



April 14, 1977

Metropolitan Area Planning Commission  
City Hall  
Jonesboro, Arkansas 72401

Gentlemen:

The following comments on each item of the 14th of April 1977 MAPC Agenda are hereby submitted for your consideration.

Item #1. Prior to any construction being done, a property development plan should be submitted to the Director of Public Works, development plan to include all the provisions of Section 21-14 and 21-15 Code of Ordinances. There should be an extension of the Flood Hazard Boundary Map as prepared by H.U.D., reason being that property within the general vicinity is designated as flood prone.

Item #2. Right of Way is sufficient, area is within area designated as flood prone, any construction within this area would be subject to control of floor elevations.

Item #3. Plat does not dedicate a 41' foot right-of-way from center line of Nettleton Avenue. Plat does not show existing or proposed right-of-way for Franklin Street. Dedication for Right-of-way for Nettleton Avenue and Franklin if needed should be in the possession of the City Attorney prior to the second reading before the City Council. Also to be considered is a possible drainage problem, the property owner should be advised that he must comply with the Code of Ordinances when developing the property and if necessary provide a drainage easement.

Item #4. Owners should be required to submit a development plan before any construction is started on any portion of the tract of land which is requesting annexation, said development plan to include all the provisions of sections 21-14 and 21-15, Code of Ordinances, City of Jonesboro. Plan should also reflect an extension of a proposed street from the South to Race Street. The plan should further reflect the proper right-of-way for Race Street. Race Street at the present time is a gravel road with open ditch drainage.

Item #5. Withdrawn, to be resubmitted at a later date.

Item #6. No Comments.

Item #7. Street ingress and egress on Caraway Road to be submitted to Arkansas Highway Department for approval. Dumpster pad as shown on plat does not provide adequate space for trash and garbage pickups.

Item 8 through 13. No comments.

Item #14.