

CAMBRIDGE PLACE SUBDIVISION

This is a request for a one-year extension of a previously approved 137-lot subdivision. The subdivision is located on the West side of Eliza Jordan Road North, 3/10 mile ± South of Kelly Road.

This is the fifth extension request since the subdivision was originally approved in 2004, and one unit (47-lots) was recorded in 2005. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved.

Since the original approval, the Subdivision Regulations were revised, in April 2008, to require a 120' cul-de-sac right-of-way diameter for closed-end streets without center medians, as per the 2003 International Fire Code requirement. Since the subdivision is proposed to have cul-de-sacs without center medians, and road construction is not underway, the cul-de-sacs should be modified to reflect the 120' right-of-way diameter requirement.

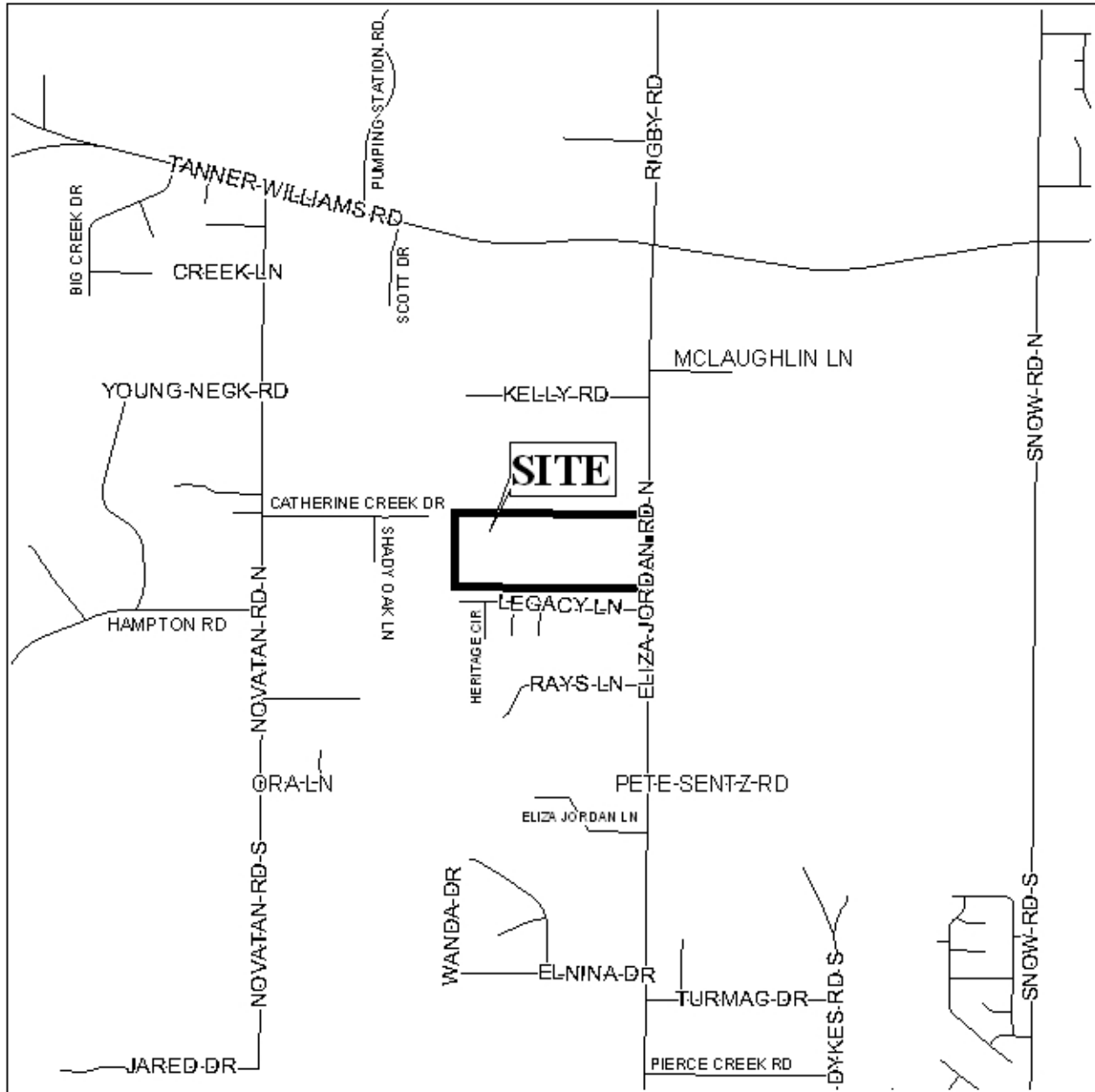
Stormwater and flood control were also not addressed in the original approval. While the site is located in the county, compliance with the Mobile County Flood Damage Prevention Ordinance will be required. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

The last extension approval warned that future extensions are unlikely unless additional phases are recorded. None have been recorded since; however, the developer has submitted a letter with the extension request stating that road construction on Phase II is expected to begin in the near future.

Based on the preceding, this application is recommended for denial for the following reasons:

- 1) the subdivision needs to be revised to the current Subdivision Regulations which will require lot reconfigurations;
- 2) the subdivision needs to be revised to meet current stormwater management standards; and
- 3) it has been five years since the last phase was recorded.

LOCATOR MAP



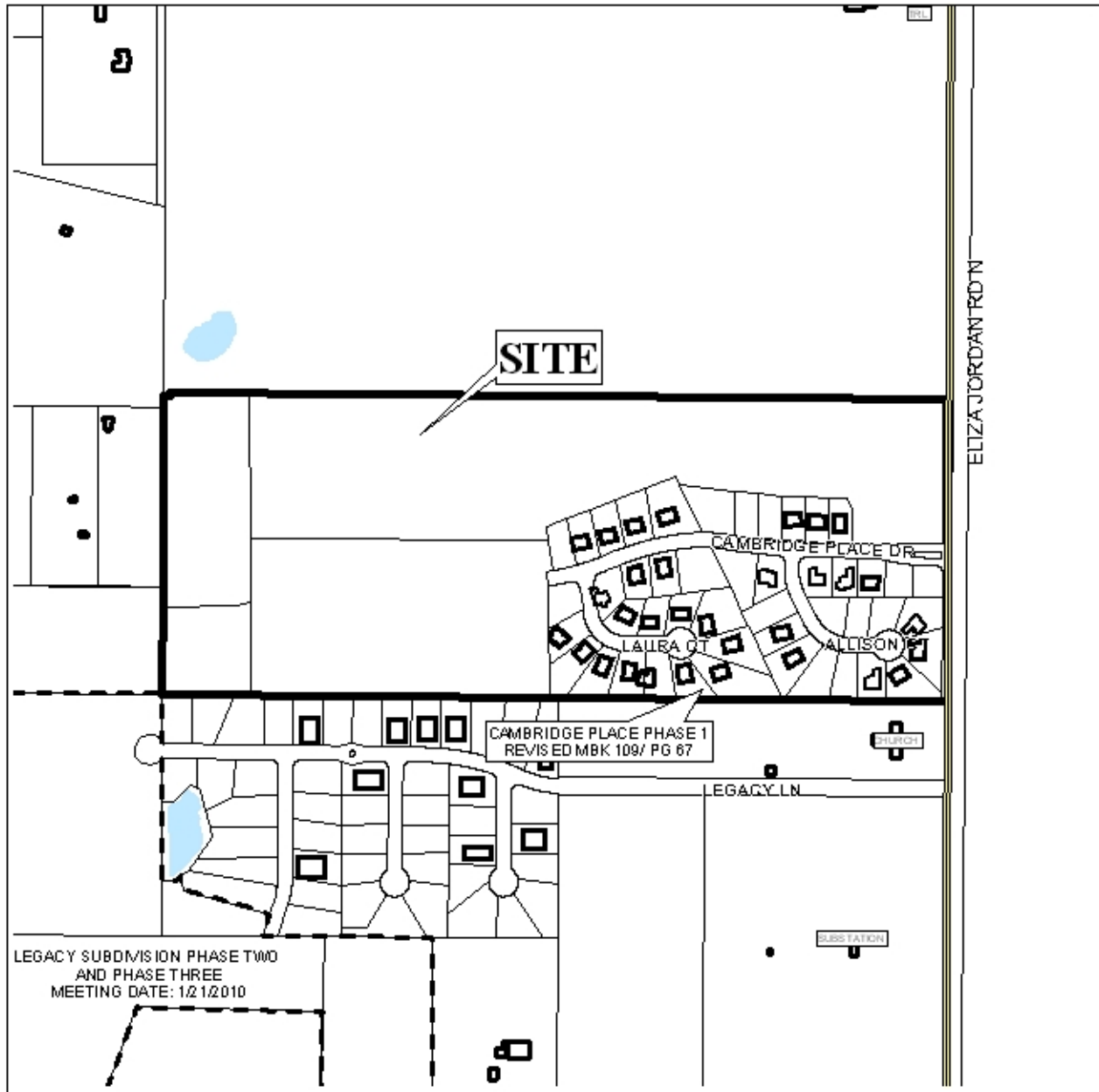
APPLICATION NUMBER 6 DATE February 18, 2010

APPLICANT Cambridge Place Subdivision

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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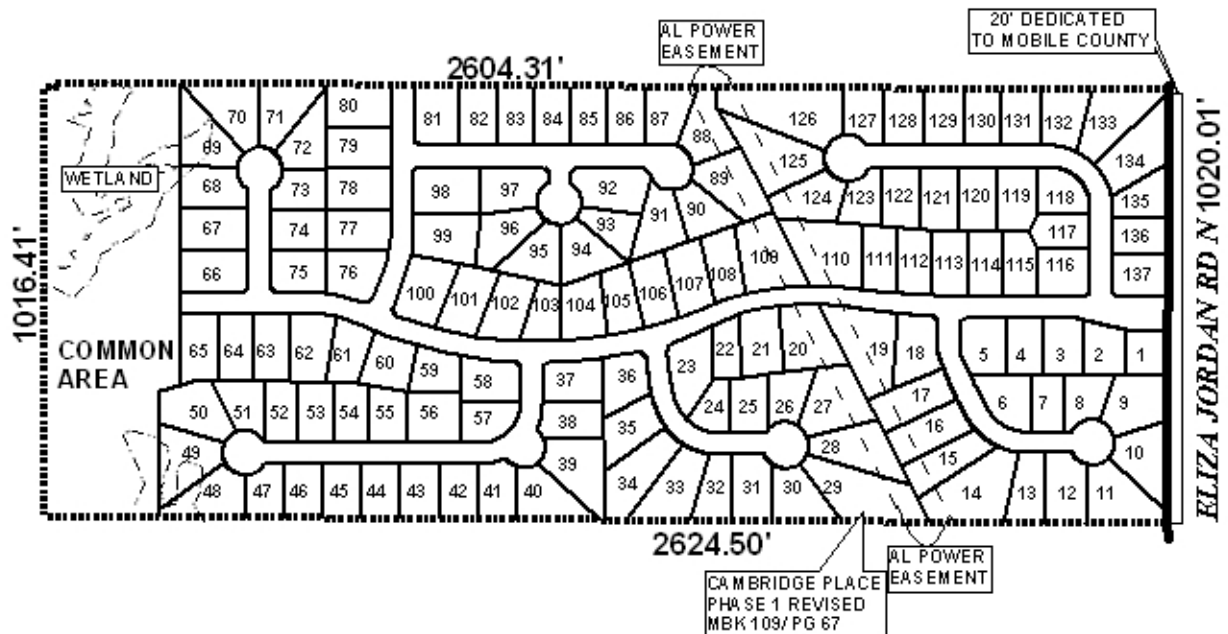


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DETAIL SITE PLAN



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 APPLICANT Cambridge Place Subdivision
 REQUEST Subdivision



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