

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

Austal USA LLC
P.O. Box 190
Mobile, AL 36601

Re: Case #SUB2008-00058 (Subdivision)
Austal USA Modular Manufacturing Facility (MMF) Subdivision
Southeast corner of Addsko Road and Dunlap Drive, extending to the North side
of Pinto Pass.
1 Lot / 102.6± Acres

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

At its meeting on April 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the development is limited to three curb cuts along Addsko Road, and five curb-cuts, to Dunlap Drive, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.**
- 2) the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 3) placement of a note on the Final Plat stating that the maintenance of the detention common area is the responsibility of the property owners; and**
- 4) full compliance with all other municipal codes and ordinances.**

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.

Austal USA Modular Manufacturing Facility (MMF) Subdivision
April 4, 2008
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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: Rowe Surveying & Engineering Co., Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

Austal Modular Manufacturer Facility
Dees Engineering Services, Inc.
3817 Gulf Shores Parkway, Suite 9
Gulf Shores, AL 36542

Re: Case #ZON2008-00727 (Sidewalk Waiver)
Austal USA, LLC (Dees Engineering Services, Inc., Agent)
Southeast corner of Addsko Road and Dunlap Drive, extending to the North side
of Pinto Pass.
Request to waive construction of a sidewalk along Dunlap Drive.

Dear Applicant(s):

At its meeting on April 3, 2008, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve your request to waive construction of a sidewalk.

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

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LETTER OF DECISION**

April 4, 2008

Dees Engineering Services, Inc.
3817 Gulf Shores Parkway, Suite 9
Gulf Shores, AL 36542

Re: Case #ZON2008-00728 (Planned Unit Development)
Austal USA Modular Manufacturing Facility (MMF) Subdivision
Southeast corner of Addesco Road and Dunlap Drive, extending to the North side
of Pinto Pass.
Planned Unit Development Approval to allow multiple buildings on a single
building site.

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

At its meeting on April 3, 2008, 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) completion of the Subdivision process;**
- 2) the submission of a revised PUD site plan reflecting compliance with the
landscaping and tree requirements of the Zoning Ordinance; and**
- 3) full compliance with all other 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning