



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2021

Christopher Frederick  
3726 Vista Ridge Drive  
Mobile, AL 36693

**Re: 4538 and 4550 Cypress Park Drive**  
(North side of Cypress Park Drive, 3/10 mile± West of Shipyard Road).  
Council District 4  
**SUB-001520-2021**  
**Bluffs at Cypress Creek Subdivision, Phase One, Resub of Lots 13 and 14**  
**Number of Lots / Acres:** 1 Lot / 2.4± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering, Inc.

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

At its meeting on March 18, 2021, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Sections V.D.3 and Tentatively Approved the request, 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*

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*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](mailto: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.].*

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.

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](mailto:planning@cityofmobile.org).

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

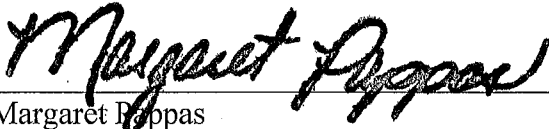
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Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

  
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Margaret Rappas

Deputy Director of Planning and Zoning

cc: Rowe Surveying & Engineering, Inc.