

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 9, 2002

Champion Hill L.L.C. – Steven M. Brewer  
2090 Schillinger Road  
Mobile, AL 36695

**Re: Case #SUB2002-00149**  
**Champion Hill Subdivision**  
Northwest corner of McFarland Road and Dawes Lane North.  
166 Lots / 74.8± Acres

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

At its meeting on August 8, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of adequate right-of-way to provide 25-feet from the centerline of Dawes Cemetery Road;
- (2) that the common areas be denoted as such, as well as the use of the common areas, with a note on the Final Plat stating that the maintenance thereof shall be the responsibility of the property owners;
- (3) placement of a note on the final plat stating that Lots 2-14, Unit A, are denied direct access to Dawes Cemetery Road, and that Lot 64, Unit A, and Lots 1, 80-83, Unit B are denied direct access to McFarland Road;
- (4) the provision of a temporary turn around at Lots 29 and 30, Unit A;
- (5) the provision of traffic calming devices at the intersections bounded by Lots 10, 11, 54 and 55, Unit A; 13, 14, 21, and 24, Unit B; 41, 44, 68 and 69, Unit B; and 26, 32, 33 and 34, Unit A; and
- (6) the approval of all necessary federal, state and local agencies.

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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

**Champion Hill L.L.C. – Steven M. Brewer (Case #SUB2002-00149)**

**August 9, 2002**

**Page 2**

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

cc: Speaks & Associates Consulting Engineers, Inc.