



## **FP 13:08 Final Subdivision: The Village at Sage Meadows**

For consideration by Metropolitan Planning Commission on May 14, 2013

**Applicant/Agent/ Owner:** George Hammon/Civilogic on behalf of K&G Properties, LLC  
Engineer / Surveyor: Civilogic

**Property Location:** Sage Meadows Subdivision (South of Macedonia Rd., North of Sage Meadows Blvd)

Total Acres: 6.74 acres +/- (293,594 sq. ft.)

Proposed Lots: 37 lots

### **Zoning:**

District: RS-8 Single Family

Required Min. Lot Size: 5,445 sq. ft., Min. Lot Width: 50 ft., Min.

Proposed Min. Lot Size: 0.13 acres 5,450 sq. ft.

Proposed Max. Lot Size: 0.28 acres 12,226.50 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Village Meadow Drive, which extends to a Macedonia (Also a county road)

Compliance with Address Policy: Yes

**Other Departmental Reviews:** Pending

### **Findings:**

The submitted plat contains all the required information with the exception of certification by a surveyor and engineer. Information not included in the submittal includes street profiles, executed certificate of dedication by landowner, storm drainage, and utilities.

Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the RS-8

Lot 11 has been designated for stormwater detention and will not contain a future home.

Final plat contains 37 lots. An additional lot (Lot 37) has been placed on the north side of the small roundabout located on Sage Meadows Blvd. This lot will must be deleted as a buildable lot within the Single Family Subdivision. No access is allowed off of Sage Meadows Blvd. to Lot 37 unless granted by the MAPC in the future.

No access driveways shall be allowed off of Sage Meadows Blvd. for Lots 17 & 18, nor on Macedonia Rd. for Lots 1 & 36. Driveways shall be off of the primary neighborhood street.