

## **CAMBRIDGE PLACE SUBDIVISION**

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

The plat illustrates the proposed 61.4 ± acres, 137 lot subdivision which is located on the West side of Eliza Jordan Road North, 3/10 mile± South of Kelly Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide two lots into 137 lots with the remainder as future development.

Eliza Jordan Road, which has an existing right-of-way of 60-feet, is shown as a major street (Magee Road) on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline, should be required.

As proposed, Lots 1, 9-11, and 134-137 would have frontage along Eliza Jordan Road and the new street. In order to provide proper access management along the Major Street, the placement of a note on the final plat stating the Lots 1, 9-11, and 134-137 are denied direct access to Eliza Jordan Road, should be required.

As illustrated on the Site Plan, the site contains wetlands, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

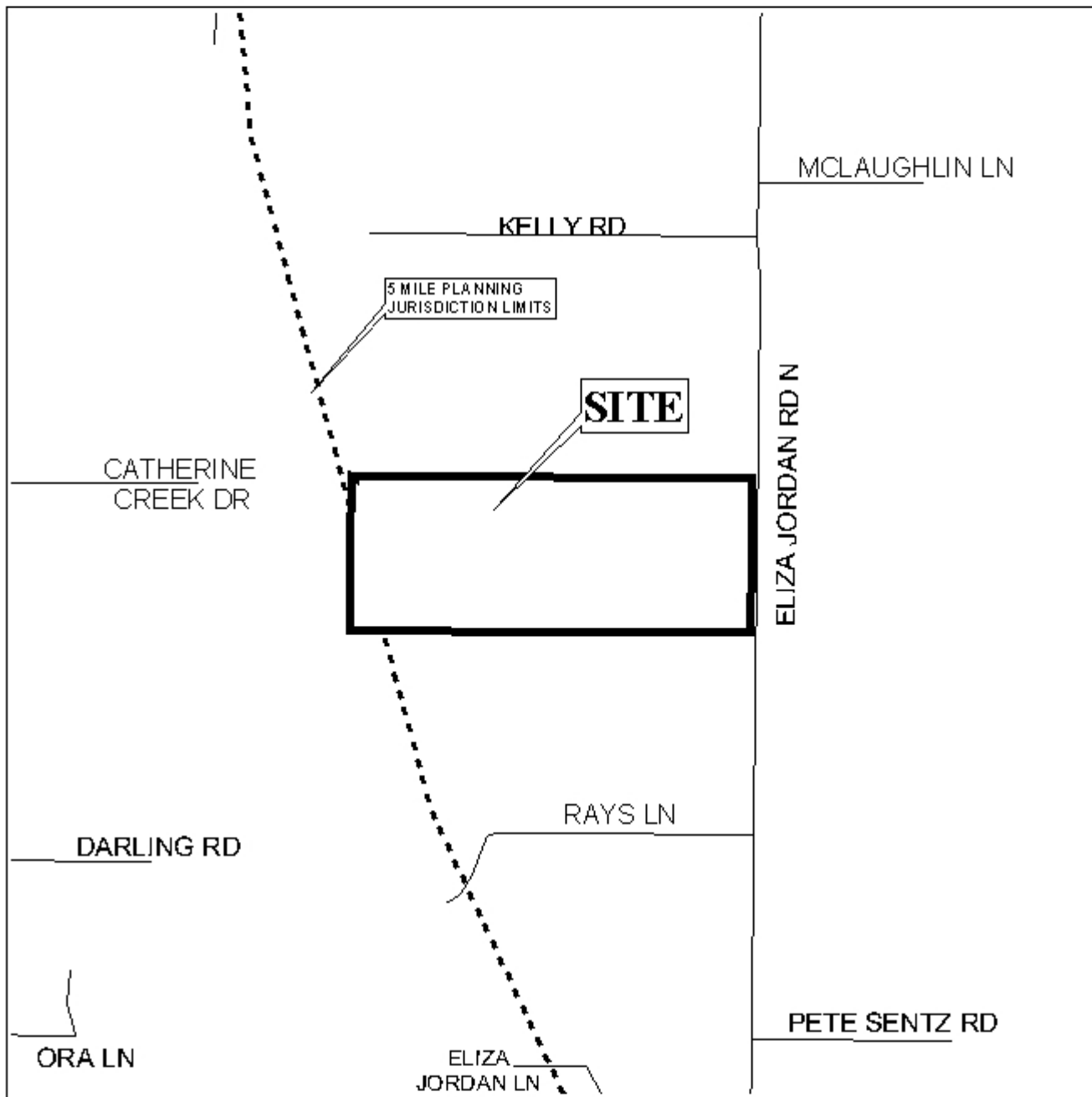
The detention area is labeled as common area; thus a note labeling this area as a detention area and stating that the maintenance thereof is the responsibility of the property owners, should be required on the final plat.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially, and adjoin residentially developed property, must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline; 2) the placement of a note on the final plat stating the Lots 1, 9-11, and 134-137 are denied direct access to Eliza Jordan Road; 3) the developer to obtain any necessary federal, state, and local environmental approvals 4) the placement of notes on the final plat labeling the detention area and stating that the maintenance of the common area is the responsibility of the property owners; 5) the placement of the 25-foot minimum building setback line on the final plat; and 6) the placement of a note on the final plat stating any lots which are developed commercially, and adjoin residentially developed property, must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

## LOCATOR MAP

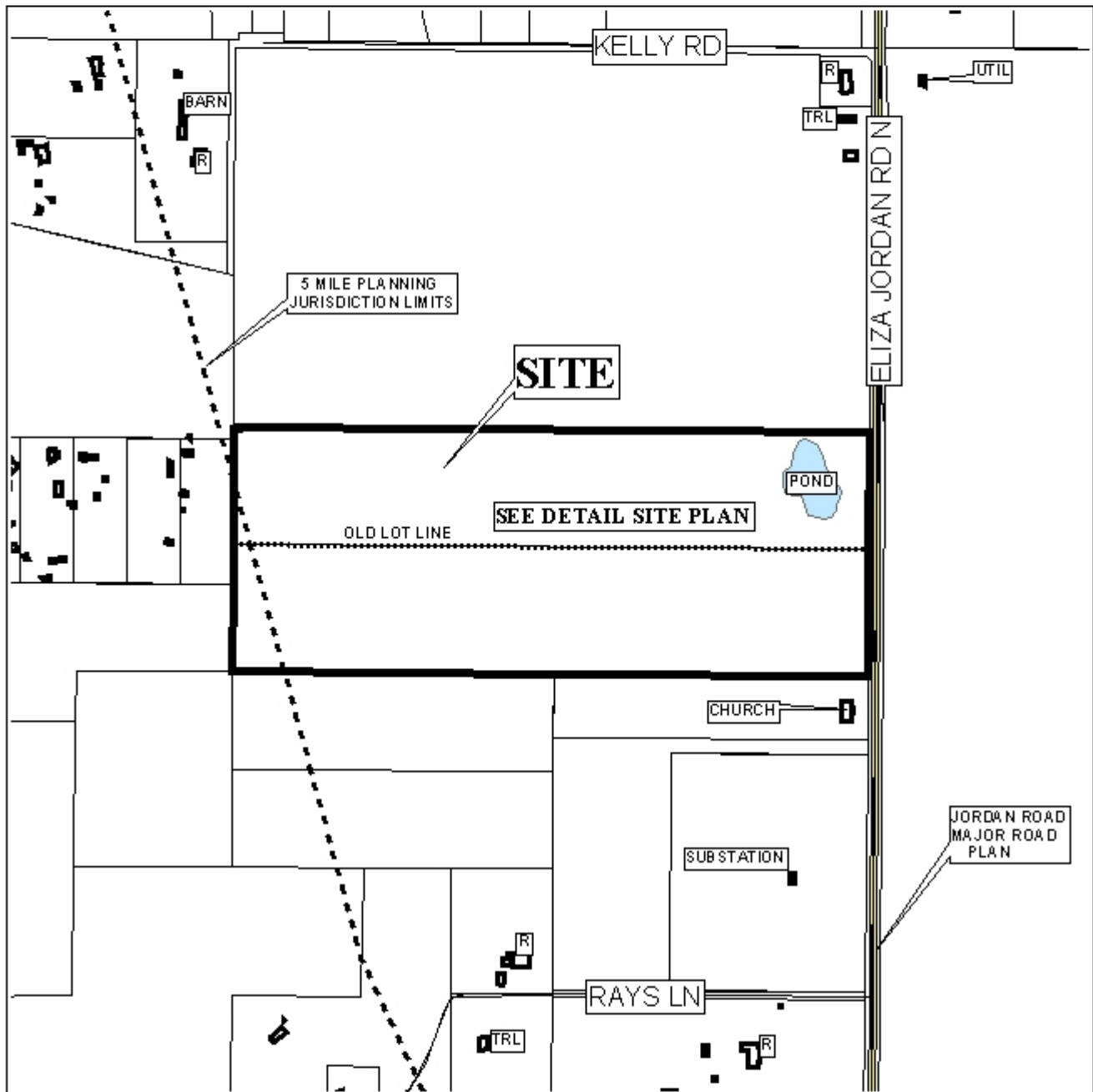


APPLICATION NUMBER 9 DATE March 18, 2004  
APPLICANT Cambridge Place Subdivision  
REQUEST Subdivision



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# CAMBRIDGE PLACE SUBDIVISION



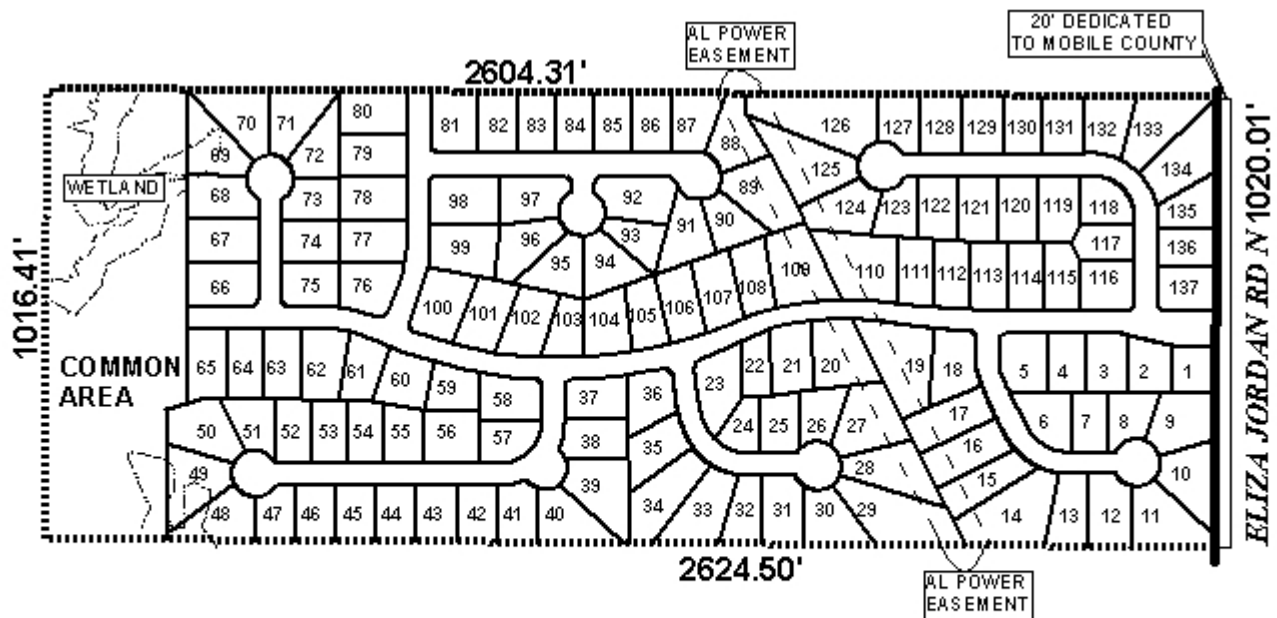
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LEGEND



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# DETAIL SITE PLAN



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