SMG SUBDIVISION

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

<u>Traffic Engineering Comments</u>: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 10.1 $\pm$ acres, 2 lot subdivision which is located on the West side of Azalea Road, 530'$\pm$ South of Airport Boulevard. The subdivision is served by public water and sanitary sewer.
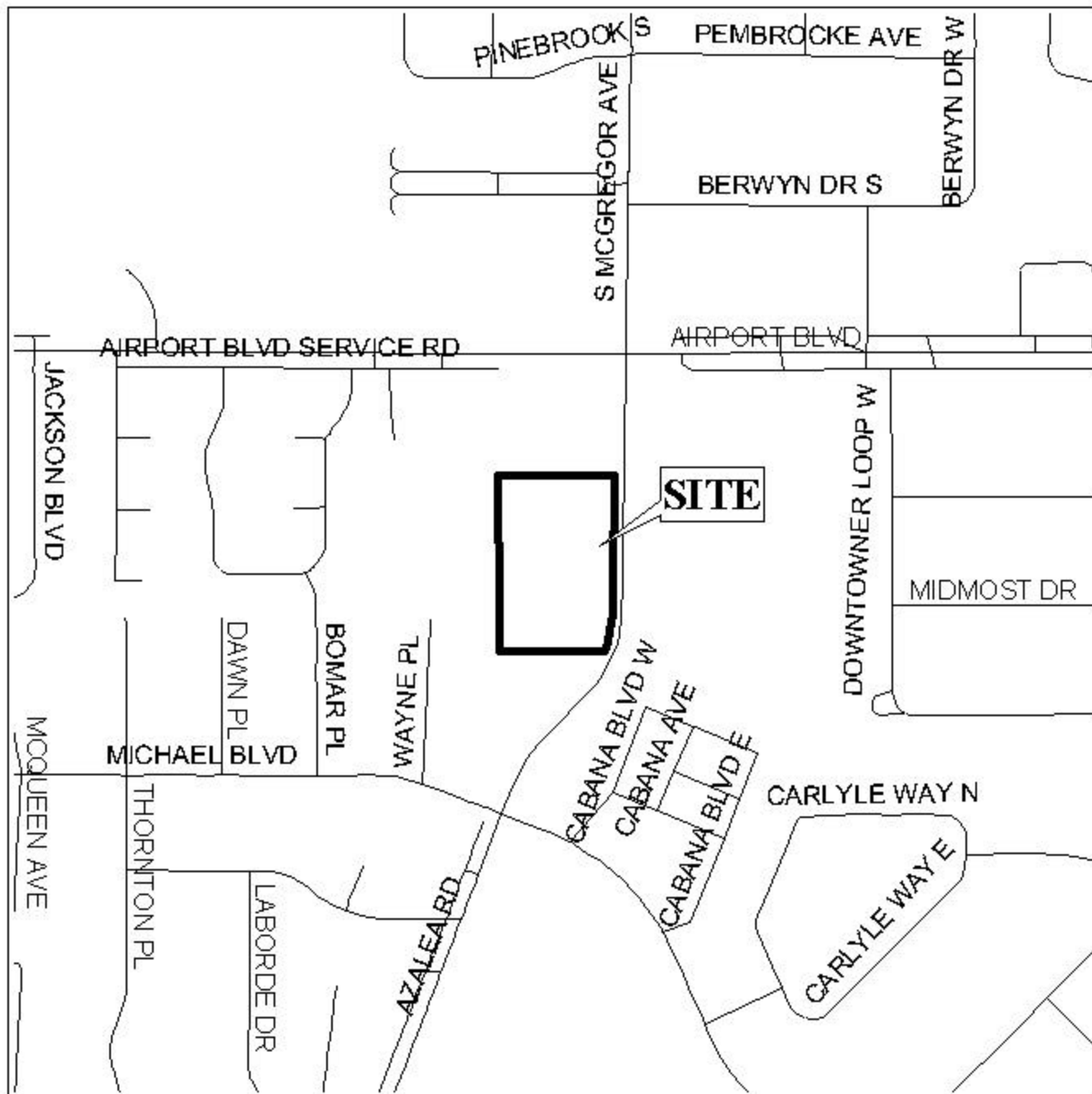
The purpose of this application is to subdivide a metes and bounds parcel into two lots.

Azalea Road, which has an existing right-of-way of 80-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. As the site is located on a major street, access management is a concern. However, the site is developed thus no new curb cuts to this development should be allowed. In addition, as the site will have shared access and parking, the submission of an Administrative PUD application should be required, prior to the issuance of any permits.

As illustrated on the Vicinity Map, the site adjoins residential property to west; therefore, the provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations, should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide to provide 50-feet from the centerline of Azalea Road; 2) the submission and approval of an Administrative PUD application prior to the issuance of any permits; and 3) the provision of a buffer in compliance with Section V.A.7. of the Subdivision Regulations where the site adjoins residential property.
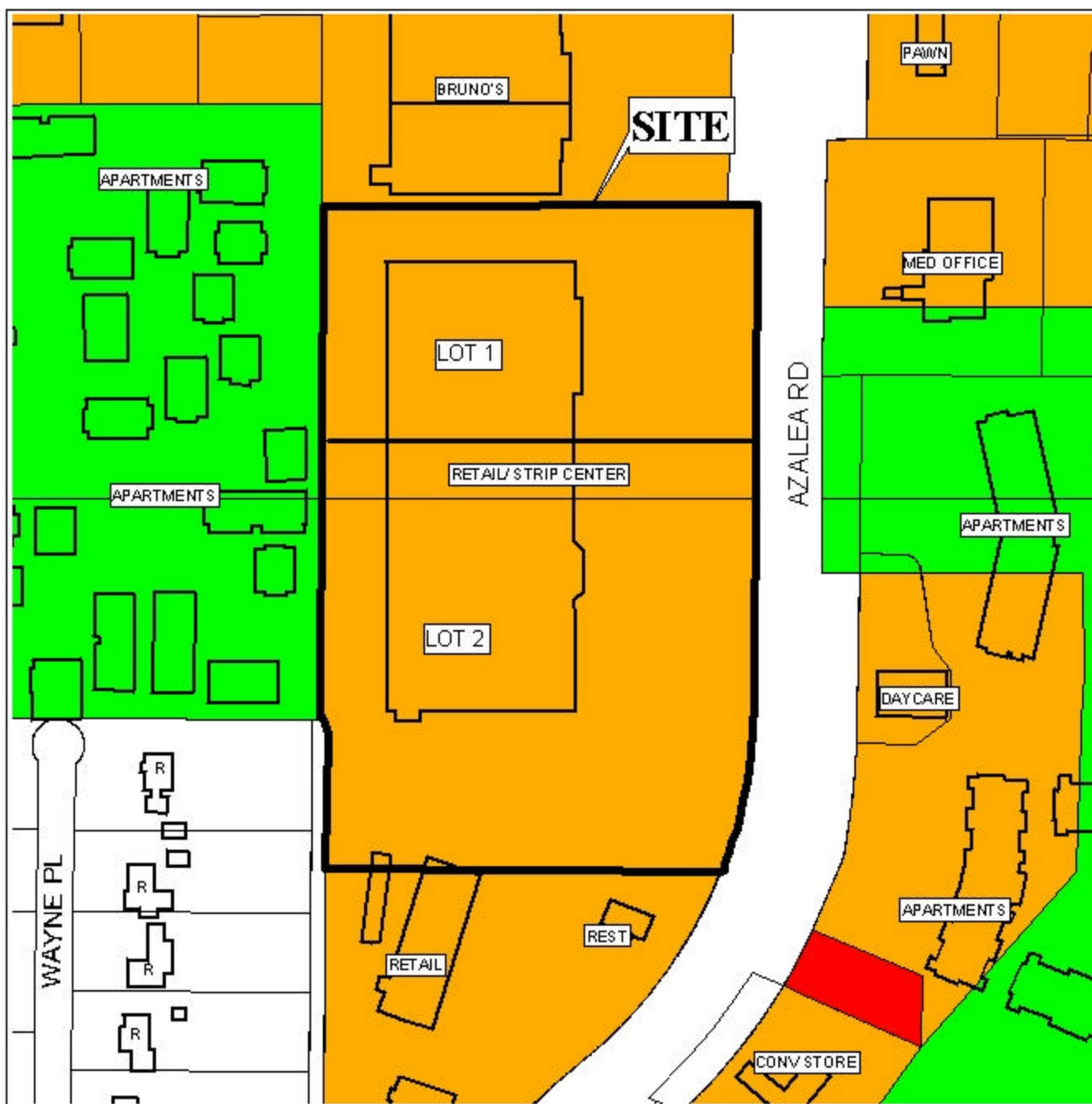
LOCATOR MAP

PINEBROOK S

PEMBROCKE AVE

BERWYN DR W

S MCGREGOR AVE

BERWYN DR S

AIRPORT BLVD SERVICE RD

AIRPORT BLVD

JACKSON BLVD

DOWNTOWNER LOOP W

SITE

MIDMOST DR

DAWN PL

BOMAR PL

WAYNE PL

CABANA BLVD W

CABANA AVE

MICHAEL BLVD

MCQUEEN AVE

THORNTON PL

LABORDE DR

AZALEA RD

CABANA BLVD E

CARLYLE WAY N

CARLYLE WAY E

APPLICATION NUMBER _____14_____ DATE _____April 3, 2003_____

APPLICANT _____SMG Subdivision_____

REQUEST _____Subdivision_____

N

NTS

SMG SUBDIVISION

SITE

BRUNO'S

PAWN

APARTMENTS

MED OFFICE

LOT 1

RETAIL/STRIP CENTER

AZALEA RD

APARTMENTS

APARTMENTS

LOT 2

DAYCARE

WAYNE PL

R

R

R

R

APARTMENTS

REST

RETAIL

CONV STORE

APPLICATION NUMBER __14__ DATE __April 3, 2003__

N

LEGEND

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

NTS