



FP: 13:12 Final Subdivision: Merrell Estates Phase 3

For consideration by Metropolitan Planning Commission on May 14, 2013

Applicant/Agent/ Owner: Merrell Estates Development, LLC

Engineer: Carlos Wood

Surveyor: H & S Hime Professional Surveying Services

Property Location: North of Hwy. 49S off Adam Drive and adjacent to Phases 1 and 2

Proposed Lots: 20 lots

Zoning:

District: R-1 Single Family

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

Proposed Min. Lot Size: 0.22 acres, 9,637.50 sq. ft.

Proposed Max. Lot Size: 0.35 acres, 26,502.35 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Julia Drive

Compliance with Address Policy: Yes

Other Departmental Reviews: No Pending Issues

Findings:

The subdivision complies with the applicable requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final plan complies with the purposes, standards, and criteria for subdivision design. Lot minimum square footage requirements are properly depicted and required setbacks can be accommodated which will satisfy the requirements for R-1 Residence District.

Temporary all weathered turn-around cul-de-sacs shall be provided on the east/west street (Julia Drive) terminus as requested by the MAPC.