



Final Subdivision: Twin Oaks Phase 3

For consideration by Metropolitan Planning Commission on July 10, 2018.

Applicant/Agent/ Owner: Chris Futrell of CKF, LLC.

Engineer: Wood Engineering, LLC

Surveyor: H & S Hime Professional Surveying Services

Property Location:

Total Acres: 4.52

Proposed Lots: 14

Zoning:

District: R-1

Required Min. Lot Size: 8,000 sq. ft., *Min. Lot Width:* 60 ft., *Min. Lot Depth:* 100 ft.

Proposed Min. Lot Size: 0.17 acres, 7,565.67.60 sq. ft.

Proposed Max. Lot Size: 0.37 acres, 16,310.81 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Jaxon Cove, Jaxson Lane and Jaxon Drive

Compliance with Address Policy: N/A

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all most all the requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances. There are 7 lots that do not meet the Minimum Lot Width of 60 ft.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage

requirements are properly depicted and satisfied by the applicant as required in the R-1 Residence District.