

NURSERY ROAD DEVELOPMENT SUBDIVISION

This is a request for a one-year extension of a previously approved 27 Lot/22.8 ± acre subdivision. The subdivision is located on the North side of Nursery Road, extending North to the South terminus of Azalea Park Court.

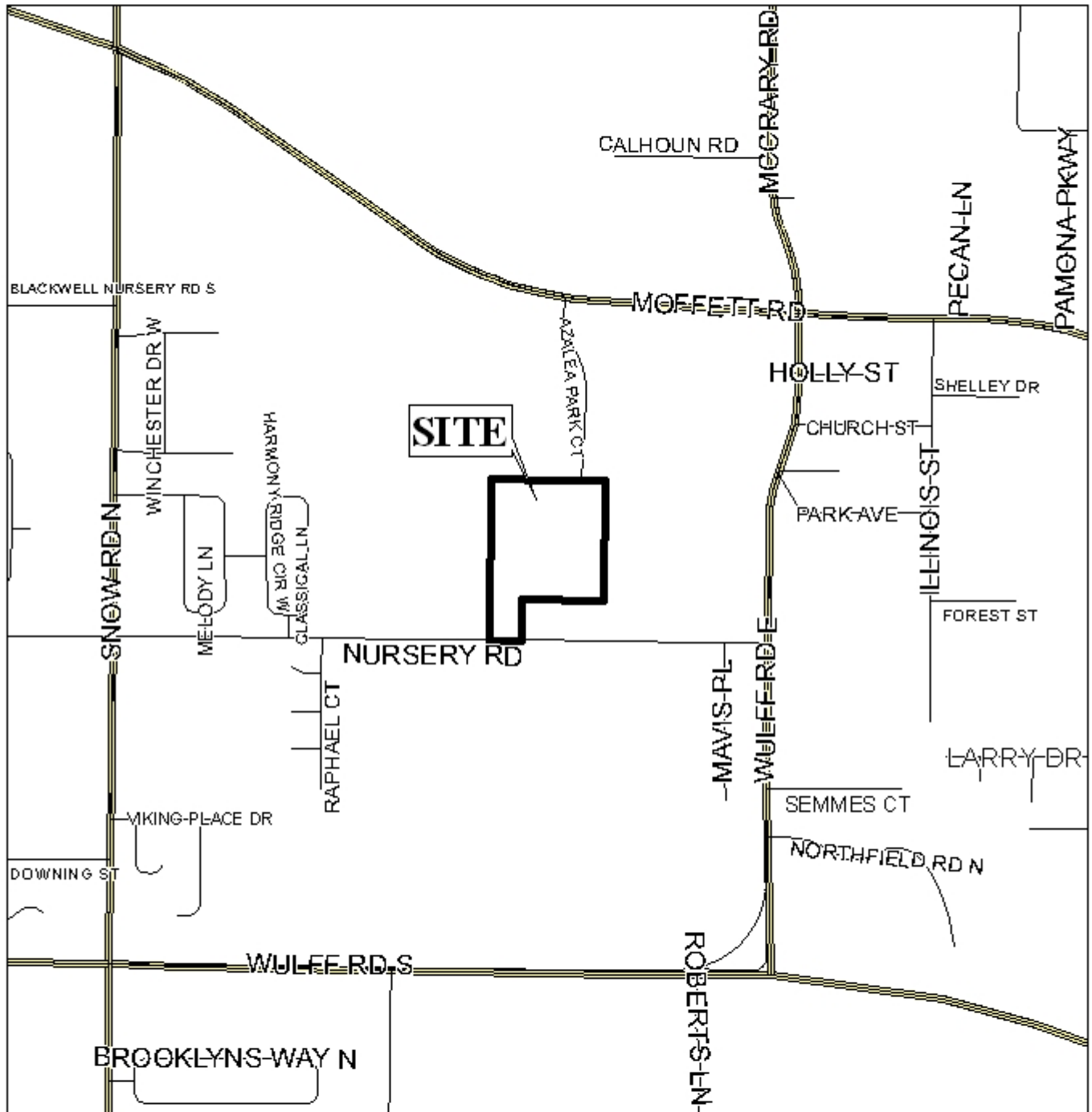
This is the first request for an extension since the subdivision was originally approved in 2007. There have not been changes in conditions in the surrounding area that would affect the subdivision as previously approved.

It should be pointed out, however, that one of the conditions of approval was the *“Redesign of the subdivision to comply with Appendix D of the 2003 International Fire Code, as adopted by the City of Mobile.”* This requirement, along with the amendment of Section V.B.14. of the Subdivision Regulations to require a 120 foot right-of-way diameter for cul-de-sacs to accommodate the 96-foot diameter paved circle, in compliance with 2003 International Fire Code, will necessitate that the Subdivision be redesigned to these standards. The previous approval, however, remains valid.

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

- 1) Redesign of the cul-de-sac to provide a minimum 120-foot right-of-way diameter to allow for a 96-foot diameter paved circle, in compliance with the requirements of the 2003 International Fire Code, as adopted by the City of Mobile.

LOCATOR MAP



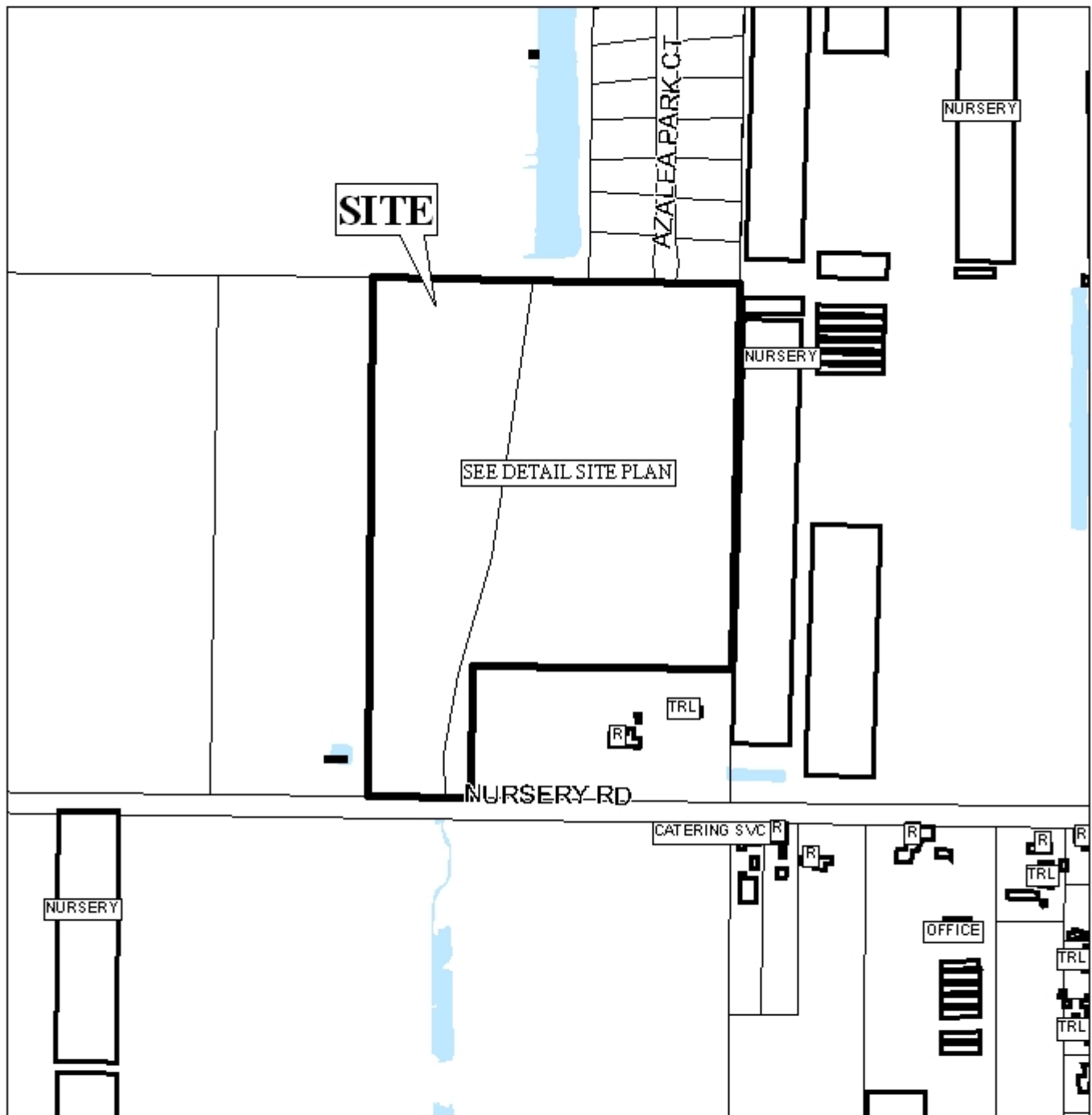
APPLICATION NUMBER 7 DATE September 4, 2008

APPLICANT Nursery Road Development Subdivision

REQUEST Subdivision

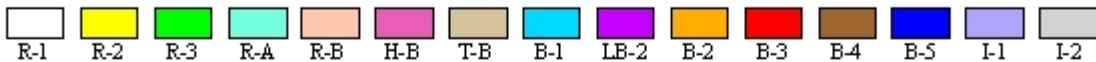


NURSERY ROAD DEVELOPMENT SUBDIVISION



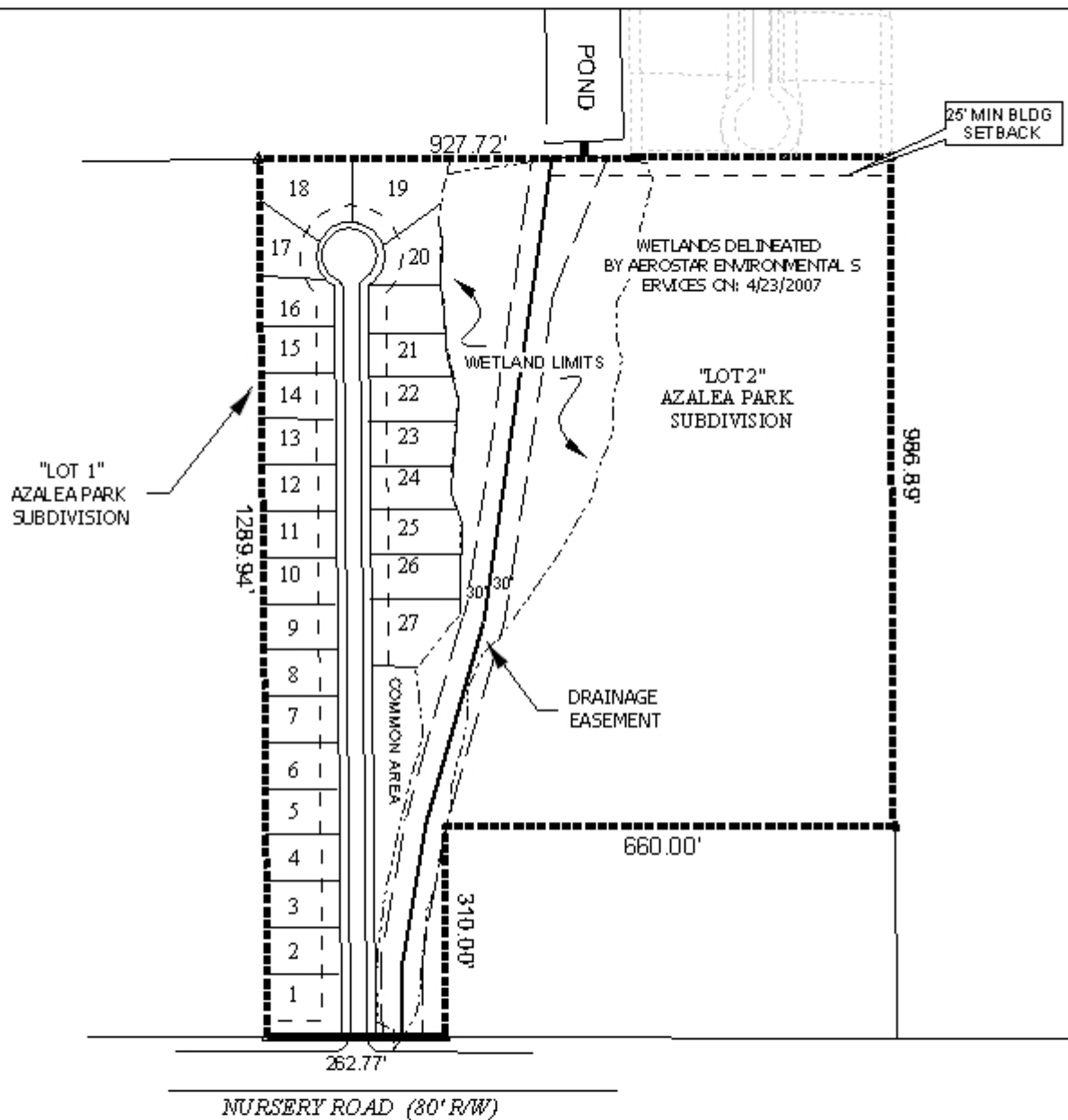
APPLICATION NUMBER 7 DATE September 4, 2008

LEGEND



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DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE September 20, 2007
APPLICANT Nursery Road Development Subdivision
REQUEST Subdivision



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