

## **BAUGH SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits

Fire-Rescue Department Comments: No comments submitted.

MAWSS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 2-lot, 2.7± acres subdivision located on the East side of Airport Street, 5/10 mile± North of Zeigler Boulevard, in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems.

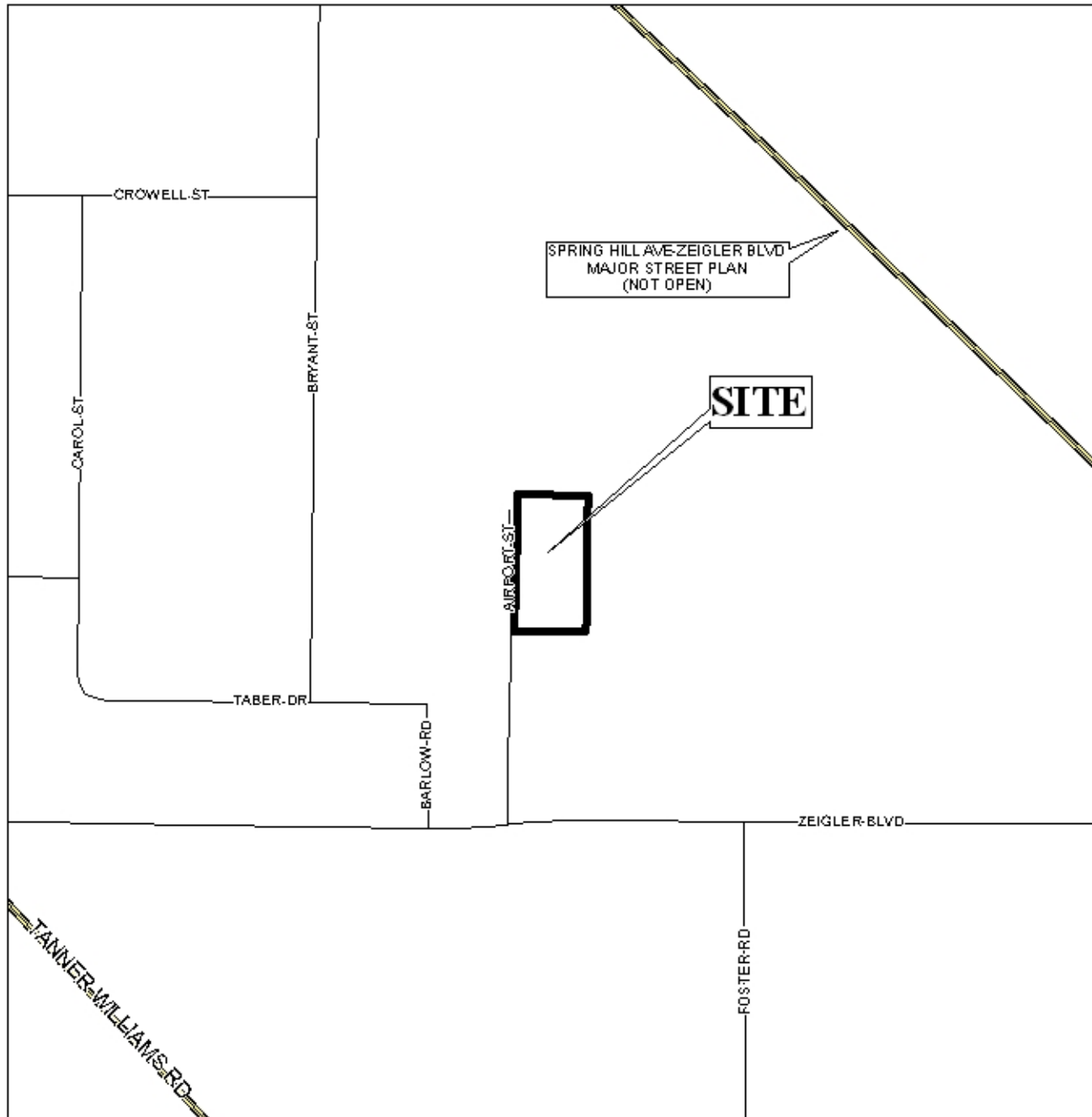
The purpose of this application is to subdivide two existing metes-and-bounds parcels into two legal lots of record. Both proposed lots would meet the minimum area requirements.

A review of the application indicates that each parcel is under different ownership. However, only one owner signed the application and there is no signature or letter of authorization for the second owner. Also, a review of the plat indicates a discrepancy between the Point of Beginning for the subject property in the furnished legal description and that on the GIS database. As the applicant's surveyor has been notified of both situations and no additional information has been submitted to staff, a complete review and analysis of this application cannot be made. Staff policy is to recommend denial of any application in which all associated property owners have not either signed the application or submitted letters of authorization to be included in the application.

Based on the preceding, this application is recommended for denial for the following reasons:

- 1) there is no signature on the application or a letter of authorization from one of the property owners of property involved in this application; and
- 2) there is an unresolved discrepancy between the plat's legal description for the Point of Beginning of the subject property and that indicated on the GIS database.

## LOCATOR MAP



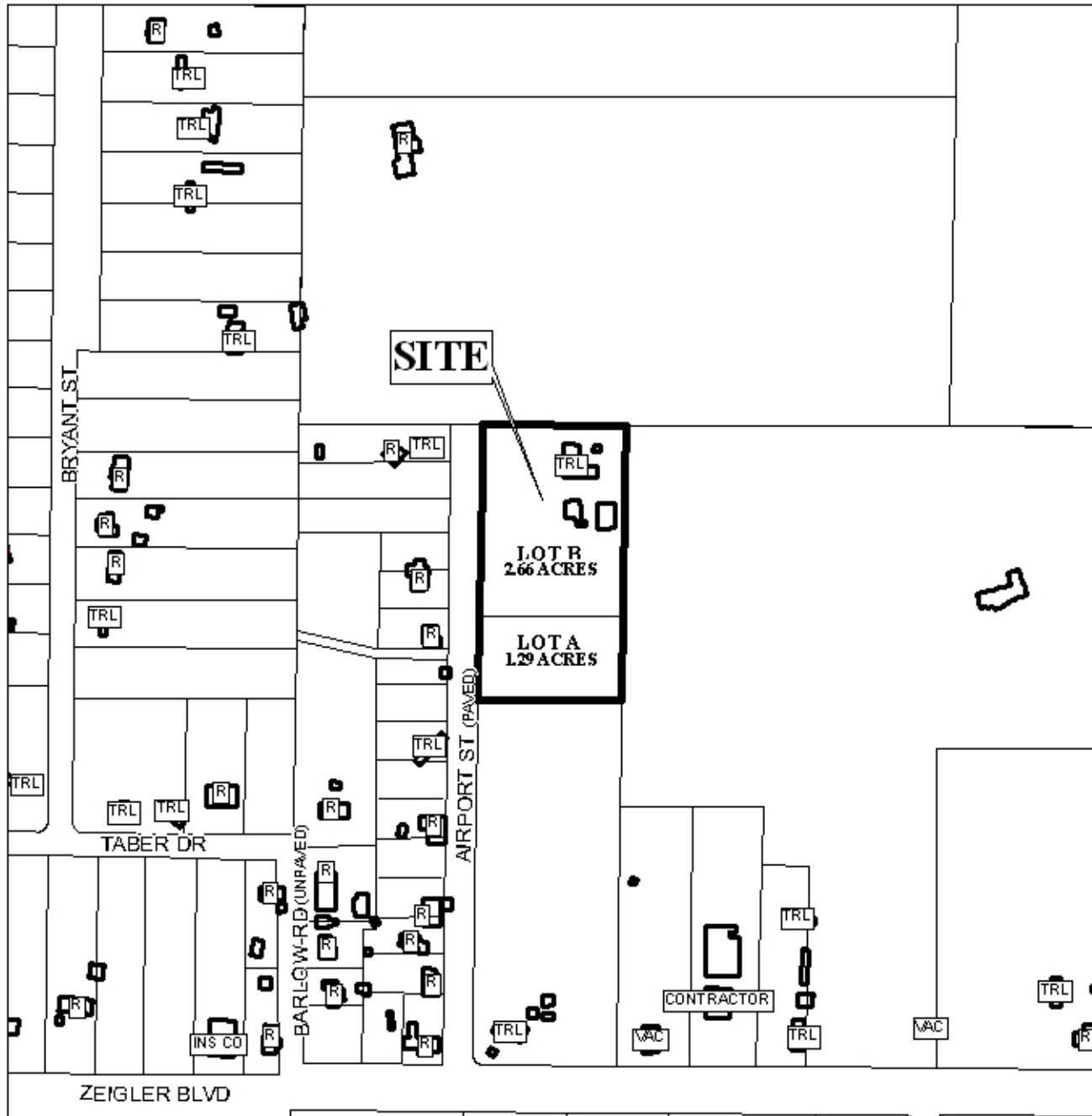
APPLICATION NUMBER 9 DATE November 5, 2009

APPLICANT Baugh Subdivision

REQUEST Subdivision



# BAUGH SUBDIVISION



APPLICATION NUMBER 9 DATE November 5, 2009

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	NTS
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