

Section 3: Chapter 110 of the Code of Ordinances, City of Rogers, Arkansas, is hereby repealed.

Section 4: The Code of Ordinances, City of Rogers, Arkansas, is hereby amended by adding a new chapter to numbered 110, which shall read as follows:

SECTION	1.00	GENERAL PROVISIONS
	1.01	<u>Purpose</u> The purpose of these regulations is to set forth the procedures, requirements and minimum standards governing the subdivision of land under the jurisdiction of the Rogers Planning Commission (hereinafter referred to as the “Planning commission”).
	1.02	<u>Authority</u> These subdivision regulations are adopted in accordance with the authority granted by Act 186 of the 1957 General Assembly of the State of Arkansas as amended.
	1.03	<u>Jurisdiction</u> The territorial jurisdiction of these regulations includes the land within the corporate limits of the City of Rogers and the surrounding area designated on the most recent Growth Comprehensive Plan recommended by the Rogers Planning Commission, adopted by the Rogers City Council and filed/recorded at the Benton County Circuit Clerk’s Office.
	1.04	<u>Application of Regulations</u>
	1.04.01	These regulations apply to the division of land into two (2) or more lots, tracts or parcels of any size for the purpose of transferring interest in the land by sale or by contract.
	1.04.02	A preliminary and final plat is required for the division of land into two (2) or more lots, tracts or parcels when there is a need for provision of street right-of-way and/or utility easements to lots, tracts or parcels.

1.04.03 A preliminary and final plat is required for the division of land into three or more lots or parcels, all of which have access to existing public roads and utilities. Said plats shall indicate dedicated right-of-way as specified in the official road plan and shall be recorded with the County Recorder.

1.04.04 When a parcel, tract or lot is split into two or more parcels, tracts or lots of any size, a survey shall accompany each deed. Said survey shall provide a vicinity map, parcel, tract or lot description, utility easements, right-of-way or access and public dedication, if any. (See SPILTS)

1.04.05 When a parcel, tract or lot is to be transferred which would Create a landlocked parcel, tract or lot the parcel, tract or lot to be transferred shall include detailed access to a public road or street to be indicated on the survey. The width of the access shall be a minimum of fifty (50) feet. (See SPLITS)

1.05 Conformance to Official Plans

All land developments in the City of Rogers and the planning area shall conform to the official plans, standards, requirements and regulations that are in effect.

1.06 Lot, Tract or Parcel Size

Individual lots, tracts of parcels that require both a septic system and water well shall be of sufficient size to satisfy

State Health Department requirements. A minimum frontage shall be 120 feet with a minimum lot, tract or parcel size of 1.5 acres.

1.07 Metes and Bounds

No conveyance by metes and bounds of parcels, tracts or lots

Coming under the definition of a subdivision without compliance with the applicable provisions of these regulations or amendments thereto shall be permitted. This provision is aimed at preventing an attempt to circumvent these regulations by conveying be metes and bounds without taking the necessary steps for filing an approved plat.

1.08 Flood Hazard Areas

A flood hazard area is one subject to a base flood as determined by the Federal Emergency Management Agency (FEMA) identified on its Flood Insurance Rate Map (FIRM). See ARTICLE THREE, Section 3.02.01

1.09 Definition of Terms

For the purpose of these regulations, certain terms used herein are defined as follows:

PLANNING OFFICIAL: The person designated by the City Council to have overall responsibility of the entire policy or particular portion(s) of the policy.

BUILDING SETBACK LINES: A line beyond which no buildings or structures may be erected.

GROWTH COMPREHENSIVE PLAN: The Comprehensive Plan of the city of Rogers whether in whole or in part, as adopted by the Rogers Planning Commission, approved by the City Council, and duly recorded in the office of the Circuit Clerk of Benton County.

CONSTRUCTION PLANS AND SPECIFICATIONS: Detailed design plans and specifications to be used in the construction of streets, curb and gutter, sidewalks, drives, alleys, public utilities, and other improvements.

CONTOUR INTERVALS: Topographic map lines connecting points of equal elevations.

DEDICATION: Land and improvements offered to the City, County, or State and accepted by them for public use, control, and maintenance.

DEVELOPER: A person, firm or corporation undertaking to develop a subdivision or any other type of land development as defined in the regulations.

DEVELOPMENT PLAN: A drawing showing all proposed improvements to a piece of property, including, but not limited to, streets, parking lots, buildings, drives, signs, utilities, drainage, grading and planting by size and location.

EASEMENT: A grant by the property owner to the public, a corporation or person, of the use of a strip of land for specific purposes.

ENGINEER: A Registered Professional Engineer in the State of Arkansas engaged in the practice of Civil Engineering.

FARM DIVISIONS: (See SPLITS).

HEALTH DEPARTMENT: The County and State Health Department.

IMPROVEMENTS: Physical changes made to property to prepare it for development, such as but not limited to street grading, drainage structures, street surface, sidewalks, curbs, gutters, utility lines, bridges, buildings, and similar items.

LAND DEVELOPMENT: Development including, but not limited to, subdivisions, mobile home parks, mobile home subdivisions, large scale developments, tract splits, lot splits, farm divisions, streets, roads, bridges, storm drainage systems, water and sanitary sewer systems, offsite improvements, landfills, commercial farms, airports, public utilities, etc.

LAND SURVEYOR: A licensed Land Surveyor in the State of Arkansas.

LARGE SCALE DEVELOPMENT: The development of a tract, lot or parcel developed as a single improvement. The term “development” shall include, but not be limited to, the construction of a new improvement, the construction of an addition to an existing improvement, or a revision of land use which results in the need for access and utilities.

LOT: A portion of a subdivision or other tract or parcel of land intended as a unit for transfer of ownership or for development.

CORNER LOT: A platted lot of which at least two adjacent sides abut on intersecting streets.

LOT SPLITS: (See SPLITS).

MOBILE HOME SUBDIVISION: The development or division of land into lots or parcels intended as a unit for transfer of ownership.

PARCEL: An area of land under one ownership.

CONCEPT PLAT: A generalized sketch of a proposed development containing sufficient information to allow the Planning Commission to assist the developer in complying with these regulations. See Section 2.01.

PRELIMINARY PLAT: A formal plan, drawn to scale, indicating prominent existing features and its surrounding and the layout of the improvements of the proposed land development. See Section 2.02.

FINAL PLAT: A complete and accurate plat of proposed land development, prepared for official recording as required by statute, to define property boundaries, street improvements, utilities and other improvements. See Section 2.03.

RIGHT-OF-WAY (ROW): The land opened, reserved or dedicated for a street, walk, drainage or other public purposes.

SPLITS:

Farm Divisions: For two (2) or more tracts of farm land, all of which are forty (40) acres or more, for a single resident, with a fifty (50) foot minimum access.

Lot Splits: Division of lands adjacent to existing city streets and/or streets meeting county standards, and/or state of U.S. Highways which are part of a platted land development.

Tract Splits: Division of lands adjacent to existing city streets and/or streets meeting county standards and/or state or U.S. Highways which are not a part of a platted land development and are less than forty (40) acres in size.

STREET: A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel which may also be used to provide space for sewers, public utilities, trees and sidewalks.

STREET CLASSIFICATION: The city of Rogers Master Street Plan classifies streets and county roads into the following broad categories:

Arterial: A street or road of considerable continuity which serves or is intended to serve as a principal traffic-way between separate areas, districts, communities or densely developed areas; and is the main means of access to the primary street system or expressway.

Collector: A street which, in addition to serving abutting properties, intercepts minor streets, connects with community facilities and carries neighborhood traffic to major arterial street systems.

Residential: Minor streets used primarily to provide access to abutting properties.

Dead-End Street: A street having one end open to traffic and being permanently terminated by a vehicular turnaround.

Alley: A minor public way dedicated to public use for utility easements and public access to the back or side of properties abutting a street. Alleys are not intended for use as private drives and will not be maintained as such.

Private Drives and Driveways: A travel-way installed and maintained by others and not part of the city street system. They are intended to provide access to and from a residence, lot, parcel, or tract of land, apartment complex or other private development approved by the City Planning Commission.

STREET SUPERINTENDENT: The person designated by the City Council to have overall responsibility of the city streets.

SUBDIVISIONS: The subdivision of land into lots and blocks, resulting in the need for access or utilities, or the dividing of an existing lot, tract or parcel into two (2) or more lots, tracts or parcels.

TRACT SPLITS: (See SPLITS).

Section

2.00 APPROVAL PROCUDURES FOR LAND DEVELOPMENT PLANS AND PLATS

The procedures for land development approval involve the following

Steps:

Step 1 – Concept Plat submittal;

Step 2 – Preliminary Plat submission and approval, Construction Plans and Specification submission and approval;

Step 3 – Final Plat submission, approval and filing.

1.01 Concept Plat Submittal

When a Developer intends to develop a parcel of land within the City of Rogers or its planning area, a concept Plat may first be submitted to the Planning Administrator for review applicable to the planning requirements. This conference may be of assistance to the Developer through the prevention of unnecessary expense in the plat preparation.

- 2.01.01 Name, address and telephone number of the Owner, Developer, Engineer and/or Surveyor.
- 2.01.02 Development name, date, north arrow and approximate acreage.
- 2.01.03 Topography (available USGS interval or better).
- 2.01.04 Proposed street pattern.
- 2.01.05 Proposed storm drainage, on-site and off-site, to an existing major channel.
- 2.01.06 Existing water courses and flood plains, if any.
- 2.01.07 Existing adjoining or abutting streets, roads and developments.
- 2.01.08 Existing water and sanitary sewer systems.
- 2.01.09 Any additional information the Developer considers pertinent.
- 2.01.10 While in concept form, the Developer and/or Engineer may consult with the Planning Official to get acquainted with the planning requirements. During this conference, the general features of the land development, including off-site required improvements, shall be determined to the extent

possible and necessary for preparation of the Preliminary Plat.

- 2.01.11 A Plat Review Committee meeting may be scheduled at the next available time of the technical review committee.

1.02 Preliminary Plat Submission and Approval

When a land development is proposed, the first formal application for approval shall be the Preliminary Plat directed to the Planning Commission and submitted to the Planning Official.

- 2.02.01 The preliminary plat submission shall consist of the following:

- 2.02.01.a Payment of the Preliminary Plat fee.

- 2.02.01.b Twenty (20) copies of the Preliminary Plat of the proposed development along with twenty (20) copies of the drainage report for the development. The plat shall include the information indicated for Preliminary Plat in Section 2.05.03 of this Ordinance.

- 2.02.02 Submission Time and Review Schedule:

- 2.02.02.a The above submission shall be received according to the TAC review schedule provided by the City Planning Office. Prior to the scheduled meeting of the Planning Commission in which the Preliminary Plat is to be considered.

- 2.02.02.b Following submittal of the Preliminary Plat, the Planning Official shall distribute the Plat to the TAC Review Committee for its review and comments. The Administrative Officer shall schedule a meeting of the TAC Review Committee with the Developer's Representatives to Consolidate the review comments.

- 2.02.02.c The Planning Commission shall consider the Preliminary Plat along with all reports and comments by the TAC Review Committee, Planning Official, other City departments, Officials,

utility companies and other which are of record at the time of the Planning Commission meeting. Within thirty (30) days after the Planning Commission meeting described in 2.02.02.a, the Planning Commission shall indicate its approval, disapproval, or approval with conditions. Such approval, disapproval, or approval with conditions shall be conveyed to the Developer's representatives at a regular Planning Commission meeting.

2.02.03 Preliminary Plat Approval

Approval of the Preliminary Plat shall be subject to the following stipulations:

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2.02.03.a Such approval does not constitute authorization to proceed with the construction until the construction plans and specifications have been approved by the Street Superintendent, nor authorization to sell lots until the Plat is approved and filed in the Benton County Clerk's office.

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2.02.03.b Receipt by the Developer of the Planning Commission's written approval of the Preliminary Plat authorizes the developer to proceed with the following:

- (1) Preparation of the Construction Plans and Specifications which shall include:
 - (a) Detailed street plans, profiles and specifications accompanied by soil analysis and design calculations to be reviewed and approved by the Street Superintendent and/or City Engineer;
 - (b) Detailed storm drainage plans, profiles and specifications accompanied by soil analysis and design calculations to be reviewed and

approved by the Street Superintendent and/or city Engineer;

- (c) Detailed water and sewer plans, profiles and specifications to be submitted by the Developer to the Arkansas Department of Health for review and approval. One (1) informational copy shall be submitted to the Planning Official for his use and review only.

****NOTE**** The Developer is responsible for obtaining the Arkansas Department of Health's approval of the water and sewer or septic system plans and specifications.

- (2) The installation of the site improvements after the Construction plans and specifications have been approved by the Street Superintendent and/or City Engineer and written approval of the water and sewer plans have been received from the Arkansas Department of Health.

- (3) Preparation of the Final Plat in Accordance with the Final Plat procedures.

2.02.03.c The preliminary Plat shall be effective for one (1) year from date of approval to implement the following items:

- (1) Approval of Construction Plans and Specifications.
- (2) Initiate and progressively continue construction improvements.
- (3) Approval and filing of the Final Plat.

2.02.03.d Any Preliminary Plat not activated per 2.02.03.c above within twelve (12) months from date of approval shall be null and void.

2.02.04 Construction Plans and Specifications Approval Submission Requirements and Procedures

- 2/02.04.a Receipt by the Developer of the Planning Commission's written approval of the Preliminary Plat authorizes the Developer to proceed with the development of the detailed Plans and specifications for the proposed improvements. The detailed construction plans and specifications shall be Developed by a Professional Engineer registered in the State of Arkansas and submitted to the appropriate agency for review and approval prior to the Developer advertising for bids or beginning construction. Submission of construction plans and specifications for approval shall consist of the following.
- 2.02.04.b One (1) copy of the Preliminary Plat and approval letter from the Planning Commission.
- 2.02.04.c Three (3) complete sets of construction plans and specifications for the proposed improvements for review and approval by the Street Superintendent and/or City Engineer. One (1) approved copy will be returned to the Developer. The plans and specifications shall include the following information:
- (1) Street classifications, soils analysis, street typical section
Pavement section of each street or street classification in the proposed development.
 - (2) Street plan and profile, design calculations, and specifications.
 - (3) Storm drainage calculations, plan and profile and specifications.
 - (4) As appropriate, design calculations, plan and profile and specifications for all required off-site improvements.
 - (5) Storm Water Pollution Prevention Plans.
 - (6) One (1) copy of the Water line and Sanitary Sewer Plan and profiles.
- 2.02.04.d Two (2) sets of the water and sanitary sewer plans and specifications shall be submitted to the Arkansas Department of Health for approval.

2.02.04.e Review and approval by the Street Superintendent's and/or City Engineer:

Within thirty (30) days the Street Superintendent and/or City Engineer shall approve, disapprove, or approve with conditions the street and storm drainage plans and specifications in writing and return one (1) copy to the Developer. However, any approval action of the plans and specifications does not constitute approval of the Final Plat.

2.02.04.f Inspections by the Street Superintendent and/or City Engineer

All street and storm drainage and utility construction within the road right-of-way shall be subject to inspection at any time by the Street Superintendent and/or City Engineer. The required phase inspections are contained in the latest revision of "Design Criteria and Construction Specifications for the Division, Development and Improvement of Land in the City of Rogers."

2.02.04.g Time Limitations and Staged Construction

After approval of the detailed plans and specifications of proposed improvements, construction work shall begin within one (1) year and the construction completed within three (3) years thereafter. If not, the original plans and specifications shall be subject to review and updating by the appropriate agencies. Any changes resulting from this review and updating shall be made at the Developer's expense.

2.02.04.h Staged Construction – The following applies to land developments approved for staged construction:

- (1) If the detailed plans and specifications for the future stage(s) are submitted and approved as part of the original plans and specifications and construction has not started within three (3) years after the approval date, or if construction work ceases for any twelve (12) month period thereafter, the plans and specifications shall be re-submitted to the appropriate agencies for review and updating to meet the current standards and specifications. Any changes resulting from this review and updating shall be made at the Developer's expense.

- (2) If the detailed plans and specifications for any future stage are developed at a later date, they shall be submitted to the appropriate agencies. The plans and specifications shall meet the current standards, regulations and specifications at that time.

2.02.04.i Maintenance Bond Requirements

Upon completion of the work and final inspection by the appropriate agency, the Developer shall furnish the following maintenance bonds:

- (1) Street and Storm Drainage Improvements: An acceptable Maintenance Bond shall be provided in the amount of fifty (50) percent of the actual construction cost against defects in workmanship and materials for a period of one (1) year from the date of the final inspection. The bond shall be filed with the City Clerk's office after the final inspection and prior to acceptance by the City.
- (2) Water and Sanitary Sewer Improvements: All water and sanitary sewer work shall be done in accordance with Rogers Water Utilities requirements.
- (3) Staged Construction: When staged construction is approved prior to future stage development, an inspection of the condition of the existing street system shall be made by the Street Superintendent and/or City Engineer, Developer, Contractor, and Engineer to document the existing condition of the streets. The contractor shall make repairs to street damages as they occur during the construction of the next stage of development. An inspection of the existing street system shall be made as a part of the final inspection of the new stage of street improvements. All damages noted by the Street Superintendent and/or City Engineer shall be satisfactorily corrected prior to acceptance of the new stage of improvement. Repair of all damage will be at the Developer's expense.
- (4) Water, sanitary sewer, street and storm drainage in a new stage of construction shall carry the same maintenance bond as specified for the initial construction of improvements, as outlined in 2.02.04.i above.

2.02.04.j Conditions of Acceptance

The City shall not have any responsibility with respect to any street, road, or other improvements, notwithstanding the use of the same by the public, unless the street, road, or improvement has been accepted by the city.

2.02.04.k The City shall, within thirty (30) days after the improvements have been offered for dedication to the City, accept the improvements provided the improvements have been constructed in accordance with the conditions and requirements of the City. City maintenance will begin when the required one (1) year maintenance bond has expired.

2.02.04.1 Prior to requesting final acceptance of the improvements into the City system, the developer shall submit the following:

- (1) Two (2) copies of the Record Drawing for street and storm drainage and two (2) copies of the Record Drawing for water and sanitary sewer shall be submitted to the Planning Office.
- (2) The appropriately executed Maintenance Bonds shall be submitted to the City Clerk.
- (3) Certified proof that all improvements are free of liens and debts shall be submitted to the Planning Office.

1.03 Final Plat Submission, Approval and Filing

After the Planning Commission approves the Preliminary Plat and all improvements have been approved by the appropriate agencies, the Developer shall submit to the Planning Commission an application for approval of the Final Plat. If the Developer wishes to submit the application for approval of the Final Plat before the improvements have been completed, the subsection 2.03.02 “Guarantees in Lieu of Installed Improvements” shall apply.

2.03.01 The Approval Process for the Final Plat shall consist of the following:

2.03.01.a Application for approval of Final Plat.

2.03.01.b Payment of the Final Plat fee contained in Section 2.04.1 of this Article 2.

2.03.01.c Twenty (20) reproductions or copies of the Final Plat which shall require the information for Final Plats contained in Section 2.05.03 of this Article 2.

The Final Plat shall be reviewed by the TAC Review Committee prior to final action by the Planning Commission, if required by the Planning Official. If revisions are required, the Developer shall make such revisions and re-submit twenty (20) copies of the revised plat containing the revisions to the Planning Official for distribution to the Planning Commission.

2.03.01.d Assurances that the improvements indicated in the Final Plat and/or required by these regulations have been installed or assurances they will be installed. Such assurances shall consist of:

- (1) A certification by the Engineer of Record that all improvements have been completed and accepted.
- (2) Individual letters of intent from public utility agencies that they shall or shall not provide service through the Developer for the development.

2.03.02 Guarantees in Lieu of Installed Improvements

If the Developer chooses to begin building construction or to sell lots within the land development prior to installing the required improvements, the Planning Commission may give conditional approval of the Final Plat under the procedures listed below. Drainage improvements are not eligible for guarantees in lieu of completion.

2.03.02.a The terms of any such conditional Final Plat approval shall be noted on the Final Plat by the Planning Commission before the Final Plat is filed for record.

2.03.02.b An acceptable Surety Performance Bond or irrevocable letter of credit, filed with the City Clerk in an amount equal to one hundred (100) percent of the Engineer's estimate of the total cost of the improvements. The Engineer's estimate of the total cost shall be approved by the City Engineer or City Planner. Upon satisfactory completion of the improvements, the Developer may withdraw the performance bond or letter of Credit.

2.03.02.c If the Developer fails to complete improvements within one year from the date of Final Plat approval, the city has the option to utilize the performance bond or letter of credit to complete the improvements. In the event a cash bond is accepted and then forfeited, all accrued interest shall revert to the city of Rogers.

2.03.02.d When the conditions have been met, a Certificate of Acceptance by the appropriate agencies shall be filed with the Circuit Clerk and noted on the original recorded plat.

2.03.03 Planning Commission Action:

Not less than sixty (60) days after receipt of the Final Plat and other required information and certifications, the Planning Commission shall approve or disapprove the Final Plat. The approval or disapproval shall be provided to the Developer in writing.

2.03.04 Developer's Final Action

Upon approval by the Planning Commission, the Developer shall:

2.03.04.a Submit to the Planning Official two (2) reproducible copies of the Final Plat with appropriate signatures of approval (USE WATERPROOF INK ONLY).

2.03.04.b Obtain the Planning Official signature and submit both copies with covenants and certifications to the Benton County Circuit Clerk's office.

2.03.04.c Have the Benton County Circuit Clerk record one (1) copy and note on the other copy the recording information such as date, time, book and page number.

2.03.04.d Take the recorded copy and run five (5) additional copies.

2.03.04.e Return the original recorded copy plus the five (5) additional copies to the Planning Official.

Approval of the Final Plat by the Planning Commission shall not be deemed acceptance by the City of any of the dedications shown on the plat. Such acceptance shall be made by the City Council in the manner prescribed by law.

When the City Council accepts the improvements into the city street system, **NO MAINTENANCE WILL BE PERFORMED BY CITY FORCES UNTIL THE MAINTENANCE BONDS HAVE EXPIRED.**

2.03.05 Signatures

The Final Plat shall be signed by the Chairman of the Planning Commission, the Mayor and City Clerk of Rogers.

2.03.06 Number of Plats

The Planning Official may request additional copies of the Final Plat, if the quantity required by Section 2.03.01.c is not sufficient for the necessary distribution.

1.04 Fees Payable to Planning Office

1.04.01 To initiate Planning Office services, the Developer shall remit the following fees:

Preliminary Plat ... \$200.00 + \$1.00 a lot over fifty (50) lots

Final Plat\$200.00 + \$1.00 a lot over fifty (50) lots

Splits\$100.00

1.04.02 NOTE: Review, approval and inspection fees for water and sanitary sewer improvements shall be fixed by the Arkansas Department of Health and the Rogers Water Utilities.

1.05 Plat Requirements for Land Development

1.05.01 The original plat shall be drawn in waterproof ink on reproducible, stable base material at a scale which best suits the size of the property

being platted. Preferably, the sheets should be standard print size and the scale should be one (1) inch = one hundred (100) feet.

1.05.02Plats submitted to the Planning Office shall have the following information shown or made reference to and attached thereto. The Planning Official shall deliver the information to the Planning Commission for review and consideration of Concept, Preliminary and Final Plats.

1.05.03Procedure for Plat approval: The following information is required by the Planning Commission for a Plat review and approval. Checklists are to be included with Plat submittal.

2.05.03.a	Plat Information:	Preliminary Plat	Final Plat	Lot Split
	(1) Name and address of developer	X	X	X
	(2) Subdivision name, date, graphic scale, north arrow and acreage	X	X	X
	(3) Legal description of the property with dimensions and angles sufficient to locate all lines on the ground	X	X	X
	(4) Vicinity Map showing zoning and surrounding zoning in proposed development	X	X	X
	(5) Location of all existing and proposed utility lines and drainage systems including street lights	X	X	

2.05.03.b Information to Supplement Plat:

	Preliminary Plat	Final Plat	Lot Split
(1) Letter of transmittal	X	X	X
(2) Protective covenants	X	X	X
(3) Certificate of survey accuracy		X	X
(4) Certificate of ownership and dedication		X	X
(5) Certificate of approval by Planning Commission	X	X	X
(6) Certification of acceptance Of dedication		X	X
(7) Written approval of sewer And water systems by State Health Dept. and by Water & Sewer Superintendent, check With Rogers Water Utility Concerning special connection fee		X	
(8) Certification of drainage Improvements including Record Drawings of the system.		X	
(9) Check list required to be part of Preliminary Plat approval	X		

2.05.03.c Topographic Data:

(1) Original topography two (2) foot contour intervals where slope is less than ten (10) percent or five (5) foot where slope exceeds ten (10) percent	X
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2.05.03.d

Streets, Easements, Drainage and Lot
Layout

	Preliminary Plat	Final Plat	Lot Split
(1) Location of existing streets, utility easements and drainage abutting the development	X	X	X
(2) Location of all prominent physical features, such as buildings, railroads and creeks	X		
(3) Minimum finish floor elevation for each lot, at or above curb level except as waived by the Planning Commission			X
(4) Drainage plan with all necessary calculations, design criteria, dated and signed by the P. E. and other necessary information required to meet City Code	X		
(5) Location of all proposed property lines, lot and block numbers, building lines, easements, dedications reservations	X	X	X
(6) Flood areas	X	X	X
(7) Street requirements included in plan and profile, cross section, right-of-way dedication, design criteria, and other information to meet City Code	X	X	X