

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Ronda Norton Center II  
CASE NUMBER: PT17-109  
RELATED CASE NUMBERS: PUD 94S-1  
COUNTY: Tulsa  
SECTION/TOWNSHIP/RANGE: 34/T19N/R14E  
GENERAL LOCATION: One-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue  
CURRENT ZONING: PUD 94/CG; proposed zoning PUD 94S-1/CH (BAZ 1983)  
SANITARY SEWER BASIN: Haikey Creek  
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Sack and Associates, Inc.  
ENGINEER ADDRESS: 3530 E. 31<sup>st</sup> Street South, Suite A  
Tulsa, OK 74135-1519  
ENGINEER PHONE NUMBER: 918-592-4111

DEVELOPER: Tahoe Properties, Inc.  
DEVELOPER ADDRESS: 9809 S. Memorial Drive  
Tulsa, OK 74133  
DEVELOPER PHONE NUMBER: 918-250-6888

## **PRELIMINARY PLAT**

APPLICATION MADE: June 19, 2017  
TOTAL ACREAGE: 4.55 acres  
NUMBER OF LOTS: 1  
TAC MEETING DATE: July 25, 2017  
PLANNING COMMISSION MEETING DATE: July 27, 2017  
COMMENTS:

1. \_\_\_\_\_ According to PUD 94S-1, the landscape easement along the east boundary is 15 feet in width. Please revise accordingly.
2. \_\_\_\_\_ Add address as assigned by the City of Broken Arrow.
3. \_\_\_\_\_ Section II of the covenants shall correspond to the document approved by the City Council. Modifications are needed to Section II.E.
4. \_\_\_\_\_ Place case number (17-109) in lower right corner of plat.
5. \_\_\_\_\_ Identify how the right-of-way along the north half of Granger Street was dedicated.
6. \_\_\_\_\_ Provide a 15-foot wide utility easement for the internal water line and fire hydrants.
7. \_\_\_\_\_ Provide a 15-foot wide utility easement for the off-site sanitary sewer line. Document number and easement shall be shown on the plat prior to the plat being recorded.

## **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:

8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

**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

**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? \_\_\_\_\_
- \_\_\_ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE 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

**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 \$ \_\_\_\_\_
- \_\_\_ 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**

- \_\_\_ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: \_\_\_\_\_

\_\_\_\_\_ FEES PAID ON: \_\_\_\_\_ IN THE AMOUNT OF: \_\_\_\_\_  
\_\_\_\_\_ FINAL PLAT PICKED UP FOR FILING ON: \_\_\_\_\_  
\_\_\_\_\_ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT  
\_\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT