

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 that 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: Spring Hill at Forest Ridge

APPLICATION MADE: August 23, 2017

TOTAL ACREAGE: 31.82

NUMBER OF LOTS: 102

TAC MEETING DATE: September 12, 2017

PLANNING COMMISSION MEETING DATE: September 14, 2017

CITY COUNCIL MEETING DATE: October 3, 2017

COMMENTS:

16. _____ Add Driveway Access Limitations to the 15-foot B/L sides of Block 5, Lots 10 & 13.
17. _____ Note on the face of the plat that all wedge-shaped lots are a minimum of 60-feet in width at the building line (Per PUD-66), or show the dimension on each wedge-shaped lot at the building line.
18. _____ Provide document numbers for all utility easements recorded by separate instrument.

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