

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Spring Hill at Forest Ridge
CASE NUMBER: PT16-112
RELATED CASE NUMBERS: BAZ-1080, PUD-66
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 11-18-15
GENERAL LOCATION: South of Kenosha Street, one-half mile east of Midway, between Midway and Oak Grove Road
CURRENT ZONING: A-1, PUD-66
SANITARY SEWER BASIN: Adams Creek
STORM WATER DRAINAGE BASIN: Timber Creek

ENGINEER: Tulsa Engineering and Planning (TEP)
ENGINEER ADDRESS: 9820 E. 41st Street, Ste. 102
Tulsa, OK 74146
ENGINEER PHONE NUMBER: 918-359-6413

DEVELOPER: The Robson Companies, Inc.
DEVELOPER ADDRESS: 901 North Forest Ridge Blvd.
Broken Arrow, OK 74014
DEVELOPER PHONE NUMBER: 918-357-2787

PRELIMINARY PLAT

APPLICATION MADE: November 22, 2016
TOTAL ACREAGE: 31.82
NUMBER OF LOTS: 102
TAC MEETING DATE: December 13, 2016
PLANNING COMMISSION MEETING DATE: December 15, 2016

COMMENTS:

1. Define boundaries of the subdivision with a heavy line.
2. Show total acreage, number of lots, and square footage of each lot on the face of the plat.
3. Add street addresses as assigned by the City of Broken Arrow.
4. Add name, as assigned by the City of Broken Arrow, to the short street the connects with Kenosha Street.
5. Label the 20-foot utility easement on the front of Lots 1, 2, & 3 of Block 6. If it is included in the 25-foot building line, please note.
6. Include the development regulations of PUD 66, 66F and 66G in the covenants.
7. Identify in the covenants who is responsible for maintaining reserve areas.
8. Identify in the covenants who is responsible for maintaining the fence and landscaping along Kenosha Street.
9. Provide document number for the utility easement shown on the west side of Blocks 1 and 6 and south of East Kenosha Street.
10. Label the 30-foot building line on the west side of the subdivision as a setback line from the Conoco Pipeline.
11. Acknowledge in writing, email is acceptable, that all the lots meet the minimum lot frontage requirements of PUD 66. It is difficult to tell on some of the pie shaped lots.
12. Remove the Driveway Access Limitation from Lot 12, Block 5.
13. Submit a landscape plan and fence plan for the area along Kenosha Street. Landscape plan and fence plan shall be approved prior to the plat being recorded.
14. Complete the Backflow Preventer Table.
15. Place case number (PT16-112) in lower right corner of plat. Remove previous case number (PT16-105)

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:

- 16. _____
- 17. _____
- 18. _____
- 19. _____

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