

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Kensington Ridge II

CASE NUMBER: PT17-108

RELATED CASE NUMBERS:

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 11-18-15

GENERAL LOCATION: One-quarter mile north of Houston Street, one-quarter mile east of Oak Grove Road

CURRENT ZONING: A-1 to RS-1/PUD262

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: Tanner Consulting, LLC

ENGINEER ADDRESS: 5323 S. Lewis Avenue
Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER/OWNER: Green Property Management, INC

DEVELOPER ADDRESS: 17211 S. 4170 Road
Claremore, OK 74017

DEVELOPER PHONE NUMBER: 918-342-0840

OWNER: Green Property Management, INC

DEVELOPER ADDRESS: 17211 S. 4170 Road
Claremore, OK 74017

DEVELOPER PHONE NUMBER: 918-342-0840

PRELIMINARY PLAT

APPLICATION MADE: June 19, 2017

TOTAL ACREAGE: 39.85

NUMBER OF LOTS: 45

TAC MEETING DATE: July 11, 2017

PLANNING COMMISSION MEETING DATE: July 13, 2017

COMMENTS:

1. ____ Place case number (PT17-108) in lower right corner of plat.
2. ____ Please revise Section II.B of the covenants to reflect the side yards abutting a street to be a minimum of 20-feet as stated in approved PUD-262.
3. ____ A second point of access to Houston Street will be required per the IFC regulations, as discussed in the rezoning and PUD phases of this development.
4. ____ Show right-of-way width of S. 266th East Ave and S. 267th East Ave where they connect from the existing Kensington Ridge subdivision.
5. ____ The building line on the east sides of Lots 5 and 6 of Block 3 should be 20-feet, per the PUD.
6. ____ Give a dimension for the utility easement along the frontages of Lots 1 through 4 of Block 3.
7. ____ All yards abutting a public street are considered a front yard and need to be shown with a building line of 25-feet or Restricted Access should be placed on lot sides with a 20-foot building line. Add Restricted Access language to the covenants.
8. ____ A 20-foot wide access area to Reserve A from a public street is required per the subdivision regulations. This area can be a part of Reserve A. Alternatively, show the access to Reserve Area B from Kensington Ridge to the south. This access must meet the subdivision regulations to be acceptable.
9. ____ Remove the utility easement along the south and west edge of Reserve A, over the pond.
10. ____ Remove the blanket utility easement from both reserve areas since specific utility easements are shown. Remove Section E.3 associated with the reserve area easements.
11. ____ On pie shaped lots with a street frontage less than 60-feet, show the dimension of the frontage at the building setback line.
12. ____ Show Detention Determination number on the face of the plat.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Kensington Ridge II
APPLICATION MADE: November 13, 2017
TOTAL ACREAGE: 39.86
NUMBER OF LOTS: 45
TAC MEETING DATE: December 5, 2017
PLANNING COMMISSION MEETING DATE: December 7, 2017
CITY COUNCIL MEETING DATE:
COMMENTS:

- 13. _____ Place case number (PT17-108) on each page of the plat. The development number is not needed.
- 14. _____ Do not overlap the U/E and ODE on the south side of Lot 15, Block 3 and Lots 1 and 7, Block 4.
- 15. _____ Please add a note to the plat stating that the access to Reserve A is through the Kensington Ridge subdivision to the south or show it on the plat. (Access point through Kensington Ridge must be a minimum of 20-feet in width)

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

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? **Yes DD-052217-10**
- _____ 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.	\$ _____
ALY STORM WATER FEE-IN-LIEU OF DETENTION	\$ <u>N/A</u>

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