

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Bentley Square

CASE NUMBER: PT16-111

RELATED CASE NUMBERS: BACP-154, BAZ-1967 (case known as Bentley Village IV)

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 09-17-14

GENERAL LOCATION: S of Jasper, west of Aspen

CURRENT ZONING: RS-4

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Tanner Consulting
ENGINEER ADDRESS: 5323 S. Lewis Ave.
Tulsa, OK 74105
ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: HHBG, LLC C/O Thurmond Consulting LLC
DEVELOPER ADDRESS: 610 S. Main Street
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-294-0835

PRELIMINARY PLAT

APPLICATION MADE: November 7, 2016

TOTAL ACREAGE: 8

NUMBER OF LOTS: 33

TAC MEETING DATE: December 13, 2016

PLANNING COMMISSION MEETING DATE: December 15, 2016

COMMENTS:

1. _____ Show acreage of each lot and addresses assigned by the City of Broken Arrow.
2. _____ Right of Way dedicated by this plat should be 25.25 feet with an overall Right of Way of 50-feet.
3. _____ In the covenants, add language to incorporate the maintenance of the screening fence along Jasper Street as the responsibility of the owner.
4. _____ The Detention determination shown on the cover needs to be updated, as the one listed gives the DD for the overall development. Use DD-51216-08.
5. _____ Show how sewer will be provided to Lots 8-16 of Block 1.
6. _____ Show existing sewer line along the west boundary.
7. _____ Place case number (16-111) in lower right corner of plat.

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:

8. _____
9. _____
10. _____
11. _____

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. \$ _____

____ 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