



FP 15-07 Final Subdivision: Greensborough Village Subdivision Phase I

For consideration by Metropolitan Planning Commission on May 19, 2015

Applicant/Agent/ Owner: Greensboro Investments

Engineer: Associated Engineering and Testing, LLC.

Surveyor: Kevin L. Scrape

Property Location: E. Johnson and Hwy 49 (North side of Street).

Total Acres: 21.39

Proposed Lots: 7

Zoning:

District: Town Center Overlay (TC-O)

Proposed Min. Lot Size: 0.76 acres, 33,065 sq. ft.

Proposed Max. Lot Size: 4.70 acres, 204,949 sq. ft.

Special Conditions: *See ORD 14:025/ Design Pattern Book*

Water/Sanitary Sewerage: Public. Note that plans indicate that the proposed utilities and storm sewer outside Boundary shown are not included in Phase 1. Appropriate easements will be provided in future FDP's.

Sidewalks: Yes. *See Standard Detail Sht. CO11: Street Sections for typical minimal widths.*

Public Streets: Carnaby St. (80 ft. ROW), Canera Drive (90 Ft. ROW), Chancery Lane (60 ft. ROW)

Compliance with Address Policy: Will address when final.

Other Departmental Reviews: Pending

Preliminary Plan- Phase 1: Approved by the MAPC on October 10/28/14.

Findings:

The subdivision complies with all requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances and the general guidelines set out by the approved Town Center Overlay District.

The final development 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 Town Center Overlay District.