

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Pilot Family Limited Partnership
P. O. Box 91206
Mobile, AL 36691

Re: Case #SUB2003-00272
Colonnade Subdivision
Southeast corner of Sollie Road and Cottage Hill Road.
20 Lots / 39.9± Acres

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

At its meeting on December 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of sufficient right-of-way along Sollie Road to provide a minimum of 50' from centerline;
- (2) dedication of an appropriate radius at the intersection of Cottage Hill Road and Sollie Road, to be coordinated with the Engineering Department and Traffic Engineering;
- (3) placement of a note on the final plat stating that Lots 1-3 and Lot 13 are denied direct access to Sollie Road;
- (4) placement of a note on the final plat stating that maintenance of all common areas will be the responsibility of the property owners;
- (5) placement of a note on the final plat stating that lot 1C is limited to two curb cuts to Sollie Road, exact size, location and design to be approved by the Traffic Engineering Department;
- (6) placement of a note on the final plat stating that the subdivision is limited to a total of four curb cuts to Cottage Hill Road, exact size, location and design to be approved by the Traffic Engineering Department and reflected on site plans submitted for Administrative PUD Approvals; and
- (7) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits.

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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 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 henley@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Thompson Engineering