



Incidental Subdivision

Application & Checklist

Application can be found at <http://www.tontitown.com/>

TONTITOWN

Your application will not be placed on the Planning Commission agenda until the application is completed and required information provided.

Fill out this form completely, supplying all necessary information and documentation to support your request.

Property Information	Address	<u>139 N. PIANALTO RD</u>	Project Information	Project Name	<u>MUSSINO PROPERTY LINE ADJUSTMENT</u>
	Parcel No.	<u>030-37888-300.</u>		Project Type:	
	Subdivision.	<u>NONE</u>		<input type="checkbox"/> Lot Split	<input checked="" type="checkbox"/> Property Line Adjustment
	Lot-Block	<u>-</u>		<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Correction Plat
	Phase	<u>-</u>		Is this site in a Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Acreage	<u>38.06</u>			
	Zoning:	<u>C-2</u>			

Owner	Name	<u>Mussino Properties, LLC / Mussino Trust</u>	Phone	<u>479-790-6240</u>	<input type="checkbox"/> Select if this is the primary contact
	Address	<u>P.O. Box 46</u>	Fax		
	City, State, Zip	<u>TONTITOWN, AR 72770</u>	E-mail		

Contractor	Name	<u>SURVEY 1, INC.</u>	Phone	<u>479-750-1600</u>	<input type="checkbox"/> Select if this is the primary contact
	Address	<u>2620 MELODY LANE</u>	Fax	<u>479-750-1629</u>	
	City, State, Zip	<u>SPRINGDALE, AR 72762</u>	E-mail	<u>gene.survey1@att.net</u>	

REPRESENTATIVE -Engineer-	Name	<u>Philip Taldo</u>	Phone	<u>479-466-1003</u>	<input checked="" type="checkbox"/> Select if this is the primary contact
	Address	<u>5100 South Thompson St.</u>	Fax	<u>479-927-4486</u>	
	City, State, Zip	<u>Springdale, Ar. 72764</u>	E-mail	<u>PTaldo@Weichertgriffin.com</u>	

Property Owner/ Authorized Agent: I certify that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval. I certify that I am the owner or authorized agent of the property that is the subject of this application.

Signature Philip Taldo

Date 4-6-15

Checklist: Due at time of submittal:

- 1. Payment of the application fee. Fee can be found at: [http://www.amlegal.com/nxt/gateway.dll/Arkansas/tontitown_ar/titlexvlandusage/cha pter155fees?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:tontitown_ar\\$anc=](http://www.amlegal.com/nxt/gateway.dll/Arkansas/tontitown_ar/titlexvlandusage/cha pter155fees?f=templates$fn=default.htm$3.0$vid=amlegal:tontitown_ar$anc=)
- 2. Copy of the warranty deed.
- 3. The submittal of Two (2) copies of a plat , drawn on an 24"wide by 36" high paper size, limited to a single page drawing, and drawn to a standard drawing scale (i.e.: 1" = 20', 1" = 50', etc.). All plats must be folded to an 8.5"X 11" standard page size, with the title block clearly displayed. Drawings shall be prepared, stamped and signed by a registered land surveyor in the state of Arkansas. A digital copy of this file in DWG and PDF format shall accompany this application.

"All DWG & paper files submitted shall be on Arkansas State Plane North coordinate system and comply with all provisions as outlined in the Tontitown GIS requirements found at <http://tontitown.com/pdfs/gisreq.pdf>"
- 4. A brief description of the project.
- 5. Aerial photo from Tontitown GIS showing parcel current parcel lines and zoning of subject property.
- 6. The Final Plat and Plan Requirement Checklist. This must be checked against the plans and initialed. The checklist can be found at <http://www.tontitown.com/pdfs/planplatreq.pdf>.

The Survey Must Include The Following Items:

GENERAL

- 1. Project name.
- 2. Project type.
- 3. Surveying / Engineering firm information.
- 4. Drawing number, drawing date, and revision number.
- 5. Existing lot lines and proposed lot lines.
- 6. Legend: property line, right-of-way line, center line, easement line, set pins, found pins, etc.
- 7. Vicinity map.
- 8. North arrow.
- 9. Scale.
- 10. Set pins.
- 11. Found pins.
- 12. All adjacent property lines.
- 13. Adjacent property owner information and parcel number.
- 14. All adjacent zoning information.
- 15. Block for filing in either the upper or lower right hand corner.
- 16. Floodplain notation.
- 17. Zoning of property.
- 18. Building setback table shall include utility easements to coincide with building setbacks, and so shall be labeled on the plat.
- 19. Correct signature blocks: Planning Commission Chairman, Mayor, City Clerk, Owner and Notary.

MAPPING SPECIFICS

- 1. Lot Configuration including bearings and distances and size for each existing lot.
- 2. Lot configuration including bearings and distances and size for each proposed lot.
- 3. Legal description of parent tract and proposed tracts on plat.
- 4. G.P.S. coordinates for at least two corners of the parent tract, according to NAD 83 coordinates.
- 5. Dimension right-of-ways from centerline and from the opposite right-of-way for ALL adjacent streets and alleys.
- 6. Dimension and label all existing and proposed easements. If an easement is existing list the book and page number of the document which created said easement.

Tontitown GPS Monument Network Monument Documentation Form

* City Code Section 152.900 requires that at least one (1) of the new monuments you set to be referenced to at least two (2) separate existing monuments in the Tontitown GPS Network. Lot splits need only reference existing monuments

New monument # 1:

Northing	Easting	Elevation	Surveyor RLS #	Description of Location

New monument # 2:

Northing	Easting	Elevation	Surveyor RLS #	Description of Location

References to Tontitown GPS Network Monuments: (2 minimum)*

GPS #	New Monument #	Distance	Bearing	Existing Monument Condition <small>(i.e. Buried, Bent, Good)</small>	Date Found
7		3992.57	S42-07-08E	GOOD	4-1-15
11		3992.57	N42-07-08W	GOOD	4-5-15

Add sheets as needed for additional description of new monuments locations.

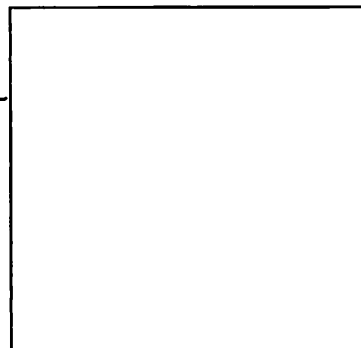
Date: 4-6-15

Development Name: MOSSINO PROP. LINE ADJUSTMENT

Surveyor Name: GENE BUESCHER

Surveyor Signature: *Gene Buescher*

Company Name: SURVEY 1, INC.



Please place surveyor's seal with signature and date inside box.

Planning Commission Process Flow

