

METROPOLITAN AREA PLANNING COMMISSION  
APPLICATION FOR APPROVAL OF SUBDIVISION/REPLAT/MINOR PLAT

Date 10-12-89 Application No. PP  
FP  
RP  
MP

- ALL 4 1. Name of Applicant RGB Mechanical Contractors, Inc.  
 Address Highway 49 North, Jonesboro, AR 72401  
 Phone 972-8360
- ALL 4 2. Name of Surveyor or Engineer Miller Newell  
 Address 2311 E. Nettleton Ave., Jonesboro, AR 72401  
 Phone 932-7880
- ALL 4 3. Name of Subdivision/Replat/Minor Plat RGB Mechanical Cont., Inc.
- PP ONLY 4. Date Preliminary Plat approved by M.A.P.C. 10-9-89
- RP ONLY 5. For Replats, Date original Subdivision approved by M.A.P.C. \_\_\_\_\_
- ALL 4 6. Locational Description (please attach copy of legal description or existing plat if property in question is a replat Attached
- ALL 4 7. Proposed Use Mechanical Contractors, Electrical Contractors, Sheet Metal Contrac
- ALL 4 8. Present Zoning District R1
- ALL 4 9. Proposed Zoning Changes I1
- ALL 4 10. Number of Lots \_\_\_\_\_ Area of Parcel \_\_\_\_\_
- FP ONLY 11. Do you propose deed restrictions? Yes \_\_\_\_\_ No X  
 (If yes, please attach a copy)
- PP ONLY 12. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

	<u>Improvement</u>	<u>Installation</u>	<u>Guarantee</u>
a.	<u>None</u>	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
e.	_____	_____	_____
f.	_____	_____	_____

- ALL 4 13. Original and twelve (12) copies of the final plat attached? X
- ALL 4 14. PROPOSED SOURCE OF  
 WATER SUPPLY Farrville SEWAGE DISPOSAL Septic Tanks  
 ELECTRIC SERVICE City Water & Light
- ALL 4 15. SCHOOL DISTRICT Nettleton
- ALL 4 16. Final application checklist attached \_\_\_\_\_ (Required for acceptance)

Ralph Brasher Applicant Miller Newell Surveyor or Engineer 10-12-89 Date  
RGB Mech. Conts

METROPOLITAN AREA PLANNING COMMISSION  
SUBDIVISION PLAT (PRELIMINARY/FINAL/REPLAT)  
APPLICATION CHECK LIST REQUIREMENTS

NOTE: CHECK LIST MUST ACCOMPANY APPLICATION.  
APPLICATION WILL NOT BE ACCEPTED UNLESS  
THE FOLLOWING CONDITIONS ARE COMPLIED WITH:

PRELIMINARY PLAT

- 1. A vicinity map showing the tract and its relation to the surrounding area,
- 2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner or owners and the name and address of the engineer/surveyor,
- 3. The date, North arrow and the graphic scale,
- 4. The location of existing platted and proposed property lines, subdivision streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes, and the zoning classification of the proposed subdivision and of the adjacent area and ownership of the subdivision.
- 5. The proposed utility layouts (sewers, water, electricity, gas, etc.) showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the State Board of Health,
- 6. Contour intervals of two (2) feet or as required by the City Planning Commission and the City Engineer,
- 7. The names, right-of-ways and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of lots, parks, reservations and other open spaces, and existing and proposed easements on the tract and on adjacent lots.
- 8. The square footage for lots less than 1/2 acre or the acreage for lots larger than 1/2 acre, of the land to be divided,
- 9. A draft or form of any protective covenants proposed by the subdivider,
- 10. Proposed profile of street grades,
- 11. Approximate line of the 100 Year Flood Plain,
- 12. Location, size, Flow line of existing drainage structures on the land being subdivided and on adjoining tracts,
- 13. Schematic layout (Developer's master plan) of entire tract, where preliminary covers portion of larger tract.
- 14. Proposed/existing right-of-way(s) meet Street Plan/ City requirements.
- 15. Provisions for proportionate share of off-site improvements directly related to this development - (street improvements, drainage improvements, etc.) may be required.
- 16. Proper filing fee paid

FINAL PLAT/REPLAT

- 17. Items 1-15 above

- 18. All streets and roads, alley lines, lot lines, building setback lines, block and lot numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use shown with notes stating their purpose and any limitations. Location and names of the nearest streets and/or alignments should match existing streets.
- 19. Sufficient data to certify the actual location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight, including the radius, central angle and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets;
- 20. Profiles of all streets with natural and finished grades drawn to a scale of one (1") inch equals fifty (50') feet horizontal and one (1") inch equals ten (10') feet vertical or larger when required by the Planning Commission.
- 21. All dimensions to the nearest one-tenth (1/10) of a foot and angles to the nearest minute.
- 22. Location and description of monuments.
- 23. Certificate of dedication of all easements and rights-of-way by land owner.
- 24. The names and seal of the State of Arkansas Registered Land Surveyor responsible for the survey and contour information on the plat, and the registered engineer who prepared each page of the plat.
- 25. Adequate provisions for drainage of surface water shall be made by the subdivider and shown on the plat, including the location, size, flow line of existing drainage structures on the land being subdivided and pertinent structures on adjoining tracts. File with the Planning Commission a description, specifications and drawings prepared by a registered civil engineer in the State of Arkansas, which shall be adequate to provide drainage fro area subdivided and/or adjacent areas attached by drainage across from or adjacent to such tract. The minimum size pipe used in the subdivision shall not be less than eighteen (18) inches inside diameter.
- 26. If proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, submit tentative master plan of the entire subdivision with plat of the portion first to be subdivided.
- 27. A development permit where required in accordance with Section 5-18.2 as amended, before final approval of final plat.
- 28. Does this subdivision/replat comply with City specifications for street improvements and curb and gutter? If not, what circumstances/reasons do you have for not complying?  
Not a subdivision.  
\_\_\_\_\_
- 29. Provide a 1":200' reduced copy of the final approved plat.
- 30. The Engineer is responsible for replacing all revisions to submitted plats.

PLAN CHECKED \_\_\_\_\_  
Signature

PLAN ACCEPTED \_\_\_\_\_  
Signature Date