

**ARTICLE 900
PLAT AND PLAN REQUIREMENTS**

SEC. 900.01 General provisions.

(a) *Scale.* The scale of all plats and plans shall be a minimum of 1” to 100 ft.

(b) *Size.* The minimum page size for all plats and plans is 18” X 24”.

SEC. 900.02 Items to be shown on plat or plan.

The table below establishes the information and details required to be shown on all submittals for preliminary plats, final plats, large scale developments, planned developments and incidental subdivisions. The requirements for planned developments apply to planned unit developments (PUDs) and planned residential developments (PRDs). The requirement shall apply to the development type if a dot (●) is shown in the development type column.

Requirements	Development Type				
	Preliminary Plat	Final Plat	Large Scale Development	Planned Unit Development	Incidental Subdivision
<i>(a) General requirements.</i>					
(1) Property lines of all property owners adjacent to the exterior boundaries of the project shall be located on the plat at the location of their property. <u>Clearly indicate adjacent property ownership, subdivision name, and lot and block number.</u>	●	●	●	●	●
(2) Names, addresses, telephone number, and fax numbers, if available, of all parties involved in project. Include registration and license number.	●	●	●	●	●
(3) North arrow, scale, dates of preparation, zoning classification, and proposed use.	●	●	●	●	●
(4) Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawing, date, and revisions, and atlas page.	●	●	●	●	
(5) Provide a complete and accurate legend.	●	●	●	●	●
(6) Note regarding wetlands, if applicable. Note if Army Corps of Engineers determination is in progress.	●	●	●	●	
(7) Boundary survey of the property shown on the plat/plan or separate sheet. The surveyor shall seal, sign, and date the survey. The survey shall be tied to State Plane Coordinates on two controlling corners of the property.	●		●	●	●

ATTACHMENT G – ARTICLE 900 PLAT AND PLAN REQUIREMENTS

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(8) Written legal descriptions including area in square feet or acres that read clockwise. (Note: If the project is contained in more than one tract, the legal for each individual tract and a total tract description must be provided.)	●	●	●	●	●
(9) Point-of-beginning from a permanent well-defined reference point. This P.O.B shall be clearly labeled on the drawing.	●	●	●		
(10) Curve data for any street, which forms a project boundary. Curve data shall include radius and arc distance.	●		●	●	●
(11) Street right-of-way lines clearly labeled. The drawing shall depict any future R.O.W needs as determined by the AHTD and Master Street Plan. Future R.O.W as well as existing R.O.W. and centerlines should be shown and dimensioned.	●	●	●	●	●
(12) Show 100 yr. Floodplain and/or Floodway and base flood elevations. Reference the FIRM panel number and effective date.	●	●	●	●	●
(13) Provide a benchmark (IF WITHIN 1/2 MILE)- clearly defined with an Accuracy of 1/100'. This Benchmark must be tied to USGS Datum.	●	●	●		
(14) Spot elevations at grade breaks along existing road centerlines, gutter lines and top of curbs or edge of pavement.	●		●		
(15) A general vicinity map of the project with a radius of 1 mile from the project.	●	●	●	●	●
(16) Existing and proposed topographic information with source of the information noted. Show: a. Two-foot contour interval for ground slope between level and ten percent. b. Five-foot contour intervals for ground slope exceeding ten percent. c. Contours of adjacent land within 100 feet of the project shall also be shown.	●		●	●	
(17) The location of all existing structures. On large-scale developments, show the location of proposed buildings and square feet. Dimension building and setbacks from the building side to property lines.	●		●	●	●
(18) Sign-off block.		●	●	●	
(19) Revision block.		●	●	●	

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Requirements	Development Type				
	Preliminary Plat	Final Plat	Large Scale Development	Planned Development	Incidental Subdivision
(20) <u>City of Bentonville project number in bottom right hand corner of all sheets.</u>	●	●	●	●	●
(b) Existing Utilities.					
(1) Please s Show all known on-site and off-site existing utilities and easements (dimensioned) and provide the structures locations, types, and condition and note them as “existing” on the plat. <u>Provide a statement that all utility locations have been field verified.</u>	●		●	●	●
(2) Existing easements shall show the name of the easement holder and purpose of the easement. If an easement is blanket or indeterminate in nature, a note to this effect shall be placed on the plat or plan	●	●	●	●	●
(c) Proposed utilities					
(3) Regarding all proposed storm sewer structures and drainage structures: a. Provide structure locations and types. b. Provide pipe types and sizes.	●		●	●	
(4) Regarding all proposed sanitary sewer systems: If you should have system design questions, please contact the City of Bentonville Water Department before submittal. a. Provide pipe locations, sizes and types b. Manhole locations of rim and invert elevations c. Profiles including slope in percentage and existing and proposed utilities when crossing or parallel in vicinity. d. Provide plan and route for access to all manholes. e. If lift-station is proposed, submit plans to the Wastewater Treatment Plant supervisor. f. Show off-site plans (if applicable) for gravity sewer and force mains.	●		●	●	
(5) Note the occurrence of any previous overflow problems on-site or in the proximity of the site. (Contact Water Superintendent at 271-3141).	●		●	●	

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(6) If a septic system is proposed, note it on the plat or plan. Show proposed location of septic tank and lateral fields including detail of leachate pipes and drain fill material.	●		●	●	
(7) Regarding all proposed water systems, on or near the site.	●		●	●	
(8) Provide pipe locations, types and sizes	●		●	●	
(9) Note the static pressure and flow of the nearest hydrant.	●		●	●	
(10) Show location of proposed fire hydrants, meters, valves, backflow, preventers and related appurtenances.	●		●	●	
(11) Design water and sewer utilities in a manner to minimize conflict with other underground utilities.	●		●	●	
(12) Locations of all related utility structures (pedestals, poles, etc.).	●		●	●	
(13) Locations of all utility lines (note whether the line is below or above ground).	●		●	●	
(14) A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in grade for the proposed street.	●		●	●	
(15) The width, approximate locations, and purposes of all proposed easements or rights of way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	●	●	●	●	●
(c) Proposed and existing Streets, rights-of-way, and easements.					
(1) The location, widths, grades, and names (avoid using first names of people for new streets) of all existing and proposed streets, alleys, paths, and other rights-of-way, whether public or private, within and adjacent to the project; private easements within and adjacent to the project; and the radius of each centerline curve. Curve/arc of streets should include radius and arc distance data on survey or plat. Private streets shall be clearly indicated and named. Street names must clearly be indicated with quadrant prefix. Names shall be final as approved on the Preliminary Plat. All items shall be dimensioned and labeled if previously dedicated per a separate document.	●	●	●	●	

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(2) A layout of adjoining property (within 300') in sufficient detail to show the a effect of proposed and existing streets (including those on the master street plan), adjoining lots, and off-site easements. This information can be obtained from the master street plan, aerial photos, and the City Atlas Books located in the Planning Office.	●		●	●	
(3) Identify and dimension all access easements, including ingress and egress.	●	●	●	●	●
(4) A preliminary easement plat may be required by Planning Staff depending on the number and location of easements. After construction of the approved large-scale development, a <u>digital copy of the</u> final easement plat must be submitted to the planning office (seven (7) blue line copies).			●	●	
(5) <u>All new detention and retention ponds shall be shown on a final plat as a lot number and drainage easement. Access to the detention or retention pond shall be shown with a minimum of 18' wide unobstructed drainage access easement between a public street and the pond.</u>	●		●		
<i>(d) Subdivision of land.</i>					
(1) The lot layout, the dimensions of each lot, number of each lot, total area in square footage or acreage to the nearest one-hundredth (1/100th) acre of each lot, and the approximate finish grade where pads are proposed for building sites. Lots shall be numbered consecutively for all phases. These numbers shall be associated with each phase of subdivision. Avoid using blocks. The total number of lots shall be indicated on the plat. Subdivision names shall be shown and final as approved on the Preliminary Plat.	●	●		●	●
(2) The designation of all “out lots” and anticipated uses, if known.	●	●		●	
(3) For phased development, a plat showing all phases is required.	●			●	●
<i>(e) Site specific information.</i>					
(1) Provide a note of any known existing erosion problems on-site or within 100' downstream of the property.	●		●	●	
(2) The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments, and underground structures within the project.	●		●	●	

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(3) The location of known existing or proposed ground leases or access agreements, if known (e.g. shared parking lots, drives, areas of land that will be leased).	●		●	●	
(4) The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	●		●	●	
(5) The boundaries, acreage, and the use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	●	●	●	●	
(6) Indicate the use and list in a table the number of units and bedrooms.			●	●	
(7) For non-residential use, indicate the gross floor area, and if for multiple uses, the floor area devoted to each type of use.			●	●	
(8) The location and size of existing and proposed signs, if any.	●		●	●	
(9) Location and width of curb cuts and driveways. Dimensions all driveways and curb cuts from side property line and surrounding intersections.	●		●	●	
(10) Location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided, and handicapped accessible parking spaces.			●	●	
(11) Location of buffer strips, fences or screen walls, where required <u>or proposed</u> .	●		●	●	
(12) Indicate location of garbage service.			●	●	
(13) A description of commonly held areas, if applicable.	●	●	●	●	
(14) Draft of covenants, conditions, and restrictions, if any.	●	●	●	●	
(15) A written description of requested waivers from any city requirement.	●	●	●	●	
(16) Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	●	●	●	●	

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(17) Preliminary drainage plan as required in <u>by</u> the City Engineer's Office.	●		●	●	
(18) Size, location, and type of all existing trees over six inches (6") in diameter except in areas determined by the City Building Inspector to be heavily wooded.					
(19) Landscape plan in accordance with Article 1400, Landscaping.	●		●	●	
(20) Location of proposed and existing light fixtures.			●	●	
(21) Description of each illuminating device, fixture, lamp, support and shield. The description shall include, but is not limited to, manufacturer's catalog cuts, illustrations and initial lumen outputs. If required, documentation of compliance with Cutoff requirements shall be provided.			●	●	
(22) Elevation drawings of front, rear and sides of the structure showing all entrances, windows, site objects and fixtures to include color and type of material.			●	●	
(23) A sample of exterior materials to be used for the proposed structure that indicates texture, color and type of materials.			●	●	
(24) A note shall be added to the landscape plan that states: "Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced."			●	●	
(25) A note shall be added to the landscape plan that states: "Trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes."			●	●	
(26) A note shall be added to the landscape plan that states: "Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes."			●	●	
(27) Dimension and provide calculations for the area to be kept free of sight obstructions at intersections and commercial driveways as determined by AASHTO standards, or as approved by City Engineer.			●	●	

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(Code 1994; Ord. No. 98-98, § 4, 12-08-1998; Ord. No. 2003-101, §1, 06-10-2003; Ord. No. 2004-63, § 10; Ord. No. 2004-190, § 3; Ord. No. 2005-82, § 2; Ord. No. 2005-101, § 5; Ord. 2006-176, § 3, 11-14-2006; Ord. No. 2008-44, § 2; Ord. No. 2010-54, § 3, 08-10-2010; Ord. No. 2013-87, § 3, 09-10-2013;)

SEC. 900.03 Certificates.

~~(a) A. Preliminary plats. Each preliminary plat submitted in accord with applicable state statutes shall include the following certificates:~~

~~(1) 1. Certificate of preliminary survey accuracy.~~

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

Registered Land Surveyor

State of Arkansas

Registration No. _____

~~(2) 2. Certificate of preliminary engineering accuracy. Each set of street and drainage plans submitted in accord with applicable state statutes and in conformance with Arkansas Code Annotated 17-27-101 ET-SEQ shall include the following certificate:~~

I, _____, hereby certify that this plan correctly represents a plan made under my direction and engineering requirements of the Bentonville Subdivision Regulations have been complied with.

Date of Execution: _____

Registered Engineer

State of Arkansas

Registration No. _____

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~~(3)~~ *3. Certificate of preliminary plat approval*

~~This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).~~

~~Date of Execution: _____~~

~~_____~~

~~Chairman, Bentonville Planning Commission~~

(a) *Final plats.*

(1) *Certificate of ownership.*

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

 Date of Execution: _____

 Signed : _____

 Name & Address _____

 Print Name: _____

 Source of Title: D.R. _____

 Page _____

~~(4)~~ *2. Certificate of recording*

~~-~~

~~This document filed for record~~

~~_____ day, 200_____ in Plat~~

~~Book No. _____, page _____.~~

~~Signed: _____~~

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~~_____~~
Circuit Clerk

(2) Certificate of surveying accuracy.

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____

Registered Land Surveyor

No. _____

State of Arkansas

(c) Certificate of approval.

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____

Bentonville Planning

Commission Chairman

Signed _____

Mayor City of Bentonville

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Signed _____
City Clerk, City of Bentonville

(Code 1994; Ord. No. 95-13, § 2, 02-28-1995; Ord. No. 2003-101, §1, 06-10-2003)

SEC. 900.04 Waiver.

The Community Development Director or Public Works Director may waive any of the foregoing requirements when, in their discretion, any such requirement is not necessary due to the nature of the proposed subdivision or large scale development, or other circumstances justify such waiver. ~~A pre-application conference can be arranged and is encouraged to review the proposed project and discuss the checklist requirements.~~

(Code 1994; Ord. No. 2003-100, § 1, 06-10-2003)

DRAFT