



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2018

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: 5580 Dawes Lane Extension
(Northwest corner of Dawes Lane Extension and Labrador Trail).
County
SUB-000475-2018 (Subdivision)
Belmont Oaks Subdivision

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

At its meeting on May 3, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the request over until the June 7, 2018 meeting with revisions due by May 24, 2018 to address the following:

- 1) provision of a speed and traffic study to Mobile County Engineering prior to submission of requests for permits for construction**
- 2) revision of the plat to provide or illustrate a definite plan/layout for each subdivision phase;**
- 3) revision of the plat to accommodate the proposed 120'-wide right-of-way of the Airport Road extension per the Major Street Plan, including the necessary dedication of land to Mobile County;**
- 4) revision of the plat to illustrate right-of-way widths in compliance with Section V.B.14. of the Subdivision Regulation along all proposed streets within the subdivision;**
- 5) revision of the plat to ensure no proposed lots or Common Areas have access to Dawes Road Extension;**
- 6) revision of the plat to ensure no proposed lots or Common Areas have access to the proposed extension of Airport Road;**
- 7) revision of the plat to provide the sizes of each lot and Common Area in both square feet and acres, or the provision of a table providing the same information;**

Belmont Oaks Subdivision
May 11, 2018


- 8) revision of the plat to clearly identify the widths of each lot, and the widths of the access to each Common Area, as reconfigured on the revised plat;
- 9) provision of the 25' minimum building setback line along all street frontages where lots and Common Areas are at least 60' wide; and,
- 10) revision of the plat to label the "Tot Lot" as a Common Area.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Bert Hoffman
Principal Planner

cc: Joseph and Cherry Kinney
Kinney Family Limited Partnership