

# **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. 266<sup>th</sup> East Ave and S. 267<sup>th</sup> 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:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

13. \_\_\_\_\_

14. \_\_\_\_\_

15. \_\_\_\_\_

16. \_\_\_\_\_

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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

### **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?

\_\_\_\_ 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.	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DETENTION	\$ _____

**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