

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: **The Estates at Ridgewood**

CASE NUMBER: **PT17-112**

RELATED CASE NUMBERS: **N/A**

COUNTY: **WAGONER**

SECTION/TOWNSHIP/RANGE: **11/18/15**

GENERAL LOCATION: **North of E. 81st St. South and South Winwood Lane, between Oak Ridge & Kensington Ridge.**

CURRENT ZONING: **A-1**

SANITARY SEWER BASIN: **BA/Lynn Lane**

STORM WATER DRAINAGE BASIN: **Adams Creek**

ENGINEER: **Schemmer & Associates, Jon Taber**

ENGINEER ADDRESS: **10820 East 45th St., Ste.307, Tulsa, OK 74146**

ENGINEER PHONE NUMBER:

DEVELOPER: **Paradigm Realty Advisors, LLC, Dave Cocolin**

DEVELOPER ADDRESS: **4500 S. Garnett Rd., Ste. 220, Tulsa, OK 74146**

DEVELOPER PHONE NUMBER: **918.665.1900**

PRELIMINARY PLAT

APPLICATION MADE: **October 6, 2017 (was put on hold until the rezoning application came in)**

TOTAL ACREAGE: **41.05**

NUMBER OF LOTS: **88**

TAC MEETING DATE: **December 5, 2017**

PLANNING COMMISSION MEETING DATE: **December 7, 2017**

COMMENTS:

1. ☐ Add a note for date of preparation on each page of the plat.
2. ☐ On the vicinity map, Broken Arrow Street names should be the primary with county names in parentheses.
3. ☐ Kensington Ridge II should be referenced as proposed on the vicinity map and plat.
4. ☐ Please add a note to the plat verifying that all wedge shaped lots are a minimum of 60-feet in width at the front building line.
5. ☐ Place "limits of no access" on the 20-foot building line side of all corner lots.
6. ☐ All outlots should be changed to reserve areas with ownership and maintenance details provided in the covenants.
7. ☐ Maintenance of the reserve areas are not defined in the covenants. All reserve areas should be maintained by the property owner.
8. ☐ Place a 17.5-foot perimeter easement around each outlot/reserve area. If ponds are to be placed in area D and C, the utility easement should be separate from any drainage easements.
9. ☐ The 20-foot access to the reserve area between Lots 43 & 44 of Block 2 should be part of the reserve area and be maintained by the owner of the reserve area.
10. ☐ Provide documentation for the 50-foot access road to Houston Street by separate instrument. Provide document number on the plat. The easement cannot be dedicated by the plat since the area is not included in the plat.
11. ☐ The Drainage Easements and Utility Easements between the double back of Block 2, between Lots 17 and 43 going southeast, should not overlap. In addition, Broken Arrow engineering criteria allows storm water drainage to flow over no more than 4 lots before reaching the storm sewer.
12. ☐ Are there existing offsite utility easements along the eastern boundary of Oak Ridge Estates? If yes, please show these on the plat.
13. ☐ The Development Number is not needed in the lower right corner of the plat.
14. ☐ Place case number (PT17-112) 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:

15. _____

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, 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