



Planning & Zoning Department

307 Vine St.

Jonesboro, AR 72401

Ph# (870) 932-0406 / Fax#(870) 336-3036

"Helping to Build A Better Community"

FINAL SUBDIVISION PLAT

GENERAL INFORMATION

Name of Subdivision: EMERALD VILLAGE

Location: NORTH PATRICK STREET @ DAYBREAK Zoning District: RM-B

Property Owner: KWC Properties

Property owner address: 109 E. MADISON AVENUE, BASTROP, LA

Surveyor: ASSOCIATED ENGINEERING Phone #: 932-3594

Surveyor's Address: 103 SOUTH CHURCH, JBORO Zip Code: 72401

Applicant's Signature John E. Ealey Date: 4/14/16

THE FOLLOWING INFORMATION MUST BE INCLUDED FOR AN APPLICATION TO BE CONSIDERED COMPLETE:

1. The names and lines of all streets and roads, alleys 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 with notes stating their purpose and any limitations. Location and names of the nearest streets and/or alignments should be altered to match existing streets. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale. (Revised: ORD-07:45, February 6, 2007)
2. Sufficient data to determine readily and reproduce on the ground, the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight and including true North point. This shall include 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 and curved property lines that are not the boundary of curved streets.
3. 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.
4. All dimensions to the nearest one-tenth (1/10) of a foot and angles to the nearest minute.

5. Location and description of monuments.
6. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
7. Date, title, name and location of subdivision, graphic scale and true North point.
8. Certificate of dedication by land owner.
9. The names and seal of the Registered Land Surveyor (in the state of Arkansas). Responsible for the survey and contour information on the plat.
10. The plan shall provide for all proposed utility lines in accord with existing policies, rules or regulations of the utilities, the city or other applicable regulations, and approval of the City Water and Light as to proposed sanitary sewer, water and electric lines, shall accompany the final plan.
11. a. Adequate provisions for drainage of surface water shall be made by the subdivider and shown on the plan and he shall file with the City 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 for area subdivided and/or adjacent areas attached by drainage across or from such tract. The minimum size pipe used in the subdivision shall not be less than eighteen (18) inches inside diameter. (Ord. No. 1986, Sec. 3)

b. If proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, then a tentative master plan of the entire subdivision should be submitted with the plat of the portion first to be subdivided.
12. A development permit where required in accordance with Section 5-18.2 as amended, before final approval of final plat.
13. A registered engineer, in the state of Arkansas, will check the final plat for correctness, and placing his seal on drawings, charging the cost to the subdivider. (Ord. Nos. 909, 1290, and 1630)
14. Fees (See Fee Schedule).