



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Barton & Karen Hickman  
1840 Sands Drive  
Mobile, AL 36695

**Re: Case #SUB2013-00145**  
**Hickman's Way Subdivision**  
1750 Sands Drive  
West side of Sands Drive at the West terminus of Garris Drive.  
3 Lots / 17.6± Acres

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

At its meeting on January 16, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Placement of a note on the Final Plat stating that no future subdivision of Lot 2 will be allowed until additional frontage along a paved public street is provided;**
- 2) **Dedication for all proposed lots to provide 30' of right-of-way along Sands Drive as measured from centerline;**
- 3) **Revision of the 25' minimum setback line to reflect dedication and to be depicted as a box where the "flag" meets the "pole" of Lot 2 on the Final Plat;**
- 4) **Revision of lot size information to reflect dedication;**
- 5) **Illustration of a 75' setback along the Western lot line of Lots 1 and 2 on the Final Plat;**
- 6) **Placement of a note on the Final Plat limiting Lot 2 to one curb-cut to Sands Drive and Lots 1 and 3 to the existing curb-cuts along Sands Drive. The additional curb-cut along with any changes to the existing curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 7) **Placement of a note on the Final Plat stating that Lots 1 and 2 are denied access to Eliza Jordan Road, a proposed Major street;**
- 8) **Compliance with Engineering Comments and placement of a note on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water***

**Hickman's Way Subdivision**  
**January 21, 2014**

*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.);*

- 9) **Compliance with Fire Comments and placement of a note on the Final Plat stating:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 10) **Placement of a note on the Final Plat stating:** *(This site is located in the County, and 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.);*
- 11) **Placement of a note on the Final Plat stating:** *(Any development of the site must comply with local, state and federal regulations regarding wetlands.);* and
- 12) **Placement of a note on the Final Plat stating:** *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.).*

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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

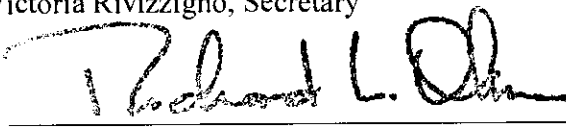
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying and Engineering