

ORSO SUBDIVISION, RESUBDIVISION OF

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: No comments.

The plat illustrates the proposed 2-lot, 1.9± acre subdivision which is located at 411 Begeman Road (South side of Begeman Road, 150'± West of its East terminus). The applicant states that the subdivision is served by individual wells and individual septic tanks.

The purpose of this application is to resubdivide two existing legal lots of record which were approved by the Planning Commission on July 7, 2005. The applicants propose to move the existing interior lot line 115 feet to the North.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2. of the Subdivision Regulations. The proposed Lot B is currently a flag lot, and, as such, a waiver of Section V.D.1 may be appropriate.

The 25-foot minimum building line is depicted correctly for the proposed Lot A, and should be retained on the Final Plat, if approved. The 25-foot minimum building line should be depicted 25 feet back from where the proposed Lot B opens to its standard width of 177.5 feet. The lot area sizes are depicted in square feet for both lots and should be retained on the Final Plat, if approved.

It should be noted that both of the proposed lots front Begeman Road, a minor street not provided with curb and gutter. Begeman Road is depicted with an adequate right-of-way of 60 feet and, as such, no further dedication would be required. It should be noted that Begeman Road is not currently improved, and, as noted on the previous approval, a note should be placed on the Final Plat, if approved, stating that no further resubdivision shall be permitted until such time as additional frontage on a public right-of-way, built and maintained to County standards is provided.

Aerial photography reveals that the site is currently utilizing two curb cuts, one for each lot. This should be maintained, and a note placed 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.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water 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.

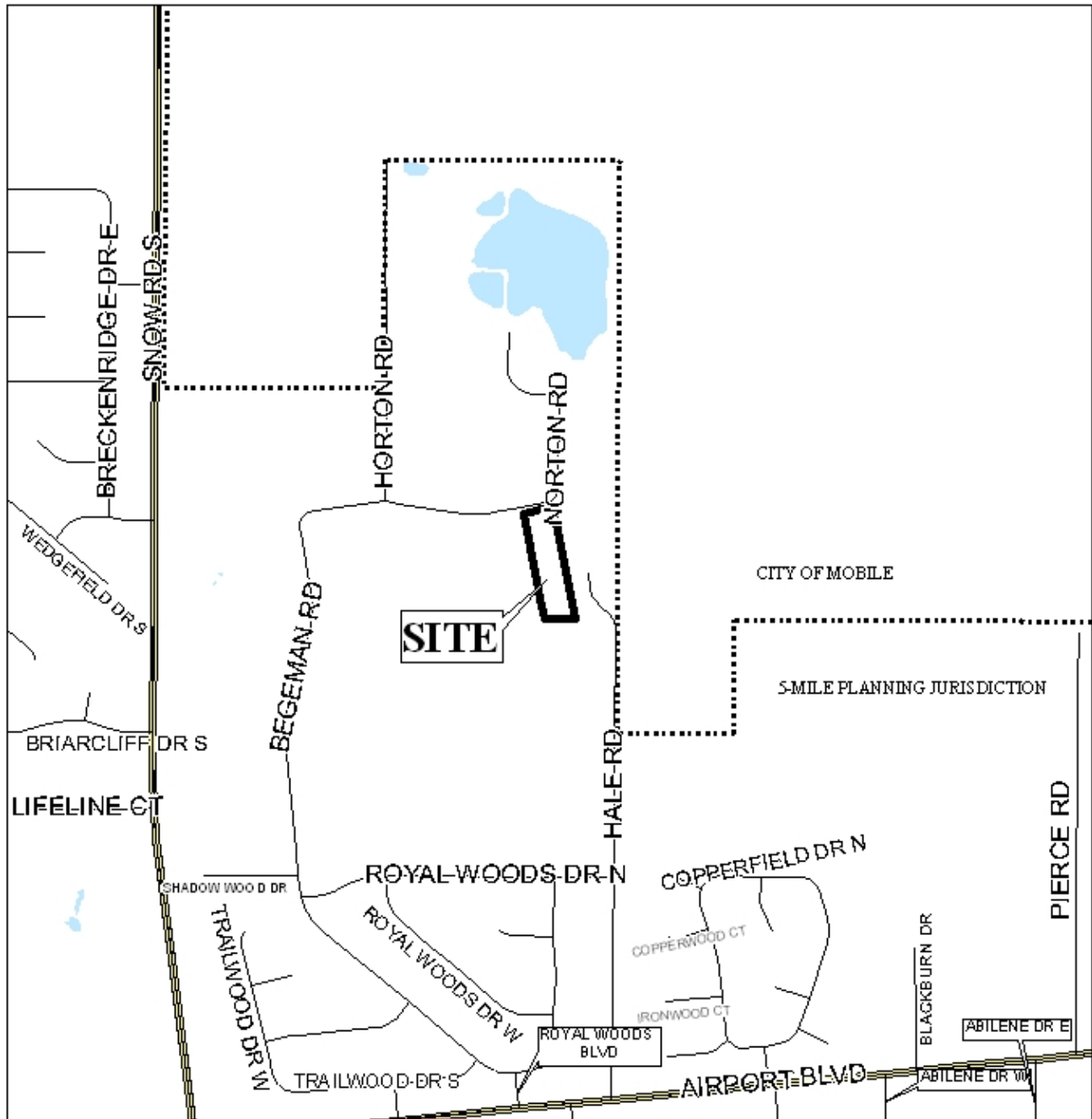
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

This site is located in the County, thus 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.

Based on the preceding, this application is recommended for tentative approval 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 resubdivision 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 storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water 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;
- 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.

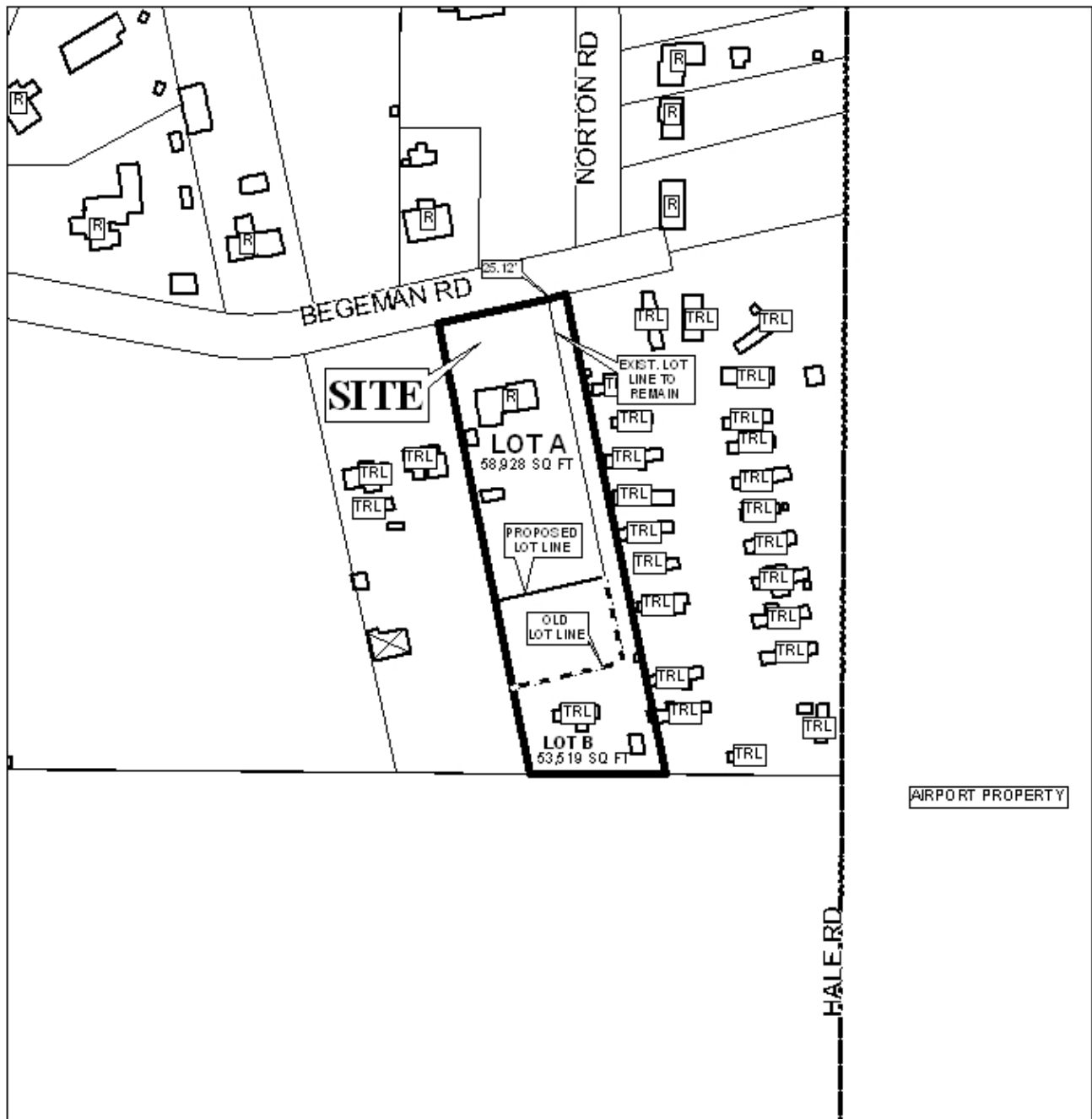
LOCATOR MAP



APPLICATION NUMBER 10 DATE May 6, 2010
APPLICANT Orso Subdivision, Resubdivision of
REQUEST Subdivision



ORSO SUBDIVISION, RESUBDIVISION OF



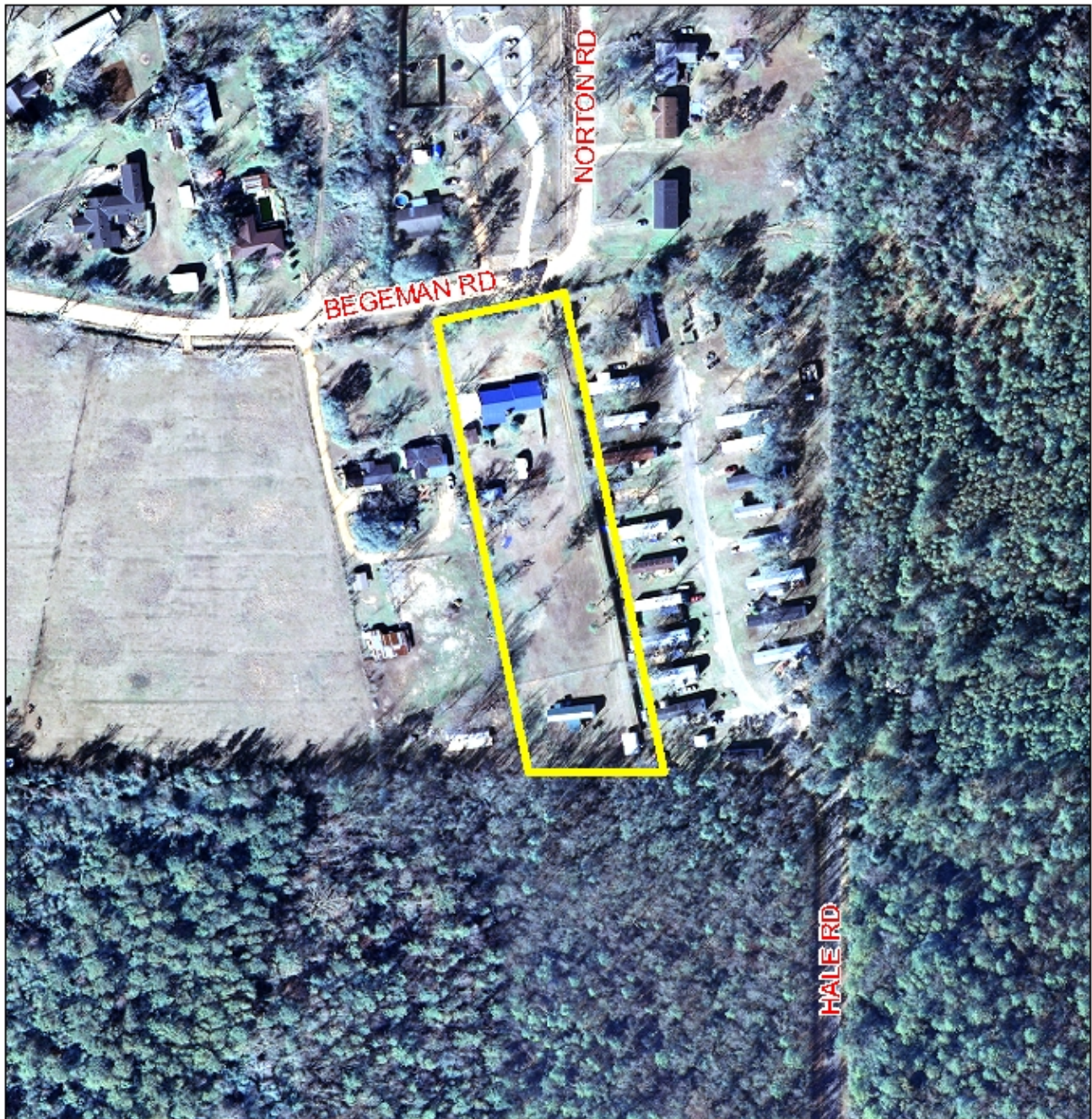
APPLICATION NUMBER 10 DATE May 6, 2010

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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