

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Spring Hill at Forest Ridge

CASE NUMBER: PT16-112

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. 41st 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: November 22, 2016

TOTAL ACREAGE: 31.82

NUMBER OF LOTS: 102

TAC MEETING DATE: December 13, 2016

PLANNING COMMISSION MEETING DATE: December 15, 2016

COMMENTS:

1. _____ Define boundaries of the subdivision with a heavy line.
2. _____ Show total acreage, number of lots, and square footage of each lot on the face of the plat.
3. _____ Add street addresses as assigned by the City of Broken Arrow.
4. _____ Add name, as assigned by the City of Broken Arrow, to the short street the connects with Kenosha Street.
5. _____ Label the 20-foot utility easement on the front of Lots 1, 2, & 3 of Block 6. If it is included in the 25-foot building line, please note.
6. _____ Include the development regulations of PUD 66, 66F and 66G in the covenants.
7. _____ Identify in the covenants who is responsible for maintaining reserve areas.
8. _____ Identify in the covenants who is responsible for maintaining the fence and landscaping along Kenosha Street.
9. _____ Provide document number for the utility easement shown on the west side of Blocks 1 and 6 and south of East Kenosha Street.
10. _____ Label the 30-foot building line on the west side of the subdivision as a setback line from the Conoco Pipeline.
11. _____ 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.
12. _____ Remove the Driveway Access Limitation from Lot 12, Block 5.
13. _____ 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.
14. _____ Complete the Backflow Preventer Table.
15. _____ Place case number (PT16-112) in lower right corner of plat. Remove previous case number (PT16-105)

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:

16. _____
17. _____
18. _____
19. _____

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