

FINAL PLAT REVIEW CHECKLIST

GENERAL REQUIREMENTS

IN PROGRESS	COMPLETED	REVIEW ITEMS	REVIEWER	CODE REF	NOTES
		Verify that all proposed lots comply with the dimensional lot standards of the zoning district and as approved per the Preliminary Plat.	Planning	Zoning districts	
		Verify that streets are designed in accordance with access management, street design, and connectivity standards as approved and built per the Preliminary Plat.	Engineering	Ch. 14 Art. V Div. 3	
		Verify that all required improvements have been completed or bonded, including Health Department and RWU final approval.	Planning / Engineering	14-581	
		Verify that covenants have been reviewed and recorded.	Planning	14-583	
		Submit Addressing Plat Provided by Benton County 911 Administration.	Risk Reduction	-	
		All sheets must provide a designated area for the official City of Rogers stamp, signature, or acknowledgement that measures 2"x 3".	Planning	-	

COVER SHEET INFORMATION

IN PROGRESS	COMPLETED	REVIEW ITEMS	REVIEWER	CODE REF	NOTES
		Must be labeled as "Final Plat" in addition to project name.	Planning	-	
		Include location address(es). New addresses are issued by Benton County 911 Administration. Existing addresses may be verified by the Risk Reduction Division.	Planning	-	
		Revision dates must be tracked on each resubmitted version.	Planning	-	
		Include CityView project number (PL2019XXXXX).	Planning	-	
		Include contact information for owner, developer, and engineer.	Planning	14-581	
		Include legal description of subject property with exact dimensions indicated. Include survey when possible. Verify accuracy of description.	Planning / Engineering	14-581	
		Include flood certification statement with correct FIRM effective date (June 5, 2012).	Engineering	-	

IN PROGRESS	COMPLETED	REVIEW ITEMS	REVIEWER	CODE REF	NOTES
		Include current zoning information.	Planning	14-581	
		Include a vicinity map indicating major streets and landmarks.	Planning	14-581	
FINAL PLAT INFORMATION					
IN PROGRESS	COMPLETED	REVIEW ITEMS	REVIEWER	CODE REF	NOTES
		Include project name, date, legend, graphic scale, and north arrow.	Planning	14-581	
		Include total site acreage and number of lots proposed.	Planning	14-581	
		Include lot/unit count and density calculations if applicable.	Planning	14-581	
		Include building setback/build-to zone table based on zoning standards. BSLs should not be shown graphically in order to distinguish from easement linework.	Planning	14-581	
		Indicate maximum building height based on zoning standards.	Planning	14-581	
		Indicate the location of all prominent physical features such as buildings, railroads, and creeks.	Planning	14-581	
		Indicate the location of all existing and proposed parcel lines, lot lines, lot and block numbers, easements, dedications, reservations, and non-buildable lots.	Planning / Engineering / RWU	14-581	
		Indicate project phasing as necessary.	Planning	-	
		Include address for each lot.	Planning / Risk Reduction	-	
		Include correct N-S-E-W label for streets.	Planning / Risk Reduction	-	
		Include finished floor elevations for each lot (minimum 2' above base flood elevation).	Planning / Engineering	14-581	
		Indicate the location of all existing and proposed utility lines and drainage systems.	Engineering / RWU	14-581	

IN PROGRESS	COMPLETED	REVIEW ITEMS	REVIEWER	CODE REF	NOTES
		Indicate the location of all existing streets, utility easements, and drainage abutting the site.	Engineering / RWU	14-581	
		Indicate correct sidewalk/sidepath and greenspace width per MSP, including trails.	Engineering	Ch. 14 Art. V Div. 3	
		Indicate FEMA floodplain boundaries and flood zone designations if applicable.	Engineering	14-581	
		Indicate the dimensions of dedicated r/w if applicable.	Engineering	14-581	
		Indicate the location of all corner markers of each lot in the subdivision.	Engineering	14-581	
		Indicate the location of all street lights and signs.	Engineering	14-581	
		If subdivision lots with floodplain, include note stating Elevation Certificate required for each building.	Engineering	14-581	
		Include note that fencing is prohibited in drainage easements.	Engineering	-	
		Include note that homebuilder is responsible for providing positive drainage to drainage easements or right-of-way.	Engineering	-	
		Include note that residential properties access internal streets only.	Engineering	-	
		Include note that homebuilder is required to install sidewalks at the time of construction per code.	Planning	-	
		Include note if street trees are to be provided by developer.	Planning	-	
		Include a certification of survey accuracy.	Planning	14-581	
		Include owner signature block with standard dedication language.	Planning / Engineering	14-581	
		Include a certification of acceptance of dedication to be signed by Mayor, City Clerk, and Community Development Director prior to recordation.	Planning	14-581	

IN PROGRESS	COMPLETED	REVIEW ITEMS	REVIEWER	CODE REF	NOTES
		Include a certification of approval to be signed by Community Development Director prior to recordation.	Planning	14-581	
		Include a certification of approval to be signed by RWU and franchise utilities prior to recordation.	Planning	14-581	