

SUBDIVISION REGULATIONS MOUNTAIN HOME, ARKANSAS

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**Prepared by
City Council
City Planning Commission
Mountain Home, Arkansas**

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CHAPTER 1

INTRODUCTION

1.1 PURPOSE

The purpose of these regulations is to set forth the procedures, requirements and minimum standards governing the development of land within the boundaries of the Planning Area as indicated on the “Planning Area Map” of the City of Mountain Home, Arkansas.

1.2 AUTHORITY

These Subdivision Regulations are adopted in accordance with the authority granted by Act 186 of 1957 General Assembly of the State of Arkansas, as amended. Act 186 states that, following the adoption and filing of the “General Plan for Land Use and Major Streets” indicating the major street system, the City and the Planning Commission may prepare and shall administer regulations controlling the development of land.

1.3 INTENT

A. It is the intent of the regulations to:

1. Protect and provide for the health, safety and general welfare of the public;
2. Guide the future growth and development of the municipality in accordance with the General Plan;
3. Provide for adequate light, air, and privacy, to secure safety from fire, flood and other dangers and to prevent overcrowding of the land and undue congestion of population;
4. Protect and conserve the value of buildings and improvements and to minimize adverse impact on adjoining or nearby properties.
5. Establish a beneficial relationship between the uses of land and buildings and the municipal street system; to require the proper location and design of streets and building lines; to minimize traffic congestion and to make adequate provision for pedestrian traffic circulation.
6. Establish reasonable standards of design and procedures for subdivision and resubdivision, in order to further the orderly layout and use of land; and to ensure proper legal descriptions and monumenting of subdivided land.

7. Encourage the wise use and management of natural resources, to provide adequate and safe recreational areas; to maintain the natural beauty and topography of the municipality and to ensure appropriate development with regard to these natural features; to minimize the pollution of air, ponds and streams, to ensure the adequacy of drainage facilities.

1.4 JURISDICTION AND APPLICATION

It is hereby declared to be the policy of the City of Mountain Home to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the City pursuant to the General Plan for the orderly, planned, efficient and economical development of the Municipality. These regulations shall be applicable to all lands within the City and its Planning Jurisdiction, except lots of record prior to adoption of this Ordinance.

These regulations and development standards shall apply to the subdivision of land as follows:

- A.** All divisions or platting of a tract or parcel of land into two or more lots, building sites or other division for the purpose, whether immediate or future, of sale or building development, shall be considered a subdivision and subject to this ordinance.
- B.** The division of land into tracts of five (5) acres or greater where no street right-of-way dedication is required shall not constitute a Lot Split. (Amended by Ord. 2006-12)
- C.** The dedication or vacation of any street or alley through any tract of land regardless of the area involved as may be desired by the owner or if necessary to achieve conformance with the General Plan, shall be considered a subdivision and subject to this ordinance.
- D.** Large scale development involving the construction of two or more buildings, together with necessary drives and access ways, which is not subdivided into customary lots, blocks and streets shall be subject to review. Plans for all such development shall be submitted to and approved by the City, whether or not such plat is to be recorded and a building permit shall not be issued until such approval has been given.

1.5 RESUBDIVISION OF LAND

A. PROCEDURE

Any change in an approved or recorded plat other than lot splits or recombination's shall be considered a resubdivision and subject to approval by the City and the Planning Commission. For resubdivision, the same rules, regulations and procedures applicable to subdivisions shall apply.

B. FUTURE RESUBDIVISIONS

Whenever a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one acre of land and there are indications of such lots eventually being subdivided into small building sites, the City and the Planning Commission shall require that such parcel of land allow for the future opening of streets and the extension of adjacent streets. Easements providing for the future opening and extension of such streets may be made a requirement before plat approval is given. (Amended by Ord. 2006-09)

1.6 VACATION OF PLATS

A. Any plat or any part of any plat may be vacated by the owner at any time before the sale of any lot therein. Vacation of a plat shall be subject to the approval of the City Council. The City council may reject any proposed plat vacation, which abridges or destroys any public rights in any public use area, improvements, streets or alleys.

B. Upon recordation, such vacation shall have the effect of divesting the public of all rights in the streets, alleys, public areas and dedications shown or described on such plat.

C. When lots have been sold, the plat may be vacated in the manner established therein, provided the owners of all lots join the plat vacation application.

1.7 VARIANCES

A. GENERAL

The rules and regulations set forth in this ordinance are the standard requirements of the City. Where the Planning Commission and City Council finds, however, that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, or the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to the subdivision regulations so that substantial justice may be done and the public interest secured. Such variances, however, shall not have the effect of nullifying the intent and purpose of these regulations. The Planning Commission and City Council shall only approve variances where it finds that: (Amended by Ord. 2006-09)

1. The granting of the variance will not be detrimental to the public safety, health, welfare, or injurious to other property.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other properties.
3. Because of the particular physical surroundings, shape of topographical conditions of the specific property involved, strict application of these regulations would deprive the owner of reasonable use of his property.
4. The variance will not in any manner vary the provisions of the Zoning Ordinance, or the General Plan.
5. The variance is not based solely on monetary considerations but has other overriding hardships.

B. PROCEDURES AND CONDITIONS

No variance shall be granted except upon written petition by the subdivider for consideration by the Planning Commission and City Council. The petition shall state fully the grounds for the application and all of the facts upon which the petition is made. In approving variances, the Planning Commission and City Council may at its option require special conditions to ensure development in accordance with objectives, standards and requirements of these regulations.

C. REVIEW BY PLANNING COMMISSION AND CITY COUNCIL

The Planning Commission shall review the Variance and related documents. The Commission may approve, approve with stipulated revisions to be made before the development proceeds, or reject the submission due to noncompliance with the regulations. Upon approval the commission will forward the Variance to the City Council with a recommendation and placed on the agenda of the next scheduled City Council meeting. The final determination on the granting of the variance shall rest with the City Council. (Amended by Ord. 2006-09)

CHAPTER 2

DEFINITIONS

2.1 DEFINITIONS

For the purpose of these regulations, the following words and terms shall be used, interpreted and defined as set forth in this section. Definitions not expressly prescribed herein are to be construed in accordance with customary usage in municipal planning and engineering practice. The word “may” is permissive, while the word “shall” is mandatory and not merely directory.

ALLEY - A public or private right-of-way primarily designed to serve as a secondary access to the side of or rear of properties whose principal frontage is on some other street.

BILL OF ASSURANCE - A document, including, but not limited to the following: offering dedications of streets, alleys, parks and other public lands, establishing easements, setting forth privileges and conditions pertaining thereto, setting minimum floor elevations, where applicable, and the source of information by which the elevation was obtained.

BLOCK – A tract of land entirely bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, shorelines, waterways or boundary lines of municipalities.

BUILDING LINE – The line within a property which defines a minimum horizontal distance to be provided between a building and the adjacent property line.

CITY - The Mayor, Building Official, Fire Chief, Police Chief, Street Superintendent and Water and Waste Water Superintendent or other designate representative of the City of Mountain Home, Arkansas.

CITY CLERK – The City Clerk of the City or his/her authorized representative.

COMMISSION – The Mountain Home Planning Commission, Mountain Home, Arkansas.

COUNTY – The County of Baxter County, Arkansas.

CUL-DE-SAC – A local street with only one outlet and having an appropriate radius for the safe and convenient turn-around or reversal of traffic movement.

DEVELOPMENT AND SUBDIVISION OF LAND - **Includes** the subdividing of land into lots and blocks, the extension or provision of utilities therefore, the parceling of land for non-agricultural purposes and the dedications of rights-of-way and easements.

EASEMENT – Authorization by a property owner for the use of any designated part of his property, for the use by another for a specified purpose.

ENGINEER – The design engineer (or his authorized representative) engaged under contract by the subdivider to design the development contemplated and to inspect the construction of the various improvements in the development. The Engineer shall be registered in the State of Arkansas.

FLOOD PLAIN – The 100 year flood plain maps, which are prepared by FEMA and are available in the Building Official's Office.

FLOOR ELEVATION, MINIMUM – Elevations set when property is in the flood plain, referring back to the Flood Plain Maps prepared by FEMA.

GENERAL PLAN – The comprehensive plan prepared and adopted by the Planning Commission and accepted by ordinance/resolution by the City Council indicating the general locations recommended for the various land uses, major streets, collector streets, parks, public building and other public improvements.

GRADE – The slope of a road, street or other public way specified in percentage (%) terms.

HEALTH DEPARTMENT – Arkansas Department of Health and/or Baxter County Health Department.

IMPROVEMENTS – Street grading, surfacing, curbs, gutters, water mains, lines, sanitary and storm sewers, culverts, bridges and other utilities and related items.

LOOP STREET - A Street closed on either end with "T" intersections and which intersects the same street twice with no other intersection.

LOT – A portion of a subdivision or any other parcel of land, intended as a unit for transfer of ownership or for development.

LOT, CORNER – A lot abutting up two or more streets at their intersection.

LOT, REVERSE FRONTAGE – A double frontage lot, which is designed to be developed with the rear yard abutting a major street and with primary means of ingress and egress provided on a minor street.

LOT SPLIT – The dividing or re-dividing of a parcel of land into not more than two tracts according to the criteria established within these regulations.

MAINTENANCE BOND – A bond furnished by the subdivider or contractor to the City of Mountain Home, for a one year period, to cover the cost of repairs resulting from defects in material and workmanship of public improvements installed by the subdivider or his contractor.

MINOR SUBDIVISION – A subdivision of four lots or less intended for residential use and with no new streets.

OWNER – The owner or owners of record for all the land in a subdivision or authorized agent thereof.

PERFORMANCE BOND – A bond posted by the developer made out to the City to guarantee completion of the necessary improvements within a subdivision.

PLAT, FINAL – A finished drawing showing completely and accurately all legal and survey information required herein and including the Bill of Assurance or reference thereto.

PLAT, PRELIMINARY – The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for review, and including the preliminary Bill of Assurance.

RESUBDIVISION – A change in a map of an approved or recorded subdivision plat. Such changes shall require approval by the City and Planning Commission.

RIGHT-OF-WAY – A strip of land dedicated or deeded to the public, occupied by a street, crosswalk, railroad or utility service and delineated on the final plat.

SKETCH PLAN – The proposed sketch, described in these regulations, indicating the type of development intended, general description of the land to be subdivided including all lands owned or optioned by the developer.

STREET, BOUNDARY – An existing street to which the parcel of land to be subdivided abuts on only one (1) side.

STREET, COLLECTOR – Any street designed primarily to gather traffic from local or residential streets and carry it to the arterial system.

STREET, DEAD END – A Street similar to a cul-de-sac but providing no turn around at its closed end.

STREET, MAJOR ARTERIAL – Any street designed primarily to accommodate major traffic movement between various sections of the City.

STREET, MINOR ARTERIAL – Any street designed primarily to accommodate minor traffic movement, which forms part of a network of through streets and provides service and access to abutting properties.

STREET, MINOR COMMERCIAL – A commercial cul-de-sac not greater than 300 feet in length.

STREET, MINOR RESIDENTIAL – Loop and cul-de-sac streets not exceeding 750 feet in length in the case of the latter and 1500 feet in the case of the former and providing access to not more than 35 single family units.

STREET, PRIVATE – Cul-de-sacs or loop streets built to public standards but specifically allowed as private streets by the Planning Commission, and the City Council.

STREET, PUBLIC – A dedicated and accepted right-of-way for vehicular traffic, which affords the principal means of access to abutting property.

STREET, RESIDENTIAL – A Street designed to provide circulation within a residential subdivision and to individual lots.

SUBDIVIDER – Any person, individual, firm, partnership, association corporation, estate, trust or any other group or combination acting as a unit, dividing or proposing land so as to constitute a subdivision herein defined and includes any agent of the subdivider.

SUBDIVISION – A division or platting of a track or parcel of land into two or more lots, building sites or other division for the purpose, whether immediate or future, of sale or building development. (Amended by Ord. 2006-12)

SURVEYOR – A Land Surveyor registered in the State of Arkansas.

VARIANCE - Any deviation from these Regulation requirements.

CHAPTER 3

GENERAL

3.1 GENERAL

The application procedure and approval process for subdivision development shall be accomplished in five stages as follows:

1. Submit a sketch plan of the proposed development, together with a letter of intent to the Planning Commission. All construction work is prohibited until approval of the preliminary plat, except for clearing and grading.
2. Submit construction documents to the Planning Commission and applicable departments after approval of the Sketch Plan and before the Preliminary Plat is reviewed by the Planning Commission.
3. Submit the Preliminary Plat to the Planning Commission, which conforms to the approved Sketch Plan and construction work shall be allowed after Preliminary Plat approval.
4. Submit Final Plat conforming to the approved Preliminary Plat. Final Plat is the completed document, complete in every respect and ready for recordation and sale of lots. No Plat shall be recorded prior to Planning Commission approval, and if applicable, acceptance by City Ordinance of all dedications with Ordinance number to be indicated on Plat, nor shall subdivider convey title to a lot or lots before recordation of Final Plat.
5. Recordation of the Final Plat. No subdivision Plat shall be recorded prior to the acceptance of public dedications and improvements by the applicable governing bodies.

3.2 SKETCH PLAN

When a subdivider intends to develop land within the meaning of these regulations, he shall submit to the City a Sketch Plan of the entire land to be subdivided, together with a letter of intent. The Sketch Plan shall indicate the type of development intended, including a general description of the land to be developed. This will include all items in Chapter 4.

GENERAL

3.3 PLAN REVIEW BY CITY

The City shall review the Sketch Plan and the letter of intent to determine if the plan conforms to all applicable City development plans and zoning Ordinances. Based on these reviews, the Planning Commission may approve, disapprove or recommend revisions to the Sketch Plan. Such action by the Planning Commission shall be made within forty-five (45) days after receipt thereof; otherwise said Sketch Plan shall be deemed to have been approved.

3.4 SKETCH PLAN APPROVAL

When the Planning Commission finds that a Sketch Plan meets all the requirements of these regulations as stated in Chapter 4, it shall approve such plan by placing a stamp on the plats. The stamp shall read “SKETCH PLAN APPROVAL – THIS PLAN HAS BEEN GIVEN SKETCH PLAN APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING AS PUBLIC RECORD.”

3.5 CONSTRUCTION DOCUMENT PLANS

The construction documents shall be reviewed by the City after approval of the Sketch Plan and returned to the subdivider approved as submitted or with recommended revisions and advised the subdivider that they may proceed with the preparation of the Preliminary Plat so long as the subdivider conforms with the plans currently in effect with Plan Requirements, the Design and Layout Requirements and Improvement Requirements as contained in these regulations in Chapter 8, 9 and 10.

3.6 PRELIMINARY PLAT REVIEW

The Preliminary Plat shall be placed on Planning Commission agenda only after the construction documents have been approved by the Mayor, after examination and recommendation by the Building Inspector and the Department heads. Refer to Chapter 6 for Preliminary Plat requirements. Any deviations from these regulations are determined by the subdivider, City, or Planning Commission shall be a variance and refer to Section 1.7 Variances. (Amended by Ord. 2006-09)

3.7 EXPIRATION OF PRELIMINARY PLAT APPROVAL

Preliminary Plat approval shall expire one (1) year from date of approval by the Planning Commission, unless construction work is actively progressing, in which case the Preliminary approval remains valid. The Planning Commission may grant a one-time extension of six (6) months, if needed.

GENERAL

3.8 AUTHORIZATION TO PREPARE FINAL PLAT

Receipt of an approved copy of the Preliminary Plat, together with any recommended improvements shall constitute authorization from the Planning Commission for the subdivider to proceed with preparation of the Final Plat, the installation of improvements and the staking out of lots, blocks, etc. Refer to Chapter 7 for Final Plat requirements.

3.9 FINAL PLAT APPROVAL

The subdivider shall submit one (1) copy of the Final Plat containing original signatures, eleven (11) copies and one (1) mylar designating when the original Plat was signed and by whom as set out in Chapter 7, to the Planning Commission and shall request in writing, authorization to record the Final Plat. Upon receipt of all required documents, the City shall initiate review. The City will in writing, make a recommendation to the Planning Commission to approve or disapprove the Final Plat. Any subdivision outside the Corporate Limits of the City, but within the Planning Jurisdiction, shall be approved by the Planning Commission and the final signed by the Chairman and Secretary of the Planning Commission before recordation at the office of the Circuit Clerk and Ex-Officio Recorder.

3.10 ACCEPTANCE OF PUBLIC DEDICATIONS

Before the Final Plat is recorded in the office of the Circuit Clerk and Ex-Officio Recorder, the subdivider shall submit the Plat to the City Council, for acceptance of public dedications for subdivisions within the Corporate Limits of the City. For subdivisions outside the Corporate Limits of the City, but within the Planning Jurisdiction, the streets must be constructed to meet City specifications and approved by the City Street Superintendent as well as the County Judge.

3.11 RECORDATION

Upon acceptance of improvements and dedications by the City Council for subdivisions within the Corporate limits of the City the Final Plat may be recorded. Upon acceptance of the streets in subdivisions outside the Corporate Limits of the City but within the Planning Jurisdiction the Planning Commission shall give approval for the Final Plat to be recorded in the office of the Circuit Clerk and Ex-Officio Recorder. It shall be the responsibility of the property owner or his agent to have the Final Plat recorded.

GENERAL

3.12 COMBINED PRELIMINARY PLAN AND FINAL PLAT PROCEDURE

A. SUBMISSION OF COMBINED APPLICATION

Based upon the Sketch Plan procedure, and for minor subdivisions and lot splits where no public purpose would be served by separate steps, a combined Preliminary Plat and Final Plat procedure may be authorized in the following circumstances and in conformance with the requirements and standards specified herein. Subdivision requirements shall be the same as for any Final Plat as set forth in Chapter 7.

A. MINOR SUBDIVISIONS

The Planning Commission may authorize a combined Preliminary and Final Plat review procedure for minor subdivisions. All Plats submitted as minor subdivisions shall require review and approval by the Planning Commission.

A. DEFINITION

In order to qualify as a minor subdivision, a proposed subdivision must meet the following requirements:

1. The proposed subdivision creates four (4) or fewer lots, tracts or parcels of land.
2. The proposed subdivision is intended for residential or commercial use only and is not more than five (5) acres in size.
3. The proposed minor subdivision does not involve construction of new public streets.

B. REVIEW AND APPROVAL

Request for minor subdivision approval shall be made by the owner of the land to the City. Subdivision requirements shall be the same as those required for any Final Plat. If the Final Plat is in conformance with the objectives and standards of this Ordinance and all required information is contained thereon, the City shall certify its approval of the Plat and permit the Plat's recording in the office of the Circuit Clerk subject to acceptance of improvements, if any, by the Planning Commission or City Council, as applicable.

GENERAL

3.13 LOT SPLITS

1. GENERAL INTENT AND DEFINITION

The Planning Commission hereby delegates to and designates the Mayor or the City Engineer the authority for approving or disapproving lot splits, where a single lot, tract or parcel is being split into two lots. Such authority shall be exercised in accordance with the following regulations.

2. LOT SPLITS FOR LAND PARCELS

Request for parcel split approval shall be made by the owner of the land to the Mayor or the City Engineer. There shall be a limit of one split per owner per parcel of land. Four (4) copies of a survey of the parcel and the location of the structure(s) thereon, together with the precise nature, location and dimensions of the split, shall accompany the application. (Amended by Ord. 2006-09 & Ord. 2006-21)

3. APPROVAL GUIDELINES

Approval or disapproval of lot splits shall be given based on the following guidelines:

- a. No new street or alley is required.
- b. No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
- c. Such action will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
- d. There is adequate street right-of-way as required by these regulations and the General Plan.
- e. All easement requirements have been satisfied.
- f. Both lots created by such split shall have direct access to a public street or satisfactory easement according to the provisions of this Ordinance. (Amended by Ord. 99-006)
- g. No substandard sized lots or parcels shall be created.
- h. Such action will not result in a lot being split into more than two (2) tracts.

GENERAL

2. LOT SPLIT (S) IN RECORDED SUBDIVISIONS

All or any part of any lot or tract in any subdivision approved by the Planning Commission and the City Council of the City of Mountain Home, Arkansas, and filed of record in the office of the County Clerk and Ex-Officio Recorder of Baxter County, Arkansas, may be sold without need for any further approval by any official of the City when the following criteria are met:

- i. No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
- j. Such action will not result in any significant increase in public service requirements, not interfere with maintaining existing public service levels.
- k. There is adequate street right-of-way as required by these regulations and the General Plan.
- l. All easement requirements have been satisfied.
- m. Both lots created by such split shall have direct access to a public street according to the provisions of this Ordinance.

Grantors of conveyances which include fractional portions of lots made pursuant to this subsection shall provide a copy of the conveyance to the office of the Building Official of the City of Mountain Home.

Nothing in this subsection, however, shall authorize the sale of any substandard size parcel as defined by these regulations, as they may be amended from time to time.

Conveyance in violation of the requirements of this Section shall nevertheless convey good and merchantable title to the grantee. Violation hereof, however, shall subject the responsible party to fines set out in Chapter 11.

2. APPROVAL

The Mayor, in writing shall either approve, conditionally approve, or disapprove the proposed lot split within thirty (30) days of application. If approved and after all conditions have been met, the Mayor shall sign and furnish a certified copy thereof and it shall be submitted by the applicant for recordation with the Circuit Clerk. Two (2) copies of the final recorded Plat shall be furnished to the Building Official.

GENERAL

2. EXEMPTIONS

The following divisions of land shall be exempted from normal subdivision review procedure of the Planning Commission and shall be reviewed by the Mayor for compliance.

- n. Giving land to relatives or non-profit organizations where no public way, street, road, water main, sewer main, sewer or drainage construction is involved.
- o. Division of land to satisfy an estate where no public way, street, road, water main, sewer main, or drainage construction is involved.
- p. The consolidation of two (2) or more parcels or lots into one parcel where no public way, street, road, water main, sewer main or drainage is involved.

The requirements for submission, review and approval shall be set forth hereinbefore for Lot Splits.

3. METES AND BOUNDS

No conveyance by metes and bounds of tracts or lots coming under the definition of a subdivision without compliance with the applicable provisions of these amendments thereto shall be permitted. This provision is aimed at preventing an attempt to circumvent these regulations by conveying by metes and bounds without taking the necessary steps for filing an approved Plat.

CHAPTER 4

SKETCH PLAN AND PLAT REQUIREMENTS

4.1 SKETCH PLAN

The Sketch Plan shall consist of two documents: the Sketch Plan and the letter of intent. These documents shall conform to the following requirements:

4.2 LETTER FO INTENT

The letter of intent shall inform the City of the developer's intentions and should specifically address the following points:

1. Proposed means for providing potable water;
2. Proposed means for sewage collection and/or disposal;
3. Approximate number of lots proposed and minimum lot size;
4. If development is outside the City's Corporate Limits, any annexation plans should be stated;
5. Proposed land use for development;

4.3 SKETCH PLAN REQUIREMENTS

The following information shall be shown on the Sketch Plan:

1. A location and area map at scale of 1 inch = 400 feet providing the following information:
2. All land owned or optioned by the Developer;
3. Ownership of all adjacent land not platted;
4. Location and names of adjacent platted subdivisions;
5. Location of proposed subdivision;
6. Location and names of all street, roads and alleys within 1000 feet of the proposed subdivision;
7. North Arrow;

SKETCH PLAN AND PLAT REQUIREMENTS

A Sketch Plan of the proposed development, covering all property proposed for eventual development, drawn to scale not smaller than 1 inch = 200 feet. This plan shall include the following information:

1. General location and alignment of proposed streets within or serving the subdivision with identification of any proposed collector streets;
2. General location, size, and orientation of lots within the proposed subdivision;
3. Any published flood plain information;
4. Approximate legal description of proposed subdivision boundary;
5. The approximate boundary of each block or section to be developed and the planned sequence of development;
6. North Arrow;
7. Scale;
8. Name of subdivision;
9. Name of developer;
10. Name of person preparing Sketch Plan;
11. Date of preparation or revision.

4.4 SUBMISSION

Six (6) copies each of the Sketch Plan and letter of intent shall be submitted to the Board Secretary of the Planning Commission at least fifteen (15) working days prior to the scheduled meeting of the Commission at which consideration is requested. Distribution shall be as follows: (Amended Ord. # 2004-25)

1. One (1) set to Planning Commission.
2. Four (4) sets to other City Officials.
3. One (1) set to be returned to developer.

CHAPTER 5

CONSTRUCTION DOCUMENT REQUIREMENTS

5.1 CONSTRUCTION DOCUMENTS

Upon review and approval of the Sketch Plan for the complete development, the subdivider shall submit four (4) sets of construction documents for the first section or phase to be developed. The construction documents must be reviewed and approved by all City Department Heads prior to submission of the Preliminary Plat to the Board Secretary of the Planning Commission. The City Department Heads will have twenty (20) city business days after submission to review construction documents and approve or return comments to the subdivider. The construction documents for water and sewer shall be approved and signed by the Water and Sewer Superintendent before being submitted to the Arkansas Department of Health. These construction documents shall be signed and sealed by a professional engineer registered in the State of Arkansas and shall include, but not limited to the following: (Amended by Ord. 99-012 & Ord. 2006-09)

A. CONSTRUCTION PLANS

1. Title sheet;
2. Site plan drawn at convenient scale showing relationship of section to be developed to overall development;
3. Development plan at a scale of 1 inch = 50 feet;
4. Contour Interval: These documents shall conform to the layout, scope and intent as set out for the preliminary plat;
5. Lots lines and dimensions;
6. Street names and right-of-way;
7. Street centerline with stationing
8. Pavements edges, curbs and gutters or shoulder and ditch lines;
9. Sidewalks;
10. Existing and proposed contours excluding building sites;
11. Location of water lines, valves and fire hydrants;

12. Sanitary sewers;
13. Storm drainage facilities including, but not limited to, sewers, ditches, swales, culverts, creeks, direction of flow, percent of slope, location of each inlet and catch basin with elevation at each end of pipe culvert;
14. Limits of flood plain, if applicable. Minimum floor elevation of building structures when any portion of lot is subject to flooding during the one hundred (100) year design storm;
15. Location of signs – street name and traffic regulatory;
16. Easements – width of each easement;
17. Plan profiles: Scale in horizontal 1 inch = 50 feet, vertical is 1 inch = 5 feet;
18. Show existing and proposed centerline profile with curves data;
19. Show cross-section of water piping at all crossings;
20. Show invert elevations at each manhole;
21. Show profile of sewer, ground line (existing and proposed), size and grade of pipe between adjacent manholes;
22. Show profile of roadside ditch where applicable; specifically storm sewers;
23. Show elevations of top of casing and invert of pipe at all inlets and catch basins;
24. Details on manholes; inlets headwalls, trenches, etc;
25. Typical cross-sections for streets, ditches and swales;
26. For ditch sections, driveways culvert sizes shall be specified;

5.2 SUBMISSION

Submit for (4) sets of construction documents to the Board Secretary of the Planning Commission for distribution to the City Department Heads. Construction documents will then be reviewed for approval twenty (20) city business days after submission. Distribution will be as follows: (Amended by Ord. 99-012 & 2006-09)

1. One (1) set for Water and Sewer Superintendent
2. One (1) set for Street Superintendent

3. One (1) set for Fire Chief
4. One (1) set to Planning Commission for file.

The construction documents must be reviewed and approved by City Department Heads after approval of the Sketch Plan and prior to submission of the Preliminary Plat to the Board Secretary of the Planning Commission.

A. SPECIFICATIONS

Specifications shall be of sufficient clarity and detail to set the type of material to be used and the quality of workmanship to be attained. Specifications may be in the form of a separate volume or of notes on the plans

B. DESIGN CALCULATIONS

Design calculations and data shall be submitted for review. The calculations and data shall include computations of storm water flows and sanitary flows. Storm water data shall include the effect that the proposed development will have on downstream facilities.

5.3 STATE APPROVAL

Upon approval of the construction documents by the City, the developer or his agent shall submit construction documents to the Arkansas Board of Health and/or the Arkansas Department of Pollution Control and Ecology in accordance with the Board's regulations. Copies of the Board's letter of approval shall be submitted to the City. In the event that a requirement of one or both of the Board's shall conflict with a requirement of the City, the more stringent shall apply.

Construction shall not begin on a project until a letter of approval has been received from the Arkansas Board of Health.

CHAPTER 6

PRELIMINARY PLAT

6.1 PRELIMINARY PLAT REQUIREMENTS

Upon approval of the Sketch Plan and Construction Documents, the developer may cause the Preliminary Plat to be prepared for submission. The Preliminary Plat shall be prepared by a professional land surveyor based upon the approved Sketch Plan and construction documents, and shall be prepared on sheets no larger than 24 x 36 inches at a scale of one (1) inch equals one-hundred (100) feet. The Preliminary Plat shall contain, as a minimum, the following information: (Amended by Ord. 99-012)

1. Name of subdivision;
2. Boundary of subdivision with description of enclosed property, including acreage in subdivision tract;
3. Property reference shall be given in terms of the United States system of surveying the Public Lands;
4. Names and address of owner(s), developer(s), surveyor(s), and engineer(s);
5. Date, north arrow, ratio scale and graphic scale;
6. Location of all streets (names to be indicated), alleys and easements within and bordering subdivision tract;
7. Dimensions of streets, alleys, easements, block, parcel lot lines and subtended angles;
8. Bearings of all lines not parallel or perpendicular to lines of known bearings. All bearings shall be grid bearings on the Arkansas State Plane Grid System, North Zone;
9. Center of all streets including curve data;
10. Location of building lines;
11. Location of property owned by utilities when applicable;
12. Limits of flood plain, if applicable, and minimum floor elevation for building structures when any portion of lot is subject to flooding during 100-year design storm. The source of information by which elevation was obtained shall be shown on the Plat.

13. Contours shall be at a 2-foot interval on preliminary plats with future street, storm drainage, or sewer dedications to a public body. Contours at a 5-foot interval may be used when there will be only a future water line dedication or when grade is 12% or greater. Contours shall cover all easements to be dedicated. Contours shall be based on National Geodetic Vertical Datum, date of adjustment indicated. (Amended Ord. # 2006-30)

PRELIMINARY PLAT

14. Approximate boundaries of each phase or section to be developed, and a planned sequence of development, when the entire property is not developed at one time;

6.2 RELATED DOCUMENTS

The following documents shall be submitted to the Planning Commission with the Preliminary Plat:

- a. Letter or other evidence of approval of all required plans for the construction of improvements by the applicable City Department Heads having jurisdiction;
- b. Statements, either on the Preliminary Plat or separate letter, signed by an authorized representative of each public utility serving the area, that easements delineated on the plat have been examined and comments as to their sufficiency. Final determination of such sufficiency shall be made by the Planning Commission.
- c. Bill of Assurance, either on the Plat or as separate document, describing proposed covenants, restrictions, and conditions applicable to the property.
- d. E-911 stamped approval on the Preliminary Plat for street names & addresses.
(Amended by Ord. 99-012)

6.3 SUBMISSION SCHEDULE

Four (4) copies of the Preliminary Plat and four (4) copies of each of the related documents shall be submitted twenty (20) city business days before the regularly scheduled meeting of the Planning Commission at which time consideration is requested. (Amended Ord. # 200-25 & 2006-09)

6.4 REVIEW BY PLANNING COMMISSION

The Planning Commission shall review the Preliminary Plat and related documents for compliance with the regulations. The Commission may approve, approve with stipulated revisions to be made before the development proceeds, or reject the submission due to non-compliance with the regulations. Approval of the Preliminary Plat shall be a prerequisite for commencement of construction, staking of the subdivision, or preparation of the Final Plat. Any deviations from the regulations as determined by the subdivider, City, or Planning Commission shall be a variance and refer to Section 1.7 Variances. (Amended by Ord. 2006-09)

CHAPTER 7

FINAL PLAT REQUIREMENTS

7.1 FINAL PLAT

Upon approval of the Preliminary Plat, the developer may proceed with construction of improvements in accordance with the approved plans. He may cause the subdivision to be staked out, monumented, and the Final Plat to be prepared.

Final Plats shall be prepared to sheets eighteen (18) inches by twenty-four (24) inches or twenty-four (24) inches by thirty-six (36) inches at a scale no more than one (1) inch equals one-hundred feet. The Final Plat shall be on reproducible mylar and shall contain the following information:

1. Name of subdivision;
2. Boundary of subdivision with description of enclosed property, including acreage in subdivision tract;
3. Property reference shall be given in terms of the United States system of surveying the Public Lands;
4. Names and addresses of owner(s), developer(s), surveyor(s), and engineer(s);
5. Date, north arrow, ratio scale, and graphic scale;
6. Location of all streets (names to be indicated), alleys, and easements within and bordering subdivision tract;
7. Dimensions of street, alleys, easements, block, parcel and lot lines;
8. Bearings of all lines not parallel or perpendicular to lines of known bearings. All bearings shall be grid bearing on the Arkansas State Plane Grid System, North Zone;
9. Centerlines of all streets including curve data;
10. Location of monuments with Arkansas State Plane Grid coordinates, when applicable;
11. Location of building lines;
12. Location of property owned by utilities when applicable;
13. Limits of flood plain, if applicable. Minimum floor elevation of building structures when any portion of lot is subject to flooding during 100 year design storm;
14. Plat shall be signed and sealed by a Professional Land Surveyor;

FINAL PLAT REQUIREMENTS

15. Certificate of Ownership and Dedication, with notarized signatures of fee owners of the property platted;
16. Bill of Assurance, either on the Final Plat or as a separate document presented with the Final Plat. Such document shall incorporate the same provisions as those filed with the Preliminary Plat, including but not necessarily limited to the following: setting forth privileges and conditions pertaining to ownership of lots within the subdivision, and setting forth procedures by which amendments to the Bill of Assurance can be made. Said Bill of Assurance shall contain reference to the approval of the Final Plat.

7.2 RELATED DOCUMENTS

1. Certification of the design engineer that all planned improvements have been constructed in accordance with the approved plans and successfully tested.
2. Record drawings (as-built): one (1) set of reproducible drawings of the water distribution system, sanitary sewerage and storm water control system showing actual locations as constructed, both vertical and horizontal. Record drawings shall be signed and sealed by the engineer.
3. Letter from the Superintendent of the Water and Sewer Department conforming the successful testing of the water distribution and sanitary sewer systems.
4. Letter from the Street superintendent stating that the street(s) are acceptable and may be accepted into the City of Mountain Home.
5. Certification from the Arkansas Board of Health that the water distribution is bacteriologically safe.
6. If septic tank systems are to be utilized within the subdivision, a letter from the Arkansas Board of Health approving the subdivision for the use of such systems.
7. Letter of acceptance from County Judge of all new road construction for those subdivisions outside the City, but within the City Planning Jurisdiction.
8. All water, sewer, and subdivision layout and information shall be recorded on electronic disc and given to the water and sewer superintendent for utility control and mapping.

7.3 SUBMITTAL OF FINAL PLAT

The developer shall submit one (1) reproducible Mylar and eleven (11) paper copies of the Final Plat, together with the related documents to the Board Secretary of the Planning Commission at least (20) twenty-city business days prior to the regularly scheduled meeting of the Commission at which consideration is requested. All improvement work must be 100% complete before submittal of final plat for review by the city (Amended Ord. # 2004-25 & 2006-09)

7.4 ACCEPTANCE OF PUBLIC DEDICATIONS

The Final Plat shall be submitted to the City Council with a request from the subdivider for acceptance of public dedications, before approval for recordation is given for subdivisions within the Corporate Limits.

7.5 RECORDATION OF FINAL PLAT

Upon acceptance of improvements and dedications by the City Council for subdivisions within the Corporate Limits the Final Plat may be recorded in the office of the Circuit Clerk and Ex-Officio Recorder. The subdivider or his agent shall be responsible for recordation of the Plat.

The City shall authorize recordation of the Final Plat for subdivisions outside the Corporate Limits but within the Planning Jurisdiction, after approval of the streets by the City Street Superintendent. The subdivider or his agent shall be responsible for recordation of the Final Plat.

The subdivider shall return the following to the City Building Official's Office after recordation:

1. One (1) reproducible Mylar of the Final Plat.
2. Three (3) paper copies of the Final Plat.

7.6 MAINTENANCE GUARANTEE

Upon approval of the Final Plat by the City and as prerequisite for acceptance of improvements and dedications by the City Council, the subdivider shall provide a guarantee of the completed work. Such guarantee shall be as hereinafter set forth or as otherwise accepted by the City Council. Acceptance, by the City Council.

- a. Maintenance Bond: A bond, contractor's warranty, or other bona fide guarantee, made out to the City of Mountain Home, in the amount of ten-percent (10%) of the construction cost of the completed facilities to guarantee repair of defective work or materials for a period of one (1) year from the date of acceptance, by the City Council, of the improvements and dedications.

CHAPTER 8

DESIGN STANDARDS

8.1 GENERAL

In addition to the requirements for improvements and their design, the following considerations shall guide the City's Departmental Superintendents and the Planning Commission in their review of proposed subdivision plats.

A. CONFORMANCE TO RULES AND REGULATIONS

All proposed subdivisions shall conform to the following laws, rules and regulations.

1. All plans adopted in accordance with Act 186 of 1957 and as may be subsequently amended.
2. Municipal Zoning Ordinance, Building Code, Electrical Code and Plumbing Code, as applicable, within the Corporate Limits.
3. Established goals, objectives and policies of the City, the Planning Commission and City Council.
4. When rezoning is required to bring a proposed subdivision into conformance with the authorized land use, such action shall be initiated by the applicant prior to or simultaneously with the request for subdivision approval. If the zoning classification of property is changed subsequent to final approval, a replat of the property may be required by the City.

B. CHARACTER OF THE LAND

Land which the City and Planning Commission finds to be unsuitable for a subdivision or development due to flooding and improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements or other such features deemed harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the City and the Planning Commission to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses that shall not involve such a danger. In particular, land within the 100-year flood plain as defined by the U.S Army Corps of Engineers or the appropriate federal agency shall not be platted for urban purposes, unless the subdivider shall incorporate such improvements as required by the City and the Planning Commission that will render the area substantially safe for development.

C. RESERVATION OF PUBLIC FACILITIES

Where proposed community or public facilities of the General Plan are located in whole or in part in a proposed subdivision, the City and the Planning Commission shall require that land for those public facilities be reserved as a condition of preliminary plat approval for a period of four (4) months following the date of notification of the developer's intent to develop as evidenced by submission of the letter of intent and the sketch plan or upon approval of the preliminary plat by the Planning Commission, whichever occurs first. The Public Board, Commission or body having jurisdiction or financial responsibility for the acquisition of said reserved facility or facilities. Provided further, however, said contract to acquire must be closed within twelve months following the date of the approval of said preliminary plat.

D. SUBDIVISION AND STREET NAMES

The proposed name of subdivision and streets shall not duplicate, or too closely approximate phonetically, the name of any street or subdivision in the area covered by these regulations. The City shall have final authority to designate street and subdivision names, where conflicts exist with other established subdivisions within the County or City.

E. UTILITY SERVICES

1. Whenever a utility main pipe, including but not limited to water distribution, gas distribution and/or sewage collection, is installed within the right-of-way of any street and utility service to lots adjacent to the street requires that piping be placed under the proposed street and adjacent to the right-of-way on the backside of the ditch line, such service pipe shall be installed from the main to the street right-of-way line prior to the paving of the streets. The main shall be placed outside the flow line of the ditch.
2. Service piping shall be installed in accordance with the utility's requirements effective at the time of installation.

8.2 STREETS

A. CLASSIFICATION

1. The character and location of all streets shall conform to the “Master Transportation Plan”. Each street shall be classified by the City as either, (1) Major Arterial, (2) Minor Arterial, (3) Collector, or (4) Local. Classification of the streets shall be determined and approved by the City during sketch plan stage of development.
2. For streets not indicated on official plans, the arrangement of streets in the subdivision shall provide for the continuation or appropriate projection of existing principal streets in the surrounding area except where topographical or other conditions make continuance of or conformance to existing streets impractical.
3. The location and alignment of minor streets should be such that their use by through traffic will be discouraged.
4. The City or Planning Commission may limit the points of access on major streets.
5. Curbs and gutters shall be required on both sides of all streets within the City Limits and in new subdivisions requiring approval by the City or Planning Commission with all or part of the subdivision being within one (1) straight Line mile of the city limits.
6. Open ditch sections will be allowed in subdivisions outside the one-mile limit.

B. DESIGN PARAMETERS

1. PAVEMENT WIDTH AND LENGTH

Residential-Local Streets;

All Residential Local Streets shall be 25’ back of curb to back of curb. (Amended Ord. 2006-30)

C. DEAD-END STREETS AND CUL-DE-SACS

1. GENERAL

1. Cul-de-sacs shall have a maximum length of 750 feet unless otherwise approved by the Planning Commission. Where a street does not extend to the boundary of a subdivision and the City or Planning Commission for access to adjoining property does not require its continuation, its terminus shall not normally be closer than fifty (50) feet to such boundary.

2. Residential Type I – City Streets & Private Streets) Cul-de-sac turnarounds shall be provided at the end of all permanent dead-end streets. Cul-de-sac turnarounds may be symmetrical or asymmetrical. Radii shall be a minimum of 38'. (Amended by Ord. No. 97-035)
3. Residential Type I – Temporary dead-end: if the Planning Commission determines that it is logical for a street to be extended to provide access to adjoining property, the pavement shall be constructed to the subdivision boundary. When such extension is greater than one lot deep, a temporary cul-de-sac shall be constructed.
4. Commercial or Industrial – Type II (City Streets & Private Streets) Cul-de-sac may be symmetrical or asymmetrical with the minimum turning radius of 50'. (Amended by Ord. No. 97-035).
5. Collector Streets – 36' wide – face of curb to face of curb; will be required.
6. Arterial Streets – Minimum constructed width = 36' with design and construction to provide for additional future pavement without disturbing original construction. Total right-of-way of the future improvement will be dedicated.

D. RIGHT-OF-WAY AND PAVEMENT MINIMUM

1. Local Streets: 24' pavement width, right-of-way width of 50 feet for curb sections; 60 feet for ditch section streets; 50-foot cul-de-sac radius for curb sections; 60-foot cul-de-sac radius for ditch sections, as measured from center of cul-de-sac;
2. Collector Street: 32' pavement width, 60 feet right-of-way for curb sections; and 66 feet right-of-way for ditch section;
3. Minor and Major Arterial Streets: 36' pavement width 80 feet right-of-way.
4. Streets adjacent to subdivision: on-half width of required right-of-way from center of right-of-way shall be dedicated.

E. DITCH SECTIONS

In subdivisions, outside of City but in Planning Area, where the subdivider provides shoulders and ditches along the streets in lieu of curbs and gutters the following shall apply:

1. **Pavement width**: Curb to curb widths set out hereinbefore shall be interpreted to mean edge of pavement to edge of pavement;
2. **Shoulder width**:
 - a. Local Streets, less than 4.0 lots/gross acres: 4 feet minimum;
 - b. All Other Streets: 8 feet minimum;

F. DITCHES

1. The minimum depth is 18" with a 4:1 foreslope and variable backslope.

E. NORMAL CROWN

Pavement crown or super elevations shall be computed at a minimum rate of 3/8 inch per foot;

H. GRADES

1. Minimum 0.5%
2. Maximum;
 - a. Local: 10%
 - b. Collector: 7%
 - c. Arterial: 5%
3. Cul-de-sacs: Maximum grade within turning radius = 5%;
4. Length of maximum grade shall not exceed 600 feet;
5. Subject to City approval, street grades may be increased above the maximum grades stated herein not to exceed two hundred (200) feet in any continuous segment. average (positive or negative) grade of the entire street segment shall not exceed the stated requirements.

I. DESIGN SPEEDS

1. Arterial Streets; 45 mph min.

J. MINIMUM STOPPING SIGHT DISTANCE

1. Arterial Streets: Per Design.

K. STREET ALIGNMENT

1. Minimum length of vertical curves in accordance with AHTD standards;
2. Vertical curves required at all changes in grade including intersections;
3. Horizontal curves shall be designed for all changes in horizontal alignment;
4. Horizontal curves: minimum radii at centerline:
 - a. Local Streets: 150 feet
 - b. Collector Streets: 300 feet
 - c. Cul-de-sac Streets: 150 feet

L. INTERSECTIONS

1. An intersection shall have three (3) or more street approaches whose centerline intersect at a common point;
2. Street curbs at intersections shall have the greater of the following minimum radii:
 - a. Between two (2) local streets: twenty-five (25) feet;
 - b. If one or more streets is designated as arterial: thirty-five (35)
3. Street intersection shall be as nearly at right angles as possible and in no case shall an intersection angle be less than seventy-five (75) degrees;
4. Street jogs with centerline offsets of less than one-hundred fifty (150) feet shall not be permitted;
5. Right-of-way at intersections shall parallel curbs or edge pavement as applicable;

6. The following paragraphs shall be required as a provision of the covenants of all Final Plats: “No fence, wall hedge or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of the property lines extended, at the intersection of a collector street and a local street. The above restrictions for the intersection of two (2) local streets shall be a triangle with legs equal to fifteen (15) feet. The same sight line limitations shall apply to any lot, the corner of which is at the intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.”
7. Plantings will not be allowed over 30” in height within the public right-of-way.

M. SIDEWALKS

1. Sidewalks shall be required on both sides of all arterial streets and on one side of all collector streets in residential subdivisions and on both sides of all commercial subdivisions;
2. Handicap access shall be provided at all intersections;
3. Sidewalk shall be required on one side in Industrial Subdivisions;
4. Sidewalks shall be provided on all bridges.

8.3 DESIGN STORM WATER CONTROL

A. GENERAL

1. The standards set forth hereinafter shall govern the design of drainage and storm water control facilities and structures;
2. Storm water runoff is carried by one of two transport systems; the minor system and the major system.
 - a. The minor system consists of the storm sewer receiving runoff from the development only, road ditches, street gutters, and small swales designed for the minor more frequent storms (i.e. 2-year and 5-year events). Its purpose is to reduce the inconvenience to the local populace caused by the frequent storms.

- b. The major system consists of the trunk line storm sewers, drainage ditches, natural drains, streets swales, creeks, streams and detention basins that carry water during the major rarer storms event (i.e. 25-year event). Its purpose is to
- c. accommodate the major storms and be designed to have capacity to control major events. (For purposes of this section a trunk line storm sewer is one receiving un-detained runoff from outside the development plus, development runoff.)
- d. The drainage and storm water control facilities shall be designed as a part of the minor system. Consideration shall be given to the larger events and an evaluation of the effects to the major system shall be made, if isolated flooding is suspected. Advisory elevations will be noted on the plans.

8.4 PLANS

- a. As a minimum, construction plans show the location, size, flow line elevations and details of all drainage facilities and structures, including, but not limited to, swales, ditches, culverts, drop inlets, storm sewers, and detention/retention ponds;
- b. Typical cross-sections shall be shown for all swales and ditches. Profiles shall be shown for all swales and ditches, which are not parallel and adjacent to a street centerline profile. Profiles shall be shown for all storm sewers;
- c. At the request of the City, drainage design computations shall be provided. The computations shall include a map at an appropriate scale showing drainage basin upstream of the development, which would contribute storm water to the development.

8.5 DESIGN STANDARDS

- a. Storm water flows shall be determined by generally accepted engineering practices. The design flows shall be correlated with previous or adjoining drainage analysis when applicable and available.

b. The following criteria shall be followed in the design of storm water pavement encroachment.

1. Design Storm Frequencies.

Land Use	Design Storm Return Period Years (Minor) Design Storm
Residential	5
Commercial	10

2. Allowable storm water Encroachment onto Pavement for the (Minor) Design Storm Runoff.

Street Classification	Maximum Encroachment
Residential	No curb overtopping. * Flow may spread to crown of street.
Collector	No curb overtopping. * Flow Spread must leave at least one lane (center 10 feet) free of water.
Arterial	No curb overtopping. * Flow Spread must leave at least one lane free of water in each direction.

* Where curbing does not exist, flow encroachment shall not extend beyond the property line.

C. Storm water from upstream watersheds shall be transmitted through the proposed development by means of ditches and/or storm sewers. In determining the runoff, consideration shall be given to the potential for development in the upstream watershed; the designer shall confer with and obtain approval of the City in this regard. "Street Flow" from upstream watersheds shall be intercepted at the entrance to the proposed development by means of ditches or storm drains.

- d. Detention/retention facilities shall be used, and the design shall be so that 3” rainfall event in one hour will be detained after development shall not exceed the discharge prior to development. This shall include the entire area of the drainage basin where the development is located. Any detention facility dedicated to the City of Mountain Home, Arkansas, shall be a finished surface with an 8’ wide, 6” thick reinforce concrete strip from inlet to outlet. The retention walls or banks shall have a maximum 4.1 slope. Facility shall also have an established ground cover ready to maintain. The engineer shall confer and obtain approval with the City in the design and location of these facilities. (Amended Ord. # 98-034)
- e. On streets with curbs, drop inlets, curb turnouts or other such approved drainage devices shall be spaced in accordance with Article 8-5. b. above. Streets with open ditches shall also be designed in accordance with Article 8-5. b.
- f. Ditches and swales which have flow velocity of 10 feet per second (10fps) or greater during a 5-year design storm shall be paved. As a minimum the ditch paving will be with 3000 psi concrete, a minimum 4” deep with pronounced flow line and two #4 reinforced bar run longitudinally.
- g. Creeks, open channels, ditches, and culverts shall be designed to carry (contain) the major design storm frequency. The major design storm (25-year) shall be contained such that the ground is not inundated at the building setback line, or a safe building line or lowest floor elevation shall be shown on the final plat. The lowest floor elevation shall be as defined in the Federal Emergency Management Agency (FEMA) Flood Damage Prevention Ordinance.
- h. Development within a FEMA designated flood plain area shall meet the requirements of the Flood Damage Prevention Ordinance.
- i. Storm water easements or drainage right-of-way shall be provided along all watercourses, channels, or streams. Such easements or right-of-way shall conform substantially to the lines of the watercourse as it enters or leaves the property and shall be of sufficient width and construction to provide adequate storm water drainage and access for maintenance thereof, but not less than twenty (20) feet in width.
- j. Storm water may not be diverted from one watershed to another within the development boundaries without a complete and thorough drainage analysis of the effects of such diversion shall require the passage of a City Ordinance allowing the diversion.

8.6 WATER DISTRIBUTION SYSTEM

A. GENERAL

1. The standards set forth herein govern the design of the water distribution system;
2. The Arkansas State Board of Health Standards shall be complied with and where conflicts exist, the most stringent shall apply. The water system design plans and specifications shall be submitted with appropriate review fee to the Arkansas Health Department for approval.
3. All water system designs shall be submitted to the Arkansas Soil and Water Conservation Commission in accordance with Section 3 of Arkansas Act 469 of 1989 (A.C.A 15-22-503 (e) (1995) except where water system improvements have been referenced in the latest approved edition of the City's Water System Master Plan.
4. All system designs shall be stamped by an Arkansas Registered Professional Engineer.

B. WATER DISTRIBUTION SYSTEM

1. PIPE
 - a. Pipe shall be 6 inches I.D. minimum, for fire protection and 3 inch minimum for domestic supply;
 - b. Water line shall be "looped" whenever feasible except on cul-de-sacs or dead end streets;
 - c. Water distribution piping shall be sized to provide a minimum residual pressure of 30 psi at all points in the line during periods of peak demand;
 - d. In the case where future development may require larger pipe sizes than set out in this Ordinance, the City may require one size larger pipe be installed.
 - e. All street crossings for service connections of $\frac{3}{4}$ inch and one (1) inch service must be of K copper size, soft roll copper tubing, placed inside a casing of at least one (1) size larger. The length of the casing extending two (2) feet beyond the width of the pavement edge.

C. FIRE HYDRANTS

1. Fire hydrants shall be provided in all residential subdivisions. The maximum distance from hydrant to face of curb or edge of pavement shall be 10 feet. Fire hydrants shall be located within 500 feet of any structure. The hydrant shall be placed along the side property line at the corner of two (2) adjoining lots ie., not to be located within the lot area. (Amended by Ord. # 98-026)
2. The steamers connection shall be accessible and facing the street;
3. Fire hydrants shall be provided in all industrial and commercial properties. Fire hydrants shall be located within 300 feet of any structure. (Adopted by Ord. # 98-026)

D. AIR RELEASE VALVES

Automatic air release valves, water service connection of fire hydrants shall be installed at all crest vertical curves in distribution system;

E. BLOW-OFF VALVES

Blow-off valves shall be installed at the end of all dead-end lines whether or not said lines may be extended in the future unless service lines are to be installed at the end of line.

F. VALVES

1. Valves shall be installed at a maximum spacing of one-quarter mile and on all sides of all tees and crosses unless otherwise approved by the City or Superintendent of the Water/Sewer Department;
2. An auxiliary valve shall be provided for each fire hydrant and shall be installed between the hydrant and the water main;
3. All water lines, valves, hydrants, etc. shall be located outside of any drainage ditch unless authorized by the City Water Superintendent and the Street Superintendent.

8.7 SANITARY SEWER SYSTEM

A. GENERAL

1. The Standards set forth herein govern the design of the sewage collection system.
2. The Arkansas State Board of Health and Arkansas Department of Pollution Control and Ecology Standards shall be complied with and where conflicts exist, the most stringent shall apply. The sewer system design plans and specifications shall be submitted with appropriate review fee to the Arkansas Health Department for approval.
3. All sewer system designs shall be stamped by an Arkansas Registered Professional Engineer.

A. PIPING

1. Except as set out hereinafter, all sanitary sewage piping shall be 8 inch I.D. or larger;
2. Sewer piping may be reduced to 6 inch I.D. provided; however, the section so reduced cannot be extended due to topographical features and provided the number of lots to be served by the reduced size sewer dose not exceed twelve (12).

B. DEPTH

Sanitary Sewers should be placed deep enough to serve above grade structures built on all adjacent lots without pumping. In no case shall a sanitary sewer be installed with less than thirty (30) inches of cover unless otherwise approved by the City or the Superintendent of Water/Sewer Department.

C. MANHOLE LOCATION

In no case shall a manhole be constructed within the flowage area, including side slopes, of any creek, ditch, swale or other facility existing, proposed or constructed for storm water control. In addition, no manhole shall be constructed within street right-of-way unless approved by the City.

DESIGN STANDARDS

8.8 MISCELLANEOUS

A. SIGNS

1. Street name signs shall be installed at all street intersections and at the locations where street names change.
2. Traffic regulatory signs shall be placed at all street intersections unless otherwise approved by the City.

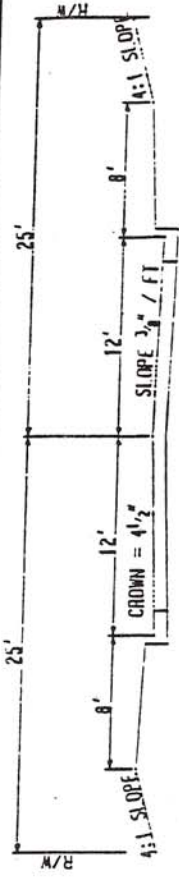
The Developer shall purchase and install all Street name and Traffic regulatory signs required for the subdivision. Signs shall be accordance with the manual on uniform control devices.

A. STREET ILLUMINATION

Streetlights to illuminate the area shall be placed at each intersection and at the end of each cul-de-sac. Intermediate lights shall be installed when distance between intersections exceeds 300 feet. Luminaries shall be 175-watt mercury, sodium vapor fixtures or approved equal.

A. EASEMENTS

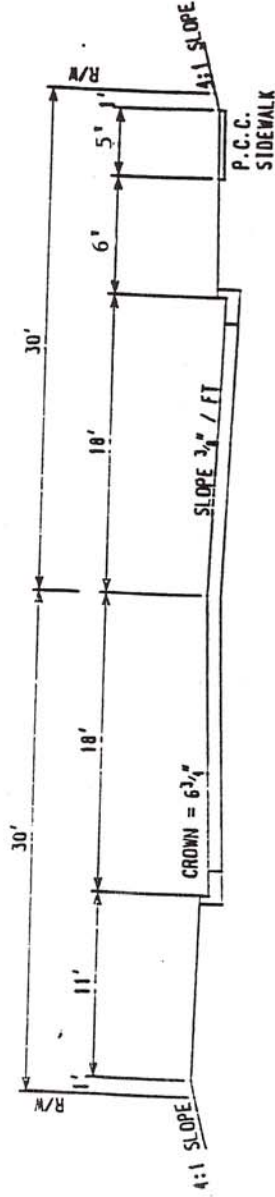
1. Utility easements for poles, wires, conduits, storm sewers, sanitary sewers, gas lines, water mains and lines, and similar purposes shall be provided where required by utilities of the City. The minimum width of the utility easement shall be determined by the utility companies, with no utility easement less than (12) feet. The specific location of easements not uniform in with and parallel to the lot lines must be shown by dimensions.
2. No building or structure may be erected over or in an easement.



LOCAL STREET - LESS THAN 4 LOTS/GROSS ACRE



LOCAL STREET - MORE THAN 4 LOTS/GROSS ACRE



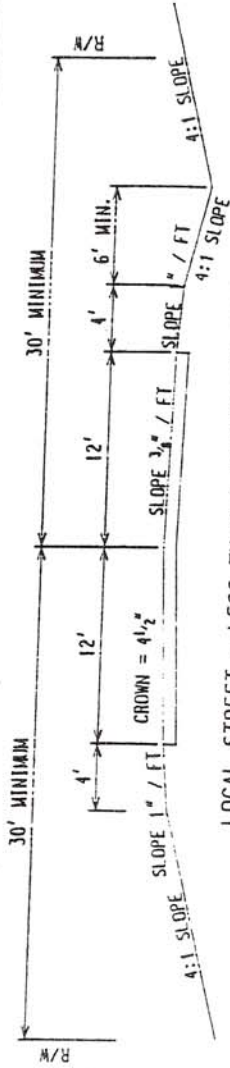
COLLECTOR STREET - (See Art. 9.3.G.6.)

STANDARD DRAWING NO. 1

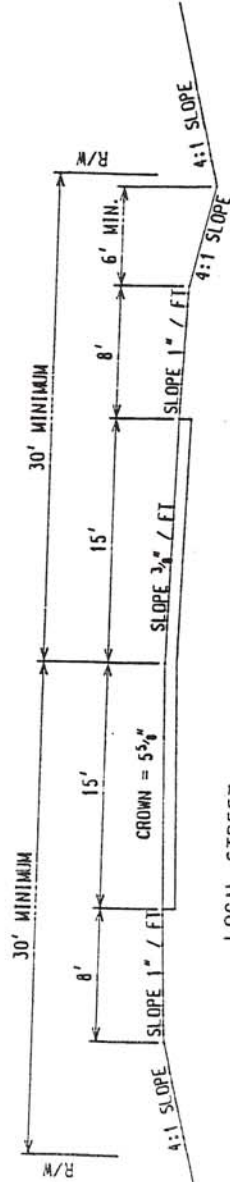
City of Mountain Home, Arkansas

TYPICAL CROSS SECTION

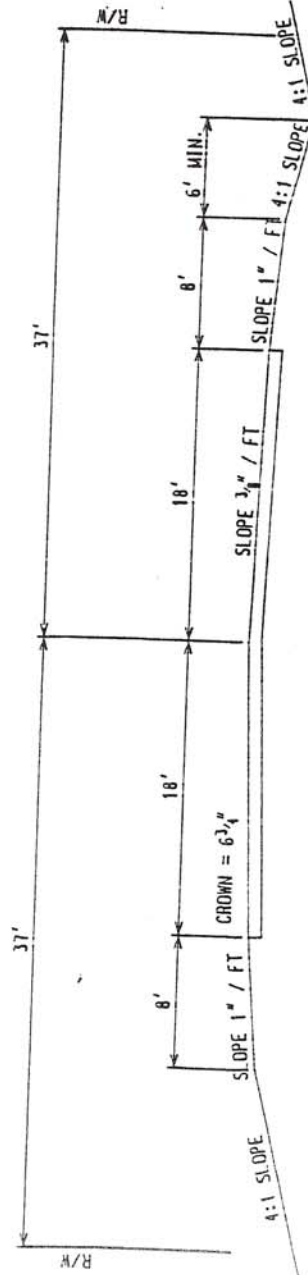
CURB & GUTTER CONSTRUCTION



LOCAL STREET - LESS THAN 4 LOTS/GROSS ACRE



LOCAL STREET - MORE THAN 4 LOTS/GROSS ACRE



COLLECTOR STREET

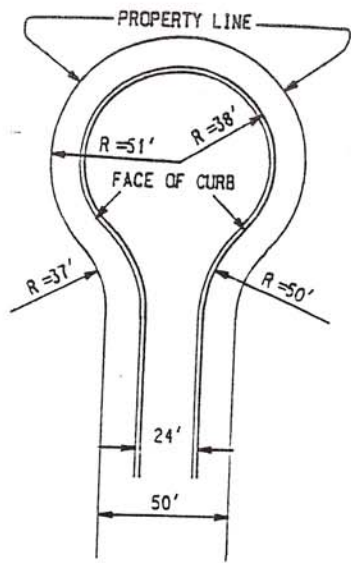
STANDARD DRAWING NO. 2

City of Mountain Home, Arkansas

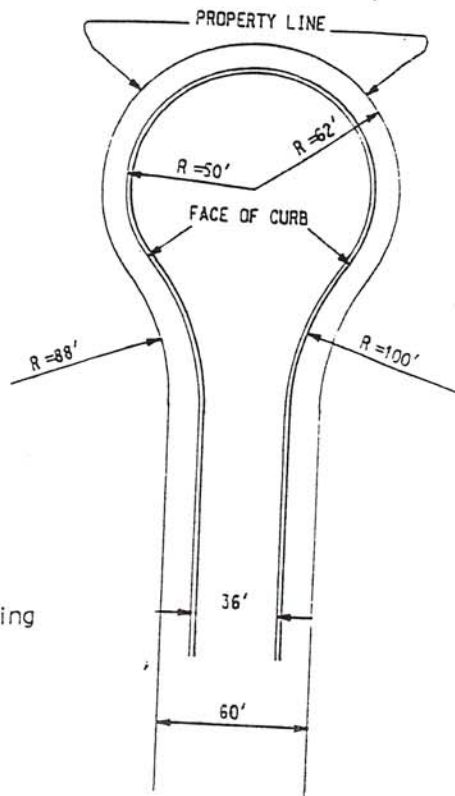
TYPICAL CROSS SECTION

DITCH SECTION CONSTRUCTION

Note: Minimum depth of ditch shall be 18" measured from shoulder with a suitable back slope to natural ground. Where depth of ditch exceeds 3', side slope may be steepened to 3:1.



TYPE-1



TYPE-2

GENERAL NOTES:

1. TYPE-1 shall be used only in residential subdivisions; all other subdivisions use TYPE-2.
2. Warning signs shall be posted at entrance to street, indicating no outlet.

CUL-DE-SAC

CHAPTER 9

CONSTRUCTION STANDARDS AND MATERIALS STREET AND DRAINAGE

9.1 GENERAL

- A. The construction standards and materials set forth hereinafter are set forth for the express purpose of establishing the minimum requirements of workmanship and materials. Other construction methods or materials will be considered when it can be shown that such methods or materials are equal to those set out.
- B. Wherever the term “Standard Specifications” or “Standard Specs” are used hereinafter, the terms shall be interpreted to mean the Arkansas State Highway Commission’s latest edition of the “Standard Specifications”.
- C. Whenever the terms “Engineer”, “Resident Engineer”, “Inspector” or the like are used in the Standard Specifications or hereinafter in these standards, it shall be interpreted to mean the Engineer as defined hereinbefore in Chapter 2.

9.2 CONSTRUCTION INSPECTION AND CONTROL

- A. The Engineer shall place or cause to be placed sufficient signs and control construction of all improvements.
- B. The Engineer shall provide on-site construction inspection during all phases of the construction operations and shall make such materials tests as necessary to ensure compliance with these regulations.
- C. The City Water and Waste Water Superintendent and the Street Superintendent will have the option to require random testing to assure quality control. Further, the City superintendent shall observe all performance tests as set out hereinafter. The Engineer shall give sufficient notice to the City Water and Waste Water Superintendent and the City Street Superintendent of construction operations so that performance tests and observations may be made in a timely fashion without causing undue delay to the construction contractor. Such notice shall be minimum of 24 hours.
- D. Work which does not comply with these standards shall wholly or partially be removed and replaced, repaired or altered to bring the work into compliance.

CONSTRUCTION STANDARDS AND MATERIALS – STREET & DRAINAGE

9.3 MINIMUM STANDARDS FOR STREET CONSTRUCTION

A. EARTHWORK

1. Earthwork, including excavation and construction of embankments, shall comply with the applicable provisions of Section 210 of the Standard Specs.
2. Compaction of embankments shall be to a density of 95% maximum density as determined to the Standard Procter Test. Testing shall be performed at the rate of one (1) test for every 500 square yards of area each two (2) feet of fill.
3. Earthwork shall be completed to within 3 inches of finished subgrade elevation of streets and to within 3 inches of finished elevation of any ditch, creek or other waterway prior to the installation of any underground facility. Exceptions to this requirement may be approved by the City.

B. SUBGRADE

1. Subgrade shall be prepared in accordance with the applicable provisions of Section 212 of the Standard Specs.
2. Subgrade shall be inspected prior to the placement of base stone or concrete pavement. Proof rolling by equipment, acceptable to the City, of at least 10 tons gross weight shall be required unless waived by the Street Superintendent. Additionally, in-place density test shall be performed at the rate of one test for every 500 square yards of subgrade, or as required by the City.

C. RIGID PAVEMENT

1. Rigid Pavement shall be reinforced Portland Cement Concrete pavement constructed with a minimum of 10 x 10 ww mesh on a minimum of a four inch of crushed stone base course material.
2. Comply with applicable provisions of Section 501 of the Standard Specifications.
3. Concrete shall be air-entrained.
4. Joints
 - a. Weakened plane or dummy transverse contraction joints shall be placed not to exceed twenty (20) foot spacing. Transverse contraction joints may be either formed or sawed dummy groove, ribbon or pre-molded strip type. One of the above-named joints shall be placed at every catch basin and manhole in the line of pavement. The location of manholes, etc. in the pavement shall determine the

CONSTRUCTION STANDARDS AND MATERIALS – STREET & DRAINAGE

exact location of joints. All joints must extend throughout side strips and curbs to full width of pavement.

- b. Expansion joints, with approved dowel bar assembly, shall be placed at street intersections and where shown on the plans.
 - c. Whenever the width between forms of pavement under construction is greater than thirteen (13) feet, longitudinal joints shall be constructed so as to divide the pavement into strips not to exceed fifteen (15) feet each.
5. Rigid pavement shall conform to the following thickness:
- a. Local Street: 5 inches
 - b. Residential Collector Streets: 6 inches
 - c. Commercial and Industrial Streets: 6 inches with an 8” crushed stone base.
 - d. All Other Streets: Determined by the Engineer and approved by the Planning Commission.

D. FLEXIBLE PAVEMENT

Flexible pavement shall be full depth asphaltic pavement or hot asphaltic concrete surface on crushed stone base.

1. Materials
 - a. Crushed Stone Base: Shall comply with the (Class 7 base or Class 8 base) Standard AHTD Specifications.
 - b. Hot Mix Asphalt Base Course: Comply with the applicable provisions of the AHTD Standard Specs.
 - c. Surface Course: (Type 2 or 3) Comply with the applicable provisions of the AHTD Standard Specs.

CONSTRUCTION STANDARDS AND MATERIALS – STREET & DRAINAGE

2. Thickness of Flexible Pavement

- a. Residential flexible pavements shall be constructed of a minimum of 2” inch hot asphalt concrete surface on a 6” crushed stone base or, in lieu thereof,

A 1-1/2” inch thick hot asphaltic concrete surface on a 3” hot mix asphalt base course and a 4” crushed stone base. Both applications will be on a prepared subgrade with 95% density.

- b. Non Residential Flexible Pavements shall be constructed of a minimum of 3” hot asphaltic concrete surface. (Should be designed for appropriate traffic load.)

Street Classification	Crushed Stone Base	Hot Mix Asphalt Stabilized Mix
1) Collector	8”	5”
2) Minor Arterial	8”	5”
3) Major Arterial	10”	7”

E. CURBS

1. Curbs shall be Portland Cement Concrete. Conform to the applicable provisions of Section 634 of the Standard Specifications except that slip forming may be used with the approval of the City.
2. Expansion spacing shall be a maximum of 100 feet at all structures and changes in curb cross section.
3. Curbs shall be Type A or Type B-1 as detailed on Arkansas Highway Commission Standard Drawing CG-1 dated November 1, 1973, or as approved by the City except that the 9 inch gutter thickness may be decreased to 6 inches on local and residential collector streets provided that 3 inches or 5 inches, respectively, of crushed stone base is placed and compacted on an approved subgrade prior to curb construction.

CONSTRUCTION STANDARDS AND MATERIALS – STREET & DRAINAGE

F. CULVERTS AND STORM SEWERS

1. Culvert and storm sewer pipe shall conform to the applicable requirements of the AHTD Standard Specifications or as required by the City.
2. The plans shall set forth the gauge of corrugated steel pipe to be used. Corrugated steel pipe less than 14 gauge shall not be permitted under public streets.
3. Flared end sections complying with AHTD Standard Drawing FES-1 (Rev. 10-2-72) and (Rev. 7-14-78) shall be installed at each end of all culverts and at the outfall end of all storm sewers. Exceptions may be approved by the City.
4. Curb turnouts, drop inlets and other such drainage devices, shall be designed by the Engineer and shall be subject to review by the City Street Superintendent.

G. SIDEWALKS

1. It shall be the responsibility of the developer of a subdivision to construct the sidewalk in the street right-of-way fronting said lot or parcel.
2. Sidewalks shall be constructed of Portland Cement Concrete with a minimum 28-day compressive strength of 3000 psi. The thickness shall be four (4) inches and the width shall be five (5) feet.
3. Sidewalks shall be given a light broom finish and slope at 1/4" per foot.
4. Contraction or dummy control joint shall be installed at a maximum spacing of 10 feet.
5. Expansion joints shall be installed at a maximum spacing of 50 feet.
6. Sidewalks shall be constructed to the back of the curb or a minimum of 3 feet from the back of curb and within right-of-way.

CONSTRUCTION STANDARDS AND MATERIALS – STREET & DRAINAGE

9.4 MISCELLANEOUS

A. SIGNS

The Developer shall purchase and install all street name and traffic regulatory signs required for the subdivision.

B. EROSION CONTROL

Temporary erosion control devices shall be provided during construction to inhibit erosion on the construction site and subsequent siltation in lands and streets off the construction site. Such devices shall be as approved by City. Disturbed areas of five acres or more must comply with ADPC&E Storm water management plans.

C. BACKFILL

Backfill of all trenches for all piping, conduit and the like, including, excavations for drop inlets and/or manholes or like structures shall be an approved compacted granular material or Class 7 or Class 8 base at 95% maximum density.

CHAPTER 10

CONSTRUCTION STANDARDS AND MATERIALS WATER & SEWER

10.1 GENERAL

Except as modified herein, construction of the water distribution system shall comply with the latest edition of the "Recommended Standards for Water Works" adopted by the Arkansas State Board of Health.

10.2 MATERIALS FOR WATER

A. MATERIALS

1. Water pipe shall be ductile iron (D.I.) or polyvinylchloride (PVC)
2. PVC: PVC 1120 pipe with outside diameters of cast iron pipe, pressure class 150, dimension ratio 18 conforming to AWWA Standard C900 of latest date of issue for sizes 10 inch or smaller.
3. D.I.: Minimum pressure class 350 up to 12 inch pipe: for pipe 12 inch and up shall be in accordance with C151 as related to working pressure and trench conditions, and approved by the Water/Sewer Superintendent: all pipe shall be lined with cement-mortar lining complying with AWWA Standards C151 and C104 of the latest date of issue for all sizes.
4. All pipe greater than 10 inch I.D. shall be Ductile Iron.

B. JOINTS

1. PVC pipe: Push-on joints with joint bells formed integrally with pipe, joints and gaskets shall conform to ASTM specifications D 319 and F 477 of the latest date issued. Solvent weld joints shall not be used.
2. D.I. pipe: Push-on mechanical joints conforming to AWWA Standard C111 or C153 of latest date of issue.

CONSTRUCTION STANDARDS AND MATERIALS – WATER & SEWER

C. VALVES

Valves shall be iron-body, bronze-mounted, non-rising stem gate valves conforming to AWWA Standard C500 or resilient seated gate valves conforming to C509 of the latest date of issue.

D. FITTINGS

Fittings including, but not limited to, tees, crosses, and bends shall be ductile or cast iron conforming to AWWA Standard C-110 or compact fittings conforming to AWWA Standard C153 of the latest date of issue.

E. FIRE HYDRANTS

Fire Hydrants shall be compression type and freeze proof with safety flanges and shall conform to AWWA Standard C502 of the latest date of issue. Hydrants shall have a 5 ¼ inch valve opening and be equipped with a pumper nozzle and 2, 2 ½ inch hose nozzles. Hydrants shall be as manufactured by Eddy, Waterous, Mueller or equal. In no case shall a hydrant be lower to the finished grade than what is recommended by I.S.O.

F. AIR RELEASE VALVES

Automatic air release valves shall be equal to Apco Combination Air Release Valve-Bulletine 623.

G. VALVE BOXES

Valve boxes shall be cast or ductile iron and shall be two-piece, screw-type adjustable with cap and base. The word “water” shall be cast into the cap. The base shall be of sufficient size and configuration so that the valve box can be supported on both sides of the valve without contacting the valve or pipe. Valves deeper than 4’-0” shall have extension stems and operating nuts provided as required. Stem guides shall be provided to keep stem vertical and concentric with the valve. Attachment to valve operating nut shall be such that the extension stem cannot be loosened or detached from valve.

CONSTRUCTION STANDARDS AND MATERIALS – WATER & SEWER

10.3 CONSTRUCTION

A. GRADING:

Prior to the installation of any water piping, the street subgrade and where applicable, the ditches shall be rough graded to within 3 inches of proposed grade to such detail that the final grade can be determined. Exceptions to this requirements may be approved by the City.

B. COVER

All water distribution piping shall have a minimum of 30 inches of cover after grading and landscaping.

C. SUBGRADE:

The pipe ditch shall be excavated 6 inches below finished grade and shall support the pipe. If soft or unsuitable subgrade is found, then further excavation shall be continued and replaced with suitable compacted foundation material.

D. BEDDING

All water pipe shall have a minimum of six (6) inches, measured at the joint, of construction sand or crushed stone, well graded, passing a standard sieve size of (1/2) one-half inch for bedding. Bedding shall be in place and compacted prior to laying the pipe in the trench.

Ductile Iron Pipe shall have a minimum of six (6) inches of select material that is free from rocks, placed under the pipe or bedding material as specified above.

E. BACKFILL

1. Ductile iron or cast iron pipe shall be bedded to the top of pipe with bedding materials and shall have twelve (12) inches of select materials over the pipe or six (6) inches of bedding materials over the pipe if select materials are unavailable.
2. PVC pipe shall have six (6) inches of bedding materials over the pipe and twelve (12) inches of select materials if unavailable, twelve (12) inches of bedding materials.

CONSTRUCTION STANDARDS AND MATERIALS – WATER & SEWER

3. Where pipe crosses under a proposed or existing street, the backfill, to the elevation of the street subgrade, shall be compacted street base materials as hereinbefore set out.
4. Select materials shall be good dry earth containing no more than (20%) twenty-percent stones or rocks none of which are (3) three inches in diameter or greater.
5. Tracer wire shall be continuous 14 gauge T.H.H.N. sold wire and turned up on the outside of all valve boxes with two feet extending above grade and pushed back into top of valve box. The tracer wire shall be laid directly over the pipe no closer than six inches or further than twelve inches from pipe.

F. THRUST BLOCKS:

1. Thrust blocks shall be provided at all tees, bends, plugs, valves and fire hydrants. Thrust blocks shall be placed along horizontal curves in sufficient numbers to inhibit movement of the pipe. The location of such thrust blocks shall be shown on the plans.
2. No water distribution piping shall be covered until inspected by the Engineer or his authorized representative.
3. Each length of pipe shall be inspected and cleaned of dirt and debris by the workmen prior to installation.
4. The end of the installed pipe shall be plugged at the end of the day's work to prohibit the entrance of "varmints" into the pipe.

10.4 DISINFECTION AND PRESSURE TESTING

A. PRESSURE TESTING:

All water distribution piping shall be pressure tested in accordance with AWWA Standard C-600 of the latest date of issue.

CONSTRUCTION STANDARDS AND MATERIALS – WATER & SEWER

B. DESINFECTION:

1. Water systems shall be flushed and disinfected in accordance with AWWA Standard C-651 of the latest date of issue. Upon completion of disinfection, samples for bacteriological analysis shall be forwarded to the Arkansas Board of Health. Should the samples be rejected by said Board, flushing and disinfection procedures shall be repeated until samples are approved by said Board.
2. On-site testing and sampling shall be done in the presence of the Engineer. The Water Superintendent shall be notified prior to beginning of all testing and may request to be present.

10.5 SEWERAGE SYSTEM

Except as modified hereinafter, construction of the sewage collection system shall comply with the plans and specifications approved by the City of Mountain Home's Water/Sewer Superintendent.

A. MATERIALS

1. Sewer pipe shall be polyvinylchloride pipe or equal or ductile iron pipe.
2. Polyvinylchloride pipe and fittings shall conform to the requirements for Type PSM polyvinylchloride sewer pipe of equal and fittings Type 1, Grade 1, SDR-26 as set forth in ASTM Designation D 3033 and D 3034 of the latest date issue.
3. Ductile iron pipe shall be pressure class 350 for pipe up to 12 inches; for pipe 12 inches and up shall be in accordance with C151 as related to working pressure and trench conditions. All pipe shall be cement mortar lining complying with AWWA Standards C151 and C104 of the latest date of issue, and approved by the Water and Sewer Superintendent.

B. JOINTS

1. Polyvinylchloride pipe or equal: Joints shall be as set forth hereinbefore for water pipe.
2. Ductile iron pipe: Joints shall be as set forth hereinbefore for water pipe.

CONSTRUCTION STANDARDS AND MATERIALS – WATER & SEWER

C. MANHOLES

1. Unless otherwise approved by the City, manholes shall be precast or cast-in-place and shall comply with ASTM Designation C 478 and Drawing No. 3, 4, 5, 6 or 7.
2. Manhole bases shall be cast-in-place concrete, reinforced, or, precast and shall be as shown on Drawing No. 4.
3. Manhole castings shall be cast iron traffic type castings, Neenah R – 1780-A- Self-Sealing of equal (see drawing #7), except in areas subject to flooding then Neenah R-1772-C Bolt Down or equal (see drawing # 6) shall be used.
4. Manhole steps shall comply with ASTM Designation C-478, Section 13.

D. CONSTRUCTION

1. Prior to the installation of any sewage piping, the street subgrade and here applicable, the ditches shall be rough graded to within 3 inches of proposed grade or Engineering plans developed with such detail that the final grade can be determined.
2. Bedding: All sewer pipe shall be placed on a minimum of 4 inches, measured at the joint, compacted granular bedding. Bedding shall be construction sand, or crushed stone, well graded, passing and standard sieve size of (1/4) one-fourth inch. In no case shall pea gravel or other gravel be used for bedding.
3. Backfill: Initial backfill, to a depth of one (1) foot over the pipe, shall be compacted granular material as set forth for bedding. Excavated material may be used for remainder of backfill provided the trench is not within the area of a proposed street. When the sewer trench is within the proposed pavement edges the entire trench shall be backfilled to the street subgrade elevation with compacted granular material as set forth hereinbefore. Improper backfill shall be cause to reject the construction.

CONSTRUCTION STANDARDS AND MATERIALS - WATER & SEWER

4. Manholes shall be bedded on a minimum of six (6) inches of the aforementioned bedding material. Steps shall be installed at a maximum spacing of sixteen (16) inches.
5. Manhole frames shall be centered, brought to grade and embedded in a mortar course. The inner face of this mortar joint shall be trowel finished. Manhole frames and covers shall be adjusted to the following tolerances:
6. Street – within one quarter (1/4) inch of finished street grade.
7. Turf areas: maximum of one inch above finished grade except the casting shall be a minimum of six (6) inches above computed flood elevation if within a flood plain.

E. PERFORMANCE TESTS

1. Visual Test

All sewer lines shall be inspected visually to verify accuracy of alignment and freedom from debris or other obstructions. The full diameter of the pipe shall be visible when viewed between consecutive manholes.

2. Mandrel Test

When PVC is installed, a mandrel shall be pulled through the pipe. The maximum deflection shall not exceed 5% of the Base internal diameter of the pipe.

3. Air Test

Vitrified Clay Pipe testing shall comply to ASTM c828. PVC Pipe testing shall comply to Uni-Bell Uni-B-6.

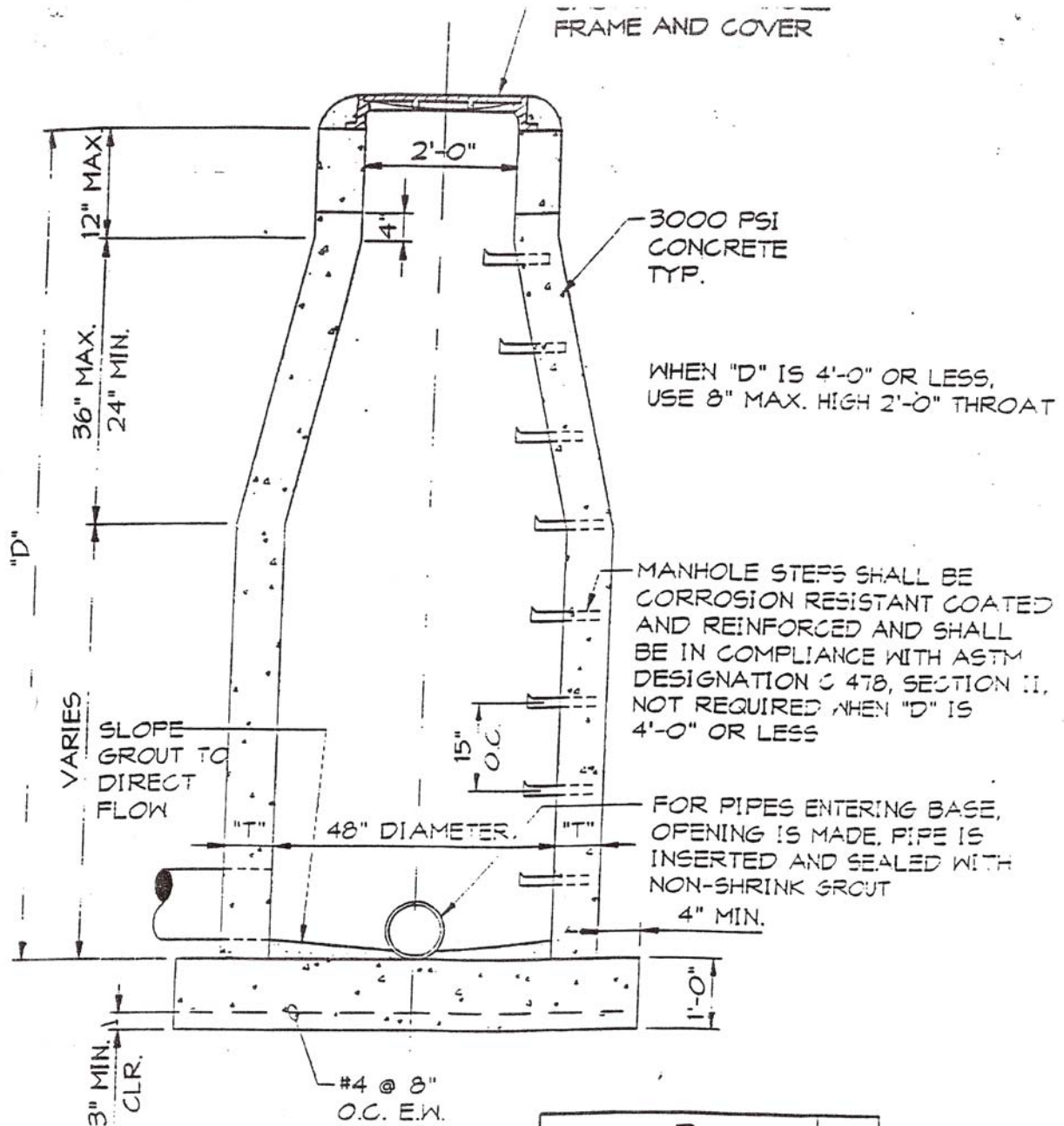
Clean and isolate the section of sewer line to be tested. Plug or cap the ends of all branches, laterals, tees, wyes, and stubs to be included in the test to prevent air leakage. The line shall be pressurized to 4psi and allowed to stabilize. After pressure stabilization, the pressure shall be dropped to 3.5 psi greater than the average backpressure of any groundwater above the sewer. The minimum test time shall be as specified in Uni-Bell Uni-B-6. (Amended Ord. # 2006-30)

4. Manhole testing (Amended Ord. # 2006-30)

Vacuum testing of manholes: all testing shall be in accordance with ASTM C-1244, summarized as follows. All lines to and from the manhole being tested shall be plugged, the plugs restrained, and the vacuum tester head placed on the manhole frame and sealed. A vacuum of 10 inches Hg shall then be drawn on the manhole and the time measured for the vacuum to drop to 9 inches Hg. This time shall not be less than the following table:

MANHOLE DEPTH	TIME
8	20 seconds
10	25 seconds
12	30 seconds
14	35 seconds
16	40 seconds
18	45 seconds
20	50 seconds
22	55 seconds
24	59 seconds

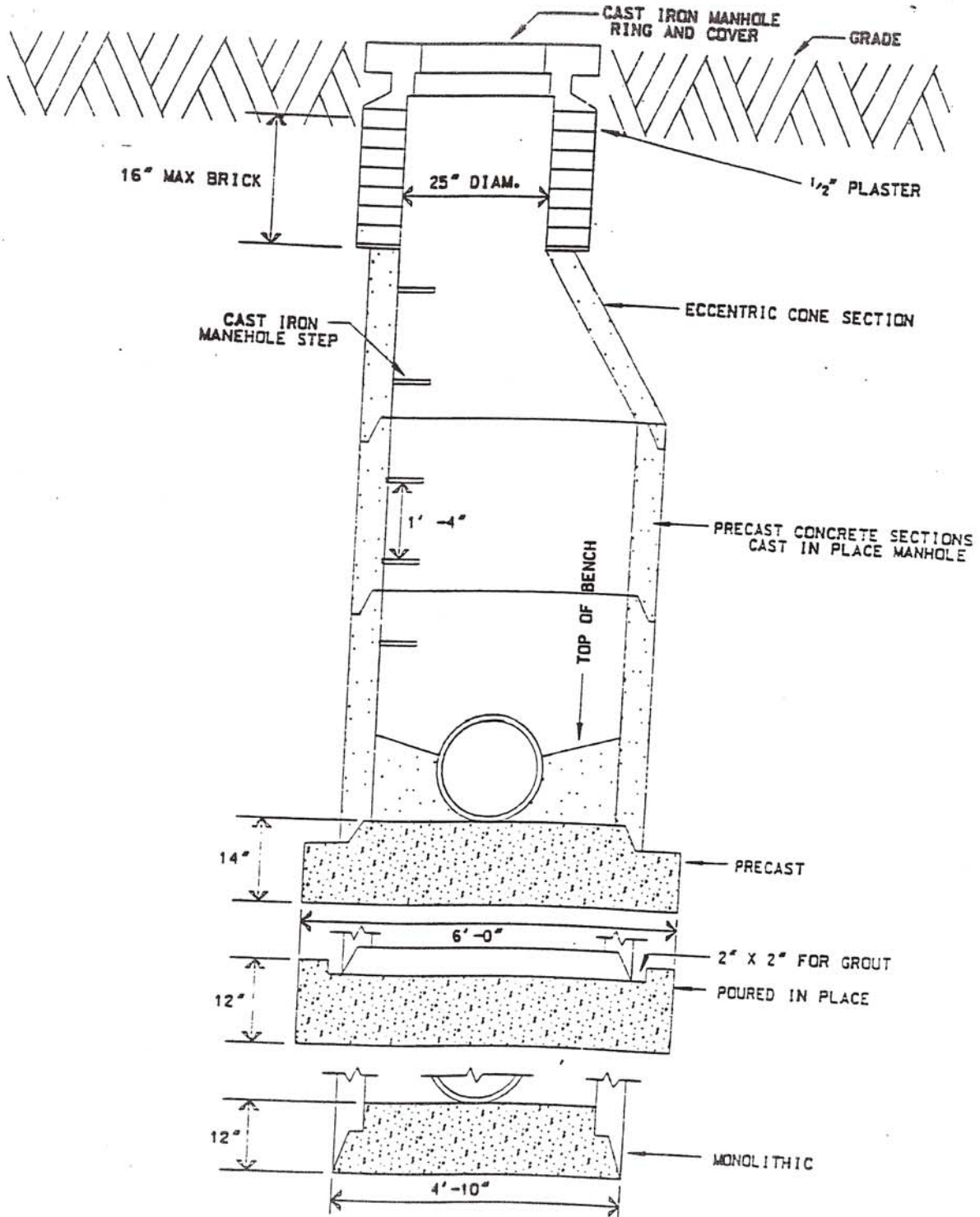
5. All tests of record shall be made in the presence of the City Water and Waste Water Superintendent or his authorized representative. Such tests shall be made after the pipe has been laid and backfilled.



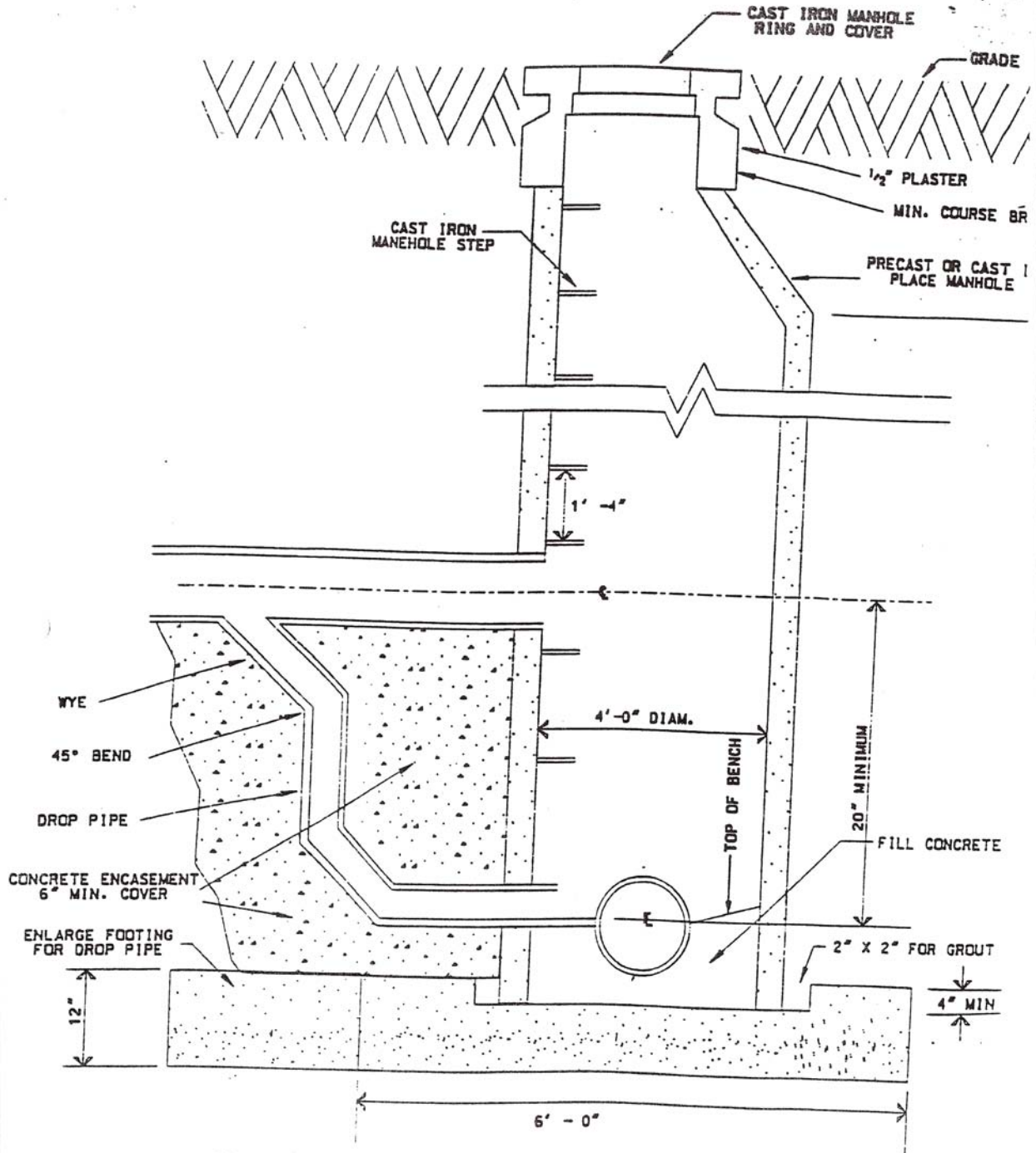
D	T
UP TO 8'-0"	6"
8'-1" AND GREATER	8"

awing #3

5 TYPICAL POURED IN PLACE MANHOLE
 B1 SCALE: NONE



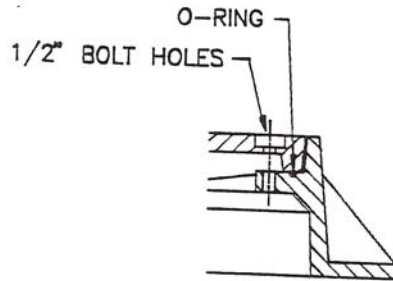
STANDARD MANHOLE FOR
 SEWERS LESS THAN 24
 STANDARD DRAWING NO. 4
 CITY OF MOUNTAIN HOME, ARKANSAS



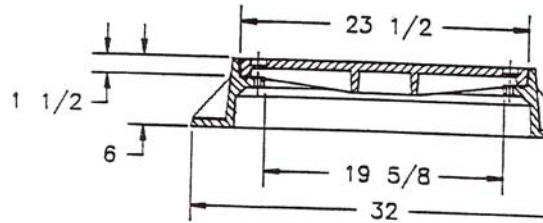
PRECAST DROP MANHOLE
 STANDARD DRAWING NO.5
 CITY OF MOUNTAIN HOME, ARKANSAS

MANHOLE LID AND RING

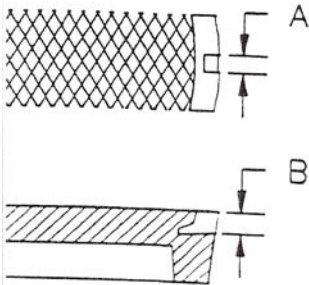
WESTERN IRON WORKS
SAN ANGELO, TEXAS



WATER-TIGHT DETAIL



Type 3 - Concealed Pick Slot

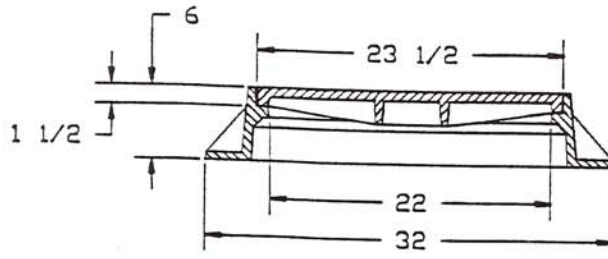
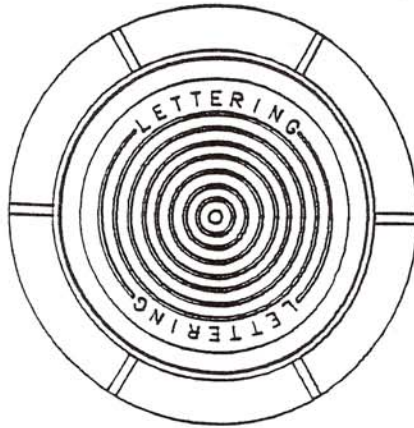


AVAILABLE SIZES	
A	B
1	3/8
1 1/2	1
1 3/4	1 1/4
1 5/8	5/8
1 5/8	1
3	1 1/8
3	1 1/4
3 1/8	3/8
3 1/8	1 3/8
3 1/4	1 3/4

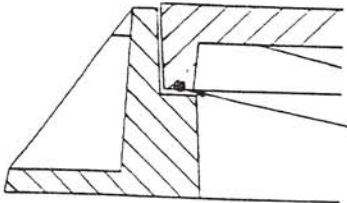
	WATER-TIGHT	
	CASTING	WEIGHT
LID- 3 BOLT	1162701	120 LBS
LID- 4 BOLT	1162705	120 LBS
RING- 3 BOLT	1262700	135 LBS
RING- 4 BOLT	1262701	135 LBS
SET- 3 BOLT	1562701	255 LBS
SET- 4 BOLT	1562705	255 LBS

STANDARD DRAWING NO. 6
CITY OF MOUNTAIN HOME, ARKANSAS

WESTERN IRON WORKS
SAN ANGELO, TEXAS



Illustrating
SELF-SEALING LID

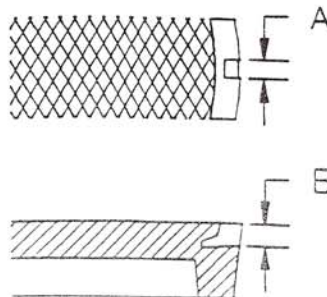


Standard Drawing No. 7
City of Mountain Home, Arkansas

1/4" OR 5/16" BUNA O-RING
SECURELY GLUED INTO MACHINED GROOVE

Type 3 - Concealed Pick Slot

H-20 LOADING	
STANDARD	
CASTING	WEIGHT
1162001	120 LBS
1262000	135 LBS
1562000	255 LBS



AVAILABLE SIZES	
A	B
1	3/8
1 1/2	1
1 3/4	1 1/4
1 5/8	5/8
1 5/8	1
3	1 1/8
3	1 1/4
3 1/8	3/8
3 1/8	1 3/8
3 1/4	1 3/4

CHAPTER 11
IMPROVEMENTS

11.1 PROCEDURAL REQUIREMENTS

A. SKETCH PLAN

Information concerning actual improvement in required as set forth in Chapter 4.

B. PRELIMINARY PLAT APPROVAL

Preliminary plat approval, with respect to improvements, will be given when requirements are met as set forth in Chapter 6.

C. FINAL PLAT APPROVAL

The subdivider shall provide evidence of installation of all improvements in the form of a letter containing the signatures of the proper official or officials as to compliance with respect to each required improvement as set forth in Chapter 7.

11.2 IMPROVEMENTS REQUIRED

Improvements as set hereinafter shall be required. Failure by the subdivider to install, construct, erect or otherwise provide any improvement required shall be cause to disapprove the final plat. Such installation of improvements shall be a prerequisite to presentation of the final plat to the City.

A. WATER DISTRIBUTION SYSTEM

Where it is determined by the City Planning Commission that public water is available to the subdivision, or within a reasonable distance from the subdivision, each lot in the subdivision shall be served with an adequate supply of water from the public water system. The design and installation of such water distribution system shall comply with Chapter 8 and 10.

IMPROVEMENTS

B. SANITARY SEWER SYSTEM

Where is determined by the City and Planning Commission that the sanitary sewer system is available to the subdivision, or within a reasonable distance from the subdivision, each lot in the subdivision, shall be provided with sanitary sewer service. The installation of such sanitary sewer system shall comply with Chapters 8 and 10.

C. SANITATION

Where it is determined by the City and Planning Commission that a public water supply and /or sanitary sewer system is not available, then evidence shall be shown by the subdivider that an alternate water supply has been provided and that arrangements have been made for the provisions of satisfactory sewage disposal facilities. Such evidence shall include the results of water tests and percolation tests approved by County or State Health authorities.

D. STREETS

1. Streets, in subdivisions in which public water supply and public sewage collection systems are installed, shall be provided in accordance with the provisions of Chapter 8 and 9.
2. In subdivisions outside the City's Corporate Limits but within the Planning Jurisdiction the streets shall be designed and constructed in accordance with City specifications noted in these regulations.

E. SIDEWALKS

Provisions for sidewalks shall be made as set forth in Chapter 8 and 9.

F. MISCELLANEOUS

1. Signs: Street name signs and traffic regulatory signs shall be installed in all subdivisions.
2. Street illumination shall be provided in all subdivisions within the City's Corporate Limits. Illumination shall be provided prior to annexation. All streetlights shall be installed before the Final Plat can be recorded.

IMPROVEMENTS

G. MONUMENTS

1. A minimum of (2) two concrete monuments, four (4) inches in diameter and of suitable length for rock soil and rock conditions with three-eighths (3/8) inch diameter rods running the length of the monument shall be set with the top flush with the ground at selected points of subdivision boundary intersections. All monuments shall be clearly marked with the registration number of the surveyor.
2. Lot corners shall be marked with 3/8-inch diameter rods fifteen (15) to twenty-four (24) inches in length clearly marked with the registration number of the surveyor. Offset markers shall be permitted of conditions prohibit placing corner markers in prescribed locations. Locations of offset markers shall be on the Final Plat.
3. When the subdivision is located within one-half (1/2) mile of a State Plane Coordinate control monument for which coordinates have been published by the County, the subdivision shall be tied into the State Plans System and coordinates computed and listed on the plat for a minimum of two (2) of the monuments described in Section 1 above.

CHAPTER 12
ENFORCEMENT

12.1 ENFORCEMENT OFFICER

The provisions of these regulations shall be administered by the City acting as agent for the Planning Commission and the City Council.

12.2 ENFORCEMENT

After the effective date of this Ordinance adopting these regulations:

- A. Any subdivision, which has not received Preliminary Plat approval, shall be subject to the provisions of these regulations.
- B. Any subdivision having received Preliminary Plat approval, but having no construction work for a period of one year prior to adoption of these regulations, shall be subject to these regulations.
- C. No Plat for a subdivision falling within the Corporate Boundaries of the City of Mountain Home shall be accepted by the County Recorder for record unless such plat is signed by the Mayor of the City of Mountain Home.
- D. No Plat for a subdivision falling outside the City's Corporate Limits but within the Planning Jurisdiction shall be recorded by the County Recorder until the plats have been signed by the Planning Commission.
- E. No utility (public or privately owned) shall extend its facilities to service an area unless one of the following applies:
 - 1. The extension is to a area where a subdivision plat of record existed prior to the effective date of these regulations.
 - 2. The extension is to an area where a Preliminary Plat has been approved by the City and Planning Commission.
 - 3. Installation of utilities is required before the plat can receive approval for filing for record. In this event, the City and Planning Commission will grant the utilities permission to extend facilities in accordance with the specific plans.

ENFORCEMENT

4. The extension of utilities is along a public way in existence and use at the time of the effective date of these regulations, but the extension is not in a depth or greater than two-hundred (200) feet from the public way.

12.3 PENALTY FOR VIOLATION

Any person, firm, corporation or agent who violates any provision of these regulations or who subdivides or splits any parcel or lot and gives, sells or otherwise disposes of a portion of said parcel or lot without complying with these regulations shall be guilty of a misdemeanor and upon conviction, be subject to a fine of not less than One Hundred Dollars (\$100.00) nor more than Two Hundred Dollars (\$200.00) for each violation and for each day such violation exists.