

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Timber Ridge Cottages  
CASE NUMBER: PT19-112  
RELATED CASE NUMBERS: PUD-276 and BAZ-1998 and BACP-161  
COUNTY: Wagoner  
SECTION/TOWNSHIP/RANGE: 8/18/15  
GENERAL LOCATION: ¼ mile south of Kenosha, east of 37<sup>th</sup> Street  
CURRENT ZONING: A-1 to RM/PUD-276  
SANITARY SEWER BASIN:  
STORM WATER DRAINAGE BASIN:

ENGINEER: Crockett Engineering Consultants  
ENGINEER ADDRESS: 1000 W Nifong Blvd Building 1  
Columbia, MO 65203

ENGINEER PHONE NUMBER: (573) 447-0292

DEVELOPER: DHTC Development, LLC  
DEVELOPER ADDRESS: 1900 E Lark Lane  
Nixa, MO 65714

DEVELOPER PHONE NUMBER: (417) 234-7841

## **PRELIMINARY PLAT**

APPLICATION MADE: July 15, 2019  
TOTAL ACREAGE: 8.05  
NUMBER OF LOTS: 1  
TAC MEETING DATE: August 6, 2019  
PLANNING COMMISSION MEETING DATE: August 8, 2019  
COMMENTS:

1. ☐ The title should read "Timber Ridge Cottages, a replat of a portion of Lot 1, Block 1, Tee Town Golf Ranch"
2. ☐ Remove the line in parenthesis in the legal description.
3. ☐ The City of Broken Arrow development number is not needed.
4. ☐ Provide the CA# for the surveyor.
5. ☐ Owner signatures are not necessary until the final plat is approved.
6. ☐ Location map should be at a 1:2,000 scale showing only the section where the development is located. Identify arterial streets with Broken Arrow street names and county names in parenthesis. North: Kenosha Street (71<sup>st</sup> Street), South: Houston Street (81<sup>st</sup> Street), East: Evans Road (225<sup>th</sup> E Ave), West: 37<sup>th</sup> Street (209<sup>th</sup> E Ave)
7. ☐ Remove all references to building lines and limits of access that were in place with the old plat. Add a note to the face of the plat stating that the Timber Ridge Cottages plat supersedes Tee Town Golf Ranch, plat number XXXX.
8. ☐ Show the distance between the two entrances. Per the PUD, this distance should be approximately 170-feet.
9. ☐ For off-site access easements and reserves, provide the plat number or other document that dedicated the item.
10. ☐ There is no language in the covenants concerning the dedication/maintenance of easements, reserve areas, screening, landscaping or streets.
11. ☐ Identify any improvements intended for private use only. Define how private improvements are to be maintained within the covenants.
12. ☐ Provide dimensions for the distances between the section line and the property line.
13. ☐ Remove parking areas and topo lines from the plat.
14. ☐ Place case number (PT19-112) in lower right corner of plat.
15. ☐ All references (See Legal Description and easement call outs) to the "Tee Town Golf Ranch" plat needs to include the document number. This can be incorporated by adding a note and referencing it at each applicable area.
16. ☐ Update street call out in note 1.14.1.
17. ☐ Under "BENCHMARK", the vertical datum reference is currently a horizontal datum reference. Please update to show the correct vertical datum reference, assuming "North American Vertical Datum 1988 (NAVD 88)".
18. ☐ Under "BEARING BASIS"; add a prefix "(M) or (P)" to appropriate paragraph to correlate with bearing designations on map.

19. \_\_\_\_\_ Identify the 80' Right-of-Way for future outer road as "Private" or "Public".
20. \_\_\_\_\_ Remove the SE segment of the N-S "35' Perimeter Landscape Buffer/Setback" line which extends south of the same buffer running E-W.
21. \_\_\_\_\_ Enclose the pressurized Sanitary sewer line in an easement to the North of the development and show extents of the easement on the map.
22. \_\_\_\_\_ Add a 17.5' U/E along the south property line.
23. \_\_\_\_\_ Move the 17.5' U/E from the East property line to be on the new R/W line.
24. \_\_\_\_\_ Show a reserve or overland drainage easement on the proposed detention area.
25. \_\_\_\_\_ Do not extend the U/E into the new R/W
26. \_\_\_\_\_ Add bearing & distance to the new R/W

## **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:

27. \_\_\_\_\_
28. \_\_\_\_\_
29. \_\_\_\_\_
30. \_\_\_\_\_ The conditional final plat and the "no exceptions taken" engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the "no exceptions taken" engineering plans.
31. \_\_\_\_\_ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
32. \_\_\_\_\_ Show monuments on plat.
33. \_\_\_\_\_ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
34. \_\_\_\_\_

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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, 405-521-2271

### **DEVELOPMENT SERVICES/ENGINEERING APPROVAL**

\_\_\_\_\_ STORMWATER PLANS, ACCEPTED ON:

\_\_\_\_\_ PAVING PLANS, ACCEPTED ON:

\_\_\_\_\_ WATER PLANS, ACCEPTED ON:

\_\_\_\_\_ SANITARY SEWER PLANS, ACCEPTED ON:

\_\_\_\_\_ SEWAGE DISPOSAL PLANS, SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON:

\_\_\_\_\_ WATER PLANS SENT TO 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: \_\_\_\_\_

## 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 (\$175 + (\$10 X ____ LOTS)  | \$ _____        |
| ____ WATER LINE (\$) UNDER PAYBACK CONTRACT   | \$ _____        |
| ____ EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES<br>(LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)                  | \$ _____        |
| ____ 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 ____ SIGNS)  | \$ _____        |
| ____ SIDEWALK ESCROW  | \$ _____        |
| ____ STORM WATER FEE-IN-LIEU OF DETENTION (.40 X ____ (SF INCREASED IMPERVIOUS<br>AREA) (less any area in Reserve Area of ½ acre or more) | \$ _____        |
| <b>TOTAL 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 RECORDATION ON: \_\_\_\_\_  
\_\_\_\_ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT  
\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT