

# **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. 81<sup>st</sup> 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 45<sup>th</sup> 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: Estates at Ridgewood

APPLICATION MADE: 3/11/19

TOTAL ACREAGE: 41.18 acres

NUMBER OF LOTS: 86

TAC MEETING DATE: 4/9/19

PLANNING COMMISSION MEETING DATE: 4/11/19

CITY COUNCIL MEETING DATE: 5/7/19

### **COMMENTS:**

15. \_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
16. \_\_\_\_ Place a limits of no access on the west side of Lot 47, Block 2.
17. \_\_\_\_ Add the Detention Determination Number to the face of the plat.
18. \_\_\_\_ Add language to the covenants regarding the formation of the mandatory HOA.
19. \_\_\_\_ Definition, purpose and restrictions for Reserve Area B, C & D is missing
20. \_\_\_\_ It appears that Reserve C includes a strip of land running to the SE but the strip width is not defined or clearly included in Reserve Area C
21. \_\_\_\_ The definition of the U/E is not clear at the SE corner of large Reserve Area C and the NW end of the strip. Does the U/E extend across the width of the NW end strip or does it stop on each side?
22. \_\_\_\_ Provide a closure statement.
23. \_\_\_\_ Designate the reserves as Overland Drainage Easements. Specify if the reserves are to function as a U/E.
24. \_\_\_\_ Overland Drainage Easements are needed between Lots 43 & 44 of Block 2 and Lots 16 & 17 of Block 2.
25. \_\_\_\_ In Section I.E of the covenants add "no fencing structures shall be allowed to be installed within an overland drainage easement.
26. \_\_\_\_ Section 2.B.E of the covenants, expand the definition to explain the functionality of the reserves and explain overland drainage easements. Provide information on liens filed against the property owner for maintenance.
27. \_\_\_\_ Add bearings to all lot lines and right-of-way lines. Show 25' radius on all intersecting right-of-way.
28. \_\_\_\_ Show the location of the benchmark that is being referenced.
29. \_\_\_\_ Add a 15' U/E at the front of all lots to locate rural water out of the right-of-way.
30. \_\_\_\_ Verify that the sums of the lot dimensions equal the boundary distance shown.
31. \_\_\_\_ Lots 29-31, block 2 need an 11' U/E along the back.
32. \_\_\_\_ Extend the U/E along the backs of lots 13 & 14, block 3.
33. \_\_\_\_ A separate waterline easement will be required for the rural water line extending south to 81<sup>st</sup> Street. This easement will need to be dedicated by separate instrument.

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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