

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PLAT: Bentley Square  
CASE NUMBER: PT16-111  
RELATED CASE NUMBERS: BACP-154, BAZ-1967 (case known as Bentley Village IV)  
COUNTY: Tulsa  
SECTION/TOWNSHIP/RANGE: 09-17-14  
GENERAL LOCATION: S of Jasper, west of Aspen  
CURRENT ZONING: RS-4  
SANITARY SEWER BASIN: Lynn Lane  
STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Tanner Consulting  
ENGINEER ADDRESS: 5323 S. Lewis Ave.  
Tulsa, OK 74105  
ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: HHBG, LLC C/O Thurmond Consulting LLC  
DEVELOPER ADDRESS: 610 S. Main Street  
Broken Arrow, OK 74012  
DEVELOPER PHONE NUMBER: 918-294-0835

## **PRELIMINARY PLAT**

APPLICATION MADE: November 7, 2016  
TOTAL ACREAGE: 8  
NUMBER OF LOTS: 33  
TAC MEETING DATE: December 13, 2016  
PLANNING COMMISSION MEETING DATE: December 15, 2016  
COMMENTS:

1. \_\_\_\_\_ Show acreage of each lot and addresses assigned by the City of Broken Arrow.
2. \_\_\_\_\_ Right of Way dedicated by this plat should be 25.25 feet with an overall Right of Way of 50-feet.
3. \_\_\_\_\_ In the covenants, add language to incorporate the maintenance of the screening fence along Jasper Street as the responsibility of the owner.
4. \_\_\_\_\_ The Detention determination shown on the cover needs to be updated, as the one listed gives the DD for the overall development. Use DD-51216-08.
5. \_\_\_\_\_ Show how sewer will be provided to Lots 8-16 of Block 1.
6. \_\_\_\_\_ Show existing sewer line along the west boundary.
7. \_\_\_\_\_ Place case number (16-111) in lower right corner of plat.

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: Bentley Square  
APPLICATION MADE: 07.31.2017  
TOTAL ACREAGE: 8  
NUMBER OF LOTS: 33  
TAC MEETING DATE: August 22, 2017  
PLANNING COMMISSION MEETING DATE: August 24, 2017  
CITY COUNCIL MEETING DATE: September 19, 2017  
COMMENTS:

8. \_\_\_\_\_ Plat addresses shall be consistent with the addresses assigned by the City of Broken Arrow.
9. \_\_\_\_\_ Frontage to be shown as 55 feet measured at the building setback line. Actual frontage may be designated on each lot or as a general note on the Final Plat.

**CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT**

**LETTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED?**

- \_\_\_ NATURAL GAS COMPANY APPROVAL
- \_\_\_ ELECTRIC COMPANY APPROVAL
- \_\_\_ TELEPHONE COMPANY APPROVAL
- \_\_\_ CABLE COMPANY APPROVAL

**CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?**

- \_\_\_ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH
- \_\_\_ OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108

- \_\_\_ BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
- \_\_\_ MONUMENTS SHOWN ON PLAT
- \_\_\_ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED

**DEVELOPMENT SERVICES/ENGINEERING APPROVAL**

- \_\_\_ STORMWATER PLANS, APPROVED ON:
- \_\_\_ PAVING PLANS, APPROVED ON:
- \_\_\_ WATER PLANS, APPROVED ON:
- \_\_\_ SANITARY SEWER PLANS, APPROVED ON:
- \_\_\_ SEWAGE DISPOSAL PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
- \_\_\_ WATER PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON: \_\_\_\_\_
- \_\_\_ IS A SIDEWALK PERFORMANCE BOND DUE? \_\_\_\_\_ HAVE THEY BEEN SUBMITTED? \_\_\_\_\_
- \_\_\_ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER AND PAVING? (CIRCLE APPLICABLE) \_\_\_\_\_ HAVE THEY BEEN SUBMITTED? \_\_\_\_\_
- \_\_\_ ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: \_\_\_\_\_

**PLANNING DEPARTMENT APPROVAL**

- \_\_\_ ADDRESSES REVIEWED AND APPROVED
- \_\_\_ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?
- \_\_\_ PLANNING DEPARTMENT REVIEW COMPLETE ON:
- \_\_\_ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- \_\_\_ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

**FEES**

- \_\_\_ FINAL PLAT PROCESSING FEE \$ \_\_\_\_\_
- \_\_\_ WATER LINE (S) UNDER PAYBACK CONTRACT \$ \_\_\_\_\_
- \_\_\_ EXCESS SEWER CAPACITY FEE \$ \_\_\_\_\_
- \_\_\_ ACCELERATION/DECELERATION LANES ESCROW \$ \_\_\_\_\_
- \_\_\_ WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS \$ \_\_\_\_\_
- \_\_\_ SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS \$ \_\_\_\_\_
- \_\_\_ STREET IMPROVEMENT (WIDENING) ASSESSMENTS \$ \_\_\_\_\_
- \_\_\_ DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST \$ \_\_\_\_\_
- \_\_\_ REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON. \$ \_\_\_\_\_
- \_\_\_ REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON. \$ \_\_\_\_\_
- \_\_\_ STREET SIGNS, LIGHTS, ETC. \$ \_\_\_\_\_
- \_\_\_ STORM WATER FEE-IN-LIEU OF DETENTION \$ \_\_\_\_\_

**TOTAL FEE(S)** \$ \_\_\_\_\_

## FINAL PROCESSING OF PLAT

\_\_\_\_ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE

\_\_\_\_ FEES PAID ON: \_\_\_\_\_ IN THE AMOUNT OF: \_\_\_\_\_

\_\_\_\_ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING

\_\_\_\_ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT