

ORDINANCE AMENDING THE SUBDIVISION CODE **OF** THE CITY OF CONWAY, ARKANSAS, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION 1: It has become necessary to amend the Sub-division regulations of the City of Conway, Arkansas, which were adopted by Ordinance # A509 on December 22, 1970 and amended on the 23rd day of April, 1974 by Ordinance # A585 by the addition of the following:

(a) Preliminary plat requirements:

1. Letter of request for Preliminary Plat review and approval.
2. Payment of filing fee to the City Clerk (\$35.00 flat fee per subdivision per plat).
3. Submit five copies of the Preliminary Plat and related documents.
4. The Preliminary Plat shall contain the following information:
 - (a) name of proposed subdivision; (b) name and address of owner, subdivider and individual preparing plat; (c) source of title, giving deed record book and page number; (d) Preliminary plat survey certificate; (e) location of tract by legal description giving acreage; (f) vicinity map locating significant features within $\frac{1}{2}$ mile of proposed subdivision; (g) exact boundary lines of tract indicated by a heavy line giving dimensions, angles and bearings; (h) contour lines to sea level datum; (i) names of owners and names of existing subdivisions abutting proposed subdivision; (j) existing zoning of tract; (k) proposed lot layout, lot numbers, block numbers, building lines, street right-of-ways, street names, playgrounds, existing streets, drainage, and house numbers of new area.
5. Time for planning commission to review and either approve or disapprove plats in 40 days.

6. Related information accompanying plat shall be as follows:

(a) existing and proposed covenants and restrictions; (b) source of water supply and provision for sewage disposal; (c) profile and size of drainage plans and structures.

7. Approval of the Preliminary Plat shall be given by the Commission by issuing a Certificate of Preliminary Plat approval or if the Plat is disapproved, the applicant shall be notified in writing giving the reasons for the disapproval. Approval of the Preliminary Plat is only tentative pending submission of the Final Plat.

B. Final Plat Requirements:

1. Letter of application requesting review and approval of the Final Plat.

2. Submit the original drawing and five copies of the Final Plat, showing the executed certificates as specified in Chapter 2, Section 3 and five copies of related documents.

(a) The original, which shall be filed at the Courthouse, shall be inked on maylar film, tracing cloth, or other comparable transparent material.

(b) The maximum size of the plat shall be 17½ inches by 23¼ inches when the Plat is drawn to a scale of one inch equals one hundred feet. Reduction of larger plats may be provided when all information is legible.

3. Installation of required improvements:

(a). Letters shall be submitted from each utility which will have lines in the proposed subdivision stating the utilities have been installed or that plans have been drawn up and said utilities will be installed as soon as possible.

4. The final Plat shall contain the following information: (a) name of subdivision; (b) name and address of owner subdivider, individual preparing plat; (c) source of title giving deed record book and page number; (d) location

of tract by legal description giving acreage; (e) vicinity map locating significant features within $\frac{1}{2}$ mile of subdivision; (f) contour intervals to sea level datum; (g) names of property owners and of subdivision abutting the proposed subdivision; (h) zoning of area; (i) true courses and distances to the two nearest section corners or bench marks which will accurately describe the location of the subdivision; (j) lot layout, lot numbers, block numbers, house numbers, building lines, street right-of-ways, street names, playgrounds, etc.; (k) exact boundary lines of subdivision indicated by heavy lines, giving dimensions to the nearest one-tenth foot and angles to the nearest minute; (l) street center lines showing angles of deflection and intersection, radii, length of tangents and arcs, and degree of curvature; (m) lot lines with dimensions to the nearest one-tenth foot and internal angles, arcs and chords and radii of rounded corners; (n) easements for utilities and drainage; (o) other information as required by the Regulations or as required by the Commission.

5. Related information accompanying Plat:

- a. Bill of Assurance including existing and proposed covenants and restrictions, five copies:
- b. Source of water supply and provisions for sewage disposal;
- c. Percolation tests for lots where septic tanks are required (approved by the State Health Dept.);
- d. Centerline profiles and grades for all streets and typical cross sections of all streets (five copies);
- e. Plan and profile of all drainage (five copies).

6. Approval of the Final Plat shall be given by the Commission Chairman and Secretary signing the Certificate of Final Plat approval which is on the Plat.

C. Administration of Regulations:

1. Building Permits shall not be issued for any structure on any lot in a Subdivision for which the Plat hasn't been approved and recorded in accordance with these

regulations. A subdivision shall include all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development and shall include all divisions of land involving the dedication of a street.

2. Final inspection and approval of a house or other building on a lot for which a building permit has been issued will not be made until a letter is received from the City Engineer stating street and drainage improvements have been completed to the city's specifications and accepted by the City to serve the lot in question.

3. No electricity will be turned on until streets and drainage are accepted by the City Engineer.

4. A cash deposit shall be furnished to the City Clerk of Conway, in the minimum amount of \$2500.00 for 300 lineal feet or less plus \$2.00 per foot of additional street construction which sum shall be deposited at the time a request is made by the developer for the final inspection and approval, which deposit shall remain with the City Clerk-Treasurer for the term of one year from date of issuance of street and drainage approval letter by Street Commissioner, which sum of money shall be placed on an interest bearing security payable to the City of Conway and/or the developer and the interest therefrom shall be payable to the developer at the end of one year period unless the total sum held including interest is required to make repairs to said streets.

5. Any subdivision not requiring new streets or changes in existing streets shall furnish a survey plat and street approval by the City Engineer and any other requirements deemed necessary by the Planning Commission.

SECTION 2: It being necessary for the protection of the public an emergency is hereby declared to exist and this ordinance shall take effect immediately upon and after its

passage.

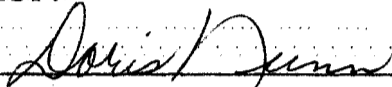
PASSED : This 14 day of ^{September}~~August~~, 1976.

APPROVED:



Jim A. Hoggard, Mayor

ATTEST:



Doris Nunn, Clerk-Treasurer