

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 37th 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 (71st Street), South: Houston Street (81st Street), East: Evans Road (225th E Ave), West: 37th Street (209th 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: Timber Ridge Cottages

APPLICATION MADE: August 19, 2019

TOTAL ACREAGE: 8.05

NUMBER OF LOTS: 1

TAC MEETING DATE: 9-10-19

PLANNING COMMISSION MEETING DATE: 9-12-19

CITY COUNCIL MEETING DATE: 10-1-19

COMMENTS:

27. _____ The address for the overall site will be 525 N. 37th Street. The community building and apartments will be addressed on internal streets at the time of the site plan.
28. _____ Location map needs to identify platted and unplatted properties in section.
29. _____ In the location map, use 225th East Avenue as the primary street name and add Evans Road in parenthesis.
30. _____ Dimension check: The original plat dimension from north boundary line to southern access road is 262.75' but the proposed plat's additional access point and associated dimensions equal 262.78'. A difference of 0.03' exists.
31. _____ Remove the reference to the old plat as it pertains to the limits of no access. Show only what is proposed with this development.
32. _____ Street definition on west side needs to agree with location map; 37th Street (209th E Ave.).
33. _____ Identify the dimension of remaining right-of-way along 37th Street that is not statutory and label it as "dedicated by this plat".
34. _____ The 80-foot right-of-way dedication on the east side of the property is to be "dedicated by this plat", not the PUD.
35. _____ Indicate "UNPLATTED" to north and west of project and "TEE TOWN GOLF RANCH" to south.
36. _____ In the new R/W on the East side, show the existing easements that we established by the Tee Town plat, the new R/W does not supersede the existing easement.
37. _____ On northeast corner of property, change name of proposed easement from "Sanitary Sewer" to "Utility". Provide a document number for the dedication.
38. _____ Show a reserve or overland drainage easement on the proposed detention area. The drainage easement does not match the easement shown in the engineering plans.
39. _____ Do not show the building line in the overland drainage easement, by default no habitable structures are allowed to be built in an overland drainage easement.
40. _____ Note 6; Add "UNLESS NOTED OTHERWISE." to end of the sentence for added clarity.
41. _____ In Note 6 & 7, identify the Tee Town Golf Ranch by the recorded book and page number from the county (Book: PLC4 Page:407) not by the Broken Arrow case number.
42. _____ Note 7: Add "WILL REFERENCE THIS NOTE." to end of sentence for add clarity.
43. _____ Add Stormwater Detention Determination Number and note if project will pay fee-in-lieu or provide on-site detention.
44. _____ 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.
45. _____ Document needs to include written legal description of property boundaries along with defined land usage restrictions and covenants associated with the PUD. Information was started on the preliminary plat.
46. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
47. _____ Show monuments/benchmarks, list the basis of bearing, horizontal and vertical datum's used
48. _____ Submit project survey control data / report.
49. _____ Define dimensions for the Mutual Access Easement, Book 2399, Page 74 as it relates to Timber Ridge Cottages and provide a copy to the City.
50. _____ Identify and dedicate all public infrastructure.
51. _____ In the Development Standards of the covenants, provide information on the approval of the PUD. Standard language can be provided.

52. _____ In the Screening section of the covenants, revise text to reflect the approved PUD. Council approved the PUD with screening as required by the zoning ordinance.
53. _____ Remove the zoning and platting information sections from the covenants.
54. _____ Add a section to the covenants covering the detention reserve, boundaries, uses, and maintenance.
55. _____ Revise the sanitary sewer notes to reflect the gravity flow to the north along the turnpike.
56. _____ Provide a separate U/E with book and page for the RWD#4 looped waterline.
57. _____ Revise the U/E to cover only the Sanitary Sewer, all storm sewer except that which is in the new right-of-way is private and is not covered in a U/E.
58. _____ Add surveying information to the sheet: basis of bearing, horizontal and vertical datums, benchmarks.

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

_____ x _____ FINAL PLAT PROCESSING FEE (\$175 + (\$10 X 1 LOTS)	\$185.00
_____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
_____ x _____ EXCESS SEWER CAPACITY FEE (\$700 X 8.05 ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$5,635
_____ 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.	\$ _____
_____ x _____ STREET SIGNS, LIGHTS, ETC. (\$150 X _____ SIGNS)	\$ _____
_____ SIDEWALK ESCROW	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DETENTION (.40 X _____ (SF INCREASED IMPERVIOUS	\$ _____

AREA) (less any area in Reserve Area of ½ acre or more)

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 RECORDATION ON: _____

_____ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

_____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT