

## **BYRUM FAMILY DIVISION SUBDIVISION**

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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: No comments available.

The preliminary plat illustrates the proposed 2-lot,  $10.8 \pm$  acre subdivision which is located on the northeast corner of Grelot Road and Leroy Stevens Road (Jeff Hamilton Road). The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by both public water and city sewer.

The intent of this application is to create two legal lots of record from four meets-and-bounds parcels. In accordance with the Subdivision Regulations, both lots are compliant with the minimum size requirements. The 25-foot minimum building setback line and the lot sizes in square feet are illustrated on the preliminary plat for both lots and should be retained on the Final Plat.

The proposed subdivision has frontage along two streets. Grelot Road, a major street, provides a right-of-way width of 100 feet and Leroy Stevens Road, a minor street, provides a right-of-way width of 60 feet. Both streets do not have curb and gutter; however, the existing right-of-way widths for both streets is compliant with Section V.B.14. of the Subdivision Regulations and no dedication is required. A provision to require dedication of a corner radius at the intersection of Grelot Road and Leroy Stevens Road to comply with AASHTO standards to be approved by Mobile County Engineering.

Lot 1 has  $750 \pm$  feet of frontage along Grelot Road and  $300 \pm$  feet of frontage along Leroy Stevens Road. As a means of access management, a note should be placed on the Final Plat limiting Lot 1 to three curb-cuts along Grelot Road and one curb-cut along Leroy Stevens Road and Lot 2 to be limited to 2 curb-cuts along Leroy Stevens Road. The size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

It should be noted that there appears to be discrepancies in the legal description and the vicinity map on the preliminary plat. On the northeast corner of the intersection of Grelot Road and Leroy Stevens Road, the legal descriptions states that the southwest property line runs  $S24^{\circ}26'59''E$ , however, the preliminary plat depicts the property line running  $N24^{\circ}26'59''W$ . At the same intersection, the vicinity map does not include the corner parcel which is shown on the preliminary plat. The Final Plat should be revised to illustrate the correct bearings of the

southwest property line and the vicinity map should be corrected to include the corner parcel for the same intersection.

This site is located in the County, and therefore 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. The note regarding this requirement should also appear on the final plat.

A note stating “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.” should be placed on the Final Plat.

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. A note should also appear on the final plat to reflect this requirement.

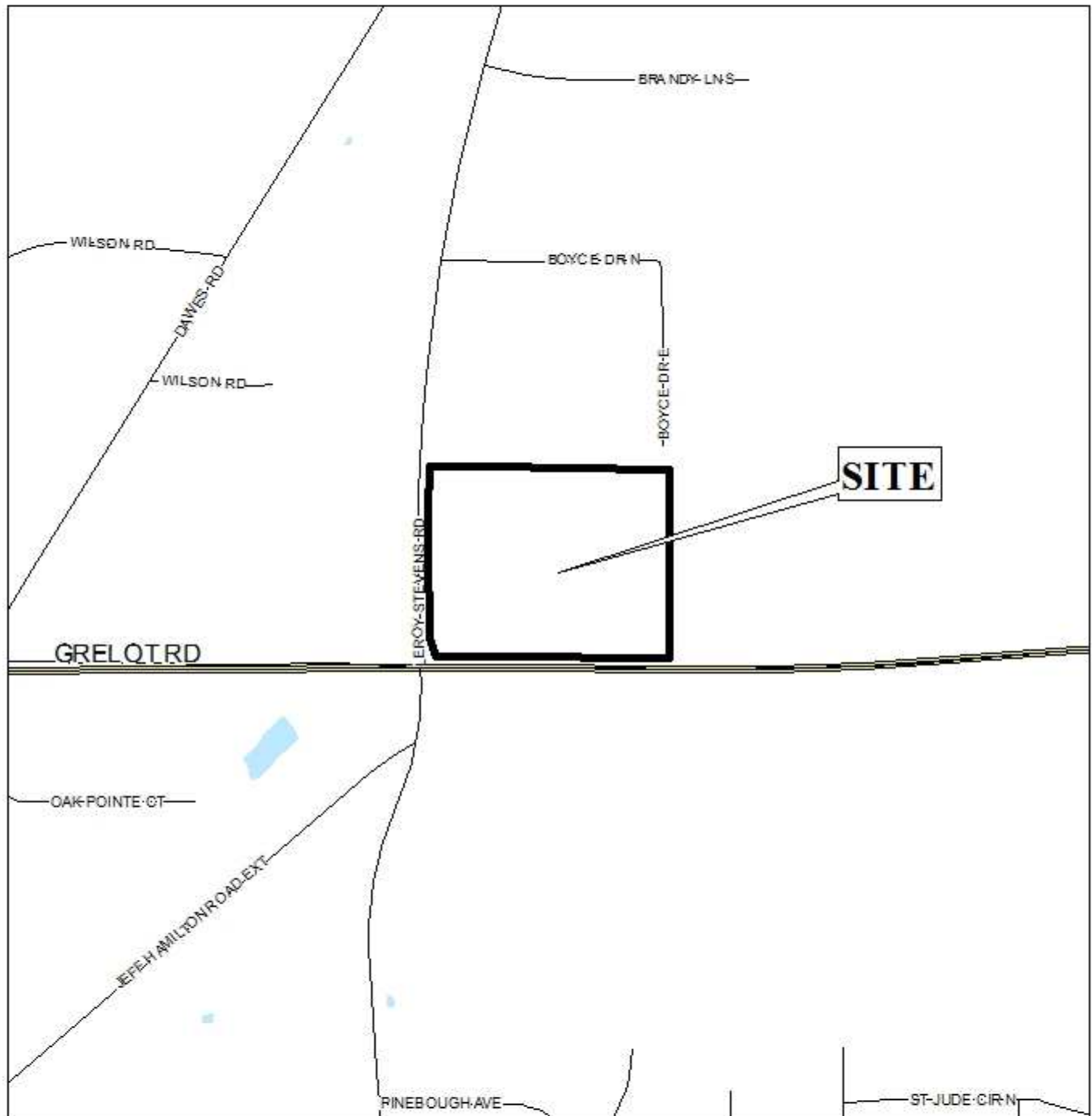
Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) a provision of a corner radius at the intersection of Grelot Road and Leroy Stevens Road be approved by Mobile County Engineering and comply with AASHTO standards;
- 2) revision of the lot size and the 25-foot minimum building setback line reflect the corner radius of Lot 1, and should be retained elsewhere on the Final Plat;
- 3) the Final Plat should be revised to illustrate the correct bearings of the southwest property line at the intersection of Grelot Road and Leroy Stevens Road and the vicinity map should be corrected to include the corner parcel for the same intersection;
- 4) placement of a note on the final plat limiting Lot 1 to three curb-cuts along Grelot Road and one curb-cut along Leroy Stevens Road and Lot 2 to be limited to 2 curb-cuts along Leroy Stevens Road. The size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 5) the placement of a note on the Final Plat stating: “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;”
- 6) placement of a note on the Final Plat stating: “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;" and

- 7) placement of a note on the Final Plat stating: "This site is located in the County, and therefore 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.)

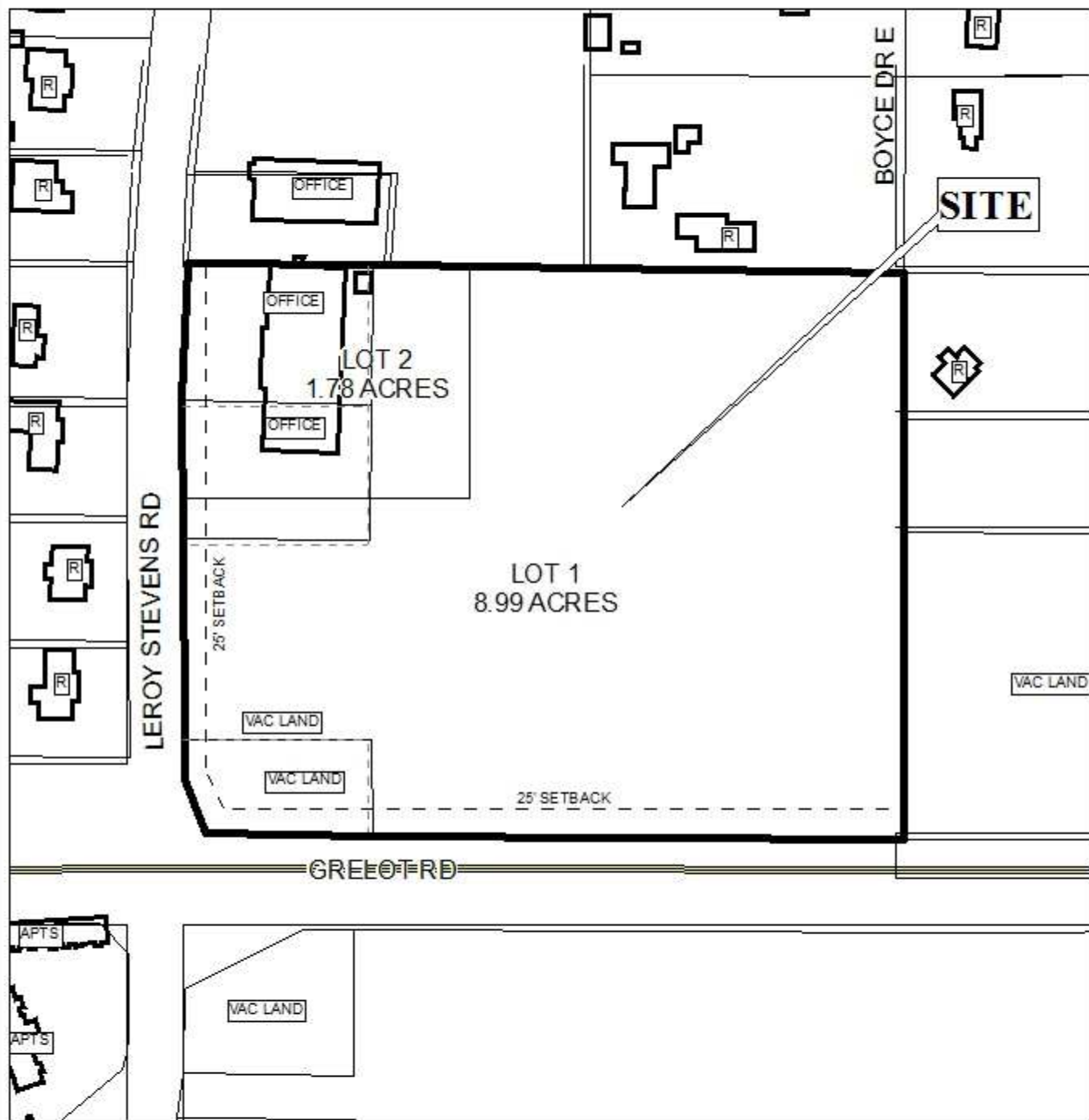
# LOCATOR MAP



APPLICATION NUMBER 14 DATE July 11, 2013  
APPLICANT Byrum Family Division  
REQUEST Subdivision



## BYRUM FAMILY SUBDIVISION



APPLICATION NUMBER 14 DATE July 11, 2013

LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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APPLICATION NUMBER 14 DATE July 11, 2013

