



LETTER OF TRANSMITTAL

TO: METROPOLITAN AREA PLANNING COMMISSION – CITY OF JONESBORO
FROM: COLE CARSON
RE: WENDY'S – E. JOHNSON AVENUE; JONESBORO, ARKANSAS
SIDEWALK FEE REQUEST
DATE: MARCH 26, 2019
CC: FILE

Please find enclosed a sidewalk fee request package for the above referenced project located at 4204 East Johnson Avenue in Jonesboro. We request that our package be included on the April 9th Metropolitan Area Planning Commission Meeting Agenda.

Circumstances Necessitating Requested Sidewalk Fee:

Complete adherence to the Sidewalk Ordinance is not possible on the South property line (along East Johnson Avenue) due to the currently located headwall at the end of a three foot by three foot (3x3) box culvert that extends under East Johnson Avenue; the large amount of utilities; and the proposed storm water drainage system for the new development. Strict adherence to the Sidewalk Ordinance requiring a minimum six foot wide sidewalk would result in a major drainage and road improvement project for the site, also there is no existence of a side walk network in the surrounding area.

Provided is a plan view illustrating the proposed improvements of the site along with a blown up view of the area where the sidewalk would be located. Also, a topographical map is provided illustrating the current utilities in the area.

Thanks,

Cole Carson
Carlson Consulting Engineers