

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Kenosha Villas

CASE NUMBER: PT15-112

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 04/18/14

GENERAL LOCATION: One-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place

CURRENT ZONING: IL/RM/FD (PUD 191B)

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Sanders Engineering, Inc.
ENGINEER ADDRESS: 11502 South 66th East Avenue
Bixby, OK 74008
ENGINEER PHONE NUMBER: 918-296-5067

DEVELOPER: Ronald E. Smith Revocable Trust
DEVELOPER ADDRESS: 1917 W. "C" Street
Jenks, OK 74037
DEVELOPER PHONE NUMBER: 918-298-0966

PRELIMINARY PLAT

APPLICATION MADE: July 9, 2015

TOTAL ACREAGE: 8.70

NUMBER OF LOTS: 16

TAC MEETING DATE: August 10, 2015

PLANNING COMMISSION MEETING DATE: August 13, 2015

COMMENTS:

1. Remove site plan information such as driveways and street pavement from the plat.
2. Provide document numbers for utility easement and mutual access easement that are being provided by separate instrument. Document number shall be shown prior to the plat being recorded.
3. Identify what the area between Lots 2 and 3 represents.
4. Include PUD 191B in title description.
5. Incorporate the changes required by the City Council into the development regulations in Section II of the Zoning Ordinance (i.e. single family attached/duplex for both Lot Area and Lot Frontage).
6. Add the definition for MA/E to the Legend.
7. In Section II of the covenants, identify what lots are part of Development Area A, Development Area B, and Development Area C.
8. Please clarify the boundary lines between Reserve A and Reserve B.
9. Some of the text is unreadable because of text overlap. Revise so that there is no text overlap.
10. Section I.I.3 of the covenants reference to Reserve A should be Reserve D.
11. The north boundary of Reserve C is missing a dimension.
12. (Sheet 1) Place case number (PT15-112) in lower right corner of plat.
13. (Sheet 1) Delineate "Area A," Area "B," and "Area C" on the plat.
14. (Sheet 1) Add table of all curve data for intersections including length and radius of curvature.
15. (Sheet 2) Paragraph I3 replace "Kenosha Landing" with "Kenosha Villas."
16. (Sheet 2) Replace "Registered" with "Licensed" in three places.
17. Add all bearings and distances to the drawing.
18. The plat legal and the written legal do not match. As a result, there is no closure.
19. Label the name of the adjacent plat referred to as plat number 6349.
20. Show in the legend to show what the line types and hatches shown represent.
21. It is not clear where Reserve A ends and Reserve B begins. Clarify.
22. Section II3 is within the section detailing Reserve D information, but has a sentence referring to Reserve A. Revise.
23. Add a sentence to section II3 stating that the detention facility embankment and outlet structure shall be kept in good working condition.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Kenosha Villas

APPLICATION MADE: August 26, 2015

TOTAL ACREAGE: 8.70

NUMBER OF LOTS: 16

TAC MEETING DATE: September 22, 2015

PLANNING COMMISSION MEETING DATE: September 24, 2015

CITY COUNCIL MEETING DATE: October 20, 2015

COMMENTS:

- 24. For clarification, remove the arrow lines associated with the three Development Area titles. The name represents the area, not the line. Move "Development Area C PUD 191B more towards the center of Reserve D.
- 25. Identify on Sheet 1 that Reserves A and B are private streets.
- 26. Underneath the location map, identify that the subdivision contains 16 lots in one block.
- 27. Add "Block 1" to the plat.
- 28. On Sheet 1, identify that Reserve Areas A, B, and C contain a mutual access easement, overland drainage easement, and utility easement.
- 29. Add "ACC/E" and "R/W" to the legend and define. Also, in the legend, Mutual Access Easement is shown as "MA/E" but is shown on the plat as "M.A.E." Please modify so they are the same.
- 30. Add address disclaimer.
- 31. Sheet 1 says the property contains 11.27 acres, while the legal description says 8.70 acres. Please modify so they are the same.
- 32. The written legal description and what is shown on the drawing do not match.
- 33. Check bearing and length of the long chord on cul de sac area.

*****CITY STAFF TO COMPLETE SECTION BELOW*****

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

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

- FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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:
- 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
- IS A SIDEWALK PERFORMANCE BOND DUE? _____
- ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWER, SANITARY SEWER AND PAVING?(CIRCLE APPLICABLE) _____ HAVE THEY BEEN SUBMITTED? _____
- ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?
____ OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108

____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

____ ADDRESSES REVIEWED AND APPROVED
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

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