

**GROUP DEVELOPMENT APPLICATION**

**APPROVED**

\_\_\_\_\_  
COUNTY ENGINEER

\_\_\_\_\_  
DATE

**NOTICE TO APPLICANT(S)**

A subdivision is defined as the development and division of a lot, tract, or parcel of land into **two (2) or more lots, plats, sites**, or otherwise for the purpose of establishing or creating a subdivision through the **sale, lease, or building development of the lot or lots**.

A group development is defined as a subdivision of land consisting of two or more buildings, sites or units which is not subdivided into customary lots, blocks or streets and thus is contained on one common parcel. This type of development shall not only be on a common parcel but shall also have a common owner who shall be responsible for all infrastructure and drainage within the development. A building footprint shall be the maximum boundary allowed to be transferred, sold or leased in this type of development.

A group development which consists of multiple buildings, sites or units on a common parcel of land shall be required to be approved by the County Engineer. These types of developments are subject to the county's access management policy, the county's flood damage prevention ordinance and the storm drainage policies at a minimum. However, the county's roadway design standards shall **not** apply to group developments. The County Engineer may require additional items to be addressed depending on the scope and size of the development. Documentation shall be provided showing common ownership and maintenance responsibilities for these types of developments.

As provided in Code of Alabama 1975, § 11-24-2(d), a subdivision shall not include property divided between immediate family members. Therefore, approval is not required by the County Engineer if the property is to be sold, deeded or transferred by the owner to an immediate family member.

**GENERAL INFORMATION**

- 1. LEGAL OWNER(S) OF LAND: NAME (*PRINT*): \_\_\_\_\_
- NAME (*SIGNATURE*): \_\_\_\_\_
- ADDRESS: \_\_\_\_\_
- PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_
- E-MAIL ADDRESS: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT OF OWNER'S SIGNATURE  
STATE OF ALABAMA, LEE COUNTY**

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

2. APPLICANT (IF DIFFERENT FROM OWNER): \_\_\_\_\_  
 SITE ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_

3. HOW WILL WATER BE PROVIDED TO THE DEVELOPMENT? (CHECK ONE)  
 PRIVATE WELL  
 PUBLIC UTILITY PROVIDER  
 LIST WATER AUTHORITY: \_\_\_\_\_

4. WHAT TYPE OF STRUCTURE IS PROPOSED TO BE SOLD OR LEASED?  
 \_\_\_\_\_

5. HOW MANY SITES OR UNITS ARE TO BE SOLD OR LEASED? \_\_\_\_\_

6. IS ON-SITE SEWAGE TREATMENT PROPOSED? (CHECK ONE)  
 NO  
 YES (INCLUDE COPY OF HEALTH DEPT. APPROVAL)

7. TOTAL ACREAGE OF TRACT OF LAND: \_\_\_\_\_

8. WHO WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL INFRASTRUCTURE AND DRAINAGE WITHIN THE DEVELOPMENT? \_\_\_\_\_

(SIGNATURE OF RESPONSIBLE PARTY) \_\_\_\_\_

9. WILL A NEW ACCESS POINT ALONG THE EXISTING STATE, COUNTY OR CITY ROAD BE NECESSARY?  
 NO  
 YES

10. INCLUDE A COPY OF THE MOST RECENT VESTING DEED WHICH CERTIFIES THE STATUS OF THE TITLE OF THE LAND, WITH THE APPLICATION.

**SITE PLAN**

Submit a site plan depicting the property to be developed. A copy of the plat is preferred if available; however, site plan does not have to be prepared by a licensed professional. At a minimum, the site plan shall include the following information:

- North arrow
- Lot boundary
- Location of proposed and existing units/sites
- Location of septic tanks, if applicable
- Location of state, county or city road
- Proposed or existing access point to the property from the roadway