

BLUFFS AT CYPRESS CREEK SUBDIVISION, RESUBDIVISION OF LOTS 13 & 14

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. Note 11 should be revised to include the new LOT (LOT A) since it will replace existing lots 12 & 13.
- C. 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.
- D. 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.
- E. Add a note that all existing and 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.
- F. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- G. Provide the Surveyor's and Owner's (notarized) signatures.
- H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: Lot A is limited to shared curb cuts with Lots 12 and 15 along their common lot lines, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A

fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed 1-lot, 2.4± acre subdivision which is located on the North side of Cypress Park Drive, 3/10 mile± West of Shipyard Road, within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from two (2) existing legal lots of record.

The site has been given a Parks and Open Space land use designation per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to parkland maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. Parks may include squares, playgrounds, playfields, gardens, greens, greenways and blueways, and other recreational areas and facilities that are accessible to the public. Open space may include any open piece of land, publicly or privately held, that is undeveloped (has no buildings or other built structures). This designation is not intended to identify public land acquisition or to prohibit the development potential of individual properties.

The designation applies to all existing and future parks and open space within the City, including both active and passive uses. Open space, including public access to water bodies, is generally consistent with all other land use categories, i.e., a park can be located within any other land use category, either incidental to a development or as part of a publicly-owned or publicly-sponsored local, community or regional park. Therefore, a Parks and Open Space designation is deemed consistent with all land use categories in the Future Land Use Map.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant proposes to create one legal lot of record from two existing legal lots of record. The proposed lot meets the minimum size requirements of the Subdivision Regulations.

It should be noted that the subject site consists of Lots 13 and 14 of Bluffs at Cypress Creek Subdivision, Phase One, which was approved by the Commission at its May 21, 2009 meeting. The Final Plat was signed in December, 2009, but the seven copies of the recorded Final Plat required to complete the Subdivision case were never submitted to Planning and Zoning. Therefore, for complete records, seven copies of the Final Plat of that subdivision should be

submitted to Planning and Zoning prior to signing the Final Plat for the proposed subdivision, if approved.

The original subdivision was approved with flag-pole shaped lots. As the case at hand would combine two lots with one “flag-pole” each to create one lot with two “flag-poles”, a waiver of Section V.D.3. of the Subdivision Regulations would be required. Such would seem in order with the original subdivision approval.

The site has frontage along Cypress Drive (formerly Cypress Business Park Drive), a minor street with a compliant 60-foot right-of-way; therefore, no dedication would be required. The street name should be corrected on the Final Plat as the preliminary plat still labels the street at Cypress Business Park Drive. As on the preliminary plat, the right-of-way width should be retained on the Final Plat. Furthermore, as on the preliminary plat, the 25-foot minimum building setback line should be indicated within the buildable area at the North end of the lot “flag-poles”.

As illustrated on the preliminary plat, the lot size label in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The preliminary plat indicates a drainage and utility easement along the South end of the lot “fingers”. Therefore, a note should be required on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder.

A condition of the 2009 approval was *“the placement of a note on the Final Plat stating that Lots...12 & 13, 14 & 15, ... are limited to a shared curb-cut along their common interior lot lines, with the size, design and location to be approved by Traffic Engineering and conform to ASHTO standards”*. As per the Traffic Engineering comments, Lot A is limited to shared curb cuts with Lots 12 and 15 along their common lot lines, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating these comments.

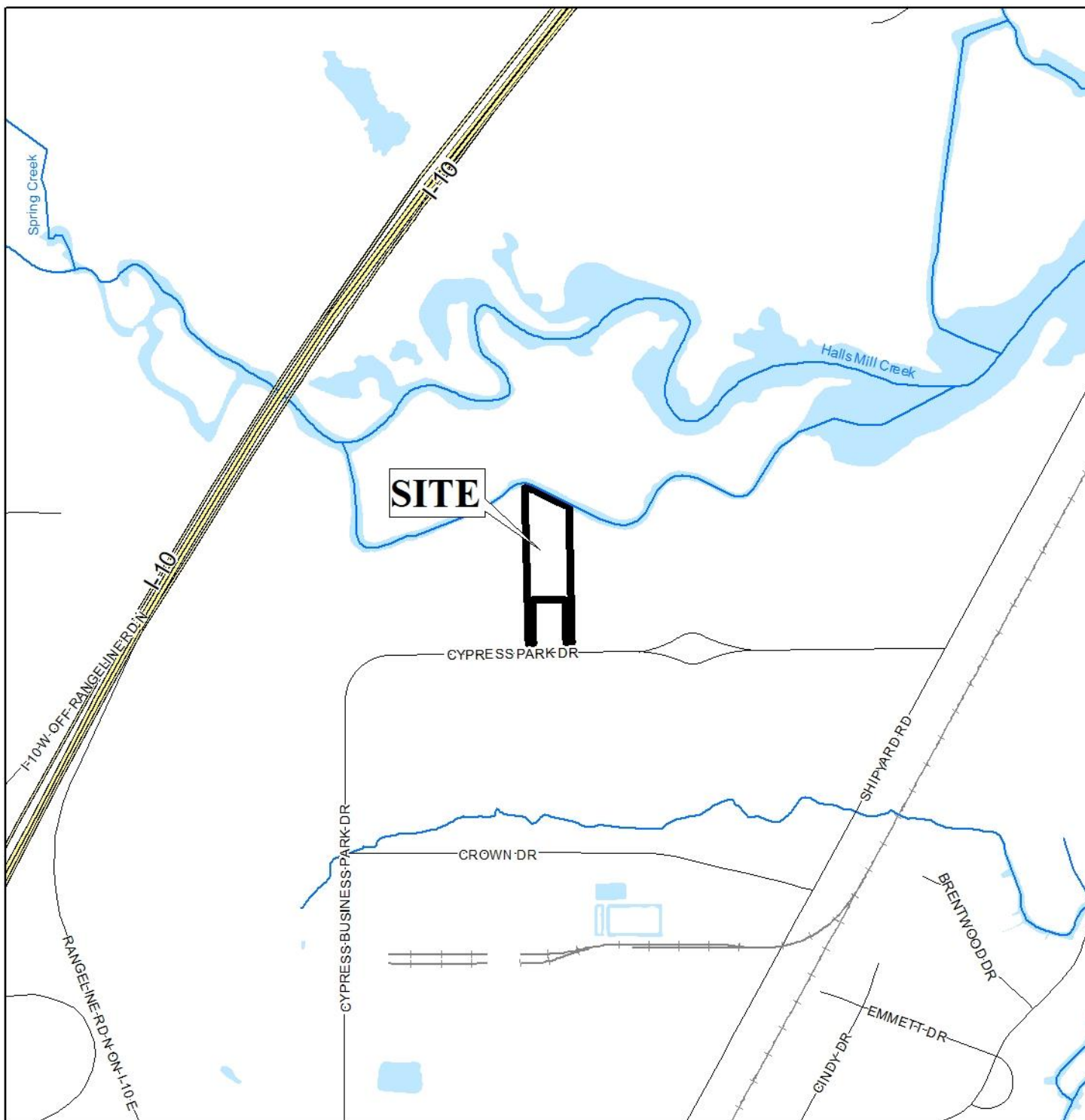
With a waiver of Section V.D.3., the preliminary plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) submittal to Planning and Zoning of seven copies of the recorded Final Plat of Cypress Creek Subdivision, Phase One, prior to signing the Final Plat;
- 2) correction of the street name on the Final Plat to Cypress Park Drive;
- 3) retention of the right-of-way width of Cypress Park Drive on the Final Plat;
- 4) retention of the 25-foot minimum building setback line within the buildable area at the North end of the lot “fingers”;
- 5) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 7) compliance with the 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. Note 11 should be revised to include the new LOT (LOT A) since it will replace existing lots 12 & 13. C. 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. D. 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. E. Add a note that all existing and 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. F. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.];

- 8) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot A is limited to shared curb cuts with Lots 12 and 15 along their common lot lines, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) *compliance with the 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).]; and*
- 10) *compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.].*

LOCATOR MAP



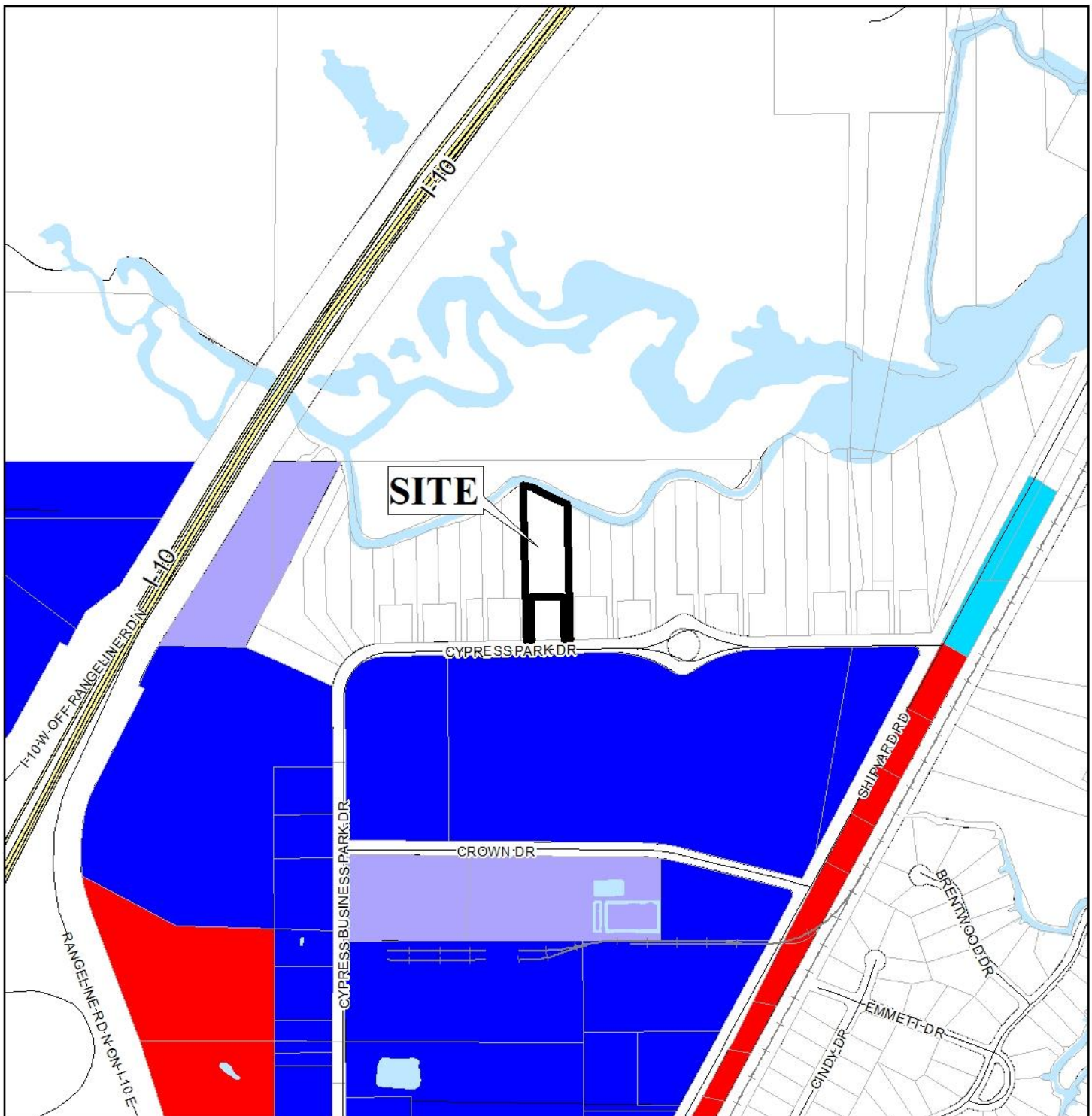
APPLICATION NUMBER 2 DATE March 18, 2021

Bluffs at Cypress Creek, Phase One,
APPLICANT Resub of Lots 13 and 14

REQUEST Subdivision



LOCATOR ZONING MAP



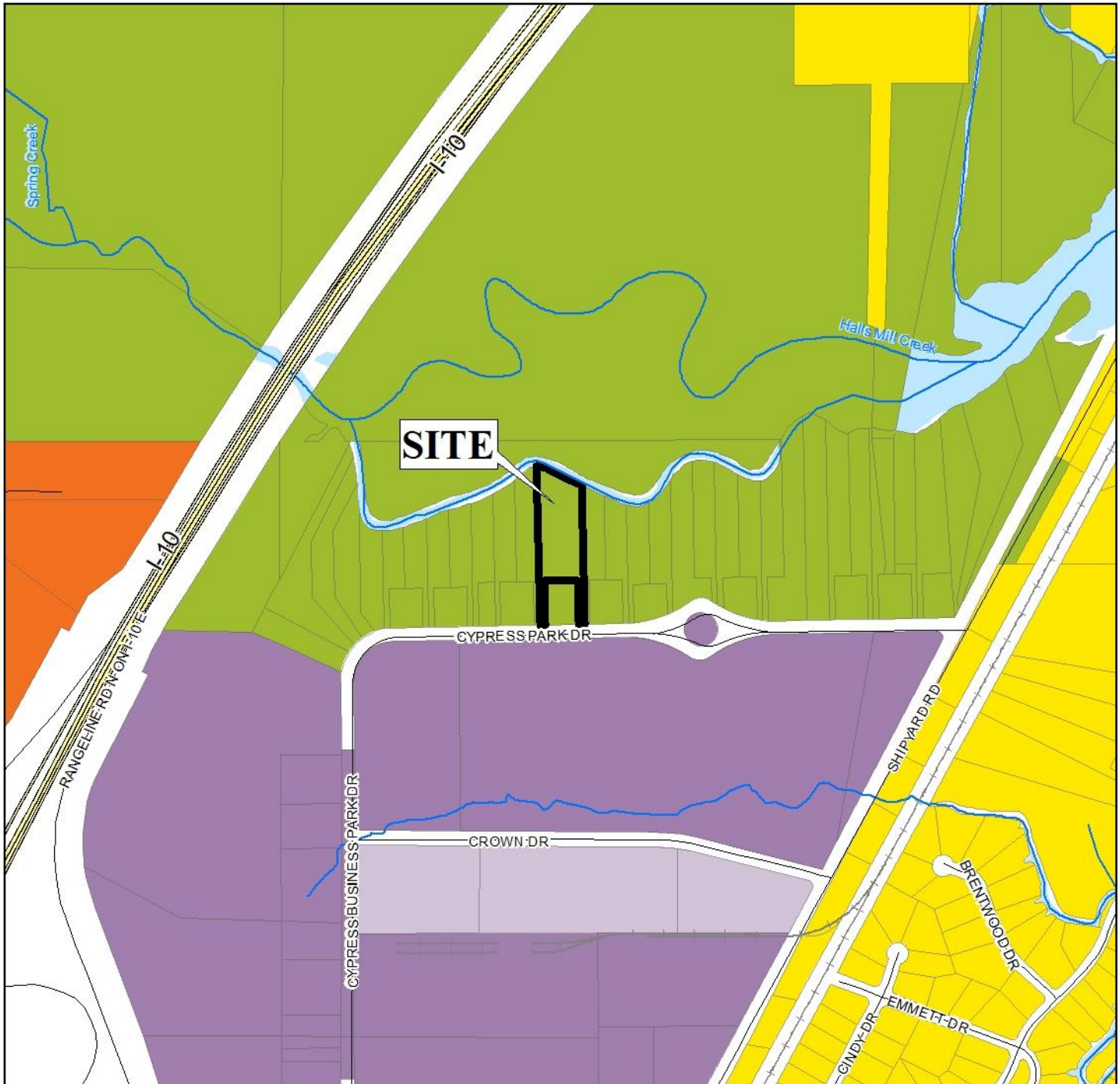
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FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE March 18, 2021

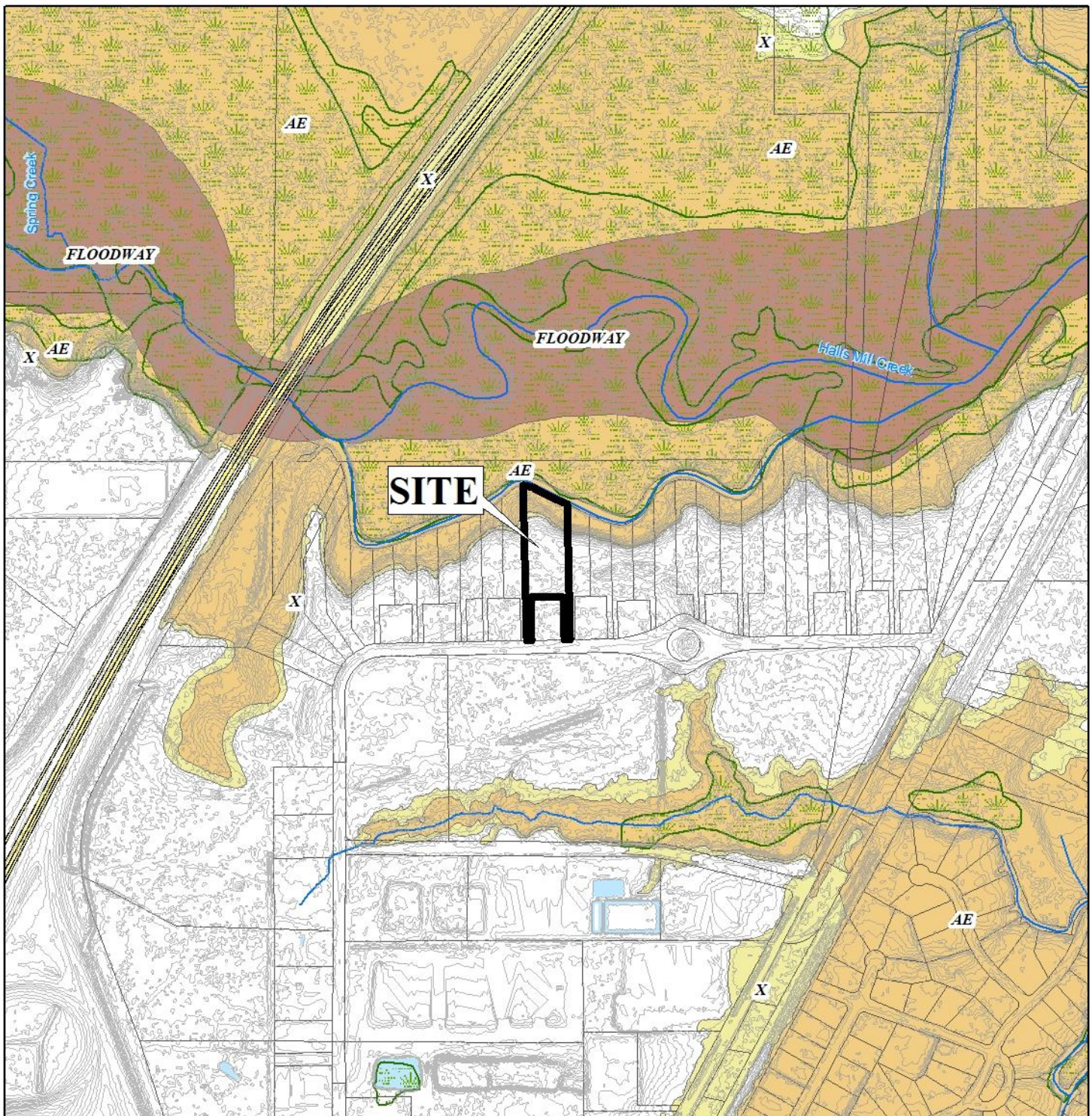
APPLICANT Bluffs at Cypress Creek, Phase One, Resub of Lots 13 and 14

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



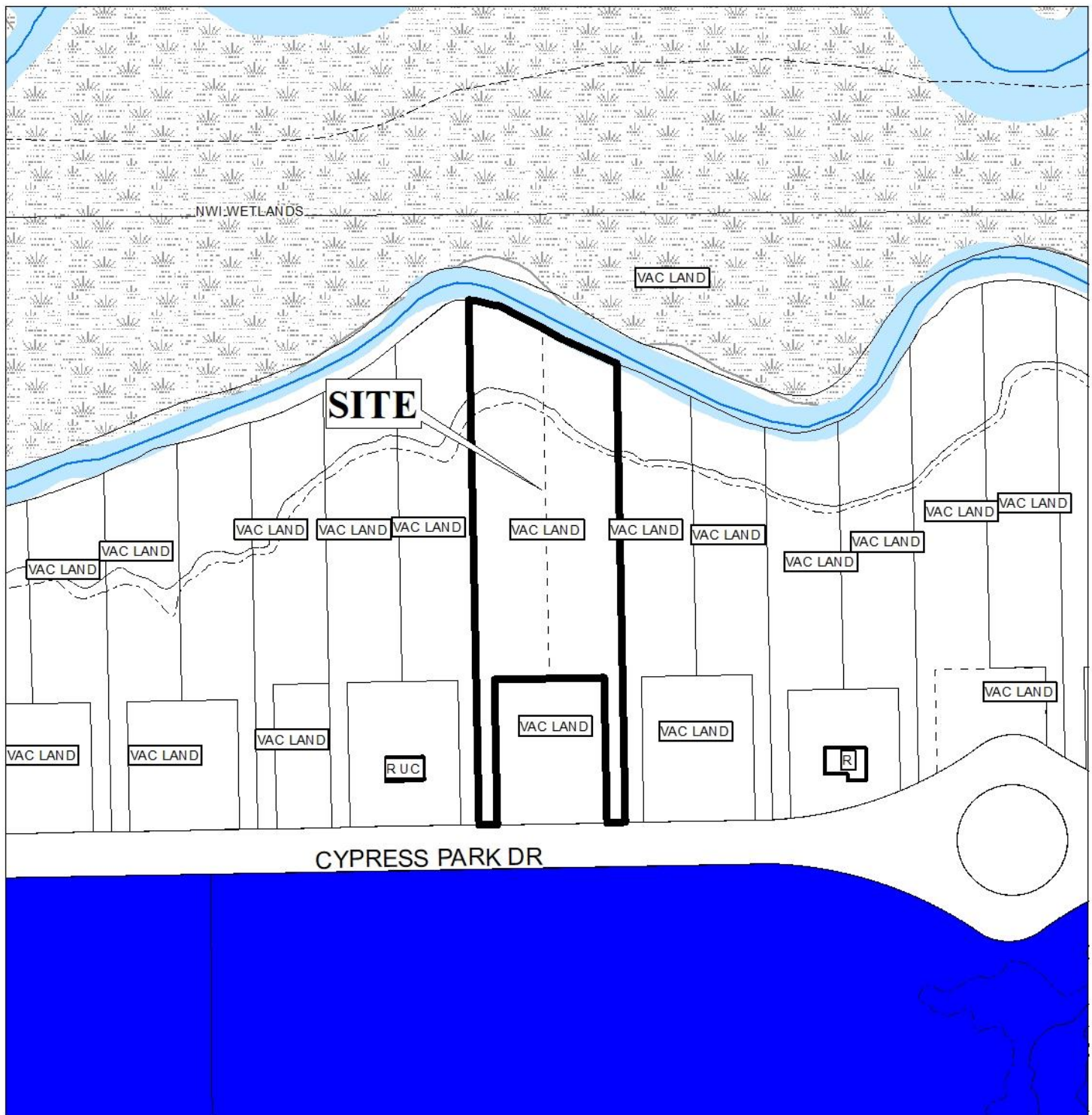
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Bluffs at Cypress Creek, Phase One,
APPLICANT Resub of Lots 13 and 14

REQUEST Subdivision



BLUFFS AT CYPRESS CREEK, PHASE ONE, RESUB OF LOTS 13 AND 14



APPLICATION NUMBER 2 DATE March 18, 2021

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



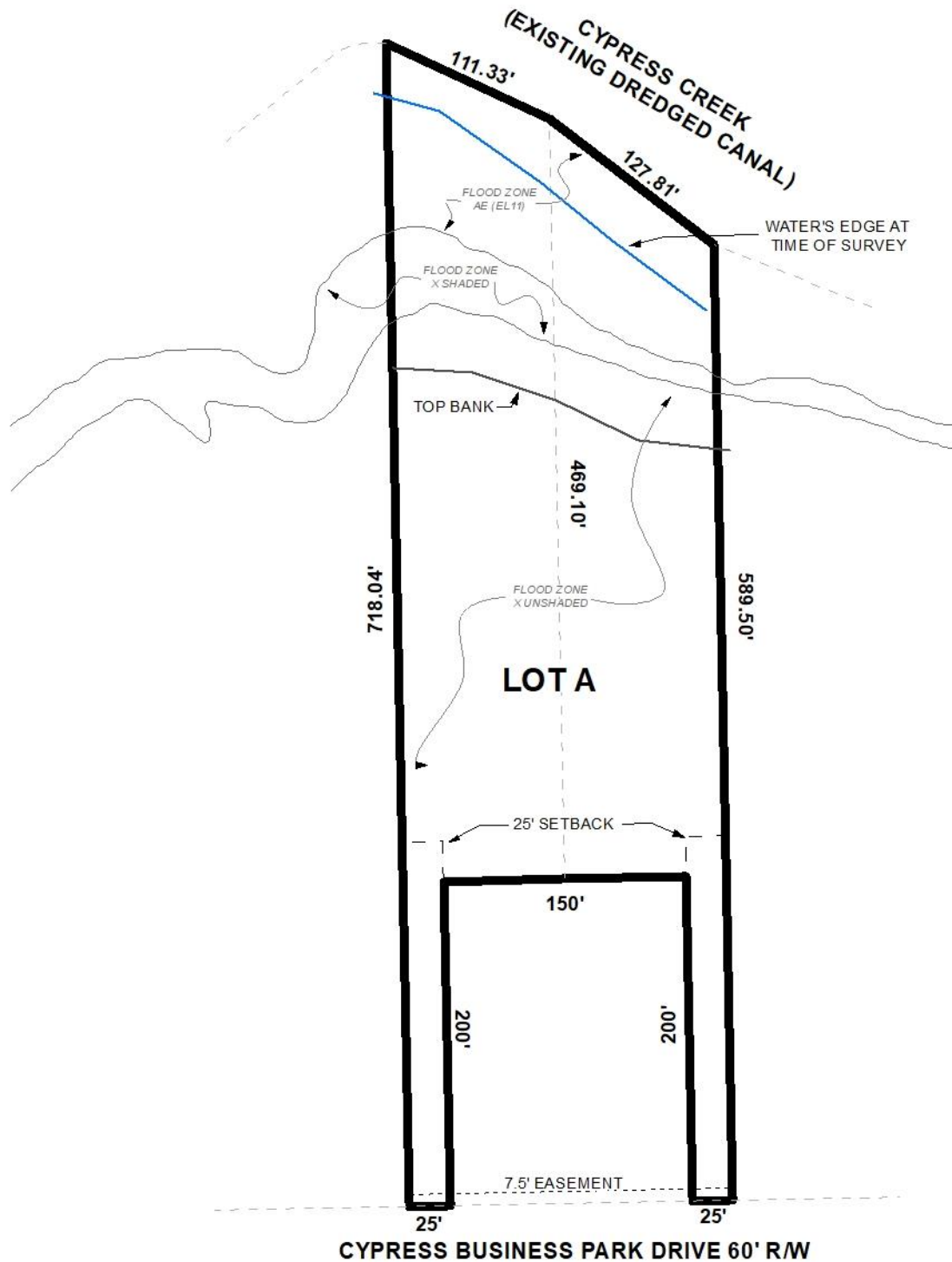
**BLUFFS AT CYPRESS CREEK, PHASE ONE,
RESUB OF LOTS 13 AND 14**



APPLICATION NUMBER 2 DATE March 18, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE March 18, 2021

Bluffs at Cypress Creek, Phase One,
APPLICANT Resub of Lots 13 and 14

REQUEST Subdivision

