CYPRESS SHORES SUBDIVISION, BOUNDS 1ST ADDITION TO

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, 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 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.
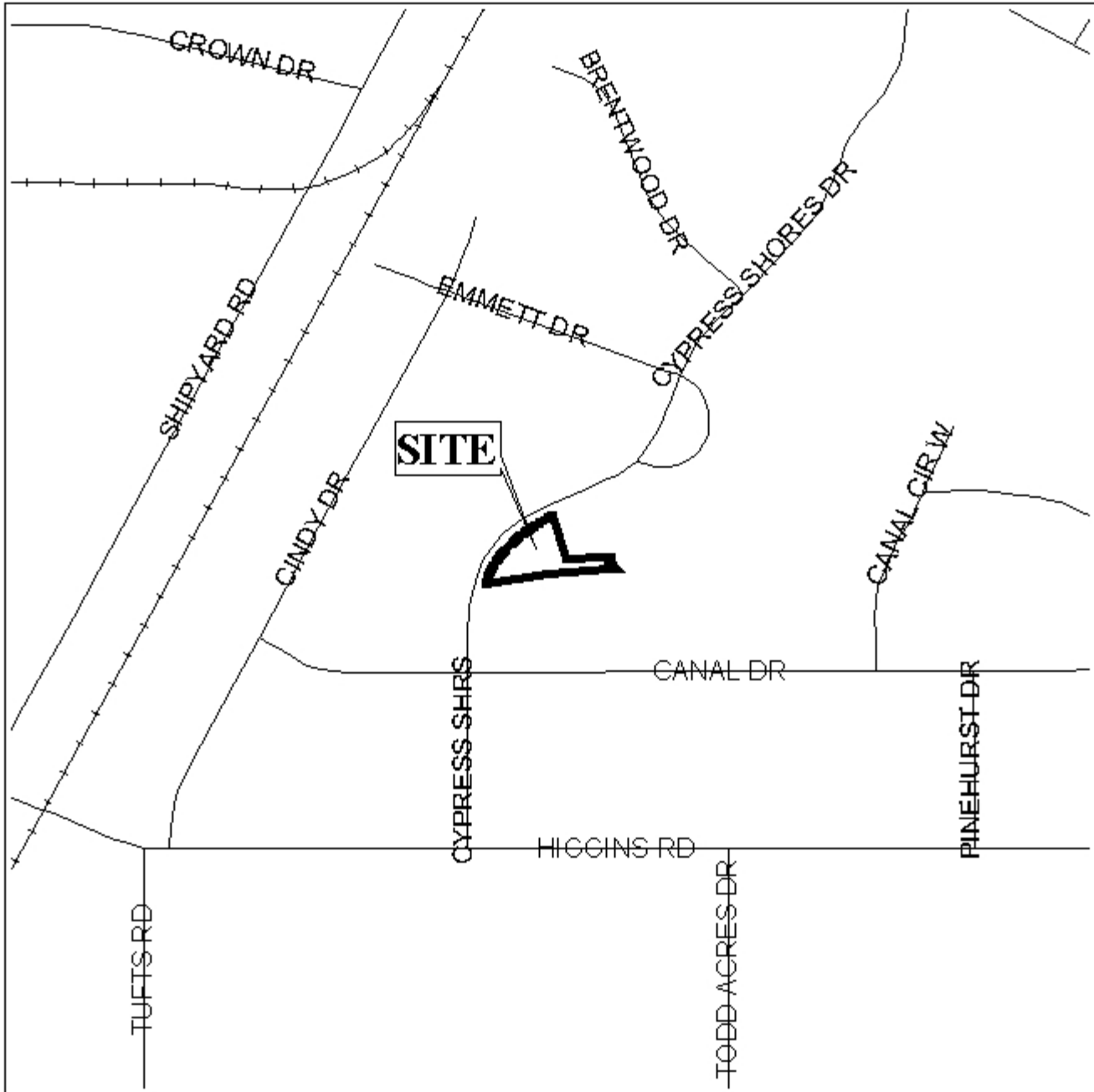
The plat illustrates the proposed 1 lot, 0.3 ± acre subdivision which is located on the East side of Cypress Shores Drive, 200' ± North of Canal Drive and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel.

As indicated on the plat, the site is located in the 100-year floodplain and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP

CROWN DR

BRENTWOOD DR

CYPRESS SHORES DR

SHIPYARD RD

EMMETT DR

CINDY DR

SITE

CANAL CIR W

CANAL DR

CYPRESS SHRS

PINEHURST DR

HIGGINS RD

TUFTS RD

TODD ACRES DR

APPLICATION NUMBER ___15___ DATE __April 7, 2005__

APPLICANT __Cypress Shores Subdivision, Bounds 1st Addition to__

REQUEST _____Subdivision_____

N

NTS

CYPRESS SHORES SUBDIVISION, BOUNDS 1ST ADDITION TO

EMMETT DR

CINDY DR

SITE

LOT 1

CANAL DR

CYPRESS SHRS

APPLICATION NUMBER ___15___ DATE ___April 7, 2005___

N

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 |

NTS