

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 19, 2004

Sollie Road Development, LLC
Attention: Michael G. Myles
P. O. Box 190339
Mobile, AL 36619

Re: Case #ZON2004-00553

Sollie Road Development Subdivision

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

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

At its meeting on March 18, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow a single-family residential subdivision with alleyway access.

After discussion it was decided to approve this plan subject to the following conditions:

- (1) dedication of sufficient right-of-way along Sollie Road to provide a minimum of 50' from centerline;
- (2) construction standards for the alleys to comply with city standards with regard to base and paving material, as indicated by the applicant's engineer;
- (3) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits;
- (4) maintenance of the alleys, as with all common areas (including the undeveloped land adjacent along Second Creek) is to be the responsibility of the property owners association;
- (5) provision of a minimum 6' privacy fence along the Sollie Road frontage, to be setback a sufficient distance from the entrance road to not create a line of sight problem (exact location to be approved by Traffic Engineering); and
- (6) full compliance with all municipal codes and ordinances.

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/ Margaret Pappas, Planner II