

BELLINGRATH ROAD COUNTRY CLUB ESTATES
SUBDIVISION, WILLARD DRIVE ADDITION,
PHASE 3

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.

MAWSS Comments: No comments.

The plat illustrates the proposed 9-lot, 2.9 \pm acre subdivision which is located on the North side of Willard Drive North at the East terminus of the open right-of-way; Southeast corner of Willard Drive North and Kelcey Court; and South side of Willard Drive North, 120' \pm West of Kelcey Court, extending to the West side of Kelcey Court, 115' \pm South of Willard Drive North and is located within the Mobile planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer facilities: However, no comments from MAWSS can substantiate the applicants' statement; however, previous subdivision applications provided a minimum of 7,200 square foot per lot on the Final Plat.

The purpose of this application is to resubdivide 9 existing lots of record, creating common areas at the sides or rear of the lots to accommodate drainage easements and floodplain areas. This common area comprises the portions of the existing lots located in the AE floodplain. The boundaries of the AE floodplain were amended by a Letter of Map Revision (LOMR) dated January 27, 2005. As a result of the subdivision, none of the lots will be located in the floodplain; only common areas.

The sites front Willard Drive North and Kelcey Court, which provide 60-foot right-of-way.

The plat shows the bearings and dimensions of the proposed lots, and provides boundary information for the proposed common areas and utility easements. The Final Plat should reflect this information so the boundaries of both the lots and common areas/drainage easements are defined by bearings and distances.

This site is located in Mobile 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.

Common areas/drainage easements are depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

Finally, 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 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 plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;
- 2) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners;
- 3) 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; and
- 4) 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.

LOCATOR MAP



APPLICATION NUMBER 19 DATE April 3, 2008

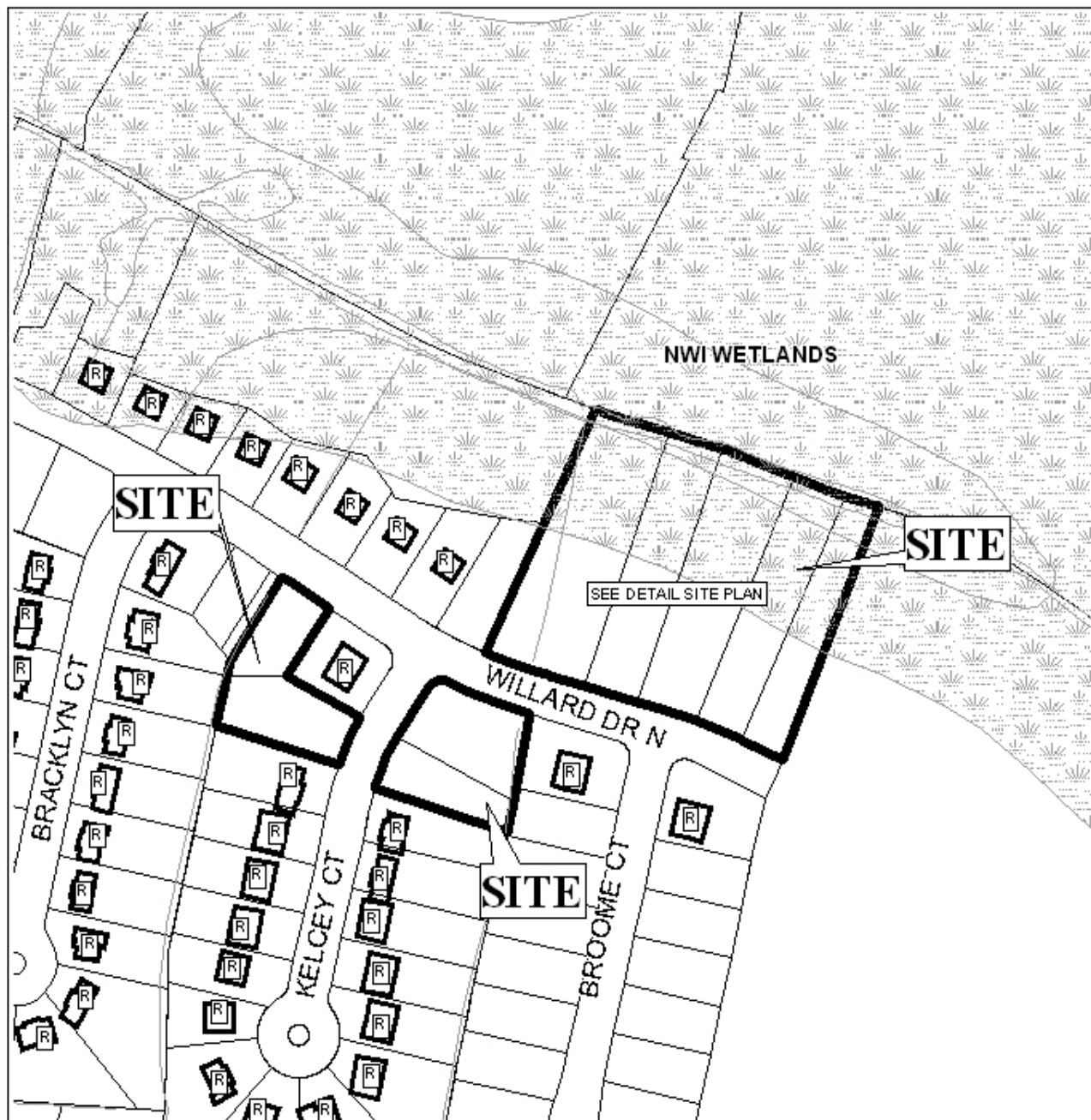
APPLICANT Bellingrath Road Country Club Estates Subdivision, Willard Drive Addition, Phase 3

REQUEST Subdivision



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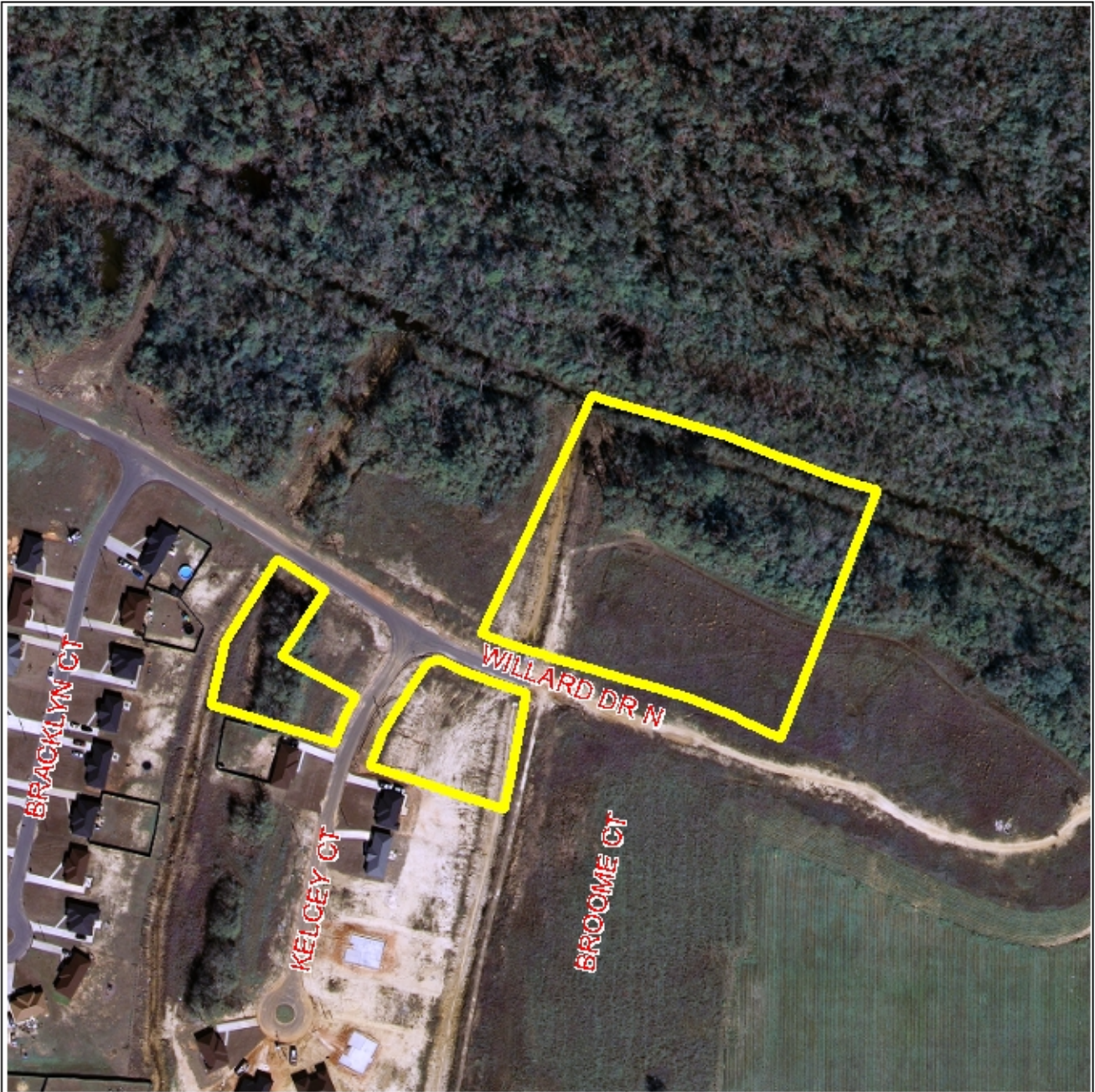


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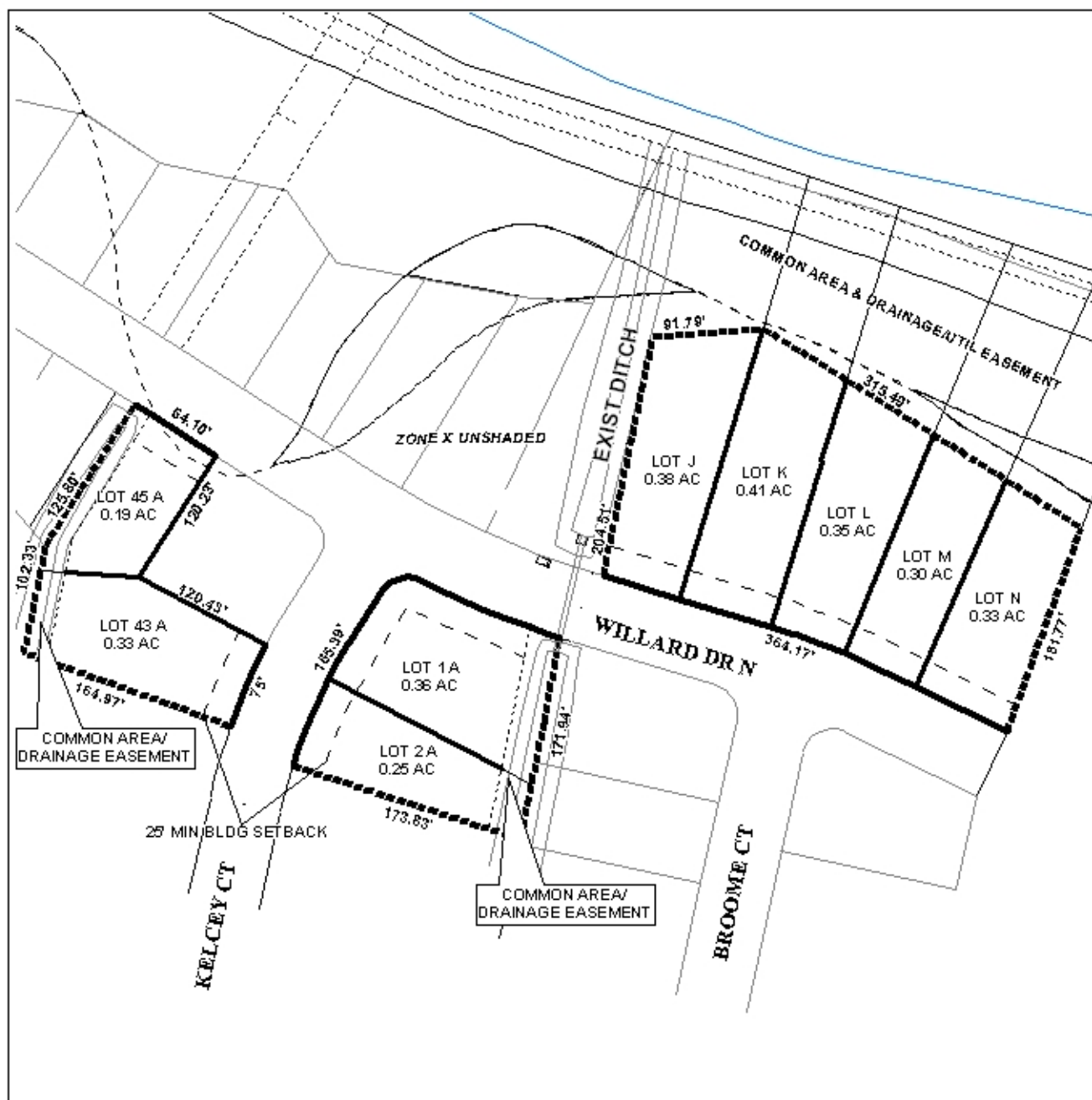


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DETAIL SITE PLAN



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 REQUEST Subdivision



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