

Section 11.05.06: Large Scale Development Checklist

Items Submitted with Plat		Yes	No	NA
Application				
Letter of Transmittal				
Fees				
Bill of Assurance describing covenants/restrictions				
Bill Assurance including but not limited to the following: <ul style="list-style-type: none"> ▪ Dedication of streets, alleys, parks and other open space ▪ Establishment of easements 				
Letter from each utility company stating that service lines to the proposed facility have been installed or assurances given by the utility company that improvements will be installed to the satisfaction of the City of Pea Ridge				
Certified Percolation Test <i>if</i> disposal is not with city utilities				
Copy of application to State Health Department for approval of water supply system <i>if not</i> connected to public system				
State Health Department approval of water supply system <i>if not</i> connected to public system				
Items Included on Plats		Yes	No	NA
Applicant Info.	Name of facility			
	Name and address of owner of record			
	Name and address of developer			
	Name and address of surveyor or engineer			
General Items	Quality: neat and legible; No patching pasting or other modifications and attachments			
	Good quality, acid free paper			
	Margins: top, bottom and right: 1/2"; left: 1 1/2"			
	North arrow			
	Graphic scale: no smaller than 1"=20'			
	Facility scale : no smaller than 1/8"=1'			
	Date of document			
	Key map required when more than one sheet is used for a plat. The entire subdivision shall be shown at a smaller scale on the first sheet.			
	Vicinity map showing location and acreage of development			
Current zoning classification of the proposed facility and adjacent land				
Existing Items	Existing streets, buildings, easements, utilities, culverts, and other permanent items on and adjacent to the tract			

Plat Checklist Continued

Items Included on Plats		Yes	No	NA
Natural Features	Contour intervals: <ul style="list-style-type: none"> ▪Not more than two (2) feet where the overall average slope is less than 4% grade ▪Not more than five (5) feet where the overall average slope is greater than 4% grade 			
	Natural features including but not limited to the following: wooded areas, bodies of water, drainage channels, etc...			
	Direction of flow of all water courses entering and exiting the tract			
	Drainage area above the point of entry			
	Downstream drainage channels / drainage structures substantially impacted by the proposed facility			
	Comparison of rate of storm water flow before and after improvement (<i>rate after improvement not to exceed current, natural rate</i>)			
	Flood areas: <ul style="list-style-type: none"> ▪Boundary of areas subject to flooding ▪Finished minimum floor elevations and comparison to FEMA designated 100-year floodplains 			
Survey Information	Legal description of the tract showing boundary lines, bearings, distances, and acreage to the nearest one-tenth.			
	Street & alley dimensions when present			
	All setbacks with dimensions			
	Sidewalks with dimensions			
	Easements with dimensions and purpose noted on plans			
Proposed Design	Cross section and profiles of all new streets			
	Name of all streets new or existing			
	Open space			
	Parking area, spaces and hard surface			
	Landscape plans			
Improvements	Tract sketch plan for entire tract when proposed facility a portion of the tract			
	Fire hydrants within 500 feet.			
	Wastewater connections/extensions to public utility			
	Drainage ways: location, size & material			
	Cross sections and centerline profiles of all drains and drainage ways			

Plat Checklist Continued

	Items Included on Plats	Yes	No	N/A
Certificate of Plat Approval	<p>In accordance to state statues, each Final Plat/Plan submitted shall have printed thereon a certificate of Plat approval:</p> <p>Pursuant to the Pea Ridge Large Scale Development Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations. Date of Execution: _____</p> <p>_____</p> <p>Chairman, Pea Ridge Planning Commission</p>			
Certificate of Survey Accuracy	<p>In accordance to state statues, each plat submitted shall have printed thereon a certificate of survey accuracy:</p> <p>I, _____, hereby certify that this Plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are shown correctly. Date of Execution: _____</p> <p>_____</p> <p>Registered Land Surveyor</p> <p>State of Arkansas Registration No.: _____</p>			
Certificate of Engineering Accuracy	<p>In accordance to state statues and in conformance with Arkansas Code Annotated 17-27-101-ET-SEQ, each set of plans submitted shall have printed thereon a certificate of engineering accuracy:</p> <p>I, _____, hereby certify that this plan correctly represents a plan made under my direction and complies with the engineering requirements set forth in the Pea Ridge Large Scale Regulations. Date of Execution: _____</p> <p>_____</p> <p>Registered Engineer</p> <p>State of Arkansas Registration No.: _____</p>			