

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: **The Estates at Ridgewood**

CASE NUMBER: **PT17-112**

RELATED CASE NUMBERS: **N/A**

COUNTY: **WAGONER**

SECTION/TOWNSHIP/RANGE: **11/18/15**

GENERAL LOCATION: **North of E. 81<sup>st</sup> St. South and South Winwood Lane, between Oak Ridge & Kensington Ridge.**

CURRENT ZONING: **A-1**

SANITARY SEWER BASIN: **BA/Lynn Lane**

STORM WATER DRAINAGE BASIN: **Adams Creek**

ENGINEER: **Schemmer & Associates, Jon Taber**

ENGINEER ADDRESS: **10820 East 45<sup>th</sup> St., Ste.307, Tulsa, OK 74146**

ENGINEER PHONE NUMBER:

DEVELOPER: **Paradigm Realty Advisors, LLC, Dave Cocolin**

DEVELOPER ADDRESS: **4500 S. Garnett Rd., Ste. 220, Tulsa, OK 74146**

DEVELOPER PHONE NUMBER: **918.665.1900**

## **PRELIMINARY PLAT**

APPLICATION MADE: **October 6, 2017 (was put on hold until the rezoning application came in)**

TOTAL ACREAGE: **41.05**

NUMBER OF LOTS: **88**

TAC MEETING DATE: **December 5, 2017**

PLANNING COMMISSION MEETING DATE: **December 7, 2017**

COMMENTS:

1.  Add a note for date of preparation on each page of the plat.
2.  On the vicinity map, Broken Arrow Street names should be the primary with county names in parentheses.
3.  Kensington Ridge II should be referenced as proposed on the vicinity map and plat.
4.  Please add a note to the plat verifying that all wedge shaped lots are a minimum of 60-feet in width at the front building line.
5.  Place "limits of no access" on the 20-foot building line side of all corner lots.
6.  All outlots should be changed to reserve areas with ownership and maintenance details provided in the covenants.
7.  Maintenance of the reserve areas are not defined in the covenants. All reserve areas should be maintained by the property owner.
8.  Place a 17.5-foot perimeter easement around each outlot/reserve area. If ponds are to be placed in area D and C, the utility easement should be separate from any drainage easements.
9.  The 20-foot access to the reserve area between Lots 43 & 44 of Block 2 should be part of the reserve area and be maintained by the owner of the reserve area.
10.  Provide documentation for the 50-foot access road to Houston Street by separate instrument. Provide document number on the plat. The easement cannot be dedicated by the plat since the area is not included in the plat.
11.  The Drainage Easements and Utility Easements between the double back of Block 2, between Lots 17 and 43 going southeast, should not overlap. In addition, Broken Arrow engineering criteria allows storm water drainage to flow over no more than 4 lots before reaching the storm sewer.
12.  Are there existing offsite utility easements along the eastern boundary of Oak Ridge Estates? If yes, please show these on the plat.
13.  The Development Number is not needed in the lower right corner of the plat.
14.  Place case number (PT17-112) in lower right corner of plat.

**CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT:  
APPLICATION MADE:  
TOTAL ACREAGE:  
NUMBER OF LOTS:  
TAC MEETING DATE:  
PLANNING COMMISSION MEETING DATE:  
CITY COUNCIL MEETING DATE:  
COMMENTS:

- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_

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**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

**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? \_\_\_\_\_  
\_\_\_\_ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: \_\_\_\_\_  
\_\_\_\_ 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

**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 PROJECT ENGINEER 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**

\_\_\_\_\_ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: \_\_\_\_\_  
 \_\_\_\_\_ FEES PAID ON: \_\_\_\_\_ IN THE AMOUNT OF: \_\_\_\_\_  
 \_\_\_\_\_ FINAL PLAT PICKED UP FOR FILING ON: \_\_\_\_\_  
 \_\_\_\_\_ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT  
 \_\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT