

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Spring Hill at Forest Ridge

CASE NUMBER: PT16-105

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: August 1, 2016

TOTAL ACREAGE: 31.82

NUMBER OF LOTS: 82

TAC MEETING DATE: August 23, 2016

PLANNING COMMISSION MEETING DATE: August 25, 2016

COMMENTS:

1. Add Case Number (PT16-105) in lower right corner of plat.
2. Include PUD 66 and PUD 66F development regulations in the covenants.
3. Provide Document Number for all the easements shown to be dedicated by separate instrument. Document number shall be shown on the plat prior to the plat being recorded.
4. Review Section 1.2 of the covenants. Traffic control median "D" has been omitted. The covenants state a monument sign will be located in TCM A, but it appears the sign will probably be located in TCM B shown on the plat.
5. Lot 1, Block 6 shows a 25-foot wide B/L and U/E along the east side. Is this correct? If it is, then a driveway access limitation is not needed.
6. Add PUD 66F to title description.
7. Add name, as assigned by the City of Broken Arrow, to the short street the connects with Kenosha Street.
8. Provide means for locating traffic control medians. Width of right-of-way around traffic control medians shall be shown.
9. On the face of the plat and in the covenants, state that no vehicular access is allowed along street frontages with D.A.L. and the setback for the garage is less than 25 feet.
10. Identify the width of the right-of-way for the entry street from Kenosha Street.
11. Show a five-foot wide fence and landscape easement next to Kenosha Street. Identify in the covenants who is responsible for maintaining the fence and landscaping along Kenosha Street.
12. 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.
13. 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.
14. Add street addresses as assigned by the City of Broken Arrow.
15. Block 7 in the Lot Addresses table should be Block 6.
16. Complete the Backflow Preventer Table.
17. Submit a detention determination in to the Stormwater Management Division and fill in the note on the cover sheet referring to the assigned detention determination number.

18. _____ Delineate the FEMA 100-year floodplain boundary of Timber Creek on the offsite property to the south. Use the floodplain delineation from the September 30, 2016 effective date FIRM Panel. Label the September 30, 2016, effective date and the FIRM panel number.
19. _____ If an offsite stormwater detention facility is to be constructed as proposed within the offsite stormwater detention facility easement, a section within the covenants shall address the fact that the offsite detention facility will provide detention for this development.
20. _____ The easement by separate instrument for stormwater detention filed document number shall be listed on the face of the plat and a section within the covenants shall address the detention (see above comment 19).

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:

21. _____
22. _____
23. _____
24. _____

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. (10 reqd per Robert Cook)	\$ _____
____ 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