

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

## **PLAT INFORMATION**

NAME OF PLAT: Spring Hill at Forest Ridge  
CASE NUMBER: PT16-112  
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. 41<sup>st</sup> 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: November 22, 2016  
TOTAL ACREAGE: 31.82  
NUMBER OF LOTS: 102  
TAC MEETING DATE: December 13, 2016  
PLANNING COMMISSION MEETING DATE: December 15, 2016

### **COMMENTS:**

1.  Define boundaries of the subdivision with a heavy line.
2.  Show total acreage, number of lots, and square footage of each lot on the face of the plat.
3.  Add street addresses as assigned by the City of Broken Arrow.
4.  Add name, as assigned by the City of Broken Arrow, to the short street that connects with Kenosha Street.
5.  Label the 20-foot utility easement on the front of Lots 1, 2, & 3 of Block 6. If it is included in the 25-foot building line, please note.
6.  Include the development regulations of PUD 66, 66F and 66G in the covenants.
7.  Identify in the covenants who is responsible for maintaining reserve areas.
8.  Identify in the covenants who is responsible for maintaining the fence and landscaping along Kenosha Street.
9.  Provide document number for the utility easement shown on the west side of Blocks 1 and 6 and south of East Kenosha Street.
10.  Label the 30-foot building line on the west side of the subdivision as a setback line from the Conoco Pipeline.
11.  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.
12.  Remove the Driveway Access Limitation from Lot 12, Block 5.
13.  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.
14.  Complete the Backflow Preventer Table.
15.  Place case number (PT16-112) in lower right corner of plat. Remove previous case number (PT16-105)

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: Spring Hill at Forest Ridge  
APPLICATION MADE: August 23, 2017  
TOTAL ACREAGE: 31.82  
NUMBER OF LOTS: 102  
TAC MEETING DATE: September 12, 2017  
PLANNING COMMISSION MEETING DATE: September 14, 2017  
CITY COUNCIL MEETING DATE: September 19, 2017

COMMENTS:

- 16. \_\_\_\_\_ Add Driveway Access Limitations to the 15-foot B/L sides of Block 5, Lots 10 & 13.
- 17. \_\_\_\_\_ Note on the face of the plat that all wedge-shaped lots are a minimum of 60-feet in width at the building line (Per PUD-66), or show the dimension on each wedge-shaped lot at the building line.
- 18. \_\_\_\_\_ Provide document numbers for all utility easements recorded by separate instrument.

**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. \$ \_\_\_\_\_

\_\_\_\_\_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