

JEFF HAMILTON STORAGE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2 lot, 9.9 \pm acre subdivision which is located at the Northwest corner of Jeff Hamilton Road and Walston Road [private street]. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide one lot of record and one parcel to create two lots of record. The lot of record was created in 2001, and was subsequently resubdivided in 2002 to accommodate a Mobile Area Water and Sewer System facility at the North end of the site. The MAWWS facility and lot are not part of this application. It should also be noted that the existing lot of record has a 40-foot easement from Jeff Hamilton Road to the MAWWS facility.

The site fronts Jeff Hamilton Road and Walston Road. Jeff Hamilton Road is a minor street with adequate right-of-way. Walston Road is a private street with a right-of-way that varies in width from 40 feet at Jeff Hamilton Road, to 30 feet at its Western terminus. Walston Road is not paved.

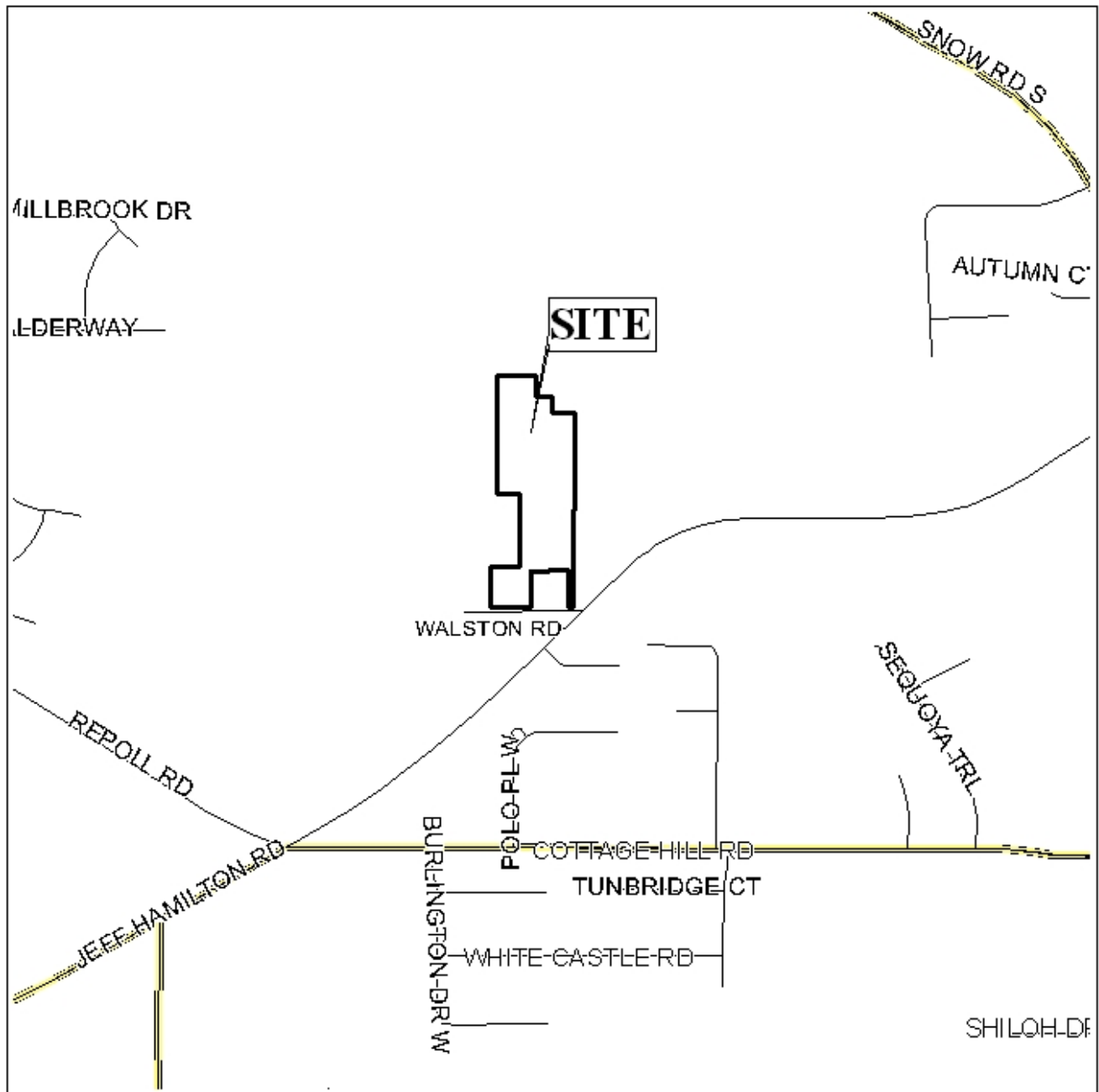
The proposed subdivision will create a lot of record, the proposed Lot 2, that only has frontage on a private street. The previous approvals for the existing lot of record included a condition denying access to the private street. The Subdivision Regulations state in Section V.D.4. that *"every lot shall abut a dedicated and maintained public street."*

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat is recommended for Denial for the following reasons: 1) the subdivision will result in a lot of record that does not abut a dedicated and maintained public street, as required in Section V.D.4. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 6 DATE August 3, 2006

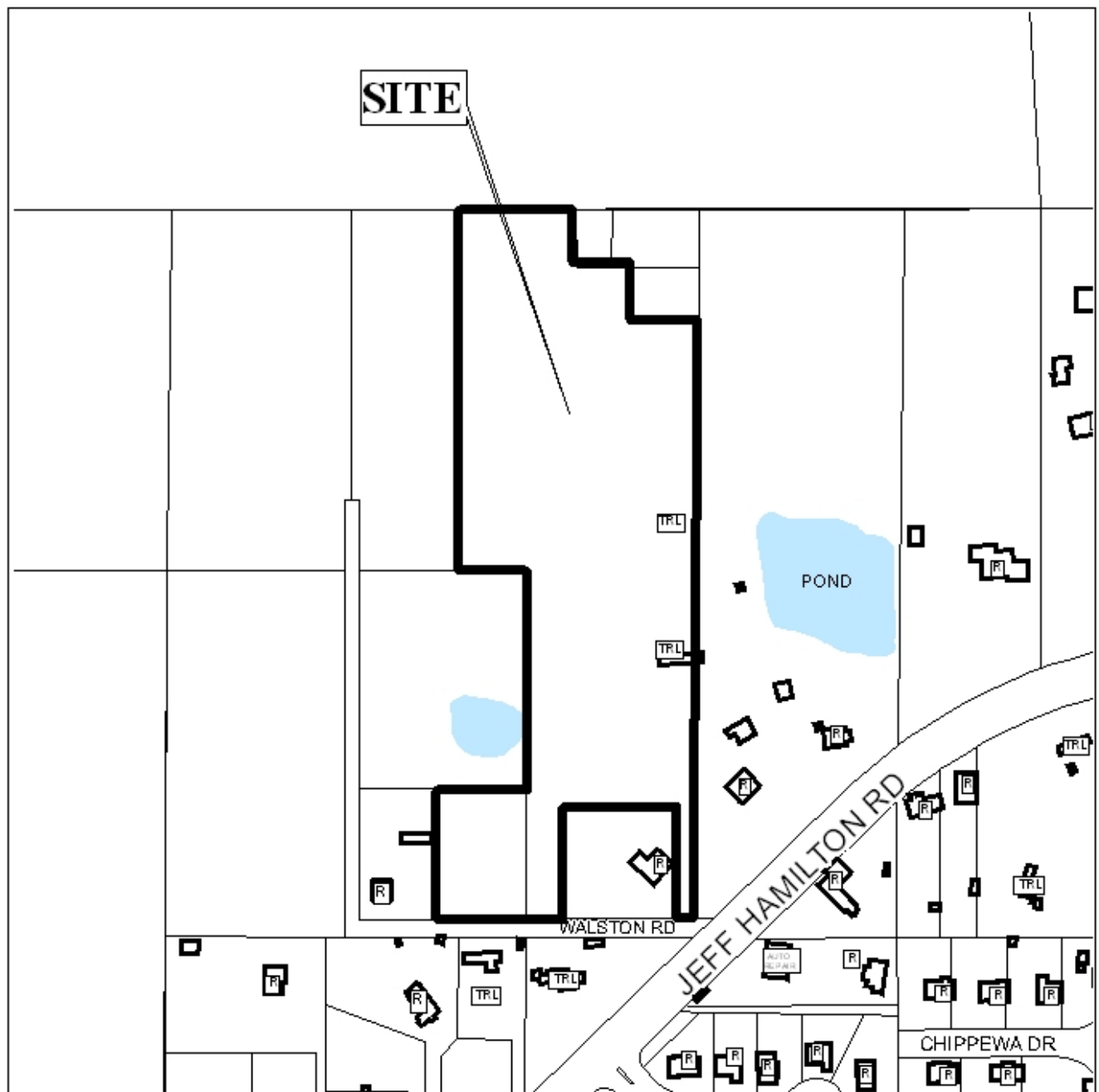
APPLICANT Jeff Hamilton Storage Subdivision

REQUEST Subdivision



NTS

JEFF HAMILTON STORAGE SUBDIVISION



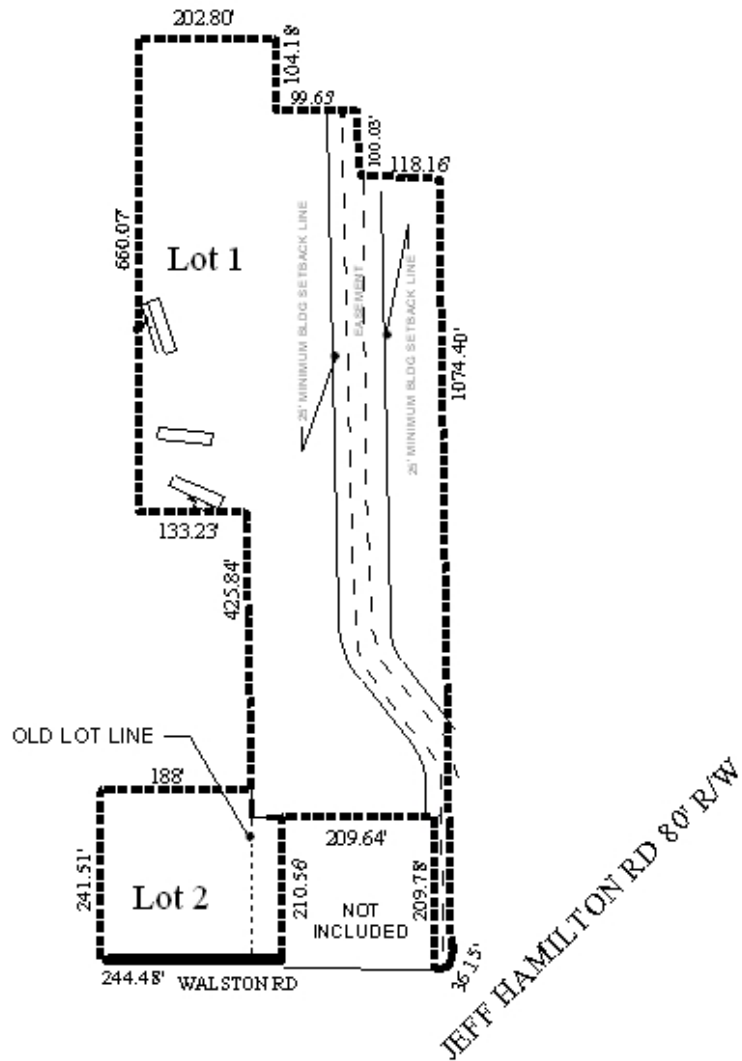
APPLICATION NUMBER 6 DATE August 3, 2006

LEGEND

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



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE August 3, 2006
 APPLICANT Jeff Hamilton Storage Subdivision
 REQUEST Subdivision



NTS