

CARLISLE PLACE 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.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 5.0± acre subdivision which is located at the East side of Dykes Road North, ½ mile± South of Tanner Williams Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by septic tanks. No mention is made of water service availability. The purpose of this application is to create one (1) legal lot of record from an existing metes and bounds parcel.

The site fronts Dykes Road North, a minor street without curb and gutter, requiring a 60' right-of-way width. The preliminary plat illustrates a compliant right-of-way width and if approved, should be retained on the Final Plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 40,000 square foot minimum lot size requirement for lots served by either public or private water and septic tanks. The lot size information is depicted in square feet and acres on the preliminary plat. If approved, the lot size information should be retained on the Final Plat.

The preliminary plat does not illustrate building minimum building setbacks. The required 25' minimum building setback line should be illustrated along Dykes Road North on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the proposed lot is limited to two curb cuts, with the size, design and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

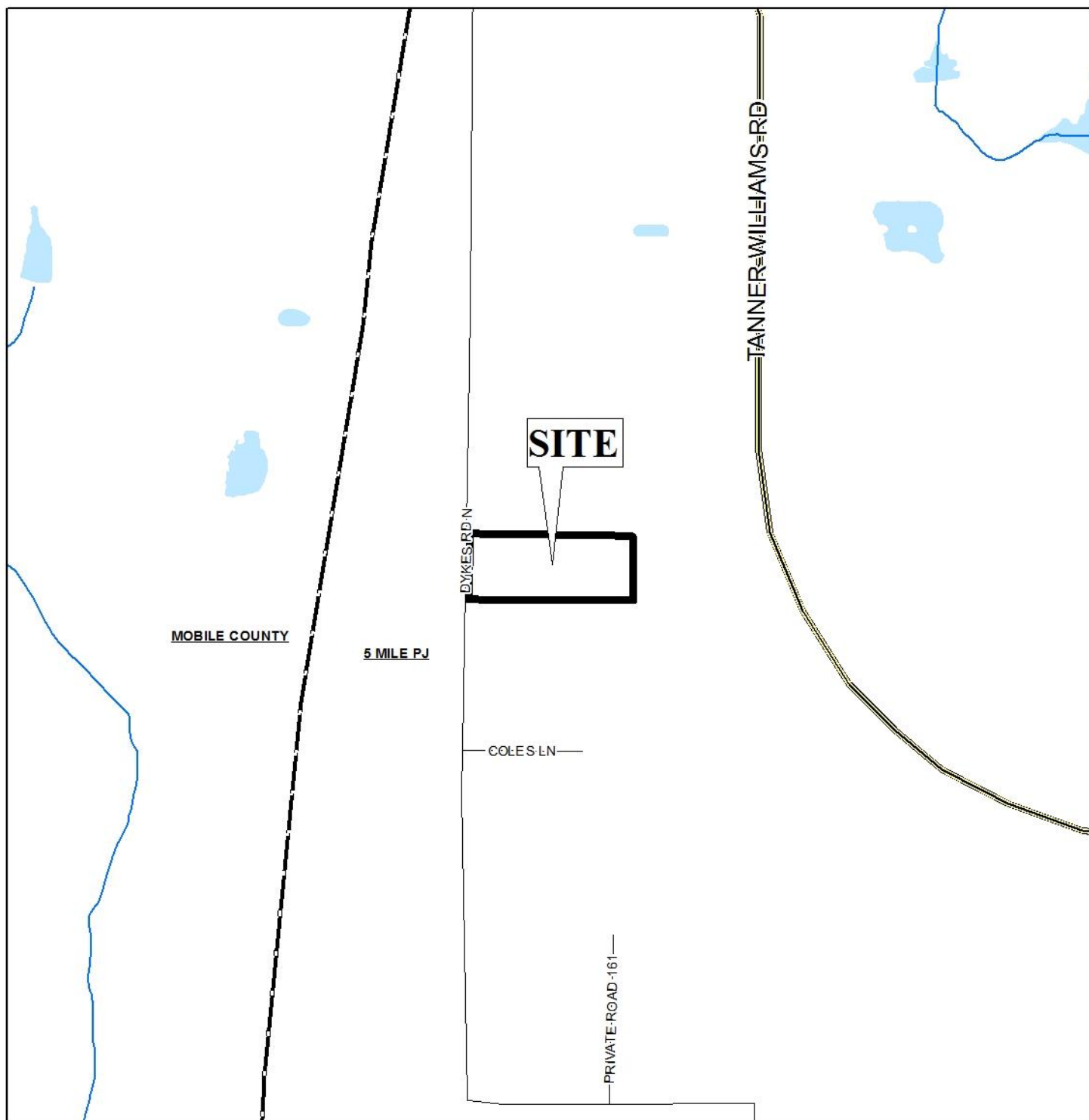
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 60' right-of-way width to Dykes Road North;

- 2) Retention of the lot size information in both square feet and acres;
- 3) Illustration of the 25' minimum building setback line along Dykes Road North;
- 4) Placement of a note on the Final Plat stating that the proposed lot is limited to two curb cuts, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a 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;
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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*
- 7) Compliance with Fire Comment: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

LOCATOR MAP



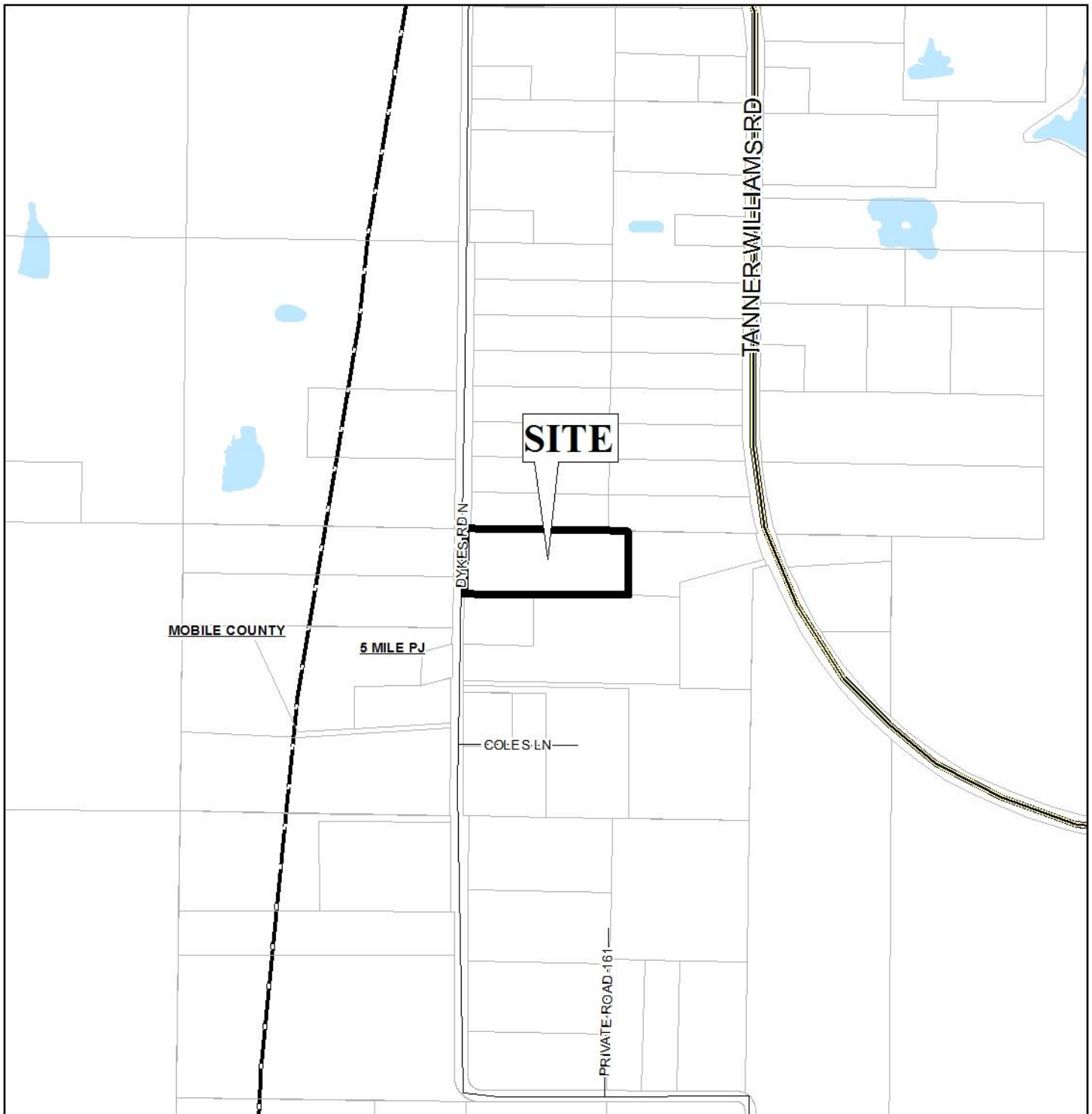
APPLICATION NUMBER 7 DATE December 21, 2017

APPLICANT Carlisle Place Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



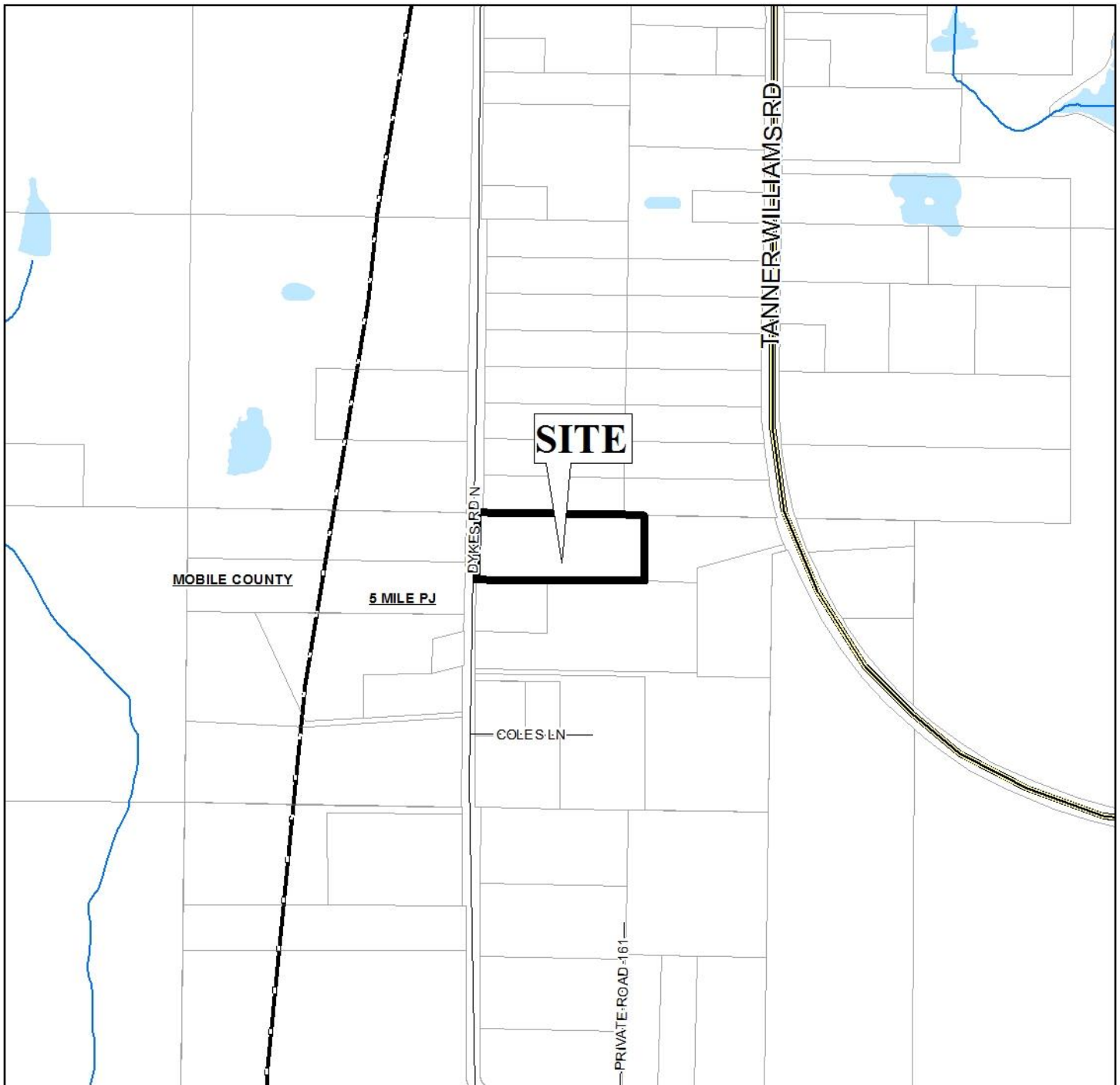
APPLICATION NUMBER 7 DATE December 21, 2017

APPLICANT Carlisle Place Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE December 21, 2017

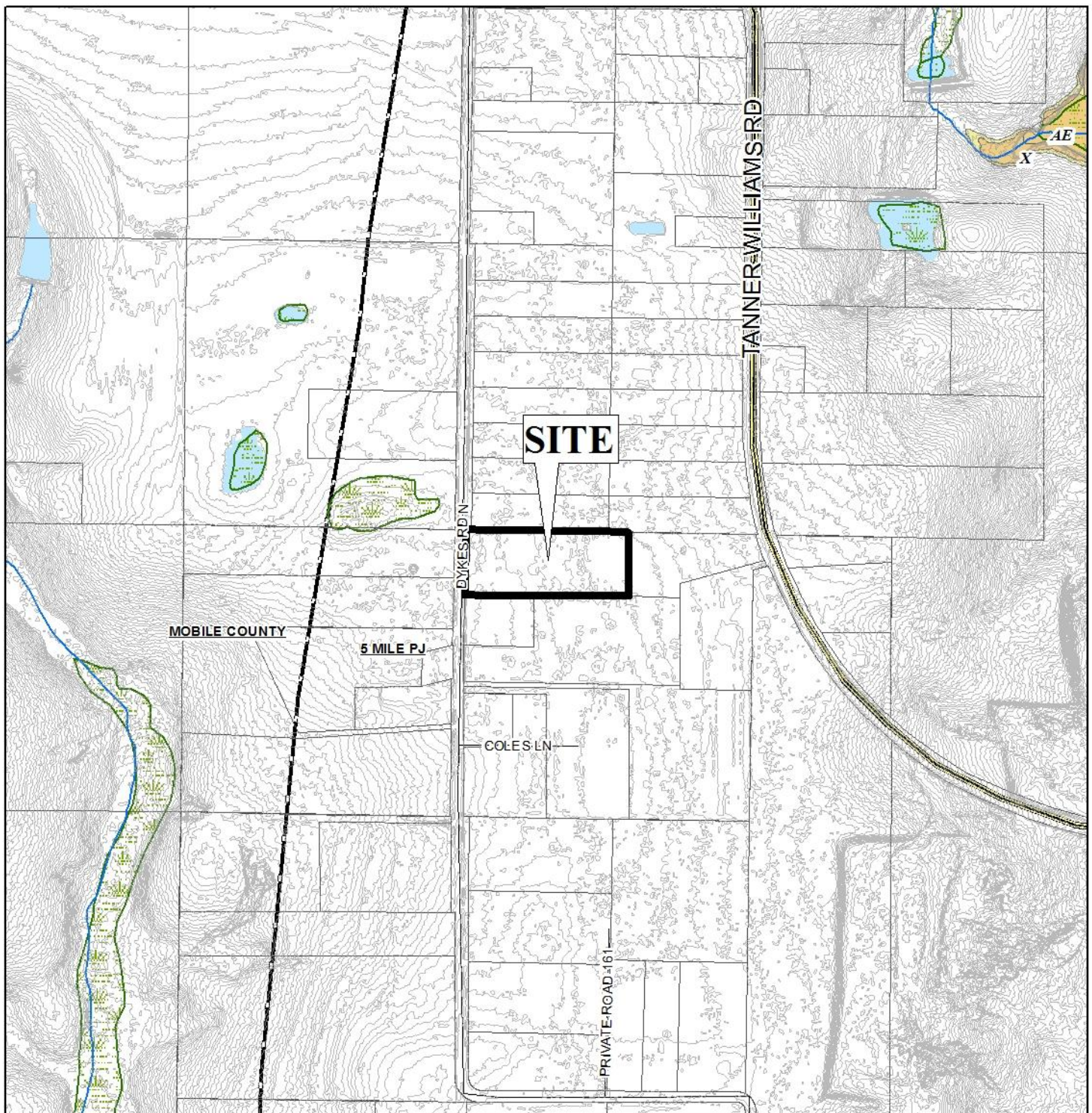
APPLICANT Carlisle Place Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



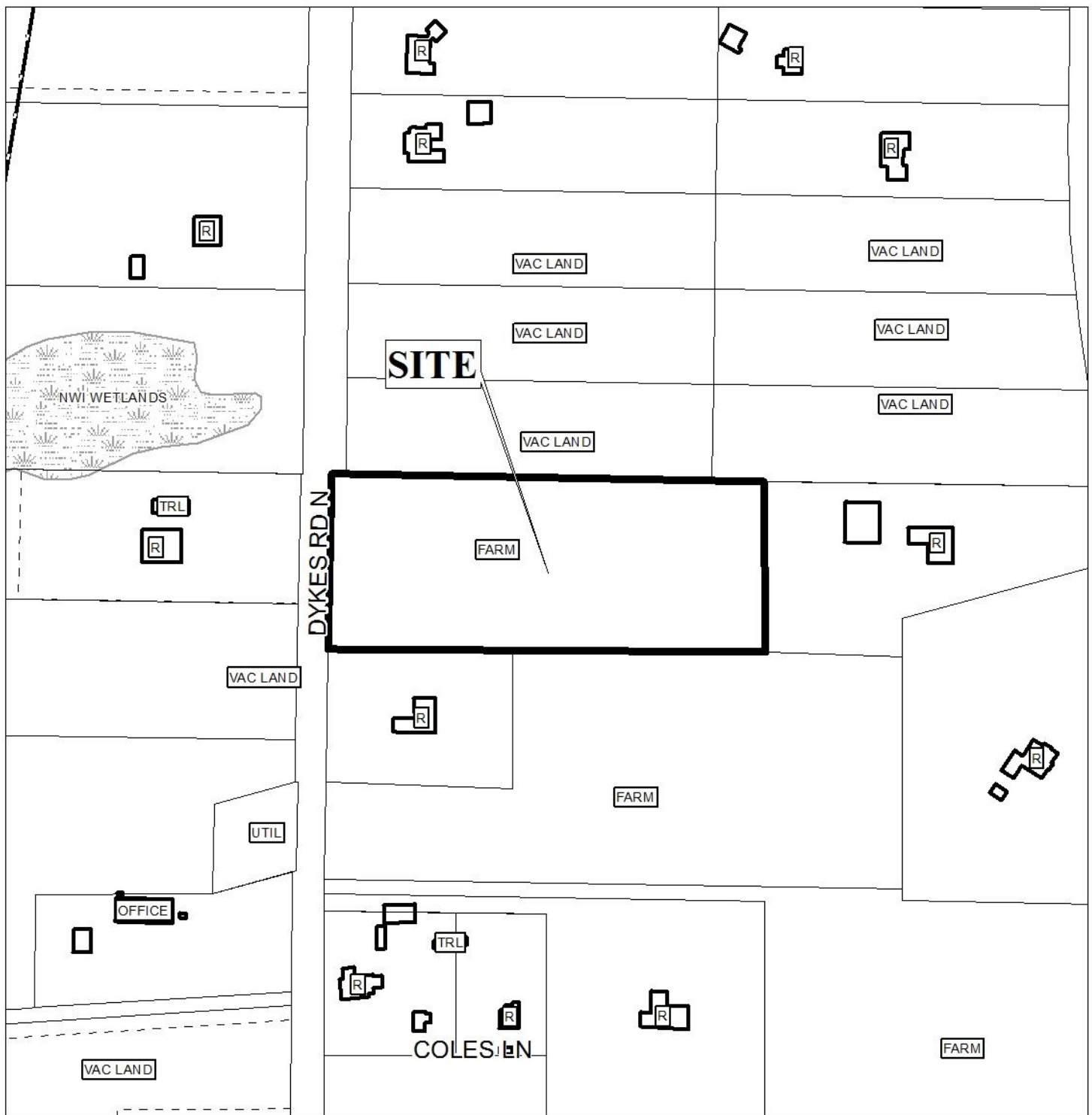
APPLICATION NUMBER 7 DATE December 21, 2017

APPLICANT Carlisle Place Subdivision

REQUEST Subdivision



CARLISLE PLACE SUBDIVISION

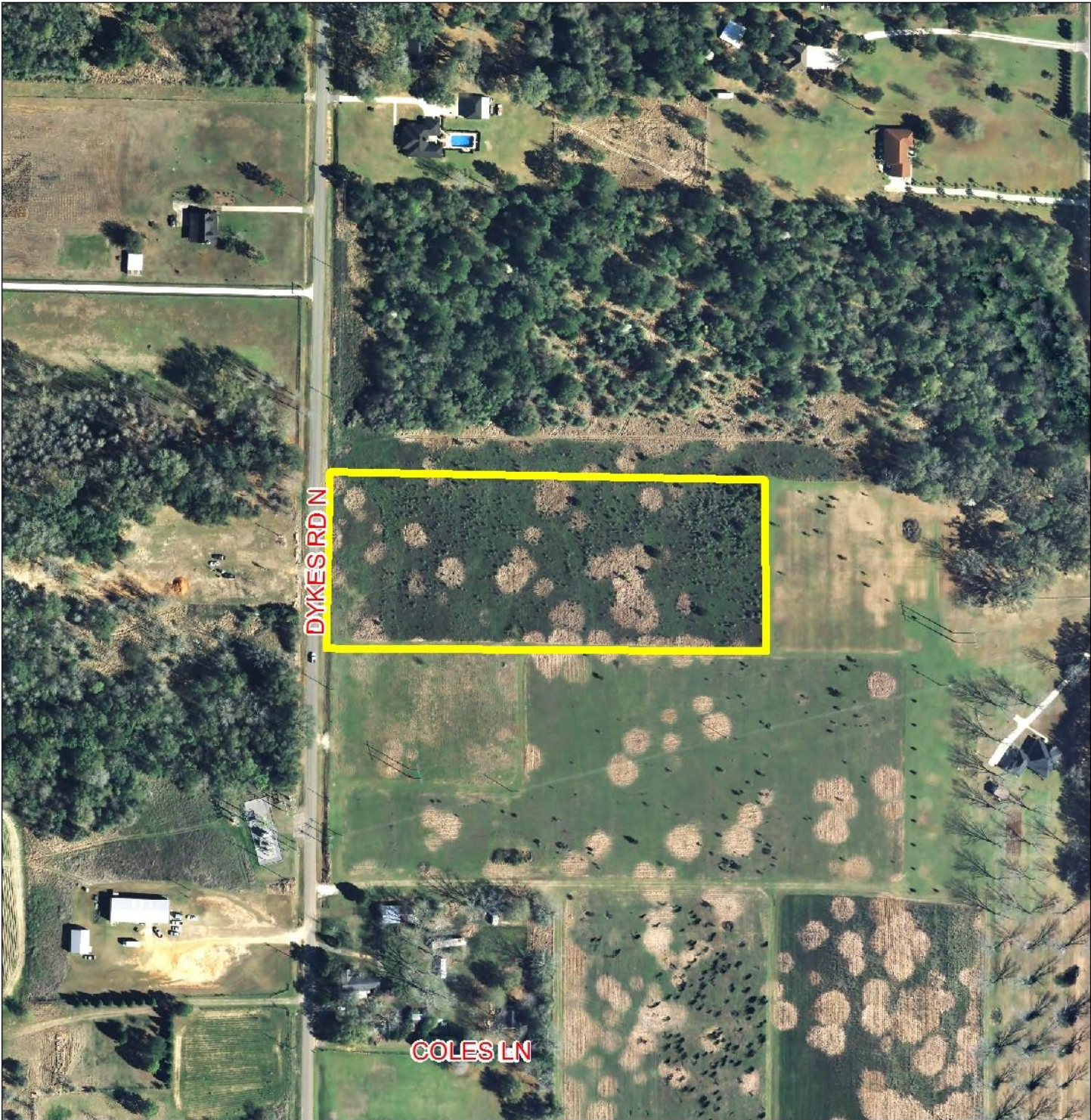


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



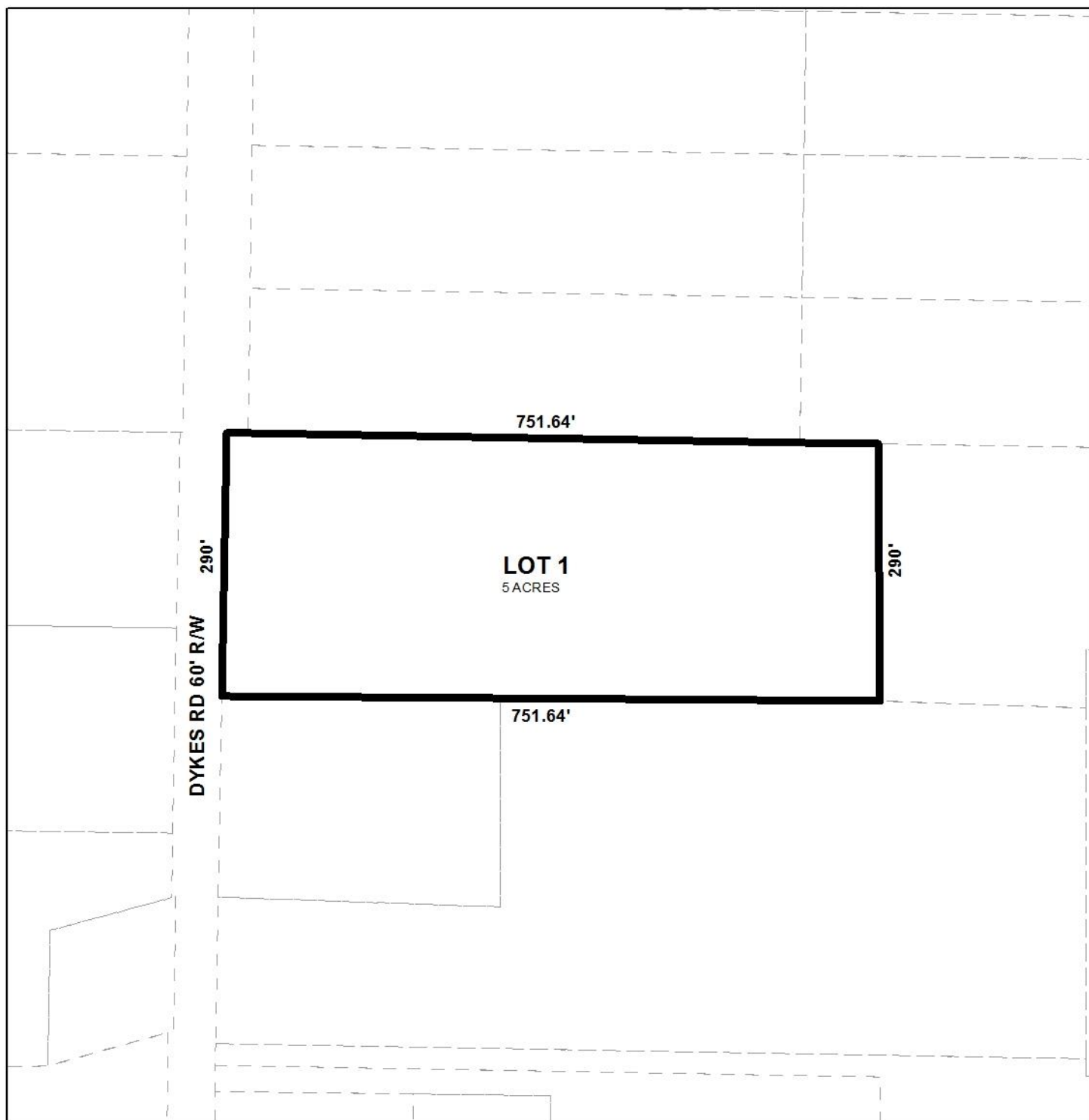
CARLISLE PLACE SUBDIVISION



APPLICATION NUMBER 7 DATE December 21, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE December 21, 2017
APPLICANT Carlisle Place Subdivision
REQUEST Subdivision



