

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Kenosha Villas

CASE NUMBER: PT15-112

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 04/18/14

GENERAL LOCATION: One-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place

CURRENT ZONING: IL/RM/FD (PUD 191B)

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Sanders Engineering, Inc.

ENGINEER ADDRESS: 11502 South 66th East Avenue
Bixby, OK 74008

ENGINEER PHONE NUMBER: 918-296-5067

DEVELOPER: Ronald E. Smith Revocable Trust

DEVELOPER ADDRESS: 1917 W. "C" Street
Jenks, OK 74037

DEVELOPER PHONE NUMBER: 918-298-0966

PRELIMINARY PLAT

APPLICATION MADE: July 9, 2015

TOTAL ACREAGE: 8.70

NUMBER OF LOTS: 16

TAC MEETING DATE: August 10, 2015

PLANNING COMMISSION MEETING DATE: August 13, 2015

COMMENTS:

1. ____ Remove site plan information such as driveways and street pavement from the plat.
2. ____ Provide document numbers for utility easement and mutual access easement that are being provided by separate instrument. Document number shall be shown prior to the plat being recorded.
3. ____ Identify what the area between Lots 2 and 3 represents.
4. ____ Include PUD 191B in title description.
5. ____ Incorporate the changes required by the City Council into the development regulations in Section II of the Zoning Ordinance (i.e. single family attached/duplex for both Lot Area and Lot Frontage).
6. ____ Add the definition for MA/E to the Legend.
7. ____ In Section II of the covenants, identify what lots are part of Development Area A, Development Area B, and Development Area C.
8. ____ Please clarify the boundary lines between Reserve A and Reserve B.
9. ____ Some of the text is unreadable because of text overlap. Revise so that there is no text overlap.
10. ____ Section I.I.3 of the covenants reference to Reserve A should be Reserve D.
11. ____ The north boundary of Reserve C is missing a dimension.
12. ____ (Sheet 1) Place case number (PT15-112) in lower right corner of plat.
13. ____ (Sheet 1) Delineate "Area A," Area "B," and "Area C" on the plat.
14. ____ (Sheet 1) Add table of all curve data for intersections including length and radius of curvature.
15. ____ (Sheet 2) Paragraph I3 replace "Kenosha Landing" with "Kenosha Villas."
16. ____ (Sheet 2) Replace "Registered" with "Licensed" in three places.
17. ____ Add all bearings and distances to the drawing.
18. ____ The plat legal and the written legal do not match. As a result, there is no closure.
19. ____ Label the name of the adjacent plat referred to as plat number 6349.
20. ____ Show in the legend to show what the line types and hatches shown represent.
21. ____ It is not clear where Reserve A ends and Reserve B begins. Clarify.
22. ____ Section 1I3 is within the section detailing Reserve D information, but has a sentence referring to Reserve A. Revise.
23. ____ Add a sentence to section 1I3 stating that the detention facility embankment and outlet structure shall be kept in good working condition.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Kenosha Villas

APPLICATION MADE: August 26, 2015

TOTAL ACREAGE: 8.70

NUMBER OF LOTS: 16

TAC MEETING DATE: September 22, 2015

PLANNING COMMISSION MEETING DATE: September 24, 2015

CITY COUNCIL MEETING DATE: October 20, 2015

COMMENTS:

24. _____ For clarification, remove the arrow lines associated with the three Development Area titles. The name represents the area, not the line. Move "Development Area C PUD 191B more towards the center of Reserve D.
25. _____ Identify on Sheet 1 that Reserves A and B are private streets.
26. _____ Underneath the location map, identify that the subdivision contains 16 lots in one block.
27. _____ Add "Block 1" to the plat.
28. _____ On Sheet 1, identify that Reserve Areas A, B, and C contain a mutual access easement, overland drainage easement, and utility easement.
29. _____ Add "ACC/E" and "R/W" to the legend and define. Also, in the legend, Mutual Access Easement is shown as "MA/E" but is shown on the plat as "M.A.E." Please modify so they are the same.
30. _____ Add address disclaimer.
31. _____ Sheet 1 says the property contains 11.27 acres, while the legal description says 8.70 acres. Please modify so they are the same.
32. _____ The written legal description and what is shown on the drawing do not match.
33. _____ Check bearing and length of the long chord on cul de sac area.

*****CITY STAFF TO COMPLETE SECTION BELOW*****

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

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

- _____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
_____ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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:
_____ 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
_____ IS A SIDEWALK PERFORMANCE BOND DUE? _____
_____ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWER, SANITARY SEWER AND PAVING?(CIRCLE APPLICABLE) _____ HAVE THEY BEEN SUBMITTED? _____
_____ ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?
____ OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108

____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

____ ADDRESSES REVIEWED AND APPROVED
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

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