

# **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: 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