

BIT AND SPUR WOODS SUBDIVISION,
RESUBDIVISION OF LOT 4

Engineering Comments: Prior to plat approval, documentation shall be provided to the City Engineering Department clearly showing that there has not been an increase in impervious area in excess of 4,000 square feet since 1984, or a land disturbance permit will be required and detention must be provided. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. 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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate

The plat illustrates the proposed 2 lot, 1.6± acres subdivision which is located on the South side of Bit and Spur Road, 350'± West of Wilkinson Way, in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer services.

The purpose of this application is to resubdivide an existing lot of record into two lots of record.

The site fronts onto Bit and Spur Road which currently has a compliant 50' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut to Bit and Spur Road, with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the current 100' minimum building setback line along Bit and Spur Road for proposed Lot 1, and this should also be shown on the final plat. Also, for proposed Lot 2, the 25' minimum building setback line is illustrated as being measured from all parts of the proposed new East-West interior lot line, and this should also be illustrated on the Final Plat. Each lot is labeled with its size in square feet and acres and this should also be done on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

As this is a flag lot subdivision, such are generally prohibited by the 2008 revision of Section V.D.1. of the Subdivision Regulations. However, an allowance is provided in locations where varied or irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity. In this instance, the two properties to the West were approved as

two-lot subdivisions containing similar flag lots, one as recently as January, 2010. Therefore, justification for this subdivision would exist.

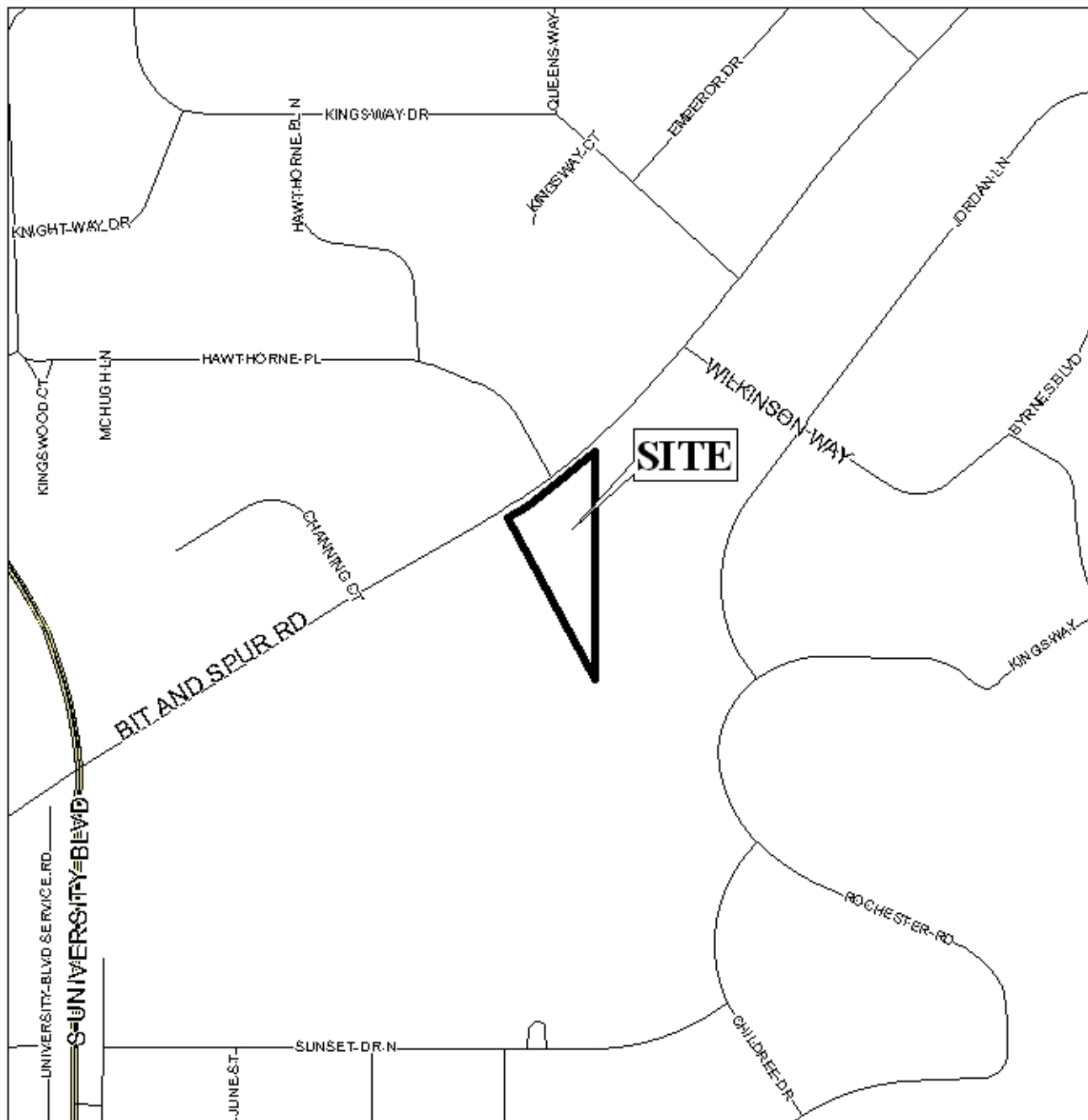
It has been pointed out to the staff by a nearby neighbor that the covenants for the original subdivision either do not allow flag lots, or have some other limitation that appears to contradict approval of this and the two previously approved flag lot subdivisions. The Planning Commission is not bound by covenant restrictions, but may take them into consideration. Enforcement of covenants is through the Circuit Court.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Bit and Spur Road, with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) illustration of the current 100' minimum building setback line along Bit and Spur Road for Lot 1;
- 3) illustration of the 25' minimum building setback line for Lot B as measured along the entire length of the new East-West interior lot line;
- 4) labeling of each lot with its size in square feet, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the final plat/site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and
- 6) subject to the Engineering Comments: *(Prior to plat approval, documentation shall be provided to the City Engineering Department clearly showing that there has not been an increase in impervious area in excess of 4,000 square feet since 1984, or a land disturbance permit will be required and detention must be provided. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



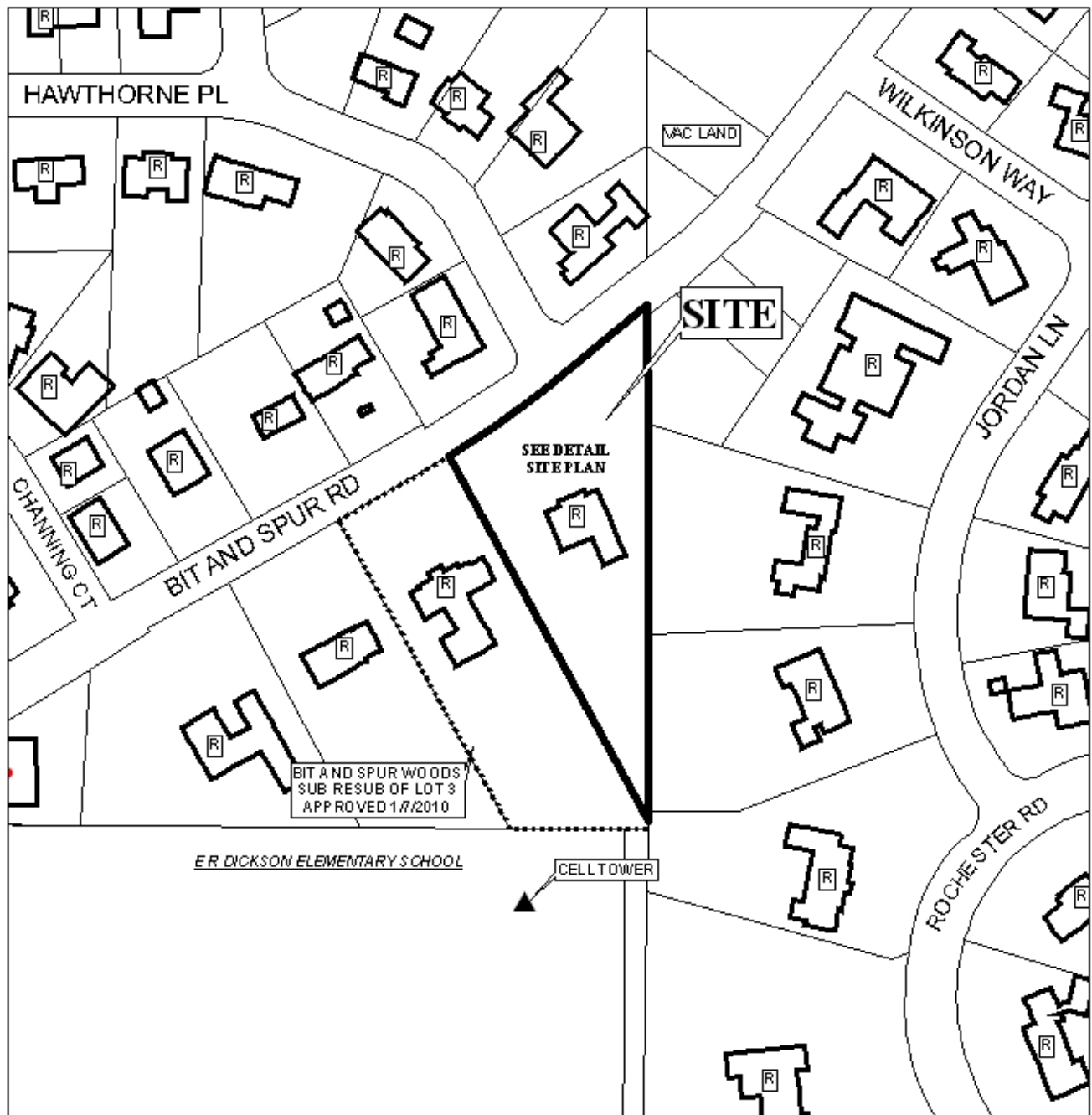
APPLICATION NUMBER 17 DATE February 18, 2010

APPLICANT Bit and Spur Woods Subdivision, Resubdivision of Lot 4

REQUEST Subdivision



BIT AND SPUR WOODS SUBDIVISION, RESUBDIVISION OF LOT 4



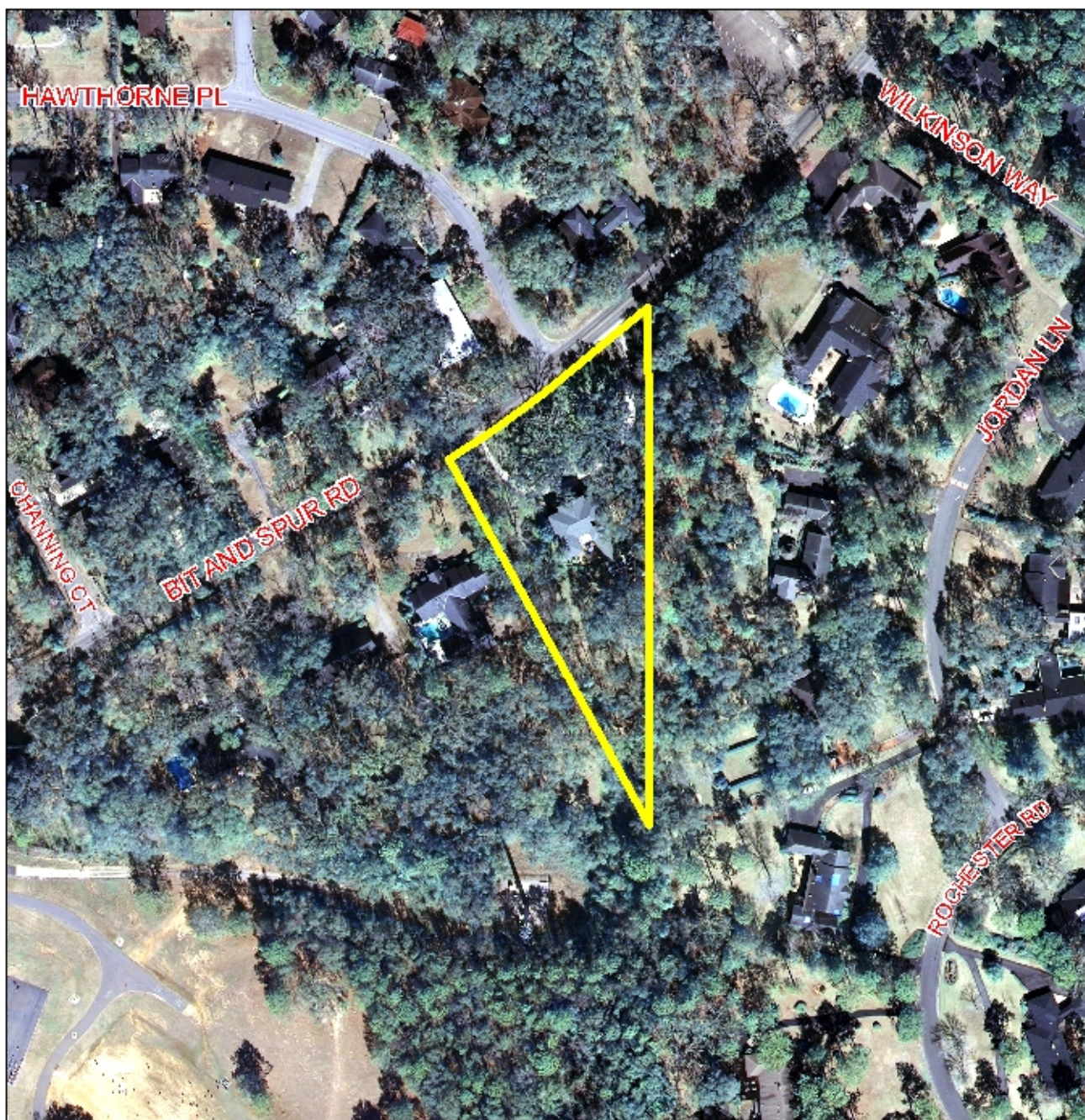
APPLICATION NUMBER 17 DATE February 18, 2010

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



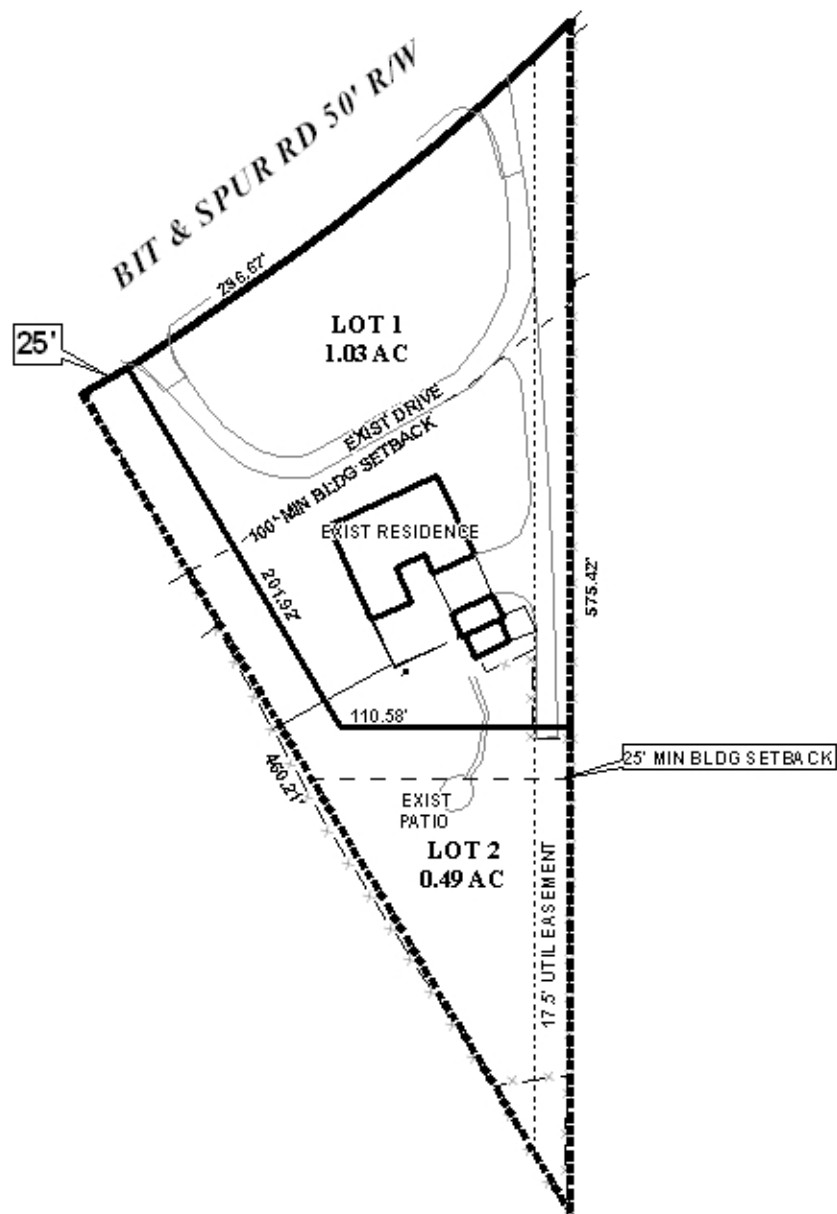
BIT AND SPUR WOODS SUBDIVISION, RESUBDIVISION OF LOT 4



APPLICATION NUMBER 17 DATE February 18, 2010



DETAIL SITE PLAN



APPLICATION NUMBER 17 DATE February 18, 2010
 APPLICANT Bit and Spur Woods Subdivision, Resubdivision of Lot 4
 REQUEST Subdivision

