

NEW CASTLE SUBDIVISION

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

The plat illustrates the proposed 44.0± acres, 78-lot subdivision which is located on the East side of McFarland Road, extending from Johnson Road South to Dawes Lake Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into 78 lots.

Scott Dairy Loop Road South, which has an existing right-of-way of 60-feet, is shown as a major street 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. It should be noted that the applicant has this street labeled as Dawes Lake Road on the preliminary plat; however, Dawes Lake Road changes names at the intersection of Dawes Road.

As proposed, Lots 1-4 and 54-72 would front both Johnson Road or McFarland Road and the new streets. In order to provide proper access management along the minor and major streets, the placement of a note on the final plat stating the Lots 1-4 are denied direct access to Johnson Road, Lots 54-71 are denied direct access to McFarland Road and Lot 72 is limited to one curb cut, with the size, location and design to be approved by County Engineering, should be required.

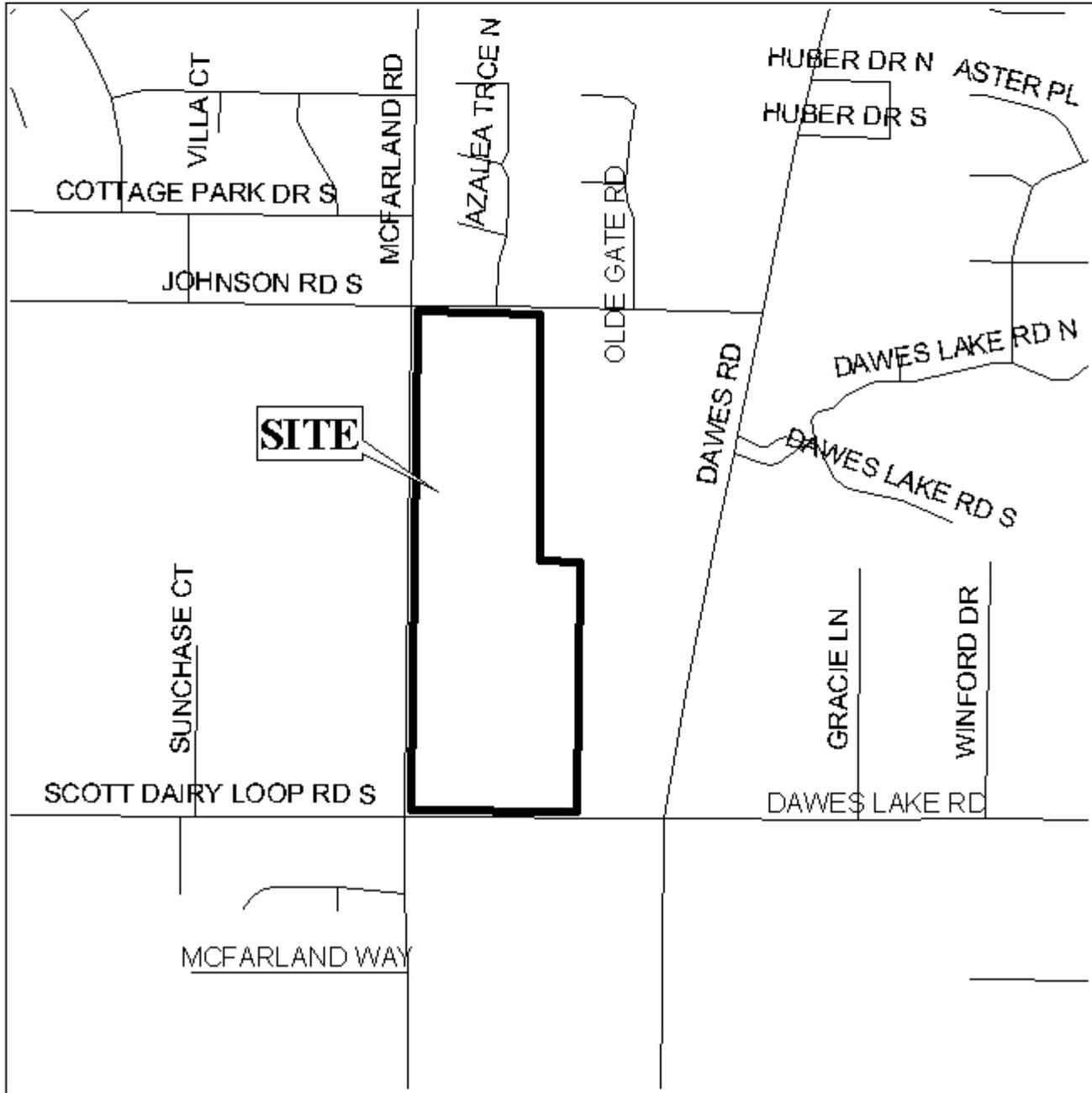
As illustrated on the plat, the applicant is providing landscaped areas at the street entrances and in the cul-de-sacs; therefore, these areas should be labeled as common area and a note placed on the final plat stating that the maintenance thereof is the responsibility of the property owners.

The 25-foot minimum building setback lines are 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 of Scott Dairy Loop Road South; 2) the placement of a note on the final plat stating the Lots 1-4 are denied direct access to Johnson Road, Lots 54-71 are denied direct access to McFarland Road and Lot 72 is limited to one curb cut, with the size, location and design to be approved by County Engineering; 3) that the landscaped areas be labeled as common area and a note placed on the final plat stating that the maintenance thereof is the responsibility of the property owners; 4) the placement of the 25-foot minimum building setback lines on the final plat; and 5) 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.

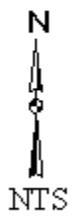
LOCATOR MAP



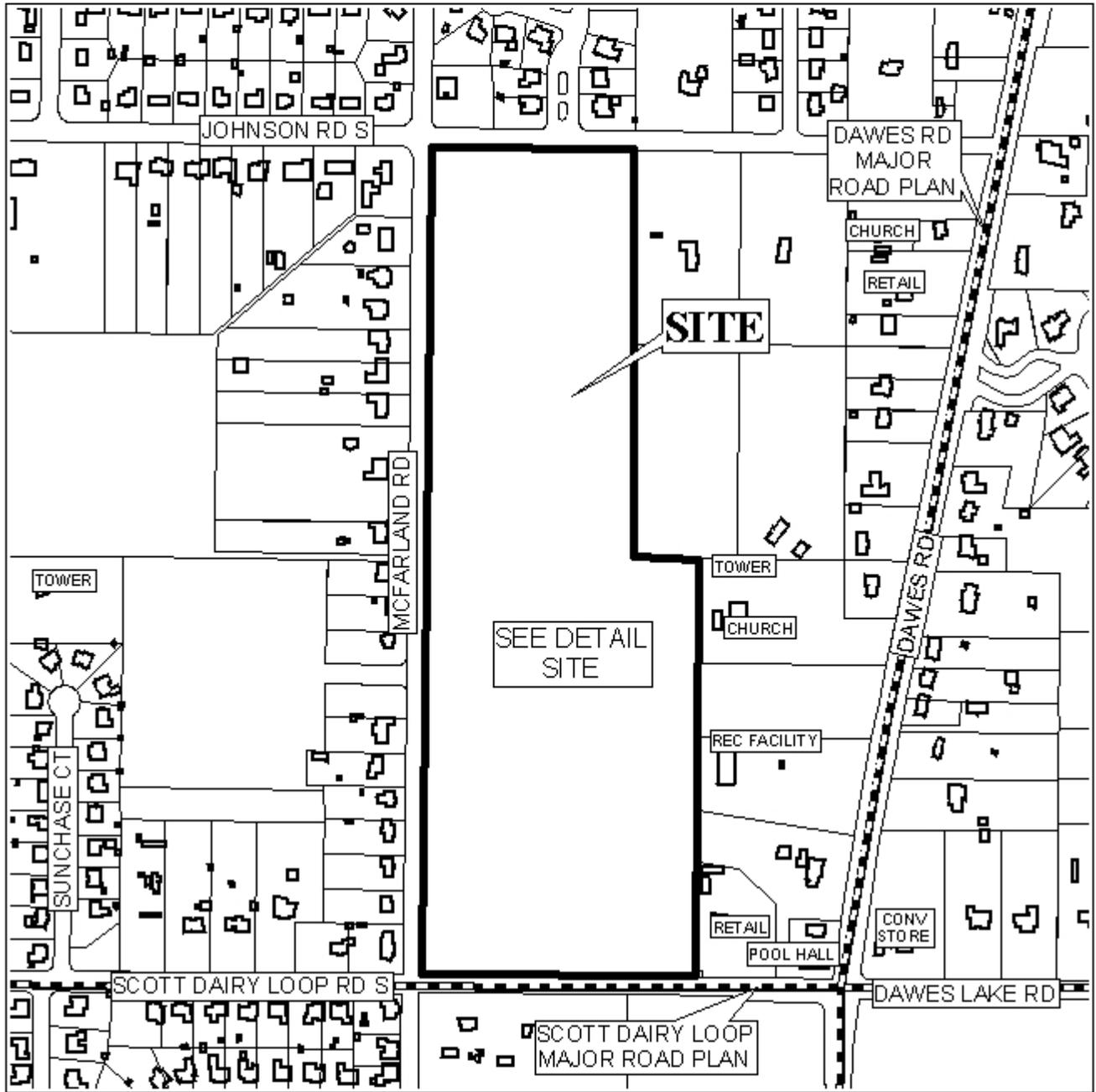
APPLICATION NUMBER 12 DATE July 1, 2004

APPLICANT New Castle Subdivision

REQUEST Subdivision



NEW CASTLE SUBDIVISION



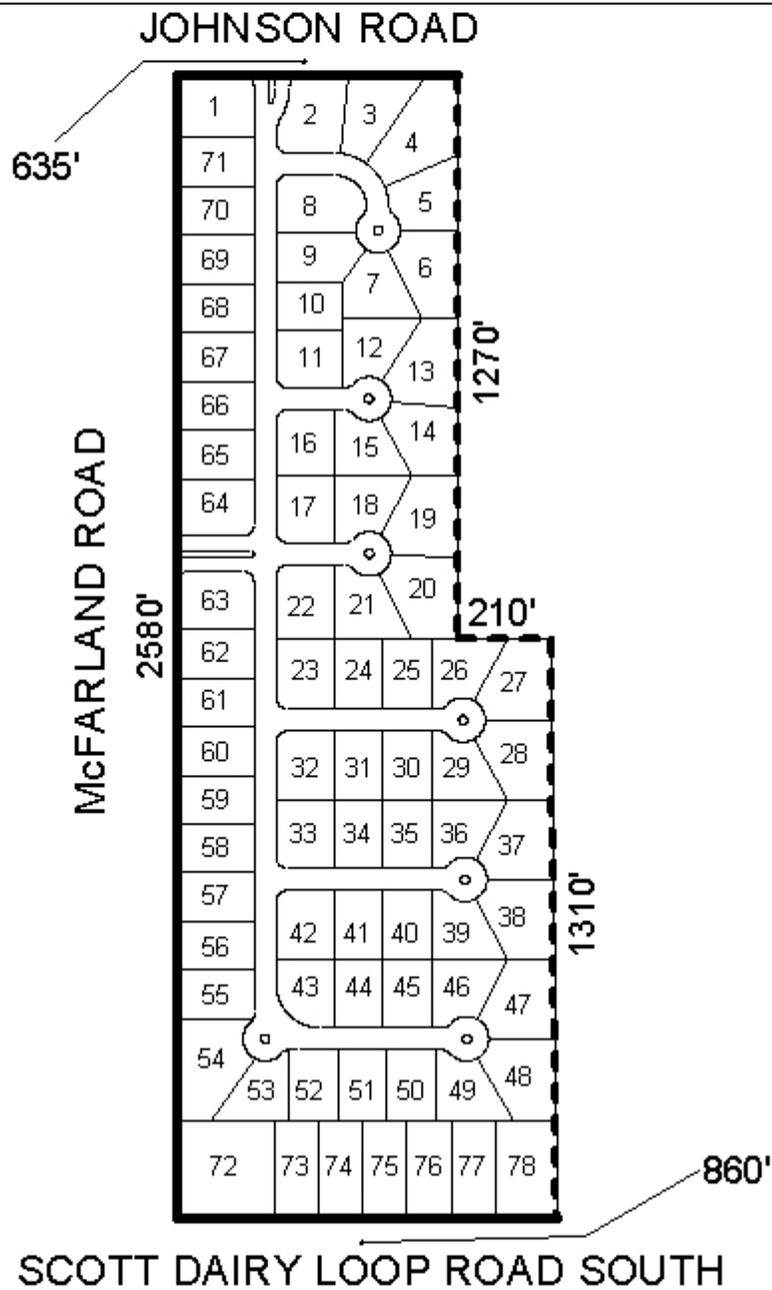
APPLICATION NUMBER 12 DATE July 1, 2004

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



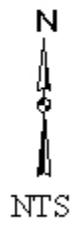
DETAIL SITE PLAN



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REQUEST Subdivision



NTS

