

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 20, 2006

Champion Hills L.L.S.
Steven M. Brewer, Managing Member
2090 Schillinger Rd.
Mobile, AL 36695

Re: Case #SUB2006-00232
Champion Hills Subdivision, Unit 2
West termini of Labrador Run North, Labrador Run South, and Sir Brutus Run.
65 Lots / 34.1± Acres

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

At its meeting on October 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 25-feet as measured from the centerline of Dawes Cemetery Road;
- 2) placement of a note on the Final Plat stating that Lots 1-3 are denied direct access to Dawes Cemetery Road;
- 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
- 4) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;
- 5) the approval of all necessary federal, state and local agencies; and
- 6) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Champion Hills Subdivision, Unit 2
October 20, 2006
Page 2

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: Speaks & Associates Consulting Engineers, Inc.