

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Country Club of Mobile
4101 Wimbledon Drive West
Mobile, AL 36608

Re: Case #SUB2008-00007 (Subdivision)

Country Club of Mobile Subdivision

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).

2 Lots / 189.6± Acres

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

At its meeting on March 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) compliance with Engineering Comments (*Provide detention for all impervious area constructed post-1984. 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 the subdivision is limited to one (1) two-way curb cut or two (2) one-way curb-cuts to Airport Boulevard, with the size, location and design to be approved by Traffic Engineering; and**
- 3) placement of a note on the final plat stating that curb cuts to other public rights of ways will require the size, location and design to be approved by Traffic Engineering.**

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

Country Club of Mobile Subdivision
March 7, 2008
Page 2

Administration office. This procedure must be completed within one 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Country Club of Mobile
4101 Wimbledon Drive West
Mobile, AL 36608

Re: Case #ZON2008-00051 (Sidewalk Waiver)
Country Club of Mobile Subdivision
4101 Wimbledon Drive West
(North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Request to waive construction of a sidewalk along Airport Boulevard.

Dear Applicant(s):

At its meeting on March 6, 2008, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve your request to waive construction of a sidewalk.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Country Club of Mobile
4101 Wimbledon Drive West
Mobile, AL 36608

Re: Case #ZON2008-00049 (Planned Unit Development)

Country Club of Mobile Subdivision

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).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites.

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

At its meeting on March 6, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) compliance with Engineering Comments (*Provide detention for all impervious area constructed post-1984. 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.*); and**
- 2) compliance with the revised plan and accompanying documentation as submitted.**

Country Club of Mobile Subdivision
March 7, 2008
Page 2

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Country Club of Mobile
4101 Wimbledon Drive
Mobile, AL 36608

Re: Case #ZON2008-00050 (Planning Approval)

Country Club of Mobile Subdivision

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).

Planning Approval to amend a previously approved Planning Approval to allow a golf course maintenance facility at an existing country club in an R-1, Single-Family Residential District.

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

At its meeting on March 6, 2008, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow a golf course maintenance facility at an existing country club in an R-1, Single-Family Residential District.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) compliance with Engineering Comments (*Provide detention for all impervious area constructed post-1984. 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.*); and**
- 2) compliance with the revised plan and accompanying documentation as submitted.**

Country Club of Mobile Subdivision
March 7, 2008
Page 2

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning