

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Newcastle Investments
P.O. Box 91264
Mobile, AL 36691

**Re: Case #SUB2010-00144
NewCastle Landing Subdivision**

Northeast corner of Scott Dairy Loop Drive South and McFarland Road,
extending to the South termini of New Castle Drive.
51 Lot / 23.0± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.B.1. and V.B.6. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 2) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 3) placement of the note 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.8. of the Subdivision Regulations.**
- 4) placement of the lot area size, in square feet;**

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- 5) placement of the 25-foot minimum building setback line along all right-of-way frontages;**
- 6) placement of a note on the Final Plat limiting each lot to one curb cut each, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 7) labeling of all common areas, including detention areas, and placement of a note on the Final Plat stating that the maintenance of the detention common areas is the responsibility of the property owners;**
- 8) placement of a note on the Final Plat stating that no direct access to Scott Dairy Loop Drive South and McFarland Road will be granted;**
- 9) renaming of Newcastle Drive to another name that does not reference the New Castle subdivision, to be approved by County Engineering;**
- 10) renaming of the subdivision to remove any reference to the adjacent New Castle subdivision; and**
- 11) provision of a 6-foot high wooden privacy fence or wall along the entirety of the development where it abuts the New Castle subdivision.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Engineering Development Services