

## THE CHRISTIAN BIBLE TEACHING CHURCH SUBDIVISION

Engineering Comments: 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.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 0.3± acre, one lot subdivision, which is located on the South side of Duncan Street, 70'± East of Houston Street in City Council District 3. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to combine one legal lot of record and portions of two other legal lots of record into one legal lot of record.

No documentation was furnished concerning the date(s) that the portions of the other two adjacent lots were combined with the intact lot to form the current metes and bounds parcel. Also, the Planning staff has been advised by the property owner along the East of the subject site that the two sites share a common drive which is not indicated on the plat furnished. That fact, combined with the fact that the property to the East consists of one legal lot of record and the remaining portions of the two lots which were divided to become parts of the subject site, would necessitate a Planned Unit Development application for the two sites to share the common access, and would require the Eastern property as a second lot in this subdivision application.

Based on the preceding, this application is recommended for holdover to allow the applicant to:

- 1) submit a Planned Unit Development application for shared access with the adjacent property to the East;
- 2) revise this Subdivision application to two lots to include the adjacent property to the East; and
- 3) provide additional labels and postage for this application.

New submissions, revisions, labels, and postage should be provided by December 17, 2007.

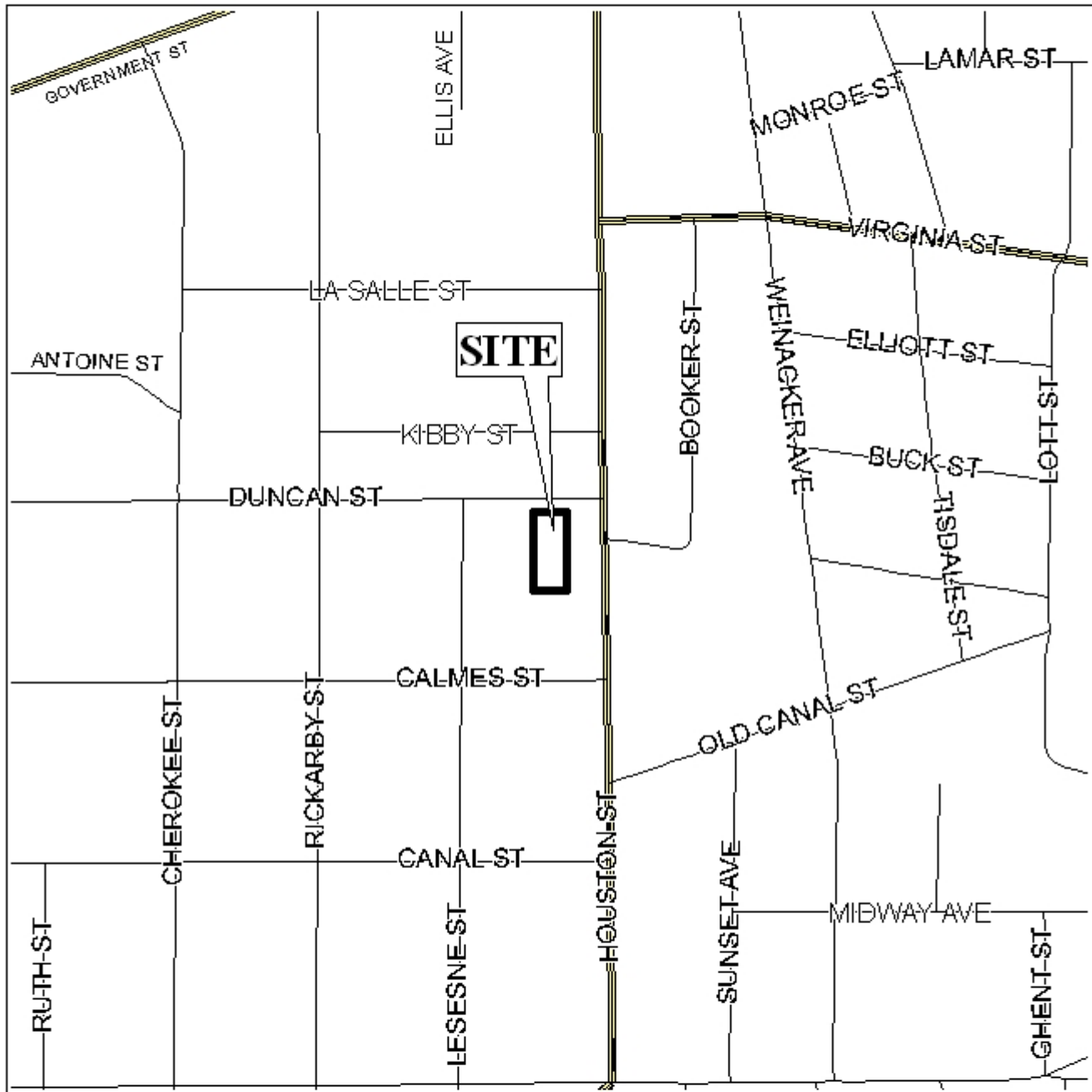
**Revised for the January 3, 2008 meeting:**

*This application was held over at the December 6, 2007 meeting to allow the applicant to: 1) submit a Planned Unit Development application for shared access with the adjacent property to the East; 2) revise this Subdivision application to two lots to include the adjacent property to the East; and 3) provide additional labels and postage for this application. New submissions, revisions, labels, and postage should have been provided by December 17, 2007. As none of the required applications, revisions, or additional labels and postage were submitted, this application is recommended for denial.*

**Revised for the February 7th meeting:**

*This application was held over from the January 3<sup>rd</sup> meeting to allow the applicant to: 1) submit a Planned Unit Development application for shared access with the adjacent property to the East; 2) revise this Subdivision application to two lots to include the adjacent property to the East; and 3) provide additional labels and postage for this application. None of the required information or items were furnished and the applicant's engineer has advised the Planning staff that the property owner to the East has not responded to the request to participate in the required revisions and Planned Unit Development application. Therefore, a hold over to the March 6<sup>th</sup> meeting has been requested. Since the applicant is still trying to resolve the issues involved, this application is recommended for hold over to the March 6<sup>th</sup> meeting. But the applicant should be advised that, since this application was originally heard December 6, 2007 and there has been no resolution, no further holdovers are likely.*

# LOCATOR MAP



APPLICATION NUMBER 1 DATE February 7, 2008

APPLICANT The Christian Bible Teaching Church Subdivision

REQUEST Subdivision



NTS

# THE CHRISTIAN BIBLE TEACHING CHURCH SUBDIVISION



APPLICATION NUMBER 1 DATE February 7, 2008

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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