# McGREGOR SQUARE SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOT 1

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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 2 lot, 5.9 ± acres subdivision which is located at the Northeast corner of Airport Boulevard and McGregor Avenue, extending to the South side of Berwyn Drive South, 270' ± East of McGregor Avenue. The subdivision is served by public water and sanitary sewer.
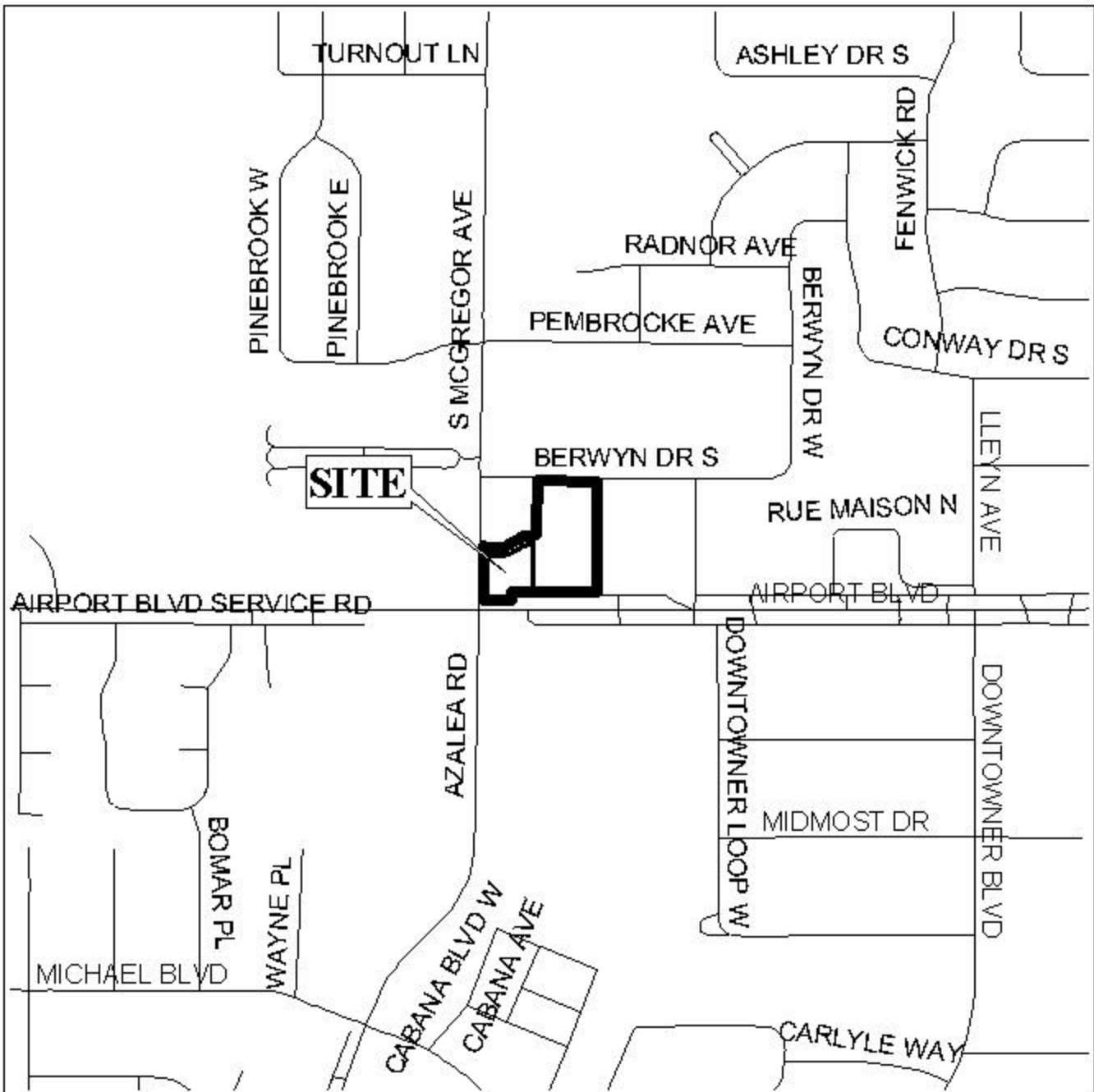
The purpose of this application is to shift interior lot lines.

The site fronts Airport Boulevard and McGregor Avenue, both planned major streets, which have existing rights-of-ways of 100 feet and 60 feet; respectively. Additionally, as a method of access management, the number, location and design of all curb cuts should be approved by Traffic Engineering.

All of the property of Lot 2, and the portions of Lot 1 lying North and East of the old lot line were part of the original McGregor Square Subdivision which was approved when the shopping center was redeveloped in 1993, and resubdivided in March 2002. Issues relating to right-of-way and access were considered and appropriate conditions placed on the approvals at that time. However, this application incorporates additional property, which is located at the intersection of two Major Street; therefore, the placement of a note on the final plat stating that the number, location and design of all curb cuts should be approved by Traffic Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that the number, location and design of all curb cuts should be approved by Traffic Engineering.

# LOCATOR MAP

TURNOUT LN

ASHLEY DR S

PINEBROOK W

PINEBROOKE E

S MCGREGOR AVE

FENWICK RD

RADNOR AVE

PEMBROCKE AVE

BERWYN DR W

CONWAY DR S

BERWYN DR S

**SITE**

LLEYN AVE

RUE MAISON N

AIRPORT BLVD SERVICE RD

AIRPORT BLVD

AZALEA RD

DOWNTOWNER LOOP W

DOWNTOWNER BLVD

MIDMOST DR

BOMAR PL

WAYNE PL

CABANA BLVD W

CABANA AVE

MICHAEL BLVD

CARLYLE WAY

APPLICATION NUMBER ____17____ DATE __December 4, 2003__

APPLICANT __McGregor Square Subdivision, Resubdivision of and Addition to Lot 1__

REQUEST __Subdivison__

N

NTS

# McGREGOR SQUARE SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOT 1

WIMBLEDON PK

R
R R

R

MISC RETAIL

S MCGREGOR AVE

RETAIL

BERWYN DR S

APARTMENTS

GROCERY RETAIL

VACANT

LOT 2

SITE

BANK

REST

CONV
STORE

VAC

LOT 1

OLD LOT LINE

AIRPORT BLVD SERVICE RD

AIRPORT BLVD

AIRPORT BLVD SERVICE RD

AZALEA RD

CONV
STORE

REST

OIL/LUBE

CONV
STORE

REST

RETAIL

REST

REST

RETAIL

VACANT

RETAIL

APPLICATION NUMBER _____17_____ DATE December 4, 2003

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 |

N

NTS