

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Timber Ridge Cottages
CASE NUMBER: PT19-112
RELATED CASE NUMBERS: PUD-276 and BAZ-1998 and BACP-161
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 8/18/15
GENERAL LOCATION: ¼ mile south of Kenosha, east of 37th Street
CURRENT ZONING: A-1 to RM/PUD-276
SANITARY SEWER BASIN:
STORM WATER DRAINAGE BASIN:

ENGINEER: Crockett Engineering Consultants
ENGINEER ADDRESS: 1000 W Nifong Blvd Building 1
Columbia, MO 65203

ENGINEER PHONE NUMBER: (573) 447-0292

DEVELOPER: DHTC Development, LLC
DEVELOPER ADDRESS: 1900 E Lark Lane
Nixa, MO 65714

DEVELOPER PHONE NUMBER: (417) 234-7841

PRELIMINARY PLAT

APPLICATION MADE: July 15, 2019
TOTAL ACREAGE: 8.05
NUMBER OF LOTS: 1
TAC MEETING DATE: August 6, 2019
PLANNING COMMISSION MEETING DATE: August 8, 2019
COMMENTS:

1. _____ The title should read "Timber Ridge Cottages, a replat of a portion of Lot 1, Block 1, Tee Town Golf Ranch"
2. _____ Remove the line in parenthesis in the legal description.
3. _____ The City of Broken Arrow development number is not needed.
4. _____ Provide the CA# for the surveyor.
5. _____ Owner signatures are not necessary until the final plat is approved.
6. _____ Location map should be at a 1:2,000 scale showing only the section where the development is located. Identify arterial streets with Broken Arrow street names and county names in parenthesis. North: Kenosha Street (71st Street), South: Houston Street (81st Street), East: Evans Road (225th E Ave), West: 37th Street (209th E Ave)
7. _____ Remove all references to building lines and limits of access that were in place with the old plat. Add a note to the face of the plat stating that the Timber Ridge Cottages plat supersedes Tee Town Golf Ranch, plat number XXXX.
8. _____ Show the distance between the two entrances. Per the PUD, this distance should be approximately 170-feet.
9. _____ For off-site access easements and reserves, provide the plat number or other document that dedicated the item.
10. _____ There is no language in the covenants concerning the dedication/maintenance of easements, reserve areas, screening, landscaping or streets.
11. _____ Identify any improvements intended for private use only. Define how private improvements are to be maintained within the covenants.
12. _____ Provide dimensions for the distances between the section line and the property line.
13. _____ Remove parking areas and topo lines from the plat.
14. _____ Place case number (PT19-112) in lower right corner of plat.
15. _____ All references (See Legal Description and easement call outs) to the "Tee Town Golf Ranch" plat needs to include the document number. This can be incorporated by adding a note and referencing it at each applicable area.
16. _____ Update street call out in note 1.14.1.
17. _____ Under "BENCHMARK", the vertical datum reference is currently a horizontal datum reference. Please update to show the correct vertical datum reference, assuming "North American Vertical Datum 1988 (NAVD 88)".
18. _____ Under "BEARING BASIS"; add a prefix "(M) or (P)" to appropriate paragraph to correlate with bearing designations on map.

19. _____ Identify the 80' Right-of-Way for future outer road as "Private" or "Public".
20. _____ Remove the SE segment of the N-S "35' Perimeter Landscape Buffer/Setback" line which extends south of the same buffer running E-W.
21. _____ Enclose the pressurized Sanitary sewer line in an easement to the North of the development and show extents of the easement on the map.
22. _____ Add a 17.5' U/E along the south property line.
23. _____ Move the 17.5' U/E from the East property line to be on the new R/W line.
24. _____ Show a reserve or overland drainage easement on the proposed detention area.
25. _____ Do not extend the U/E into the new R/W
26. _____ Add bearing & distance to the new R/W

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:

27. _____
28. _____
29. _____
30. _____ 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.
31. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
32. _____ Show monuments on plat.
33. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
34. _____

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 (\$175 + (\$10 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 (.40 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