

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

James and Brenda Orso
411 Begeman Rd.
Mobile, AL 36608

Re: Case #SUB2010-00049
Orso Subdivision, Resubdivision of
411 Begeman Road
(South side of Begeman Road, 150'± West of its East terminus).
2 Lot / 2.6± Acre

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the labeling of the lot size area, in square feet, on the Final Plat;
- 2) retention of the depiction of the 25-foot minimum building line as shown for Lot A, and modification of the same for Lot B to be depicted where the lot opens to its standard width of 177.5 feet;
- 3) placement of a note on the Final Plat limiting each lot to one curb cut each to Begeman Road, with the size, design, and exact location of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that no further re-subdivision shall be permitted until such time as additional frontage on a public right-of-way, built and maintained to County standards is provided;
- 5) placement of a note on the Final Plat stating *“that the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering”*;

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- 6) 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,**
- 7) 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.8 of the Subdivision Regulations.**

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 (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: Rowe Surveying