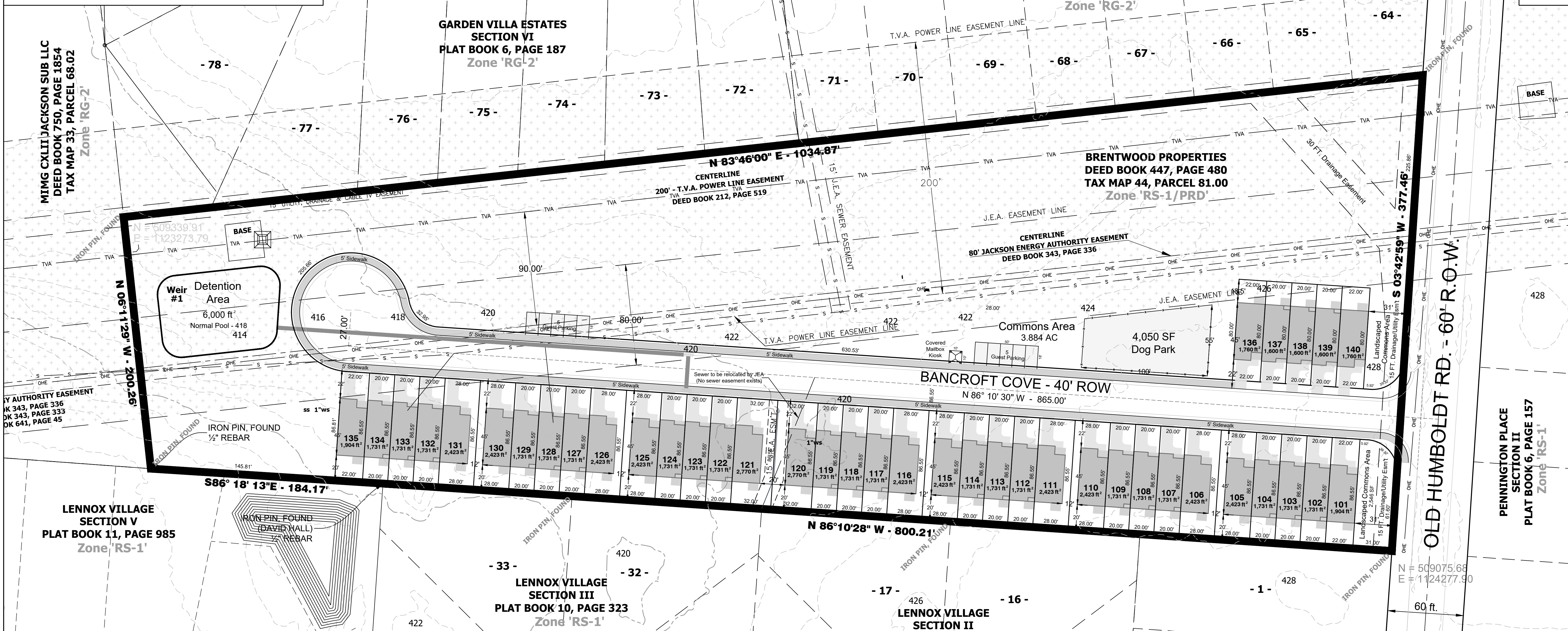


VICINITY MAP



PROJECT INFORMATION:

Name: **BANCROFT PLACE** Subdivision
 Developer: **Brentwood Properties**
 c/o Joel McAlexander
 P.O. Box 12555
 Jackson, TN 38308

Deed Reference: **Deed Book 447, Page 480**

Parcel: **Map 44, Parcel 81.00**

Existing Zoning: **"RS-1/PRD"**

Minimum Lot Requirements:	Allowable	Proposed
Width	- N/A	20 to 32 ft.
Area	- N/A	1,730 sq. ft.

Minimum Setback Requirements:

As Submitted: Front - 20 ft.
 Side - 5 ft.
 Rear - 20 ft.

All utilities available to this site, including JEA water and wastewater.

The subject tract does not lie within the F.E.M.A. identified 100-year flood plain per Flood Insurance Rate Map No. 47113Co154E, effective date August 3, 2009.

The stream downstream of this property (un-named tributary of Moize Creek) has unavailable parameters but is not listed as Tennessee Exceptional waters.

This subdivision will be public, however is a cul-de-sac considered a minor road. As such, sidewalks are not required, but planned along the south margin of road.

Total Project Area	6.64 Acres
Greenspace Required:	25%
Greenspace Submitted:	59%

Max. # of Units Allowable: **40 (6/Acre)**
 Number of Lots/Units Proposed: **40**

Commons Area: **3.942 AC**

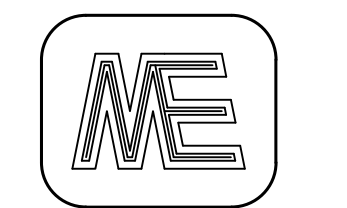
The retention pond and commons area will be maintained by: **Bancroft Place Subdivision H.O.A.**

VEGETATIVE IMPACT EVALUATION

Bancroft Place is an attached home multi-family residential development on what was previously an overgrown field. The development is located north of existing Lennox Village Subdivision Sections I-V, west of Old Humboldt Road, south of Garden Villa Estates (Section V & VI) and east of MIMG CXLII Jackson Sub LLC tract. This multi-family residential community will include 40 units on 6.64 acres Zoned "RS-1 / PRD."

The initial project will consist of building approximately 935 linear feet of public street through an open field, being a single cul-de-sac. Construction of this drive will only include clearing of the existing field and some underbrush along the centerline with little grading and removal of trees on what amounts to approximately 3.5 acres. During construction a retention pond will be constructed at the northwest corner of the tract.

The developer has no plans to remove any trees from this site without notifying the city forester other than those falling in JEA sewer easements, city drainage easements and/or slope and grading easements.



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 shane@jacksonlotsales.com
 R. Joel McAlexander, P.E.
 Shane McAlexander, P.E.

REVISED PRELIMINARY PLAT BANCROFT PLACE Subdivision

SCALE	1"=40'
DATE	03/31/24
Revisions	N/A
FILE No.	5740

McAlexander Engineering