

## **ORSO SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2 lot, 2.6 ± acres subdivision which is located on the South side of Begeman Road, 150' ± West of its East terminus. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The site is accessed by Begeman Road, which is a dirt road. The current application would create two additional lots on a substandard (dirt) road. However, Begeman Road is county maintained and is on schedule to be paved by the County within the next year. Therefore, a note should be placed on the final plat stating that there be no further resubdivision of the site until Begeman Road is constructed to County standards.

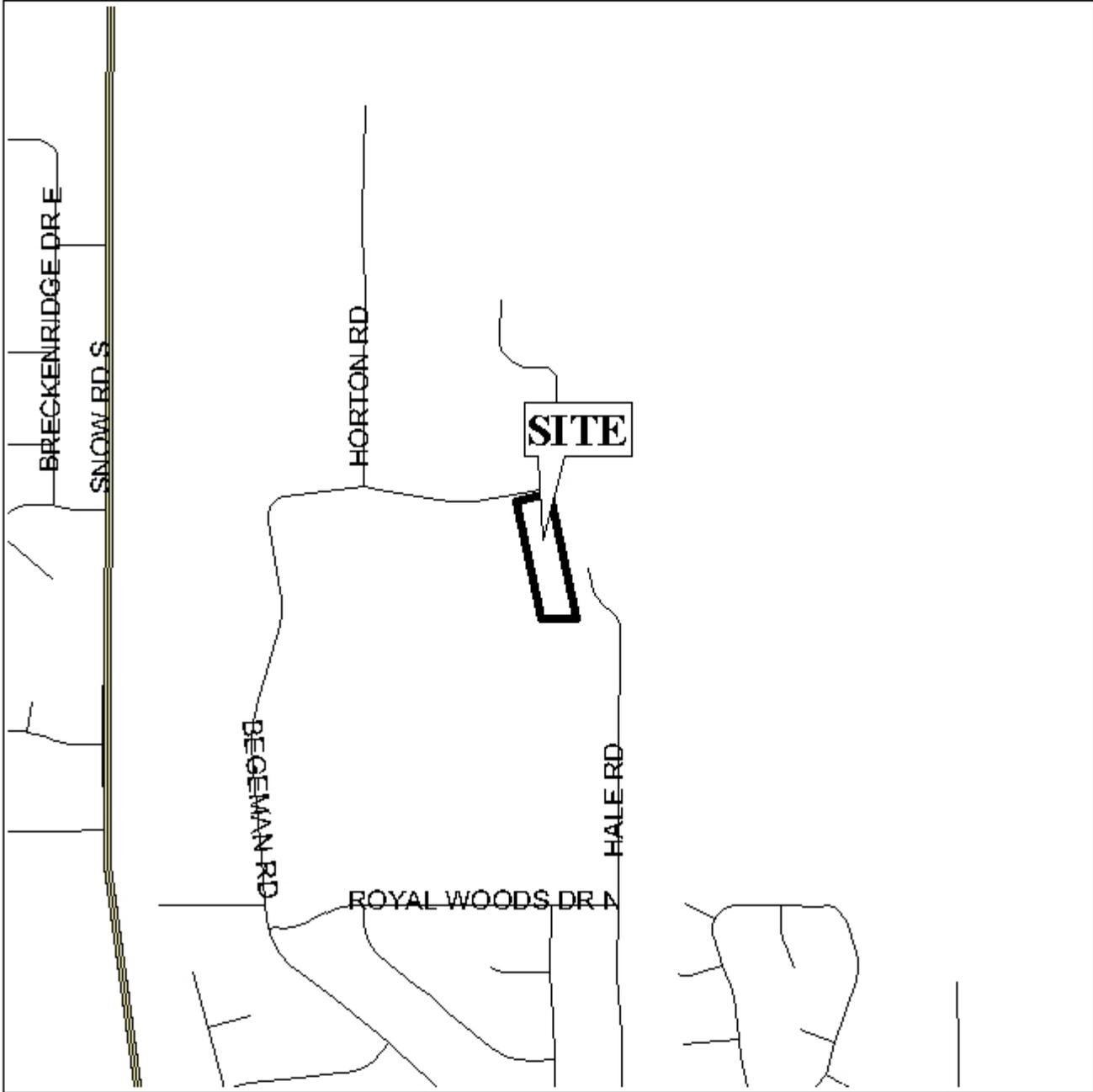
As proposed, Lot 2 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

This site is located in the County, thus a note should be placed 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.

The 25-foot minimum building setback lines are not shown, but would be required on the final plat.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that that there be no further resubdivision of the site until Begeman Road is constructed to County standards; 2) the 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; and 3) the placement of the 25-foot minimum building setback lines on the final plat.

# LOCATOR MAP



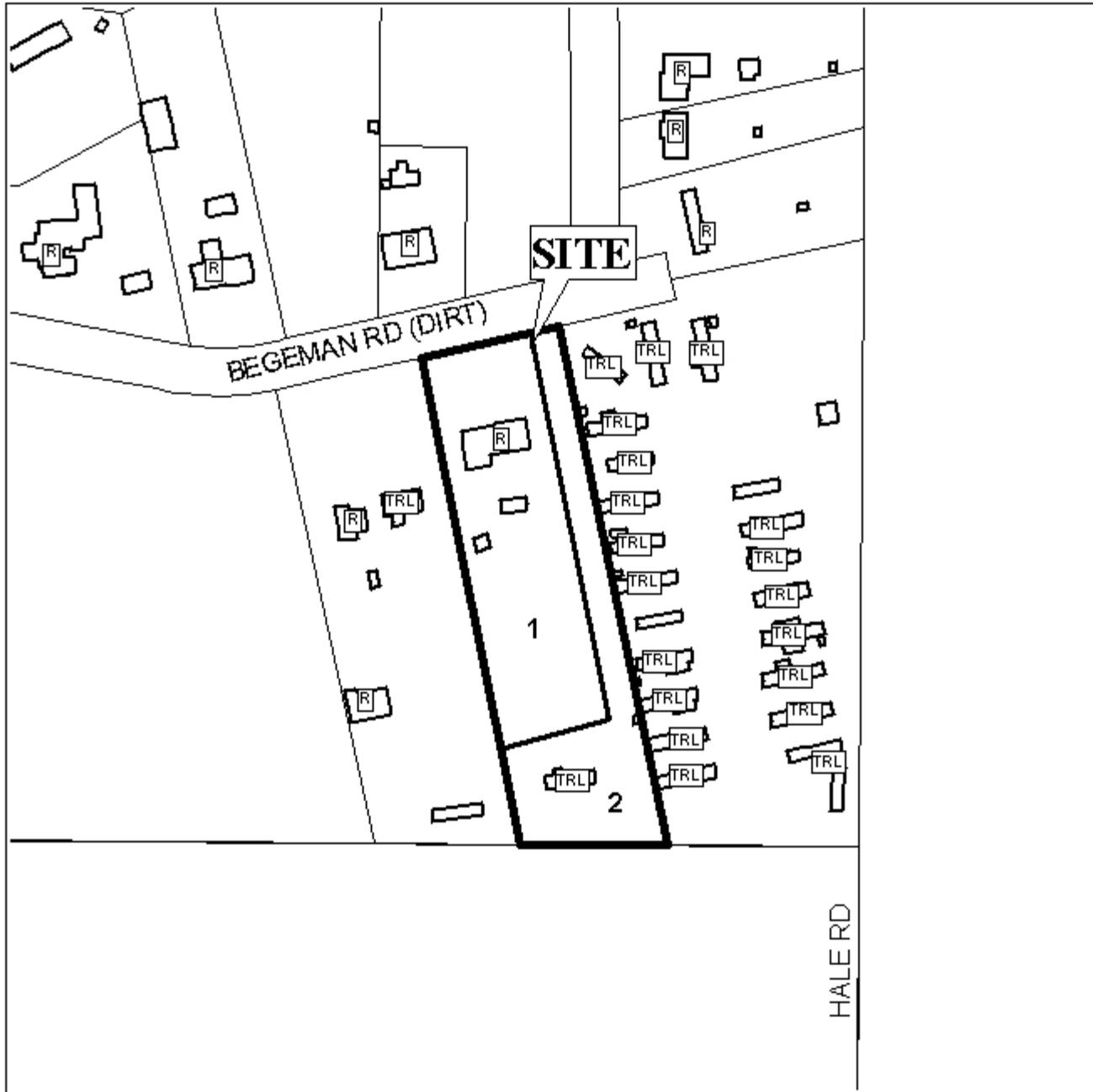
APPLICATION NUMBER 15 DATE July 7, 2005

APPLICANT Orso Subdivision

REQUEST Subdivision



# ORSO SUBDIVISION



APPLICATION NUMBER 15 DATE July 7, 2005

LEGEND

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



NTS