



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 20, 2018

Alabama Shoreland Properties, LLC
1814 3rd Avenue South
Jasper, AL 35501

Re: Northwest corner of Cypress Business Park Drive and Shipyard Road
Council District 4
SUB-000572-2018
Bluffs at Cypress Creek Subdivision, Phase Two

Dear Applicant(s)/ Property Owner(s):

At its meeting on August 16, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.1 and V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to illustrate dedication sufficient to provide 30' from the centerline of Shipyard Road;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating Lots 44, 45, and 46 are limited to one (1) shared curb cut Shipyard Road, with any changes to its size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating access to the unimproved portions of Shipyard Road from Lot 46 is denied until the roadway is improved to City standards;
- 5) retention of dedication of the corner radius at the intersection of Cypress Business Park Drive and Shipyard Road;
- 6) revision of the plat to clearly label the 25' minimum building setback line where each lot is at least 60' wide; and,
- 7) retention of a note on the Final Plat stating no structures shall be constructed in any easement;

- 8) compliance with Engineering comments: (**FINAL PLAT COMMENTS** (should be addressed prior to submitting the **FINAL PLAT** for review and/or signature by the City Engineer): A) Provide all of the required information on the **SUBDIVISION PLAT** (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide the recording data for the vacated ROW. C) The City GIS indicates that that this parcel is adjacent to a ROW. Show and label Shipyard Rd. and the existing ROW width. D) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. E) Show and label each and every Right-Of-Way and easement. F) Provide and label the monument set or found at each subdivision corner. G) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I) Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J) Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. K) Provide a copy of the **FINAL SUBDIVISION PLAT** to the Engineering Dept. for review. No signatures are required on this drawing. L) After addressing all of the **FINAL SUBDIVISION PLAT** review comments by the Engineering Dept. provide the red-line markup, the **ORIGINAL** (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);
- 9) compliance with Traffic Engineering comments: (Lot 44, Lot 45 and Lot 46 are limited to one shared curb cut to be located at the further limits of the improved roadway as illustrated on the subdivision plat (100' beyond the end of the existing roadway). Access to the unimproved roadway from Lot 46 is denied until the roadway is improved to City standards. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 10) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);
- 11) compliance with Fire 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).); and,
- 12) completion of the Subdivision process prior to any requests for Land Disturbance or Building Permits.

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Rowe Engineering & Surveying, Inc