

ORDINANCE NO. 2006-12-280

**AN ORDINANCE ESTABLISHING MINIMUM SURVEY STANDARDS FOR
SUBDIVISION DEVELOPMENT IN THE CITY OF TONTITOWN, ARKANSAS**

Whereas, with the rapid growth and development of the City of Tontitown, Arkansas, it has been determined that minimum standards must be developed for surveying work performed for the division and development of properties over one acre in size located within the jurisdiction of the Tontitown Planning Commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
TONTITOWN, ARKANSAS:**

This ordinance shall apply to all developments requiring the submittal of a preliminary or final plat to the Planning Commission or Planning Department for review and approval. All boundary surveys performed for the purpose of subdividing properties within the jurisdiction of the city shall conform to the "Arkansas Minimum Standards for Property Boundary Surveys and Plats," except where the standards contained within this chapter exceed those established by the state.

Section 1 DOCUMENTATION

Standard Data Control Form. Position and reference information shall be provided on a Standard Data Control Form for a minimum of two (2) monuments which shall be inter-visible with each other and located on or within the boundary of the subject property. Each monument shall be referenced to the Tontitown GPS Monument Network, and at least one of these monuments shall be referenced to two (2) separate existing monuments in the network. Standard Data Control Forms may be obtained from the Tontitown Planning Department and will be submitted with the final plat. These monuments may be included in the Tontitown GPS Monument Network if, after their review by the City, they are determined to be suitable for inclusion into the network.

Section 2 MONUMENTATION

- A. Monument Construction. Tontitown GPS Monument Network monuments may be cast in place or prefabricated concrete posts. They shall be constructed of similar materials as described below:
1. A minimum six-inch (6") diameter steel reinforced concrete post set flush with ground. The concrete shall be 3,000 psi minimum compressive strength premix concrete.
 2. Monument shall be a minimum of thirty-six inches (36") in depth.

3. Steel reinforcement shall consist of a minimum of two (2) thirty-four inch (34") long one-half inch (1/2") diameter steel bars. Bars shall be driven a minimum of six inches (6") into undisturbed soil.
 4. A brass or aluminum survey cap (including a permanent magnet), a minimum of two inches (2") in diameter, shall be cast or grouted into the top of the concrete post, or into the top of a concrete storm drain inlet. The following information shall be stamped into the survey cap:
 - (a) A stamped point (.) to mark the precise location of the point being monumented.
 - (b) Registration number of the surveyor in charge.
 - (c) Monument number as assigned by the City.
- B. Lot and Boundary Corner Monuments. All interior and exterior lot corners, boundary corners, street centerline control points, and any street right-of-way control points, other than those described in Section 2(A) of this ordinance, shall be established and monumented according to the specifications outlined with the "Arkansas Minimum Standards for Property Boundary Surveys and Plats" and any amendments made thereto. At least two (2) boundary corners on each plat submitted for approval shall have coordinates published that reference these corners to the Tontitown GPS Monument Network.

Section 3 HORIZONTAL CONTROL STANDARDS

- A. Horizontal Datum. The horizontal datum for all survey work performed shall be the Arkansas State Plane Coordinate System – north zone – NAD 83. All horizontal control work shall commence and end at a Tontitown GPS Monument Network monument or Tontitown GPS Monument Network first generation monument.
- B. Accuracy Standard. Horizontal positions for all Tontitown GPS Monument Network monuments shall be determined to an accuracy standard equal to Urban Type A classification as defined by the Arkansas Minimum Standards for Property Boundary Surveys and Plats. All field techniques and procedures shall be completed with equipment required to insure that a true Urban Type A accuracy level is achieved.

Section 4 VERTICAL CONTROL STANDARDS


- A. Vertical Datum. The vertical datum for all survey work performed shall be the North American Vertical Datum of 1988 (NAVD88). All vertical control work shall commence and end at a Tontitown GPS Monument Network monument or Tontitown GPS Monument Network first generation monument.
- B. Accuracy Standard. Elevations for all concrete monuments shall be determined to an accuracy standard equal to third order classification as defined by the Federal Geodetic Control Committee. All field techniques and procedures shall be compatible with the equipment utilized to insure that a true third order accuracy level is achieved.

PASSED THIS 5th DAY OF December 2006

APPROVED:


STEVE SMITH, MAYOR

ATTEST:


TRACY GODDARD
CITY CLERK

SPONSOR

ROLL CALL

SHALL THE ORDINANCE PASS:

| | Yea | Nay |
|---|----------|-------|
| Ward 1, Position 1 - Alderman Bradley Marveggio | _____ | _____ |
| Ward 1, Position 2 - Alderman Henry Piazza | <u>✓</u> | _____ |
| Ward 2, Position 1 - Alderman Arthur Penzo | <u>✓</u> | _____ |
| Ward 2, Position 2 - Alderman David Sbanotto | _____ | _____ |
| Ward 3, Position 1 - Alderman Beck Alston | <u>✓</u> | _____ |
| Ward 3, Position 2 - Alderman Ken Robertson | <u>✓</u> | _____ |
| Mayor - Steve Smith | _____ | _____ |

TOTALS:

4 0

ROLL CALL

SHALL THE ORDINANCE BECOME EFFECTIVE IMMEDIATELY:

| | | |
|---|-------|-------|
| Ward 1, Position 1 - Alderman Bradley Marveggio | _____ | _____ |
| Ward 1, Position 2 - Alderman Henry Piazza | _____ | _____ |
| Ward 2, Position 1 - Alderman Arthur Penzo | _____ | _____ |
| Ward 2, Position 2 - Alderman David Sbanotto | _____ | _____ |
| Ward 3, Position 1 - Alderman Becky Alston | _____ | _____ |
| Ward 3, Position 2 - Alderman Ken Robertson | _____ | _____ |
| Mayor - Steve Smith | _____ | _____ |

TOTALS:
