

CAMBRIDGE PLACE SUBDIVISION, PHASES 2-4

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. 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.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has **no** water or sewer services available.

The plat illustrates the proposed 90-lot, 36.02± acre subdivision which is located at the West side of Eliza Jordan Road at the West terminus of Laura Court, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create ninety legal lots of record from two metes and bounds parcels. The lot sizes are labeled in square feet and acres on the preliminary plat, and the proposed lots exceed the minimum lot size for a site served by both a public water and sanitary sewer system as stated in Section V.D.2. of the Subdivision Regulations. If approved, the lot sizes in square feet and acres, or a table giving the same information, should be retained on the Final Plat.

Proposed lots 116 through 120 have frontage along Eliza Jordan Road, a major street, with an illustrated right-of-way of 80'. As a major street, Eliza Jordan Road should have a 100' right-of-way, making dedication to provide 50' from the centerline of Eliza Jordan Road necessary. New roads are also proposed to be constructed and are illustrated as having 50' right-of-ways, which is sufficient for a minor street provided with curb and gutter. Two closed-end streets are proposed, one closed-end street is less than 600' long, while the other is 688' in length, both of which are illustrated as having a compliant 120' diameter cul-de-sac. Section V.B.6. of the Subdivision Regulations states that closed-end streets should not be longer than 600'. The two closed-end streets could be linked so as to eliminate the closed-end street that exceeds 600', as well as provide a second access point to the majority of the proposed lots in case of fire or other emergency. It should be noted that the proposed roadways will have to be built to City of Mobile standards and be accepted by Mobile County prior to the signing of the Final Plat.

There are detention areas shown on the preliminary plat as well as area that appears to be a common area, but are not labeled as such. If approved, all detention and common areas should be labeled as such, and a note should be placed on the Final Plat stating that the maintenance of all

common areas and detention facilities is the responsibility of the property owners and not Mobile County.

As a mean of access management, a note should be placed on the Final Plat stating the lots 116 – 120 are denied direct access to Eliza Jordan Road, and all lots are limited to one curb cut each, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. The note regarding this requirement should also appear on the Final Plat, if approved.

The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, a note stating “Must comply with the Mobile County Flood Damage Prevention Ordinance. 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.” should be placed on the Final Plat.

It should be noted that there when Cambridge Place Subdivision Phase 1 Revised was approved at the March 17, 2005 meeting of the Planning Commission, a portion was illustrated as “reserved for sewer treatment plant”. Since that time, this portion has become a metes-and-bounds parcel. Because the recording of this subdivision as proposed would result in the creation of a land-locked metes-and-bounds parcel, and the parcel was included in the previous subdivision, the plat should be revised to include the metes-and-bounds parcel. This way, the parcel will become a recorded parcel with an approved description, and the plat can be revised to provide the parcel street frontage for future maintenance.

The 25’ minimum building setback from the proposed road is illustrated along all street frontages, on the preliminary plat, but is not labeled. The setback line should be retained and labeled on the Final Plat if approved.

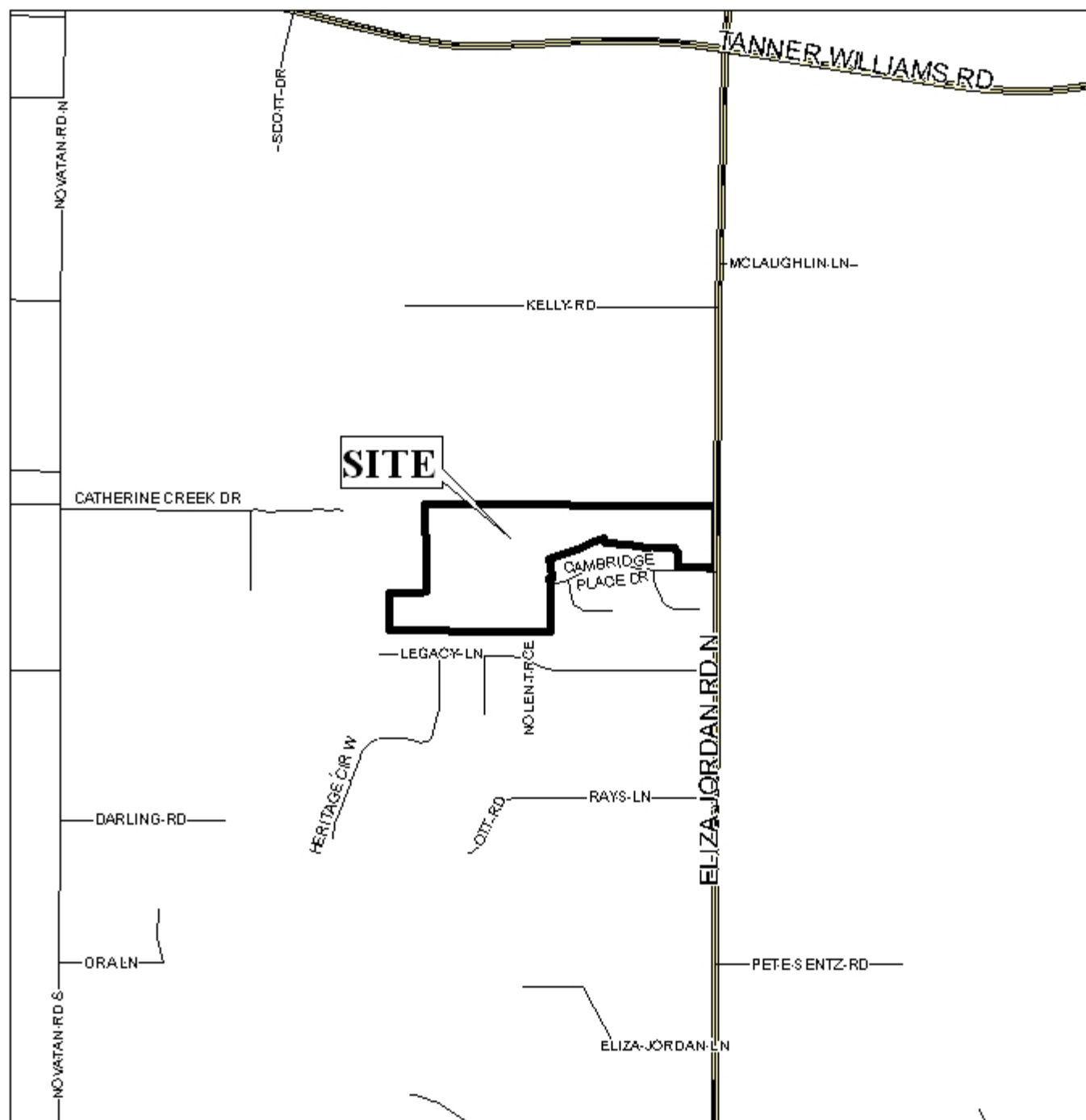
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

Based upon the preceding, this application is recommended for Holdover for the May 2, 2013 meeting with revisions due by March 29, 2013 to address the following:

1. revision of the plat to include the adjacent metes-and-bounds parcel previously illustrated as “reserved for sewer treatment plant” and provide frontage for the same parcel;
2. provision of additional mailing fees and labels;
3. revision of the plat to connect to currently proposed closed-end streets;

4. revision of the plat to illustrate dedication to provide 50' from the centerline on Eliza Jordan Road;
5. placement of a note labeling all detention facilities and common areas;
6. placement of a note limiting each lot to one curb cut each, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
7. placement of a note stating that Lots 116-120 are denied direct access to Eliza Jordan Road;
8. placement of a note to comply with the City of Mobile storm water and flood control ordinances (*Must comply with the Mobile County Flood Damage Prevention Ordinance. 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.*); and
9. placement of a note on the stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

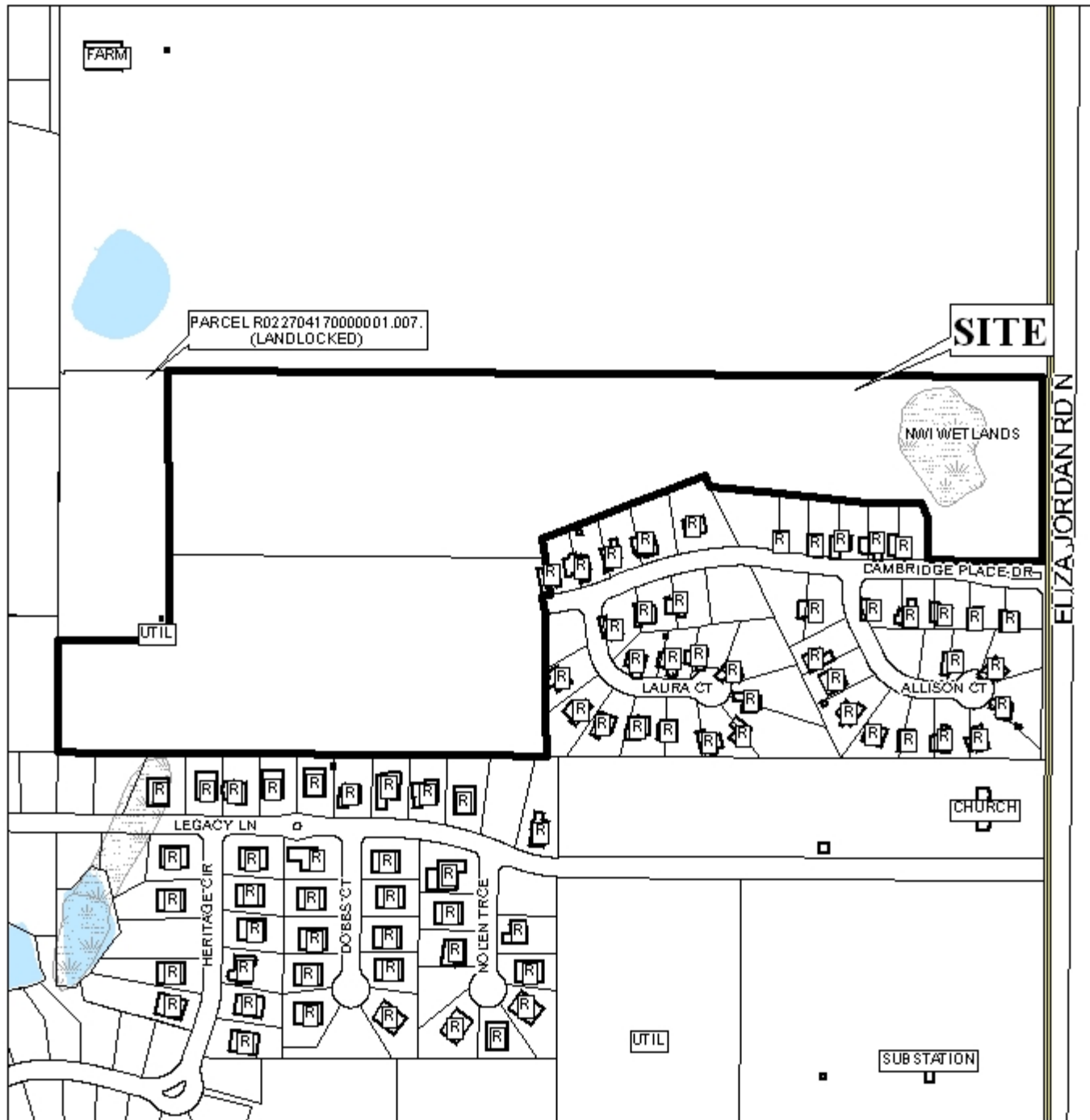
LOCATOR MAP



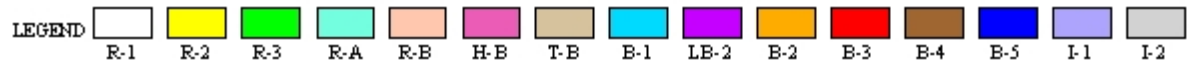
APPLICATION NUMBER 14 DATE March 7, 2013
APPLICANT Cambridge Place Subdivision, Phases 2-4
REQUEST Subdivision



CAMBRIDGE PLACE SUBDIVISION, PHASES 2-4



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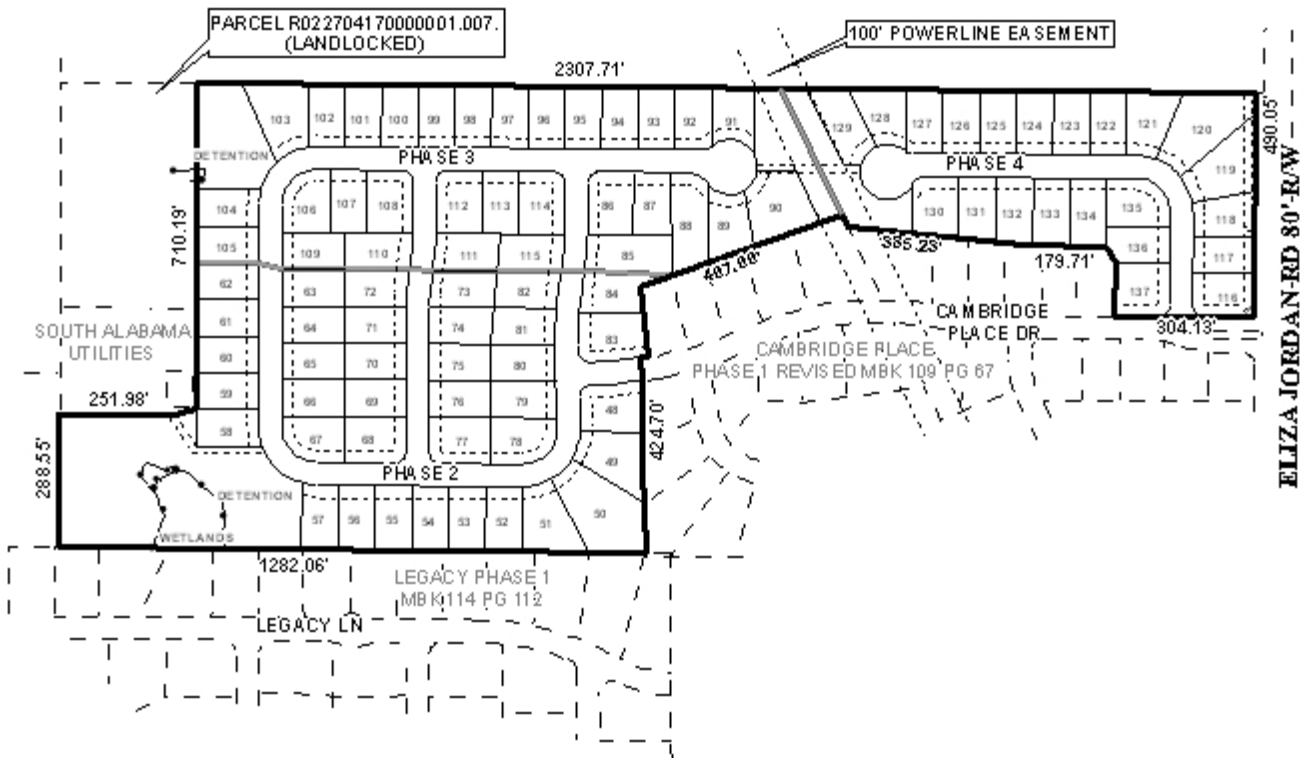
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APPLICATION NUMBER 14 DATE March 7, 2013



DETAIL SITE PLAN



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REQUEST _____ Subdivision _____



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