

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 15, 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