



PP 11-08: Subdivision Jamestown Manor Phase III-Preliminary

For consideration by Metropolitan Planning Commission on July 14, 2011

Applicant/Agent/ Owner: Robin Nix

Engineer / Surveyor: Associated Engineering and Testing, LLC

Property Location: South of Providence Circle and Williamsburg Dr.

Total Acres: 10.13 acres +/- / (441,425 sq. ft.)

Proposed Lots: 21

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: 0.28 acres 12,011 sq. ft.

Proposed Max. Lot Size: 0.47 acres 20,544 sq. ft.

Proposed Max. Lot Size: 1.94 acres 84,556 sq. ft. *Drainage Easement Only*

Special Conditions: N/A

Proposed Streets: Providence Circle (Public)

Improvements: Right-Of-Way Width: 60 ft.

Pavement Width: Providence Circle 30'

Cul-de-sac Radius 50'

Water/Sanitary Sewerage: Public

Sidewalks: None

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.