

ORDINANCE NO. 368

AN ORDINANCE AMENDING ORDINANCE NO. 77, "AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF A SUBDIVISION AND LARGE SCALE DEVELOPMENT PLAN FOR THE TOWN OF BETHEL HEIGHTS, AND FOR OTHER PURPOSES", TO ADD ADDITIONAL REQUIREMENTS AND PROCEDURES FOR FINAL PLAT APPROVAL TO THE ORIGINAL ORDINANCE AND DECLARING AN EMERGENCY

WHEREAS, The City of Bethel Heights, Arkansas had previously established a Subdivision Ordinance wherein the requirements and procedures for final plat approval were set out.

WHEREAS, in order to assure that the necessary requirements were fully met prior to final approval and acceptance of the final plat of the subdivision development the Council has determined that additional requirements and procedures are required.

NOW THEREFORE, be it ordained and enacted by the City Council of the City of Bethel Heights, Arkansas,

1. From and after the effective date of this Ordinance No. 368, Ordinance No. 77 is amended to add the following language to the current language of subchapter D Final Plat Procedures (added language in bold) and shall be inserted as "Final Plat Requirements" between the paragraphs labeled "Discrepancies" and "Approval":

Final Plat Requirements:

a. Streets

- 1. All curb and gutter completed and backfilled.**
- 2. Final layer of asphalt in place.**
- 3. Street signs paid for.**
- 4. Sidewalks constructed that adjoin adjacent streets.**

b. Sewer

- 1. All sewer lines constructed to grade.**
- 2. Mandrel and pressure tests complete.**
- 3. All manholes complete to required elevations and vacuum tested.**
- 4. Sewer services marked.**
- 5. Lift stated site functionally complete with the exception of electricity.**
- 6. Tracer wires on force mains and tested.**
- 7. Lift station alarm deposit.**
- 8. Draft of as-builts.**
- 9. Passing test results for all backflow devices provided.**
- 10. All backflow prevention devices installed properly and functional.**

c. Water

1. All waterlines in place, pressure tested, and bacteriologically tested safe.
2. All hydrants and valves in place, accessible and operational (facing street).
3. Meter tiles and setters in place.
4. Tracer wires in place and tested.
5. Draft of as-builts.

d. Electric Conduit

1. Conduit in place at proper depth and clear of obstructions.
2. Conduit termination points in proper location per design layout, marked and protected.
3. Transformer and junction box locations at or near final grade.

e. Drainage

1. Drainage swales in place, sodded or concrete lined. Properly dedicated with erosion control measures in place.
2. Detention/retention facilities of grade and draining properly.
3. Outlet structures, pilot channels, and headwalls, flumes, guardrails etc. in place and constructed to approved plans and specifications.
4. Any needed off-site improvements or easements in place.
5. Sodding of detention/retention ponds complete and established.
6. Fencing of detention/retention ponds in place.
7. Aeration facilities for retention ponds in place.
8. All drainage inlets, outlets and conduits in proper location and constructed to approved plans and specifications.
9. Final layer of drainage paving in place as required by approved plan, including parking lots.

Prior to Applying for Final Plat Approval:

An application for final plat approval may be submitted for Planning Commission approval when the following requirement(s) is/are met:

a. Certificate of Completion: The owner/developer's engineer of record submits a statement certifying that all improvements and installations to the subdivision required for its approval have been made, added or installed in accordance with city specifications.

b. After Recording: Building permits may be issued after proof of the recording of the final plat has been provided to the appropriate city department.

2. That the remainder of Ordinance No. 77 shall remain in full force and effect.

3. The City Council has determined that the passage and approval of this Ordinance is necessary for the continued health, welfare and safety of the citizens of the City of Bethel Heights, Arkansas, and an emergency is hereby found to exist and therefore, this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED and APPROVED this 20 day of March, 2018.

APPROVED: Cynthia Black
Cynthia Black, Mayor

ATTEST: Janet Nelson
Janet Nelson, Recorder/Treasurer

