



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 8, 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
ZON2016-01441
Country Club of Mobile

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

At its meeting on August 4, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

- 1) submittal of a 2-lot Subdivision application;
- 2) submittal of a Planning Approval application;
- 3) 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;
- 4) either an explanation of the notes 1-12 along the proposed fence, or the removal of the numbers from the site plan;
- 5) compliance with Engineering comments (***ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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 systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit.***)

Country Club of Mobile PUD
August 8, 2016

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. 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 100 yr. storm event with an allowable release rate equal or less than the predeveloped 2 yr. storm event. 5. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) compliance with 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).); and*
- 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).).*

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.