

CHRISTUS POWELL ESTATES

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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

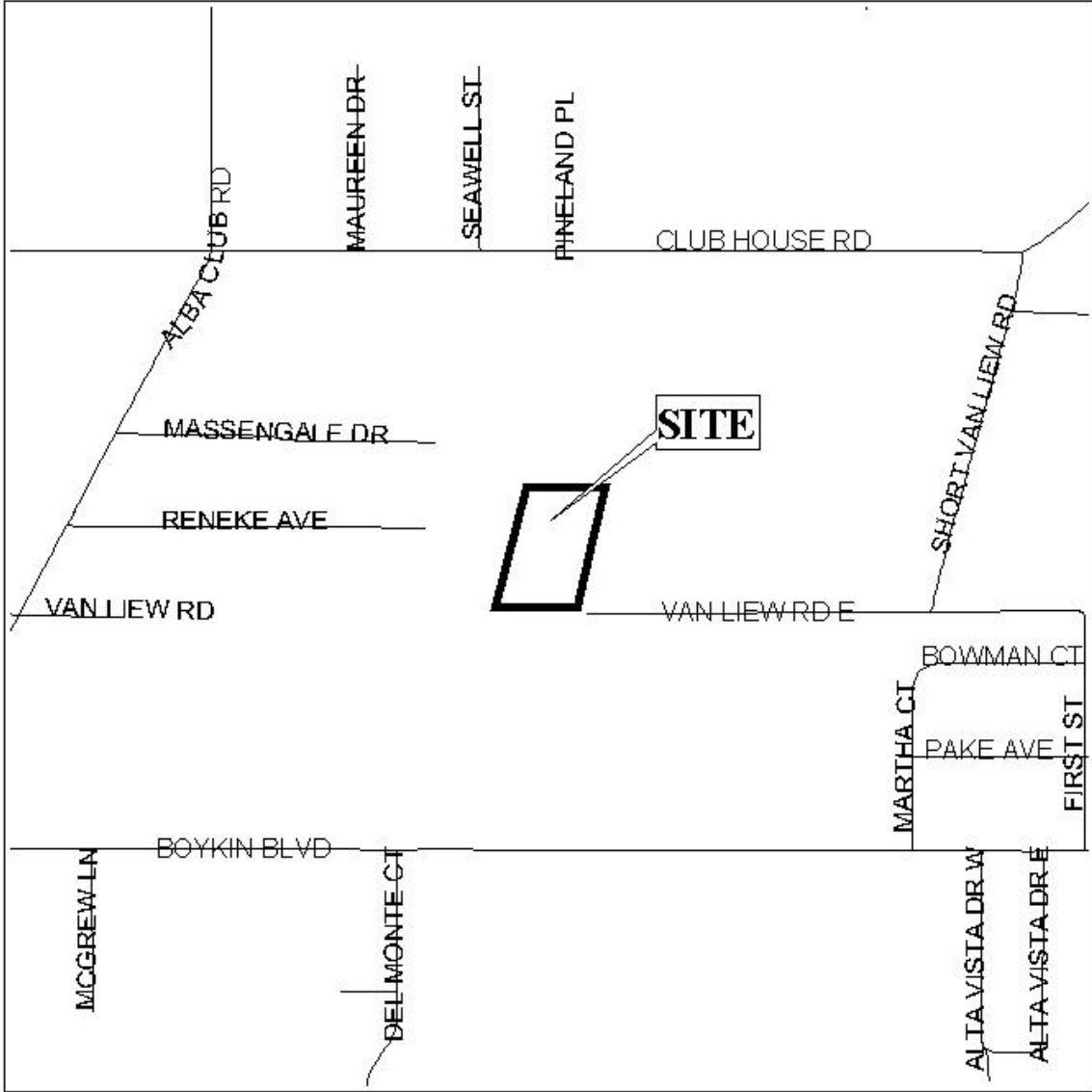
The plat illustrates the proposed 2 lot, 3.3± acre subdivision which is located on the North side of Van Liew Road at the West terminus of its improved right-of-way. The site is served by public water and sanitary sewer.

The purpose of the application is to subdivide the property into two lots. As illustrated on the Vicinity Map, the two proposed lots were actually part of a larger lot. However, the site is part of a court ordered subdivision and the overall boundaries of the proposed two lots correspond with the court order, thus the balance of the property should not be included on the final plat.

The site fronts the right-of-way for Van Liew Road; the plat submitted indicates the existing right-of-way is 19-feet wide and as such is extremely substandard. Additionally, Van Liew Road is a one-car-wide, gravel road from Short Van Liew Road (see Locator Map) to the Southeast corner of the site, a distance of approximately ¼ mile. The “road” ends at the corner of the site; it does not extend across the right-of-way frontage for the proposed subdivision.

Based upon the preceding, it is recommended that the application be denied for the following reason: 1) the site does not have direct access to a paved, standard-width, street.

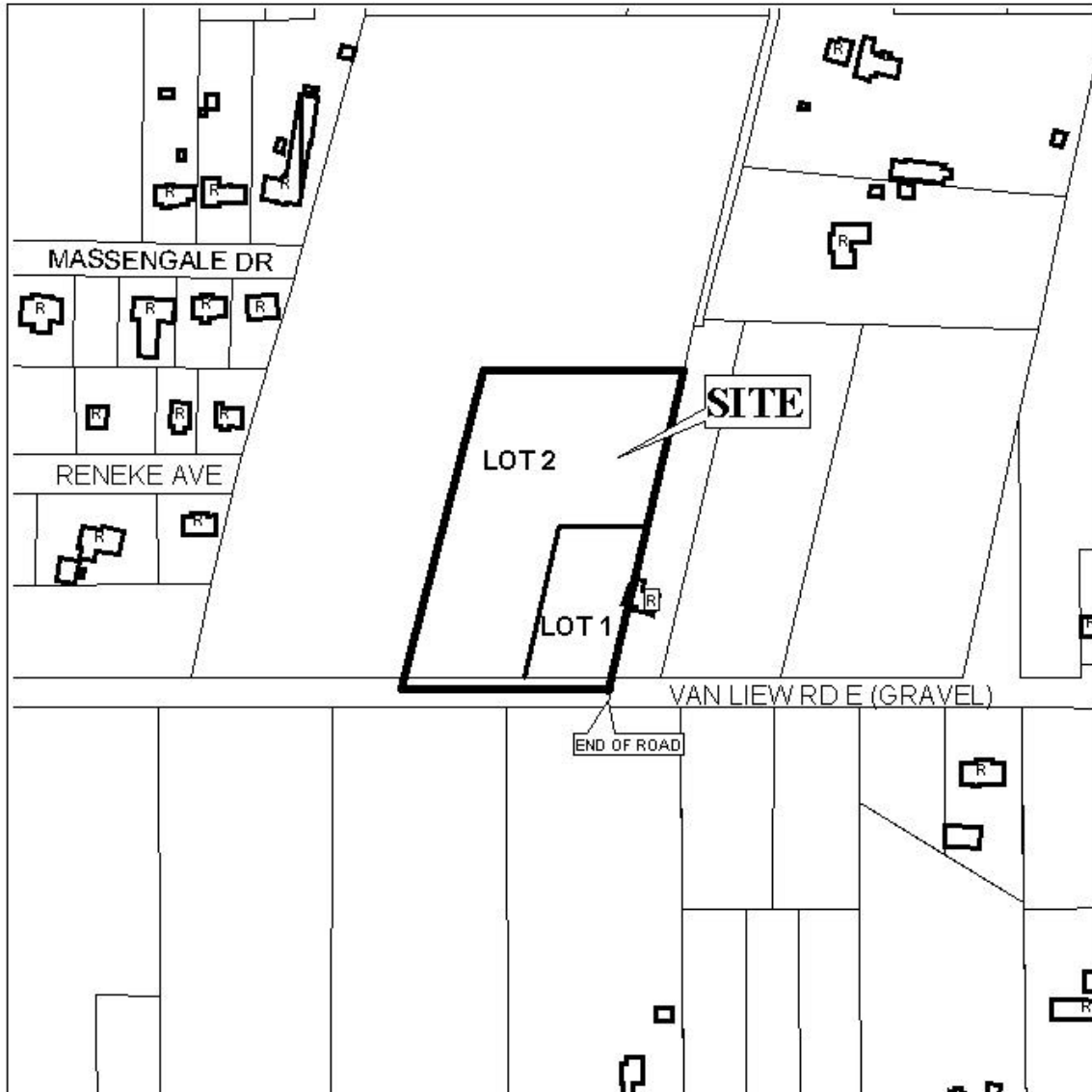
LOCATOR MAP



APPLICATION NUMBER 16 DATE August 7, 2003
APPLICANT Christus Powell Estates
REQUEST Subdivision



CHRISTUS POWELL ESTATES



APPLICATION NUMBER 16 DATE August 7, 2003

LEGEND



NTS

