

MAGNOLIA BRANCH ESTATES SUBDIVISION, **REBSUBDIVISION OF AND ADDITION TO**

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.

The plat illustrates the proposed 12 ± acre, 4 lot subdivision which is located on the north side of Hamilton Boulevard, 760 feet ± west of Viking Way. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 4 lots from 9 parcels.

The site was approved for subdivision in a similar configuration in December 2003, and was subject to the following conditions: 1) dedication of sufficient right-of-way from the centerline of Hamilton Boulevard (to fulfill right-of-way requirements of the Major Street Plan); 2) placement of a note on the Final Plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hamilton Boulevard, with the size, location and design to be approved by County Engineering; 3) obtaining of the necessary approvals from federal, state and local agencies prior to the issuance of any permits; and 4) the placement of a note 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 site fronts Hamilton Boulevard, a planned major street. The current right-of-way width of 80 feet is less than the recommended width of 100 feet, according to the Major Street Plan. Therefore, the dedication of additional right-of-way to provide 50 feet from the centerline of Hamilton Boulevard should be required.

As the site fronts a major street, access management is a concern. According to year 2002 aerial photos, the site has two driveways onto Hamilton Boulevard: proposed lots 1-3 share one driveway, while proposed lot 4 has one driveway. Due to the limited width of the frontage along Hamilton Boulevard, a maximum of one driveway per lot should be permitted, but shared driveway access (as currently exists) is strongly encouraged to continue, rather than increasing the number of driveways. The location, size, and design of any additional driveways must be approved by County Engineering.

The proposed subdivision will result in four lots with a range of depth to width ratios. Section V.D.3. of the Subdivision Regulations recommends a maximum depth to width ratio of 3.5 (depth is 3.5 times the width of the lot). Depth to width ratios for parcels in the area vary widely, and the area is potentially environmentally sensitive, thus a waiver of V.D.3. could be considered appropriate.

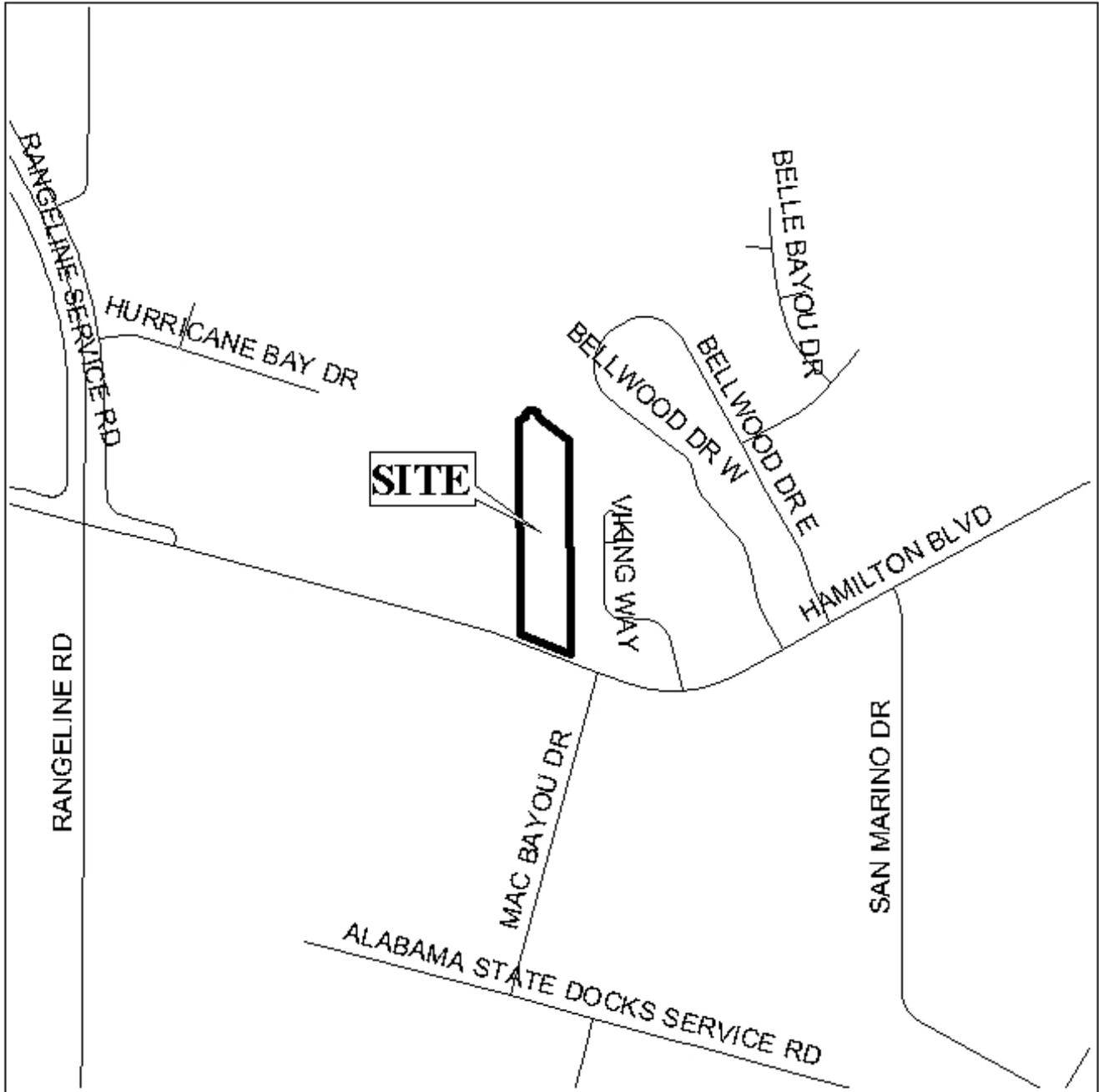
The northern portion of the site is bounded by the Magnolia Branch of Alligator Bayou, a tributary to Dog River. Wetlands associated with the bayou may occur on the site. Furthermore, a substantial portion of the site appears to be located in the "AE" zone as depicted on FEMA maps, and thus may be subject to "100-year" frequency flooding. The presence of

wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

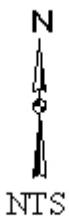
The site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With a waiver of Section V.D.3., the plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that lots 1-4 are limited to one curb cut each, with curb cut number, sizes, location and design to be approved by County Engineering; 2) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits; and 3) placement of a note 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.

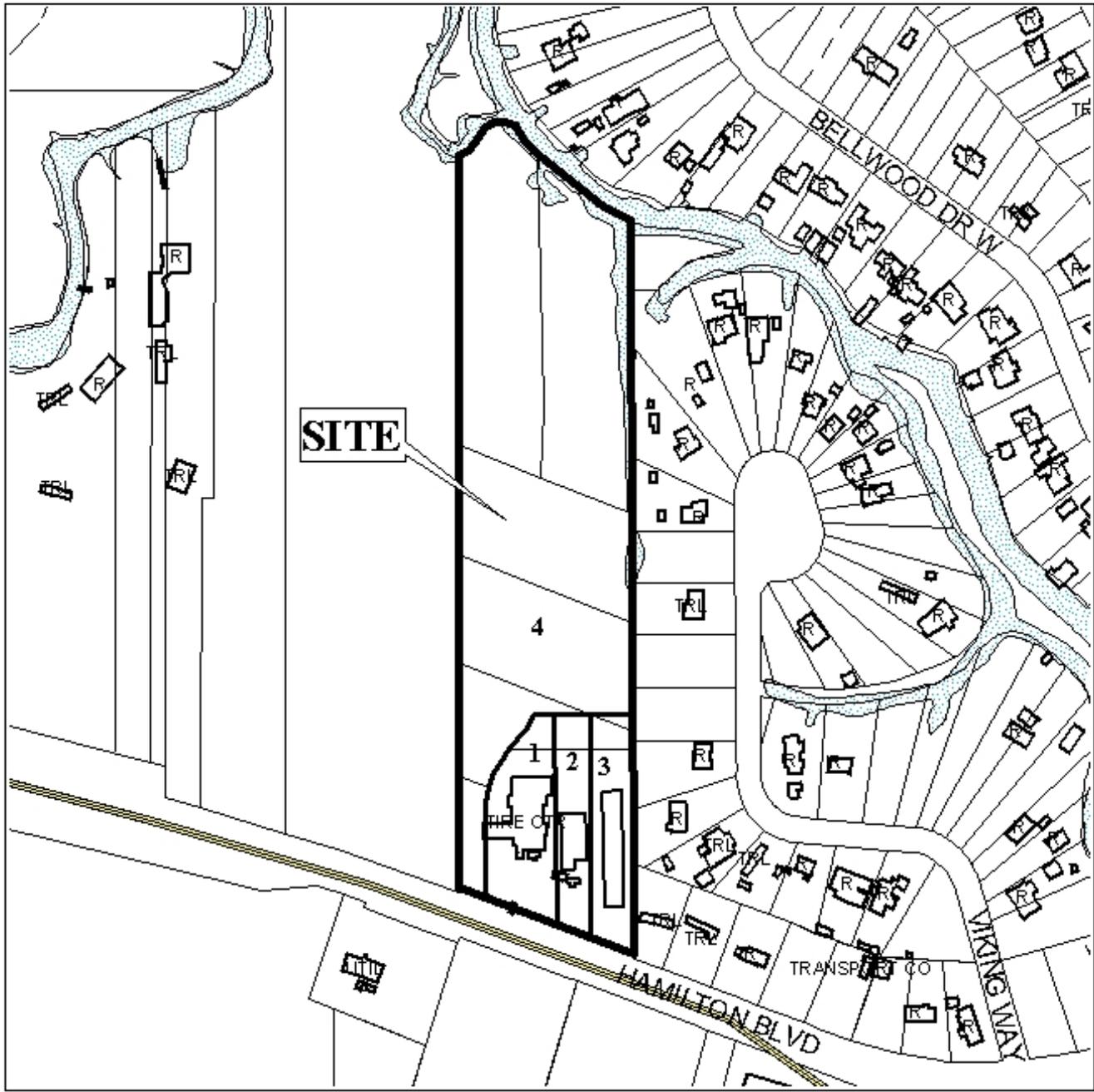
LOCATOR MAP



APPLICATION NUMBER 23 DATE April 7, 2005
APPLICANT Magnolia Branch Estates Sub, Resub of and Addition to
REQUEST Subdivision



MAGNOLIA BRANCH ESTATES SUBDIVISION, RESUBDIVISION OF ADDITION TO



APPLICATION NUMBER 23 DATE April 7, 2005

LEGEND



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