

NEWCASTLE LANDING SUBDIVISION

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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: No comments.

The plat illustrates the proposed 51-lot, 23.0± acre subdivision which is located at the Northeast corner of Scott Dairy Loop Drive South and McFarland Road, extending to the South termini of Newcastle Drive, and is located within the planning jurisdiction. The applicant states that the subdivision is served by private water and sanitary sewer systems.

The purpose of this application is to modify a previously approved phase of a subdivision to alter a proposed connection to an adjacent subdivision. The site was most recently approved by the Planning Commission at its November 4, 2010 meeting as being joined to the Newcastle Estates subdivision to the North by extending Newcastle Drive. The newly revised plan proposes that instead of continuing the Newcastle Drive in Newcastle Estates, that there be a cul-de-sac, making the two subdivisions independent of one another.

When the Newcastle Estates subdivision was approved at the Planning Commission's July 1, 2004 meeting, it included development plans for the currently proposed Newcastle Landing subdivision. The currently developed Newcastle Estates was constructed with this connection in mind; therefore Newcastle Drive was not made to be a cul-de-sac as would normally be required by the International Fire Code and Section V.B.6. of the Subdivision Regulations.

As per Section V.B.1. of the Subdivision Regulations, the street layout shall be devised for the most advantageous development of the entire neighborhood or neighborhoods in which the land to be subdivided is located. Existing streets that abut the subdivision shall be continued, and the continuations shall be at least as wide as the existing streets and in alignment with them. The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation.

Development of the site will require the construction of new streets, which will connect to existing minor streets to the South of the site. All roads must be built to County standards and accepted by the County, prior to the recording of the Final Plat.

Common areas are proposed for the site. Notes are on the preliminary plat stating that maintenance shall be the responsibility of the property owners: the notes regarding the common areas, including the detention area, should also appear on the Final Plat.

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 on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback is shown and labeled on the preliminary plat, and should be retained on the Final Plat.

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.

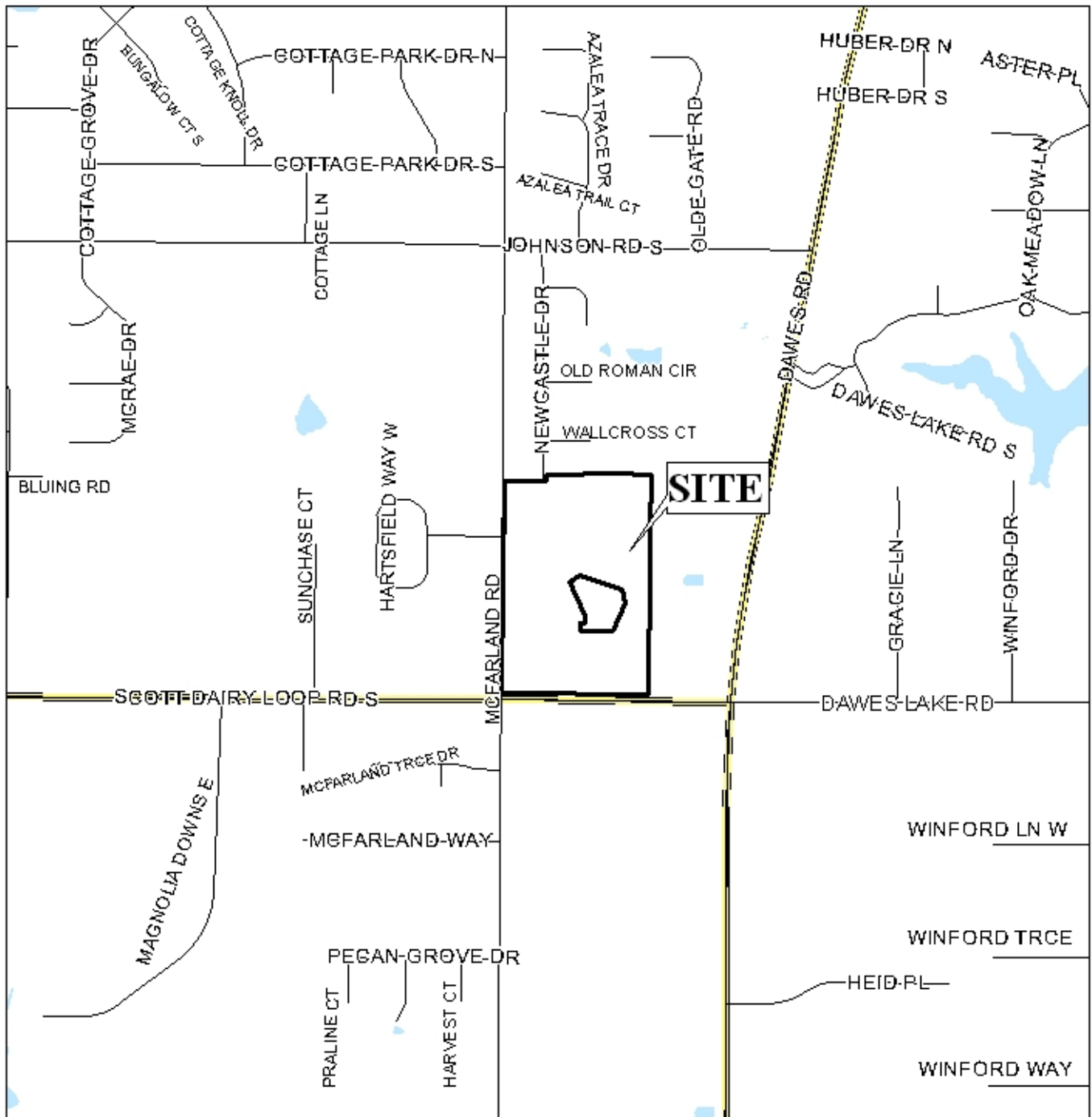
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.

The lot sizes are labeled on the preliminary plat with the sizes in square feet, and should be retained on the Final Plat, if approved. The lot sizes seem to be comparable to the existing lots in the Newcastle Estates subdivision to the North.

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

- 1) Lack of compliance with Section V.B.1. of the Subdivision Regulations, regarding street connectivity; and
- 2) Lack of provision of a cul-de-sac for the proposed dead-end of Newcastle Drive, as required by Section V.B.6. of the Subdivision Regulations.

LOCATOR MAP



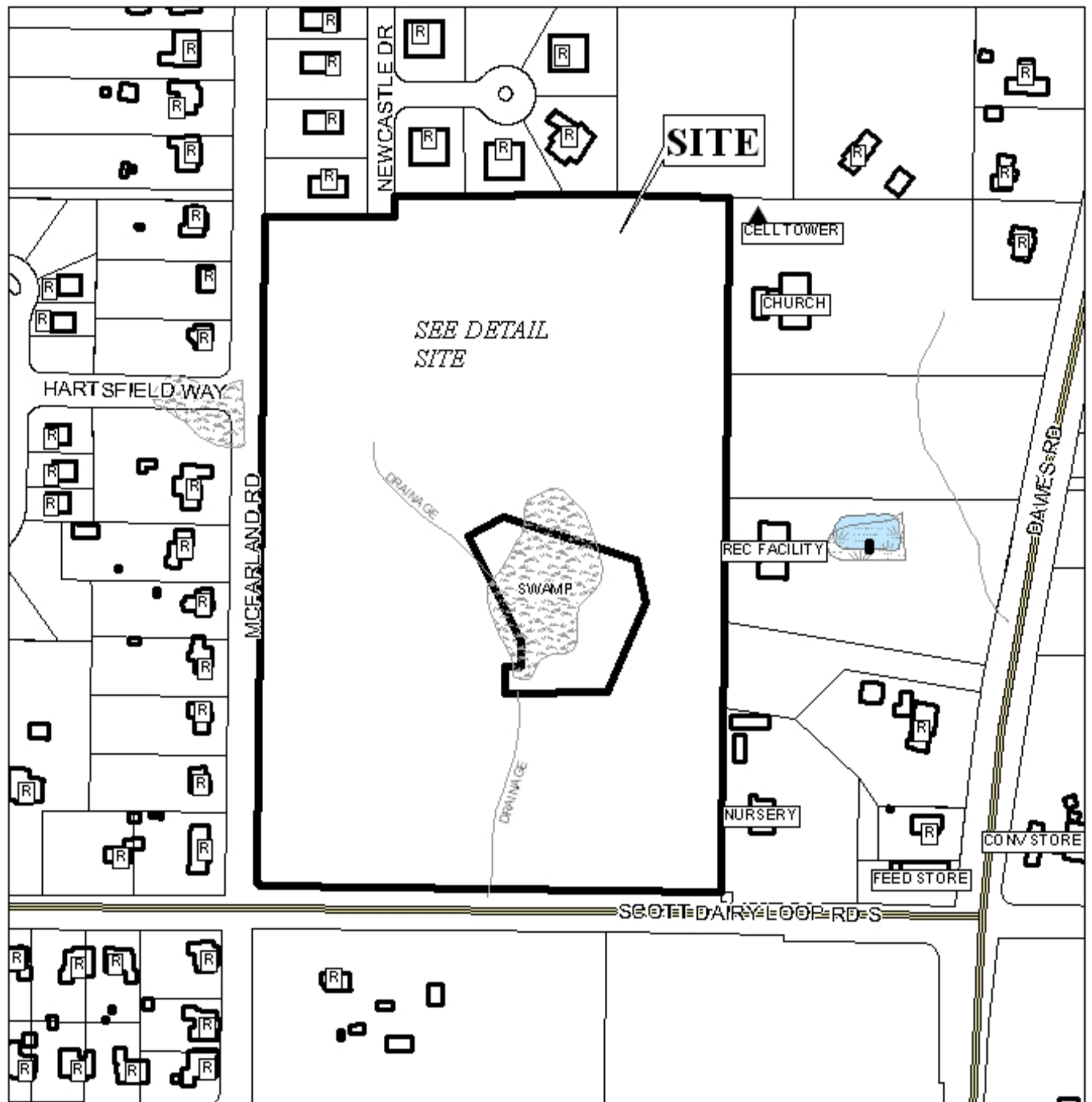
APPLICATION NUMBER 5 DATE January 6, 2011

APPLICANT Newcastle Landing Subdivision

REQUEST Subdivision



NEWCASTLE LANDING SUBDIVISION



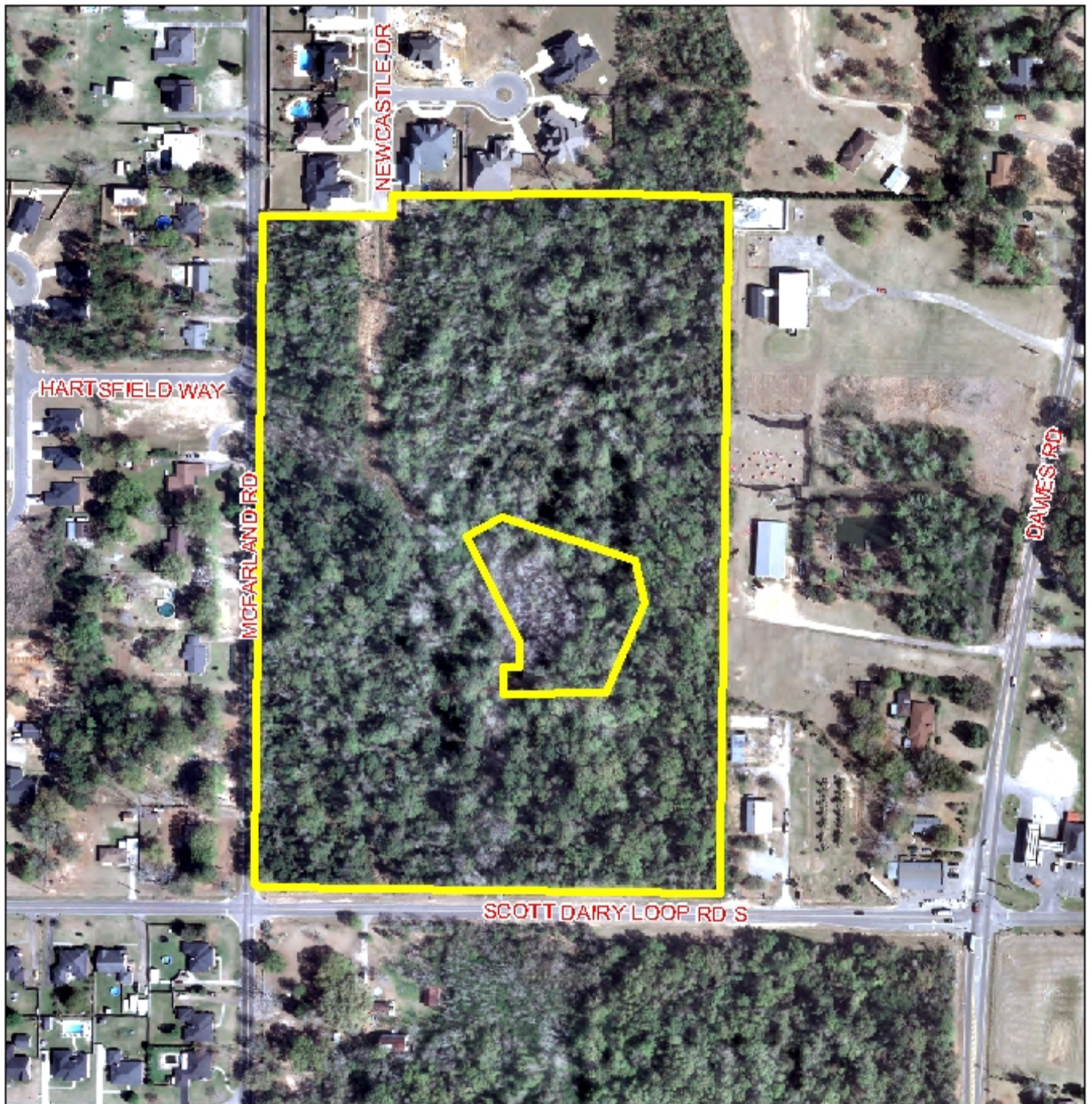
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LEGEND

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

N
NTS

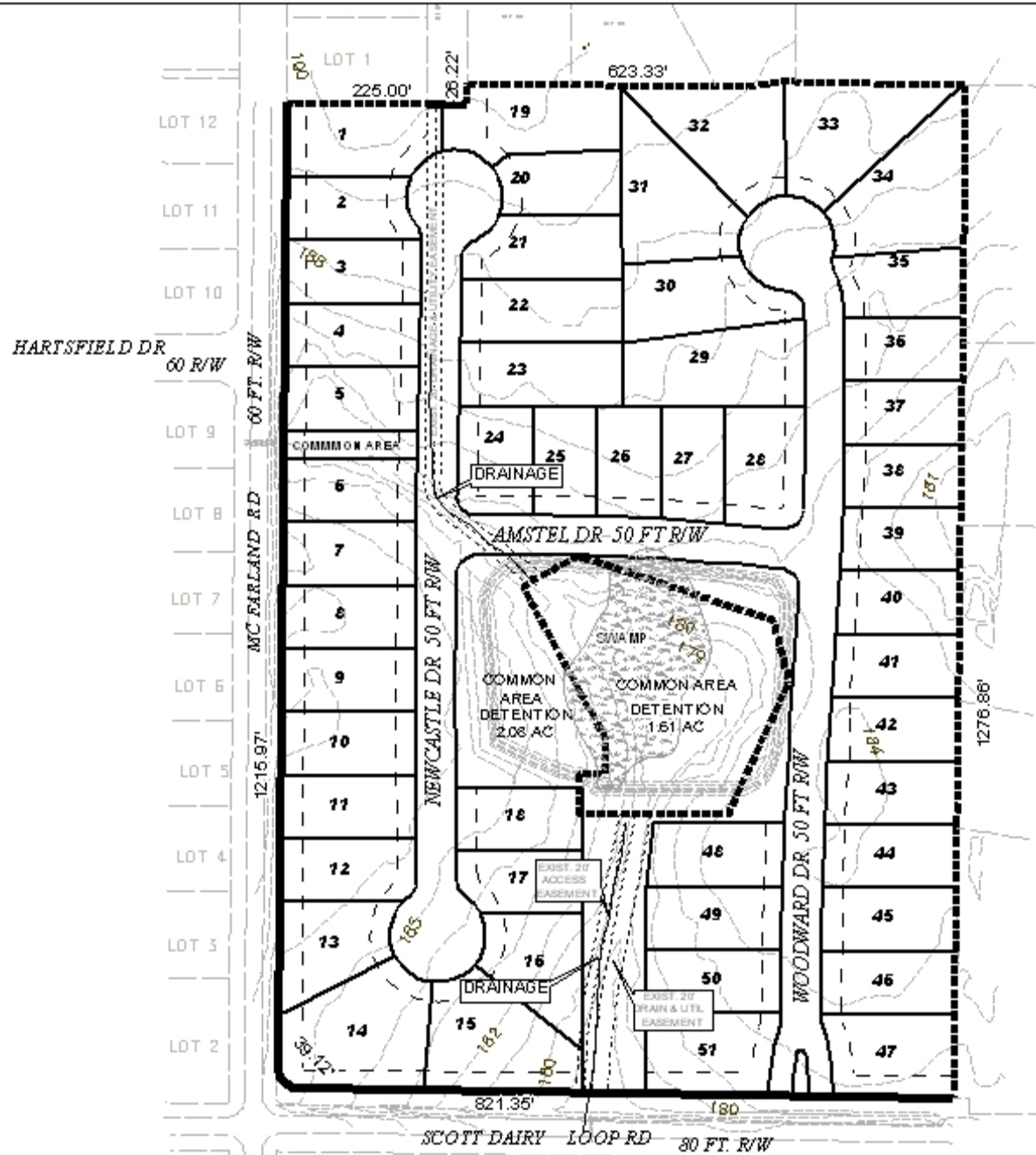
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DETAIL SITE PLAN



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 APPLICANT Newcastle Landing Subdivision
 REQUEST Subdivision

