

# **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 37<sup>TH</sup> 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  
Attn: Chuck Ramsey  
DEVELOPER ADDRESS: 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 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: The Pines at the Preserve  
APPLICATION MADE: July 30, 2018

TOTAL ACREAGE: 24.61  
NUMBER OF LOTS: 90  
TAC MEETING DATE: 08-21-2018  
PLANNING COMMISSION MEETING DATE: 08-23-2018  
CITY COUNCIL MEETING DATE: 09-18-2018  
COMMENTS:

16. \_\_\_\_\_ On the vicinity map, County Line Road should be called 23<sup>rd</sup> Street.
17. \_\_\_\_\_ The south stub of 33<sup>rd</sup> Street appears to exceed the maximum length for a dead-end street.
18. \_\_\_\_\_ Please provide the documentation for the 15' U/E by separate instrument south of Reserve C.
19. \_\_\_\_\_ The last sentence of Section 1.J.2 should state "unless the garage entry is located on such side, where it will be no less than 25 feet" per Section 4.1.B of the zoning ordinance.
20. \_\_\_\_\_ Please add a note to the face of the plat stating that backflow preventers are required on all building.
21. \_\_\_\_\_ Describe the dimensions of the bump outs on the 5 foot landscape easement.
22. \_\_\_\_\_ Block 4 lots 1, 2, & 14 need additional length dimensions along the back lot line

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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 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)	\$ _____
<b>TOTAL FINAL PLAT FEE(S)</b>	<b>\$ _____</b>

## 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: