

City of Walnut Ridge
300 W. Main St.
Walnut Ridge, AR 72476
PHONE: (870) 886-6638

LOT-SPLIT/REPLAT APPROVAL GUIDE AND APPLICATION

APPLICATION CHECKLIST:

1. Letter of intent.
2. Nine (9) copies of a drawing to scale of the lot(s) involved, as well as a digital copy in AutoCAD format and georeferenced in NAD83 Arkansas State Plane Coordinates, North Zone.
3. Application fee.
4. Source of title to the property.
5. All other documents as specified in the Lot-Split Requirement Checklist (**see below**).
6. Application must be filed at least 15 days prior to a regular meeting of the planning commission.

PROCEDURE:

1. The planning commission shall review the application at the next regularly scheduled meeting after receiving the completed application with all required attachments.
2. If the commission determines that the Lot-Split meets the requirements of the subdivision code, then the commission shall certify its approval of the plat, make proper notation on the original tracing of said plat, and permit the plat's recording in the office of the Circuit Clerk Recorder.

LOT-SPLIT REQUIREMENT CHECKLIST:

- Name of subdivision
- Name and address of owner(s) of subdivision
- Boundary and written legal description of subdivision
- Legal description of parcels or lots that result from the subdivision or Lot-Splits
- Streets, alleys, and easements bordering or abutting the subdivision
- Dimensions in feet and decimal parts thereof, and curve data for all lots, blocks, and street lines
- Building setback lines with dimensions
- Name of engineer or surveyor preparing the final plat
- Date, map, scale, and north arrow
- Acreage being subdivided
- Location of all monuments
- Approval of the Arkansas Department of Health of the sanitary sewer system if the requirements for sewer disposal of the Lot-Split are to be met by any other means than by connection to a sewer operated by the City of Walnut ridge

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LOT-SPLIT/REPLAT APPLICATION

Property Owner
Name/Signature: _____

Spouse
Name/Signature: _____

Property Address: _____

Development Description: _____

Legal Description: _____

The undersigned property owner designates the following agent or attorney to represent the applicant at all hearings:

Name	Address	City	State	Phone No.
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Property Owner Signature

Property Owner Mailing Address	City	State	Zip
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Phone: _____