



PP 13-01: Preliminary Subdivision-Southbend Subdivision Phase 4

For consideration by Metropolitan Planning Commission on April 9, 2013

Applicant/Agent/ Owner: H&W Construction LLC.
Engineer / Surveyor: Wood Engineering

Property Location: Harrisburg Road/Hwy. 163 & Hollow Creek Lane/Viney Creek Lane
Total Acres: 5.93 acres +/- (258,311 sq. ft.)
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: 0.31 acres 13,545.44 sq. ft.

Proposed Max. Lot Size: 0.47 acres 20542.96 sq. ft. *15' Drainage Easement*

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Harrisburg Road/Hwy

Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

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

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.