

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2003

J.J.T. Partnership
Attn Joel Bullard, Jr.
P. O. Box 16665
Mobile, AL 36616

Re: Case #ZON2003-02280 (Planned Unit Development)

Joe Bullard Cadillac Subdivision

1407 and 1419 East I-65 Service Road South (Southeast corner of East I-65 Service Road South and Pleasant Valley [Road] Circle).

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

At its meeting on October 16, 2003, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) that the development will be required to comply with Part I (Land Disturbance requirements) and Part II (Construction within a Flood Plain) of the COM's Storm Water Drainage Ordinance;
- 2) provision of a drainage easement that receives public storm water discharges from Pleasant Valley Road Circle and Pleasant Valley Road;
- 3) provision of a certified survey on Bolton's Branch prior to any permits being issued for this property (the survey to be performed by a licensed surveyor and coordinated with the Engineering Department prior to any clearing or other construction on the site), and a survey after all construction is complete to determine any impact on the flood handling capacity of the stream;
- 4) that the development will be held to the highest possible standards to prevent further degradation of the flood-handling capacity of the stream and the downstream properties;
- 5) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits;

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- 6) the site is limited to the three proposed curb cuts, all existing cuts shall be closed, paving materials removed, and curbing and landscaping materials to be installed;**
- 7) no parking of vehicles on landscaped or unpaved areas (Zoning Ordinance requires all parking areas to be paved); and**
- 8) 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/ Richard Olsen, Planner II