

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Wyckford at Forest Ridge

CASE NUMBER: PT19-101

RELATED CASE NUMBERS: PUD-66

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 10/18/15

GENERAL LOCATION: One-half mile east of Oneta Road, one-third mile north of Houston Street

CURRENT ZONING: PUD-66/R-1

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Tulsa Engineering and Planning Associates, Inc.

ENGINEER ADDRESS: 9820 E. 41st Street, Suite 102
Tulsa, OK 74146

ENGINEER PHONE NUMBER:

DEVELOPER: The Robson Companies, Inc.

DEVELOPER ADDRESS: 901 N. Forest Ridge Boulevard
Broken Arrow, OK 74014

DEVELOPER PHONE NUMBER: 918-357-2787

PRELIMINARY PLAT

APPLICATION MADE: February 19, 2019

TOTAL ACREAGE: 22.11 acres

NUMBER OF LOTS: 30

TAC MEETING DATE: March 12, 2019

PLANNING COMMISSION MEETING DATE: March 14, 2019

COMMENTS:

1. ____ Show the width of the right-of-way associated with Reserve A.
2. ____ Provide street access to Reserve E.
3. ____ Label the utility easement and show its width along the east side of Lot 18, Block 1.
4. ____ Place case number (PT19-101) in lower right corner of plat.
5. ____ In the sidewalk detail, show the building setback line and utility easement to be 30 feet in width since that is what is reflected on all the lots.
6. ____ Provide information on the square footage of each lot.
7. ____ Incorporate the development regulations of PUD 66 in the covenants.
8. ____ Show a sidewalk easement along the north side of the street from Lot 1, Block 1 to Forest Ridge Boulevard.
9. ____ Provide a utility easement by separate instrument along the north side of the street from Lot 1, Block 1 to Forest Ridge Boulevard. Easement shall be submitted, accepted by the City Council, and recorded in Wagoner County. The document number for the easement shall be shown on the plat prior to the plat being recorded.
10. ____ On Lot 8, Block 1, provide the dimension from the tick mark for the curve to the east property line.
11. ____ Dimensions on Lots 11, 17, 19, and 28, Block 1 and Lots 1 and 2, Block 2 are not readable because of text overlapping with sidewalk easement lines.
12. ____ Provide dimensions and bearings that show where the traffic control medians are located in the streets.
13. ____ Section 1.1 of the covenants, 12th line, references "sewer". Is this sanitary, storm, or both? Please clarify. Same comment in Section 1.3.
14. ____ Include a reference to Traffic Control Median C in Section 1.10 of the Covenants.
15. ____ Extend the sidewalk easement across the street frontage of Reserve B or acknowledge for all of Reserve B that there is a sidewalk easement.
16. ____ Revise the boundary dimensions or the lot dimensions so that the sum of the lot dimensions add up to the overall boundary length.
17. ____ Revise C numbers C3, C4, C28, C25, C15, C35 to match the sum of the lot values
18. ____ Revise the C numbers around Reserve B, in the table.
19. ____ Show the storm water detention easements needed for the offsite storm water storage
20. ____ Provide a closure statement
21. ____ Section 1.3, provide language to restrict the sanitary connection to the front of the lots, unless otherwise specified

22. _____ Update the legal description to match the plan view and the sum of the lot values
23. _____ Section 3.14, provide language specifying that a single sidewalk and its location, is needed on the entry street.
24. _____ Use a bolder linetype for the FEMA 100-year floodplain boundary. It currently blends in with the contour lines shown and is not easily identifiable.
25. _____ Correct the DD number on the stormwater detention note to the one assigned for this project.
26. _____ Section 11.8 describes easements A, C, D, and E. Easements D and E contain overland drainage easements on all or parts of them to contain the FEMA 100-year floodplain boundary. Place language describing overland drainage easements for Reserves D and E and the restrictions that go with overland drainage easements. There are some things listed in sections 1.8.2 and 1.8.3 that should not be performed within the FEMA 100-year floodplain. Clarify and further break out uses of Reserves A, C, D, and E, which each have differing main functions instead of grouping all of their uses together.
27. _____ There is no language describing use of Reserve B and the overland drainage easement that goes with the proposed detention pond to be built there. Provide detention easement and maintenance language for Reserve B.

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:

28. _____
29. _____
30. _____
31. _____ The conditional final plat and the "no exceptions taken" engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the "no exceptions taken" engineering plans.
32. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
33. _____ Show monuments on plat.
34. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
35. _____

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, 405-521-2271

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

_____ STORMWATER PLANS, ACCEPTED ON:

_____ PAVING PLANS, ACCEPTED ON:

_____ WATER PLANS, ACCEPTED ON:

_____ SANITARY SEWER PLANS, ACCEPTED ON:

_____ SEWAGE DISPOSAL PLANS, SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON:

____ WATER PLANS SENT TO 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: _____

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 (\$150 + (\$5 X ____ LOTS)	\$ _____
____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
____ 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. (\$150 X ____ SIGNS)	\$ _____
____ SIDEWALK ESCROW	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X ____ (SF INCREASED IMPERVIOUS AREA) (less any area in Reserve Area of ½ acre or more)	\$ _____
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 RECORDATION ON: _____
____ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT