

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: 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 81st Street. This easement will need to be dedicated 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

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