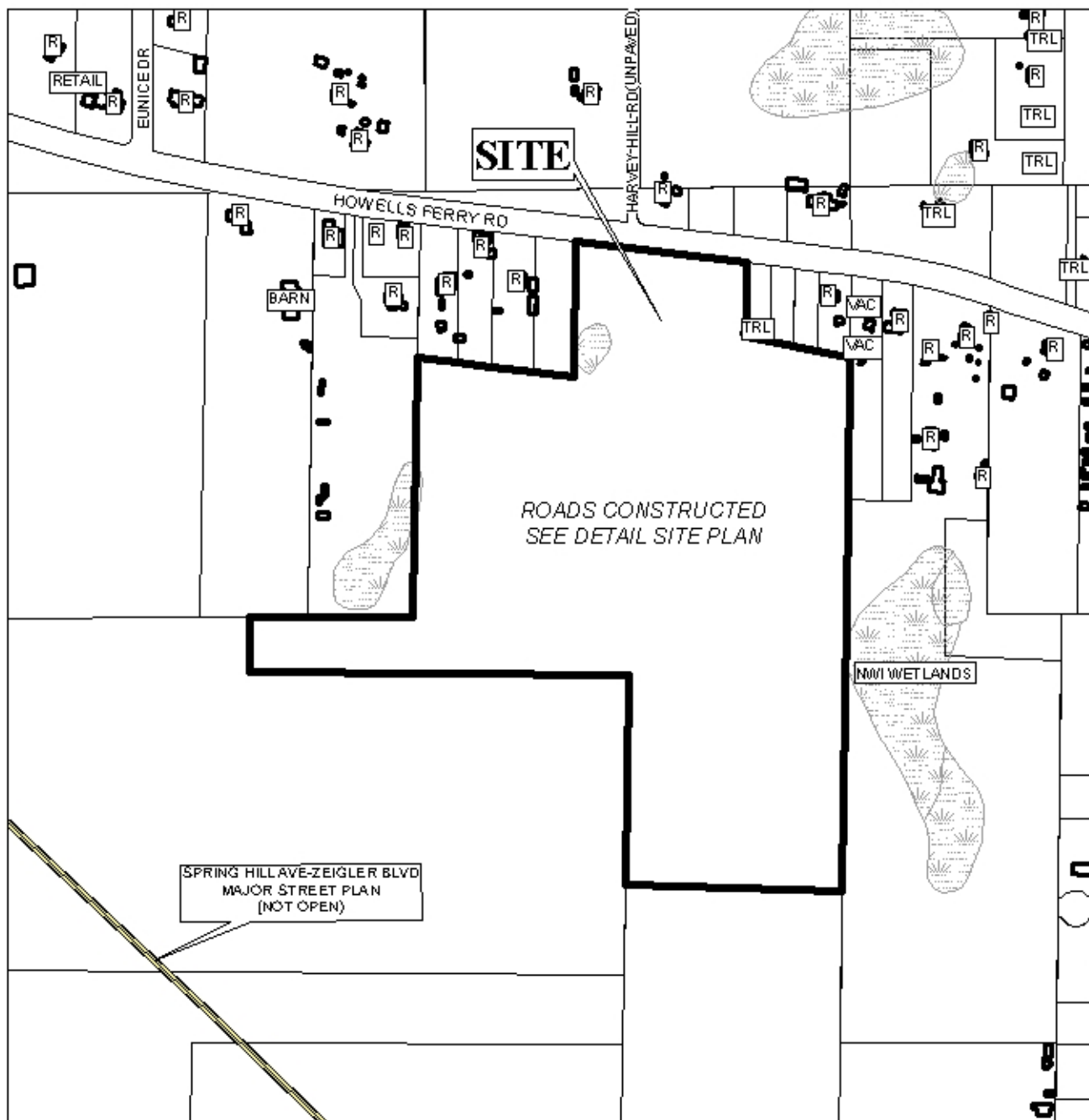
APPLICANT Colleton Place Subdivision

REQUEST Subdivision



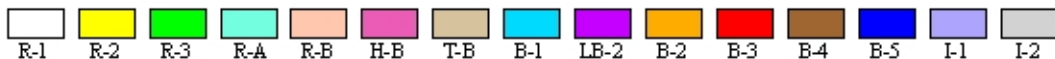
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COLLETON PLACE SUBDIVISION



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LEGEND

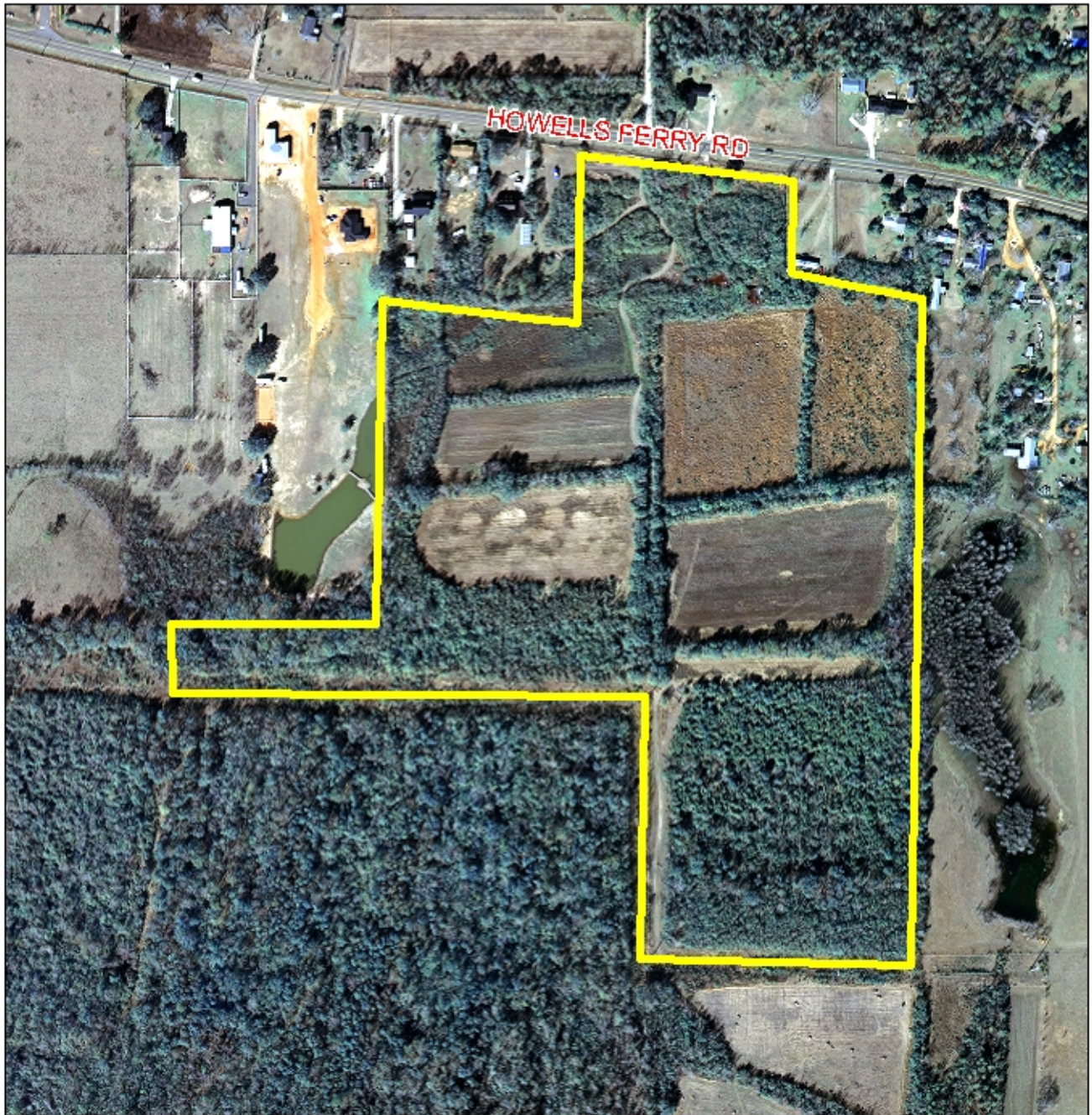


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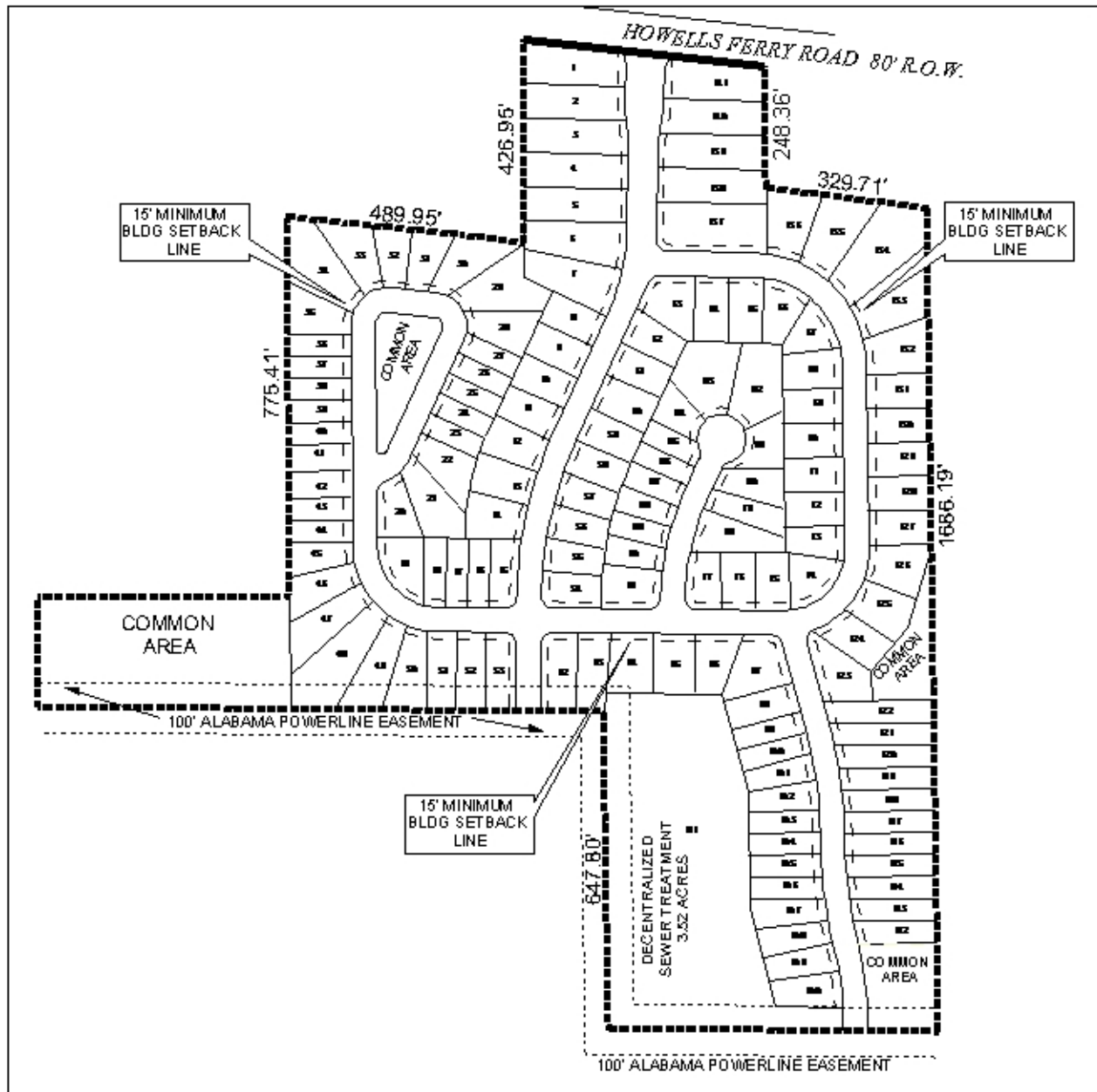
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DETAIL SITE PLAN



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APPLICANT Colleton Place Subdivision

REQUEST Subdivision



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