

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: PRESERVE

CASE NUMBER: PT17-102

RELATED CASE NUMBERS: BAZ-1976

COUNTY: WAGONER

SECTION/TOWNSHIP/RANGE: 31-19-15

GENERAL LOCATION: EAST OF THE SWC OF OMAHA STREET AND 37TH STREET

CURRENT ZONING: A-1 TO RS-3 VIA BAZ-1976

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: AAB Engineering, LLC

ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: New Bedford Lakes, LLC

DEVELOPER ADDRESS: Attn: Chuck Ramsey
1420 W Kenosha
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-258-6161

PRELIMINARY PLAT

APPLICATION MADE: March 20, 2017

TOTAL ACREAGE: 8.9128

NUMBER OF LOTS: 3

TAC MEETING DATE: April 25, 2017

PLANNING COMMISSION MEETING DATE: April 27, 2017

COMMENTS:

1. _____ Place case number (PT17-102) in lower right corner of plat.
2. _____ Submit a detention determination to the Broken Arrow Stormwater Manager and refer to the assigned DD number on a detention note on the final plat.
3. _____ There is a "temporary" detention facility just south of this proposed plat that is currently serving portions of the Silverleaf development and will serve a portion of this development. Is this facility is going to be jointly maintained by the HOA of Silverleaf and The Preserve HOA, until the 37th street agreement is final? If so, please place language in the covenants to address this situation.
4. _____ Please add a date of preparation to the face of the plat.
5. _____ The north arrow in the top left corner of the plat is facing the wrong direction.
6. _____ Show the statutory right-of-way along Omaha Street. The remaining right-of-way to be dedicated by this plat should be labeled with dimension from the south edge of the statutory right-of-way to the property line. Ultimate right-of-way for Omaha Street is 50-feet from the section line.
7. _____ The 5-foot fence easement should also be labeled as a landscape easement.
8. _____ Sidewalks shall be placed in a sidewalk easement along Omaha Street.
9. _____ Please label the 30-foot dimension in the right-of-way area north of Block 6, Lots 21 & 22.
10. _____ Add a note to the face of the plat stating that all pie shaped lots are a minimum of 60-feet in width at the front building line.
11. _____ The side yard setback on Block 2, Lot 22 cannot be more than a 5-foot difference than the front building line setback of Block 2, Lot 23. Please increase the Block 2, Lot 22 side yard building line to 20-feet.
12. _____ Restrict Access on the south side of Block, 2 Lot 22 along Street E.
13. _____ Correct building setback lines on Block 5, Lots 21 & 22 and Block 4, Lot 6.
14. _____ Legal description and drawing do not match.
15. _____ Conceptual utility plan shows storm sewer extending south of the property in two places. Please provide document numbers for these off site utility easements.

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:

1. _____ BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
2. _____ MONUMENTS SHOWN ON PLAT
3. _____ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED
4. _____
16. _____
17. _____
18. _____

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 NET'D ON: _____

____ PAVING PLANS, NET'D ON: _____

____ WATER PLANS, NET'D ON: _____

____ SANITARY SEWER PLANS, NET'D 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? _____ HAS ONE BEEN SUBMITTED? _____

____ ARE PERFORMANCE BONDS/ESCROW CHECK OR LETTER OF CREDIT DUE FOR WATER, STORM SEWERS,
SANITARY SEWER AND PAVING? (CIRCLE APPLICABLE)
HAVE THEY BEEN SUBMITTED? _____

PLANNING DEPARTMENT APPROVAL

____ ADDRESSES REVIEWED AND APPROVED
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED? # _____, FEE IN LIEU OF
DUE? _____

FEES

_____ FINAL PLAT PROCESSING FEE (\$150 + ((\$5 X NO _____ LOTS)	\$ _____
_____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
_____ EXCESS SEWER CAPACITY FEE (\$700 X NO ACRES _____)	\$ _____
_____ 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. (\$150 X NO OF SIGNS _____)	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DET. (.35 x increased impervious area)	\$ _____
TOTAL FINAL PLAT 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

_____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON: