

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PLAT: Spring Hill at Forest Ridge

CASE NUMBER: PT16-105

RELATED CASE NUMBERS: BAZ-1080, PUD-66

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 11-18-15

GENERAL LOCATION: South of Kenosha Street, one-half mile east of Midway, between Midway and Oak Grove Road

CURRENT ZONING: A-1, PUD-66

SANITARY SEWER BASIN: Adams Creek

STORM WATER DRAINAGE BASIN: Timber Creek

ENGINEER: Tulsa Engineering and Planning (TEP)

ENGINEER ADDRESS: 9820 E. 41<sup>st</sup> Street, Ste. 102  
Tulsa, OK 74146

ENGINEER PHONE NUMBER: 918-359-6413

DEVELOPER: The Robson Companies, Inc.

DEVELOPER ADDRESS: 901 North Forest Ridge Blvd.  
Broken Arrow, OK 74014

DEVELOPER PHONE NUMBER: 918-357-2787

## **PRELIMINARY PLAT**

APPLICATION MADE: August 1, 2016

TOTAL ACREAGE: 31.82

NUMBER OF LOTS: 82

TAC MEETING DATE: August 23, 2016

PLANNING COMMISSION MEETING DATE: August 25, 2016

### **COMMENTS:**

1. ☐ Add Case Number (PT16-105) in lower right corner of plat.
2. ☐ Include PUD 66 and PUD 66F development regulations in the covenants.
3. ☐ Provide Document Number for all the easements shown to be dedicated by separate instrument. Document number shall be shown on the plat prior to the plat being recorded.
4. ☐ Review Section 1.2 of the covenants. Traffic control median "D" has been omitted. The covenants state a monument sign will be located in TCM A, but it appears the sign will probably be located in TCM B shown on the plat.
5. ☐ Lot 1, Block 6 shows a 25-foot wide B/L and U/E along the east side. Is this correct? If it is, then a driveway access limitation is not needed.
6. ☐ Add PUD 66F to title description.
7. ☐ Add name, as assigned by the City of Broken Arrow, to the short street the connects with Kenosha Street.
8. ☐ Provide means for locating traffic control medians. Width of right-of-way around traffic control medians shall be shown.
9. ☐ On the face of the plat and in the covenants, state that no vehicular access is allowed along street frontages with D.A.L. and the setback for the garage is less than 25 feet.
10. ☐ Identify the width of the right-of-way for the entry street from Kenosha Street.
11. ☐ Show a five-foot wide fence and landscape easement next to Kenosha Street. Identify in the covenants who is responsible for maintaining the fence and landscaping along Kenosha Street.
12. ☐ Submit a landscape plan and fence plan for the area along Kenosha Street. Landscape plan and fence plan shall be approved prior to the plat being recorded.
13. ☐ Acknowledge in writing, email is acceptable, that all the lots meet the minimum lot frontage requirements of PUD 66. It is difficult to tell on some of the pie shaped lots.
14. ☐ Add street addresses as assigned by the City of Broken Arrow.
15. ☐ Block 7 in the Lot Addresses table should be Block 6.
16. ☐ Complete the Backflow Preventer Table.
17. ☐ Submit a detention determination in to the Stormwater Management Division and fill in the note on the cover sheet referring to the assigned detention determination number.

18. \_\_\_\_\_ Delineate the FEMA 100-year floodplain boundary of Timber Creek on the offsite property to the south. Use the floodplain delineation from the September 30, 2016 effective date FIRM Panel. Label the September 30, 2016, effective date and the FIRM panel number.
19. \_\_\_\_\_ If an offsite stormwater detention facility is to be constructed as proposed within the offsite stormwater detention facility easement, a section within the covenants shall address the fact that the offsite detention facility will provide detention for this development.
20. \_\_\_\_\_ The easement by separate instrument for stormwater detention filed document number shall be listed on the face of the plat and a section within the covenants shall address the detention (see above comment 19).

### **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:

21. \_\_\_\_\_  
22. \_\_\_\_\_  
23. \_\_\_\_\_  
24. \_\_\_\_\_

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### **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

\_\_\_\_\_ 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

#### **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? \_\_\_\_\_

\_\_\_\_\_ ENGINEERING DEPARTMENT/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 ENGINEERING DEPARTMENT 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. (10 reqd per Robert Cook)	\$ _____
____ 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