

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2010

Mobile Real Property Holdings LLC
c/o JFL-AMH Partners LLC
450 Park Avenue, 6th Floor
New York, NY 10022

Re: Case #SUB2010-00131
Austal Outfit Yard 1 Subdivision
300 Dunlap Drive
(West side of Dunlap Drive, 3/10± mile South of Addisco Road).
1 Lot / 31.2± Acre

Dear Applicant(s):

At its meeting on December 16, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) compliance with Engineering comments: (*Show Minimum Finished Floor Elevation on each lot on Plat. Any proposed temporary construction trailers shall have an engineered foundation that complies with FEMA 85. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer*);**
- 2) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species; and,**
- 3) approval of all applicable federal, state and local agencies be obtained prior to the issuance of any permit.**

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

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(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 (DXF or DWG – AutoCAD 2007 compatible) 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: Lawler & Co.