



FP 12-04: Southbend Subdivision Phase III-Final

For consideration by Metropolitan Planning Commission on May 8, 2012

Applicant/Agent/ Owner: H&W Construction LLC

Engineer / Surveyor: McAlister Engineering

Property Location: Viney Creek Lane, Clear Creek Lane, Hollow Creek Lane (Southbend)

Total Acres: 2.81 acres +/- / (102,253 sq. ft.)

Proposed Lots: 10 in Final Subdivision Plat (9 in Preliminary)

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: 0.22 acres 9,600 sq. ft.

Proposed Max. Lot Size: 0.27 acres 11,605 sq. ft. *15' Drainage Easement*

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Viney Creek Lane, Clear Creek Lane, Hollow Creek Lane

Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

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

The final 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.