



PP 12-04: Southbend Subdivision Phase III-Preliminary

For consideration by Metropolitan Planning Commission on April 10, 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: 2.53 acres +/- / (sq. ft.)
Proposed Lots: 9

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 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.