

Brookstone Subdivision Phase Three- Preliminary

For consideration by Metropolitan Planning Commission on June 9, 2009

Applicant/Agent: Owner: Jim Abel
Developer: Jim Abel
Engineer / Surveyor: Haywood, Kenward, Bare & Associates

Property: Location: East extension of Hunters Ridge Dr., east of S. Culberhouse, south of Hwy 63.

Total Acres: 4.77 acres +/-
Proposed Lots: 17

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: 8,125 sq. ft.
Proposed Max. Lot Size 17,727 sq. ft.
Special Conditions: N/A

Streets: (Public) **Proposed** Silverstone Drive and proposed cul-de-sac/future street extension
Improvements: Right-Of-Way Width: 60 ft.
Pavement Width: 30 ft.
Water/Sanitary Sewerage: Public
Sidewalks: None

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Title/Section 15 of the City of Jonesboro, Zoning Ordinance.

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.