

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

The Colonnade Development, Inc.
PO Box 91206
Mobile, AL 36691

Re: Case #SUB2006-00141
The Colonnades Subdivision
Southeast corner of Sollie Road and Cottage Hill Road.
17 Lots / 39.9± Acres

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Sollie Road;**
- 2) **dedication of an appropriate radius at the intersection of Cottage Hill Road and Sollie Road, to be coordinated with the Engineering Department and the Traffic Engineering Department;**
- 3) **placement of a note on the Final Plat stating that Lots 1, 2 and 11 are denied direct access to Sollie Road;**
- 4) **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;**
- 5) **placement of a note on the Final Plat stating that the commercial development is limited to a maximum of four curb cuts to Cottage Hill 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 maintenance of all common areas shall be the responsibility of the property owners;**
- 7) **the approval of all applicable federal, state and local agencies, if necessary for wetlands, prior to the issuance of any permits or land disturbance activities; and**
- 8) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must**

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provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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 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: Thompson Engineering