

**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. 31st 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: Ronda Norton Center II
APPLICATION MADE: October 23, 2017
TOTAL ACREAGE: 4.552
NUMBER OF LOTS: 1
TAC MEETING DATE: November 14, 2017
PLANNING COMMISSION MEETING DATE: November 16, 2017
CITY COUNCIL MEETING DATE: December 5, 2017
COMMENTS:

8. _____ 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.
9. _____
10. _____
11. _____

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

LETTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED?

- VG NATURAL GAS COMPANY APPROVAL (RCVD 10/23/2017)
- VG ELECTRIC COMPANY APPROVAL (RCVD 10/23/2017)
- VG TELEPHONE COMPANY APPROVAL (RCVD 10/23/2017)
- VG CABLE COMPANY APPROVAL (RCVD 10/23/2017)

CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?

- VG OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH (RCVD 10/23/2017)
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