



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 10, 2016

Country Club of Mobile
4101 Wimbledon Drive
Mobile, AL 36608

Re: 4101 Wimbledon Drive West

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Council District 5

SUB2016-00097 (Subdivision)

Country Club of Mobile Subdivision

2 Lots / 189.5± Acres

Dear Applicant(s):

At its meeting on October 6, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) revision of the plat to depict the 25-foot minimum building setback along both sides of Wimbledon Drive West to accommodate an 80-foot wide right-of-way;
- 2) revision of the plat to depict the 25-foot minimum building setback along Country Club Road to accommodate a 50-foot wide right-of-way;
- 3) retention of the 25' minimum building setback line along Airport Boulevard;
- 4) retention of the lot sizes in square feet and acres;
- 5) placement of a note on the site plan stating that the lots should be limited to the existing curb-cuts with changes driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) full compliance with the Traffic Engineering comments (*The site is limited to the number of driveways as illustrated by the approved Planned Unit*

Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 7) full compliance with Engineering comments (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide legible text on the drawing. Many items were too small to read and/or understand. C. Show and label all of the Rights-of-Way. D. Show and label the POB for LOT 1 and for LOT 2. Clarify or revise the label for "Parcel B". E. Provide all of the distances, bearings and curve data for the boundary for LOT 1 and LOT 2. Many items are missing. F. Provide the data from the three (3) different FIRM panels. There is only one ponding area located with the AE flood zone; and, some of the channels are located within the X(S) flood zone. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Many of the bearings and distances are not shown on the drawing. H. Show and label all existing and proposed drainage easements. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide and label the monument set or found at each subdivision corner. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. M. Add a note stating that this area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the postdeveloped 100 yr storm event with an allowable release rate equal or less than the predeveloped 2 yr storm event. N. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. O. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. P. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. Q. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

Country Club of Mobile Subdivision
October 10, 2016

- 8) compliance with Fire Department comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);*
- 9) compliance with 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 2015-116 and City Code Chapters 57 and 64).;*
- 10) provision of two copies each of the revised Planning Approval and Planned Unit Development to Planning and Zoning staff prior to the signing of the Final Plat; and
- 11) completion of the Subdivision process prior to any requests for site inspections relating to the certificates of occupancy.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.



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Council District 5

ZON2016-01774 (Planning Approval)

Country Club of Mobile Subdivision

Dear Applicant(s)/ Property Owner(s):

At its meeting on September 15, 2016, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval at a private club to include renovations to the golf facility, construction of a tennis maintenance building, pump house and a fence.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) revision of the plat to depict the 25-foot minimum building setback along both sides of Wimbledon Drive West to accommodate an 80-foot wide right-of-way;
- 2) revision of the plat to depict the 25-foot minimum building setback along Country Club Road to accommodate a 50-foot wide right-of-way;
- 3) retention of the 25' minimum building setback line along Airport Boulevard;
- 4) revision of the site plan to either indicate a dumpster connected to sanitary sewer with an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance will be provided, or that curbside pickup will be utilized;
- 5) compliance with Engineering comments (*1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention*

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systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of any impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) full compliance with the Traffic Engineering comments (The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 7) compliance with 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 2015-116 and City Code Chapters 57 and 64).);
- 8) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).); and
- 9) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat.

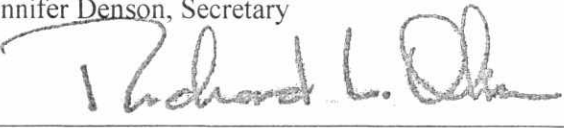
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.