



## **FP 11-05: Brookstone Subdivision Phase IV-Final**

For consideration by Metropolitan Planning Commission on June 14, 2011

**Applicant/Agent/ Owner:** Jim Abel  
Engineer / Surveyor: Haywood, Kenward and Bare

### **Property Location:**

Total Acres: 18.19 acres +/- / (792,436 sq. ft.)  
Proposed Lots: 50

### **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: 0.18 acres 8,008 sq. ft.  
Proposed Max. Lot Size: 0.72 acres 31,374 sq. ft.  
Special Conditions: N/A

Proposed Streets: Merrell Dr. and Cove, Adam Dr. (Public)  
Improvements: Right-Of-Way Width: 60 ft.

Pavement Width: Brookstone and Copperstone Drives 30'  
Whitestone and Brookstone Coves 25' Radius 60'

Water/Sanitary Sewerage: Public  
Sidewalks: None  
Compliance with Address Policy:

**Other Departmental Reviews:** Pending

### **Findings:**

The subdivision complies with all 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 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.