

## **COUNTRY CLUB COURT SUBDIVISION,** **RESUBDIVISION OF LOT 2**

Engineering Comments: Confirm that detention required is provided. Detention pond must be functional and free of excessive vegetation, sediment and debris. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until the Capacity application is approved by Volkert Engineering, inc.

The plat illustrates the proposed 0.3± acre, 1 lot subdivision, which is located on the North side of Country Club Court at its East terminus, in City Council District 5. The subdivision is served by city water and sanitary systems.

The purpose of this application is to increase the size of Lot 2, Country Club Court Subdivision by incorporating a portion of the recorded Common Area, which is also designated as the existing storm water detention basin for the Country Club Court Subdivision.

There are two issues relating to this application which will necessitate a recommendation for Holdover. The first is authorization for the application. A form was submitted with the application authorizing the engineer to file the application on the property owners behalf. However, that form was signed by an individual as agent for another individual as agent for an LLC. No documentation regarding the appointment of these “agents” or their appointed duties was provided.

Another issue relates to the fact that the subdivision will reduce common area that is designated as/for a detention basin for the entire subdivision. Documentation that this reduction in area would not impact the performance of the detention facilities was not provided. While at first blush this may appear as appropriate for a condition of approval, it is more appropriate as a required document for tentative approval.

Generally, subdivisions are not required to have their detention fully engineered or designed at the time of Tentative Approval. However, this is not the typical subdivision application. In this instance, the detention facilities have been designed and constructed. The application is now requesting that the common area containing those facilities be reduced and incorporated into a private lot. Based upon the plat submitted, there is no information regarding the exact location of the detention basin, if it is fully within the remaining common area or partially located on the private lot.

Based on the preceding, it is recommended that this application be held over until the September 20<sup>th</sup> meeting, with required information submitted by August 27<sup>th</sup>, to allow the applicant to address the following:

- 1) documentation of authorization to file the application;
- 2) documentation that the reduction in the common area would not impact the performance of the detention facilities;
- 3) depiction of the detention basin structure on the plat.

**Revised for the September 20<sup>th</sup> meeting**

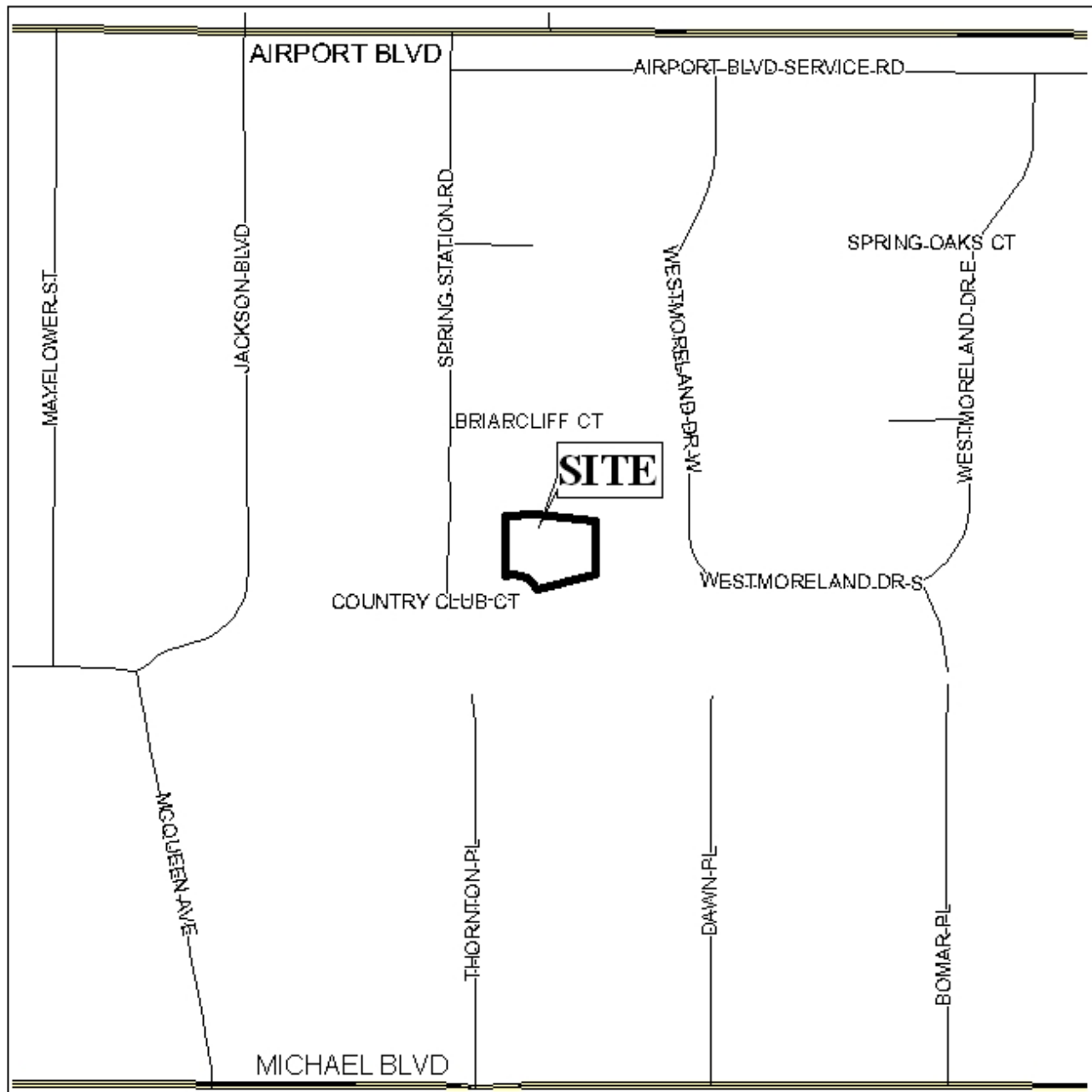
Engineering Comments: Engineer to verify capacity and functionality of detention basin as proposed. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

The applicant has submitted a letter stating that the detention basin is contained entirely within the remaining common area, and that its function will not be impacted by the proposed resubdivision.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) compliance with city engineering comments (Engineer to verify capacity and functionality of detention basin as proposed. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit);
- 2) placement of a note on the final plat stating that maintenance of the common area shall be the responsibility of the property owners.

# LOCATOR MAP



APPLICATION NUMBER 3 DATE September 20, 2007

APPLICANT Country Club Court Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



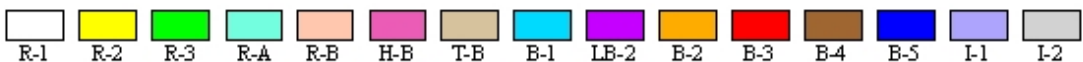
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# COUNTRY CLUB COURT SUBDIVISION, RESUBDIVISION OF LOT 2



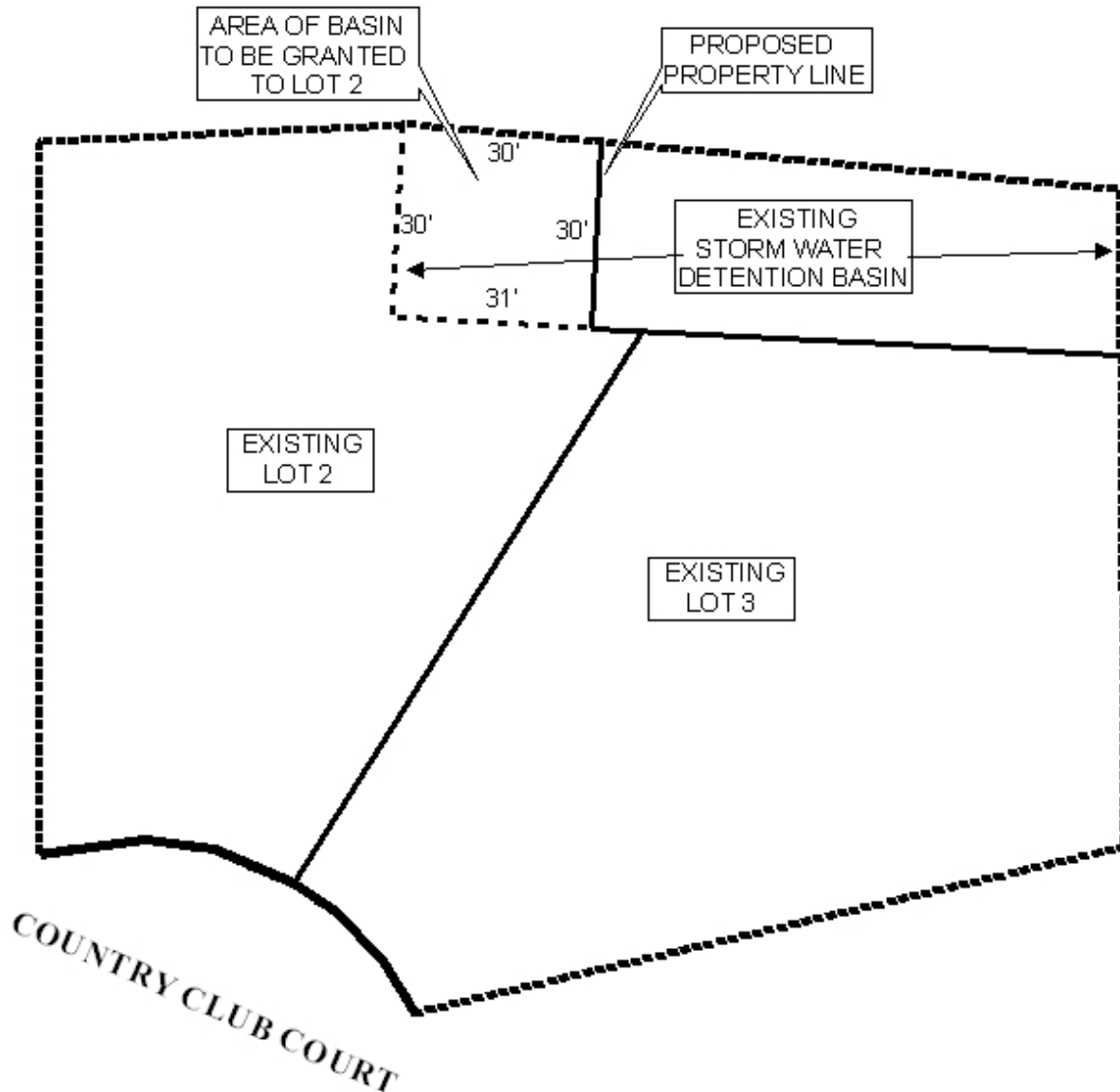
APPLICATION NUMBER 3 DATE September 20, 2007

LEGEND



NTS

## DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE September 20, 2007

APPLICANT Country Club Court Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



NTS