

GRAY'S BELLE FONTAINE SHORES
SUBDIVISION, RESUBDIVISION OF LOT 1 OF THE
RESUBDIVISION LOTS 301 AND 302

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

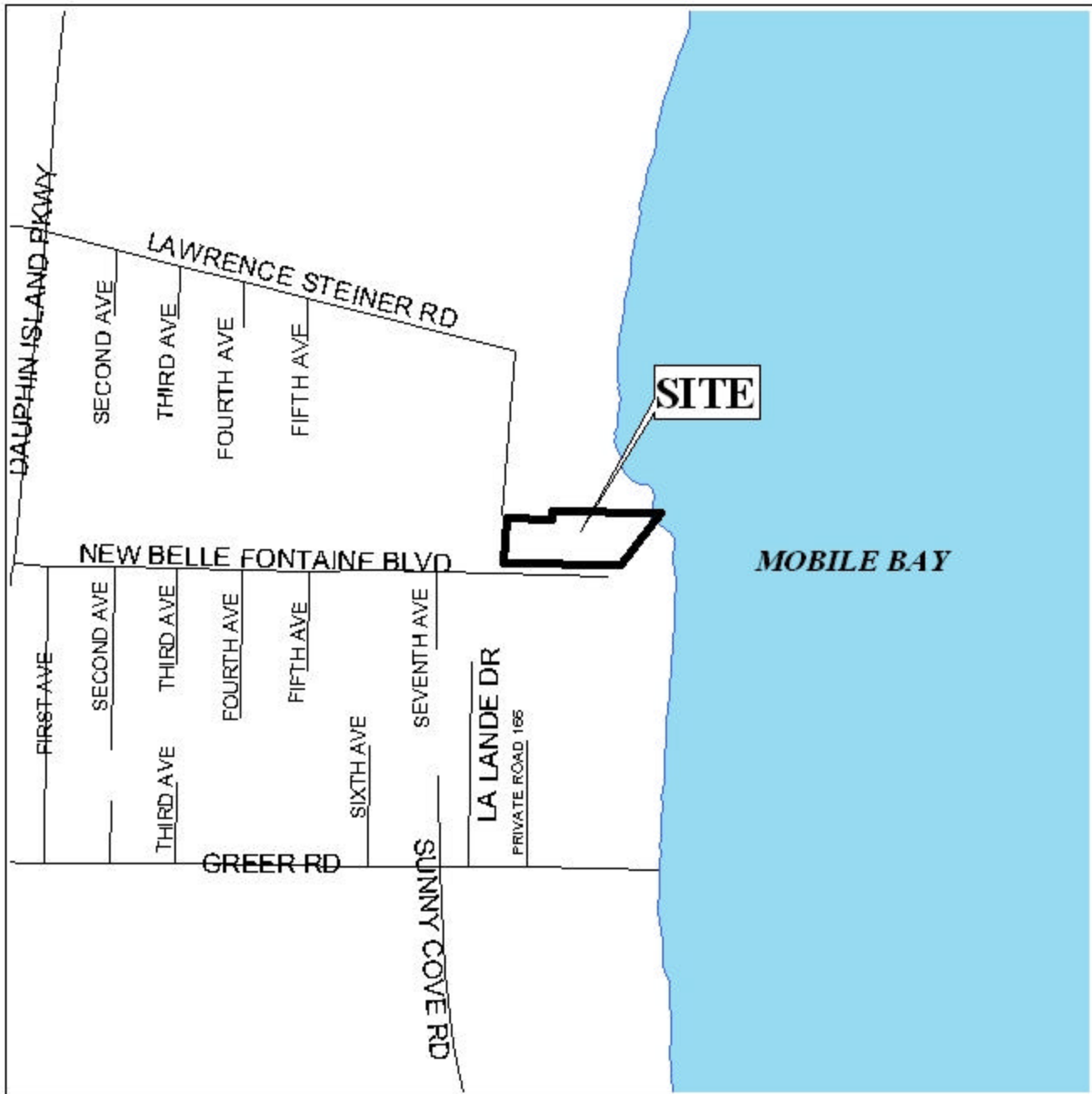
The plat illustrates the proposed 3 lot, 1.7± acre subdivision which is located on the Northeast corner of Lawrence Steiner Road and New Belle Fontaine Boulevard. The subdivision is served by public water and individual septic systems.

The overall site was part of a three-lot subdivision which was approved by the Planning Commission in 2000. The 2000 subdivision application allowed two existing legal lots of record to be resubdivided into three lots.

The site is accessed by New Belle Fontaine Boulevard, which is a gravel road. The current application would create two additional lots on a substandard (dirt) road, and it is the practice of the Planning Commission to deny applications that would increase the number of lots on a substandard roadway.

Based upon the preceding, this application is recommended for denial for the following reason: 1) the plat would increase the number of lots that access a substandard (dirt) road.

LOCATOR MAP



APPLICATION NUMBER 11 DATE November 6, 2003

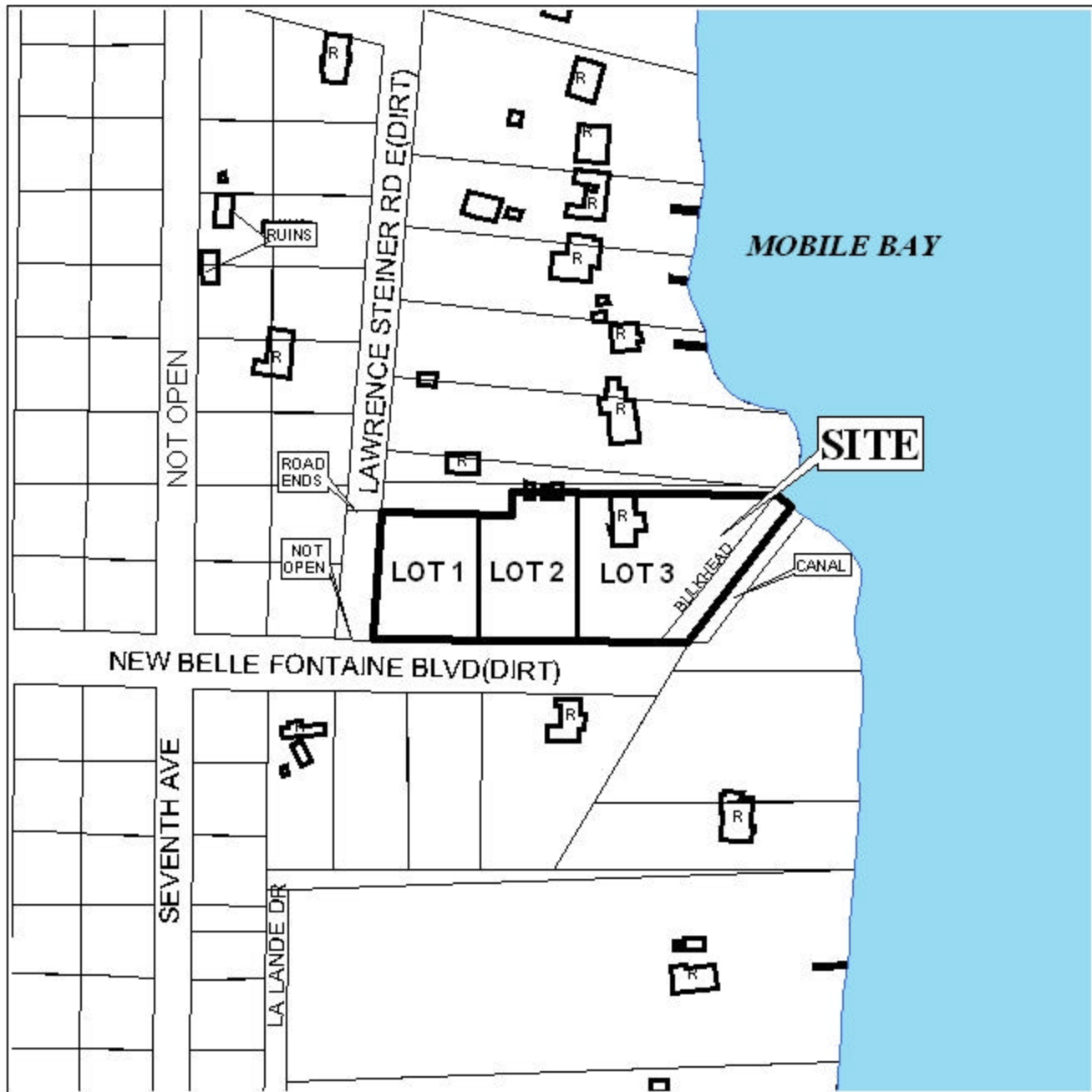
APPLICANT Gray's Belle Fontaine Shores Subdivision, Resubdivision of Lot 1 of the Resubdivision of Lots 301 and 302

REQUEST Subdivision



NTS

**GRAY'S BELLE FONTAINE SHORES SUBDIVISION, RESUBDIVISION OF
LOT 1 OF THE RESUBDIVISION OF LOTS 301 AND 302**



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LEGEND

