

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Walnut Grove

CASE NUMBER: PT15-121

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 08-17-14

GENERAL LOCATION: One-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road

CURRENT ZONING: A1 to RE/PUD 246/BAZ 1951

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Barrick Rosenbaum
ENGINEER ADDRESS: 1708 W. Granger Street
Broken Arrow, OK 74012
ENGINEER PHONE NUMBER: 918-798-0210

DEVELOPER: Chris Johnson
DEVELOPER ADDRESS: 12109 S. Memorial Dr.
Bixby, OK 74008
DEVELOPER PHONE NUMBER: 918-629-8839

PRELIMINARY PLAT

APPLICATION MADE: December 21, 2015

TOTAL ACREAGE: 7.83

NUMBER OF LOTS: 5

TAC MEETING DATE: January 12, 2016

PLANNING COMMISSION MEETING DATE: January 14, 2016

COMMENTS:

1. _____ The plat shows a capped oil well on Lot 1, Block 1. Provide information documenting that the well has been capped in accordance with State regulations.
2. _____ Add Broken Arrow street names to the location map and place County street names in parenthesis. In addition, the case map references City of Bixby, is this correct? This section is within the fence line of Broken Arrow.
3. _____ Revise Section II of the covenants to reflect and coincide with the development standards of PUD 246 as approved by the City Council. References to the Board of County Commissioners should be deleted.
4. _____ Place case number (PT15-121) in lower right corner of plat.
5. _____ Add to the covenants that the maintenance of the private street in Reserve B is the responsibility of the homeowners association. In addition, on Sheet 1 add a note stating that all the streets in Reserve B are private streets owned and maintained by the Homeowners Association.
6. _____ Curve information needs to be provided for the Reserve B private street easement.
7. _____ The correct detention determination number for this development is DD-91415-24, not DD-91415-23 as listed. Revise.

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?

Rec'd 12/21/15 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