

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: The Woods of Jasper Estates

CASE NUMBER: PT18-101

RELATED CASE NUMBERS: PUD-265 and BAZ-1985

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 01-17-14

GENERAL LOCATION: N and W of NWC of 23rd and Jasper

CURRENT ZONING: PUD-265

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN: Lynn Lane

ENGINEER: AAB Engineering (Attn: Alan Betchan)

ENGINEER ADDRESS: P.O. Box 2136

Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Autry Properties, LLC (Attn: Mark Autry)

DEVELOPER ADDRESS: 12830 S 189th East Ave

Broken Arrow, Ok 74011

DEVELOPER PHONE NUMBER: 918-294-0853

PRELIMINARY PLAT

APPLICATION MADE: 1-16-2018

TOTAL ACREAGE: 27.97

NUMBER OF LOTS: 28

TAC MEETING DATE: 02-06-2018

PLANNING COMMISSION MEETING DATE: 02-08-2018

COMMENTS:

1. _____ Place case number (PT18-101) in lower right corner of plat.
2. _____ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
3. _____ MONUMENTS SHOWN ON PLAT
4. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
5. _____ Show easements along the south side of Jasper Estates where it abuts the Block 1, Lot 4 of The Woods at Jasper Estates.
6. _____ Identify lot frontages on Block 1, Lots 5 & 6.
7. _____ Show the distance for the widened right-of way at the arterial intersections.
8. _____ Provide the landscaped median for the intersections of 23rd Street and Jasper Street per Article 4 if the subdivision regulations. These should be dedicated as reserve areas and maintenance described in the covenants.
9. _____ Provide reserve areas along the arterial streets for fencing and landscaping per the subdivision regulations or provide fence and landscape easements.
10. _____ Add addresses as assigned by the City of Broken Arrow.
11. _____ Add detention determination number as provided by the City of Broken Arrow.
12. _____ Correct City of Broken Arrow address to 220 S. First Street.
13. _____ Provide perimeter easement on west side.
14. _____ Coordinate with other utilities for waterline in back of lots 9 and 15.
15. _____ Recommend locating the fire hydrants in the cul de sacs not so far into the cul de sac. Locate the fire hydrant on Street D to between lots 7/8 and the fire hydrant on Street E to between 17/18.
16. _____ Section I.C – All storm sewer in a private subdivision shall be private storm sewer.
17. _____ Revise the covenants to reflect that the HOA is responsible for maintenance and replacement of storm sewer
18. _____ Section I.I.1.b – add – and as recommended by a geotech engineer for the local soil conditions.
19. _____ Section I, second paragraph, change reserve “A” to reserve “B”

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: The Woods of Jasper Estates

APPLICATION MADE: 1/22/18

TOTAL ACREAGE: 27.97

NUMBER OF LOTS: 28

TAC MEETING DATE: 1/22/19

PLANNING COMMISSION MEETING DATE: 1/24/19

CITY COUNCIL MEETING DATE: 3/5/19

COMMENTS:

20. _____ On the vicinity map, Lynn Lane should be labeled as 9th Street.
21. _____ Show the right-of-way that is not statutory as dedicated by this plat. Give the dimension.
22. _____ Section III header is missing on page 3 of the covenants.
23. _____ Section I.H of the covenants describing Reserve A stormwater detention easement needs more detailed language describing maintenance requirements and maintenance responsibility of the detention facility proposed there.
24. _____ There is not any section within the covenants detailing restrictions within the overland drainage easements shown on the face of the plat. Provide typical overland drainage easement language within the covenants.
25. _____ Remove "conditional final plat" from the title before submitting the final plat.

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 (\$150 + (\$5 X _____ LOTS)

\$ _____

_____ WATER LINE (S) UNDER PAYBACK CONTRACT

\$ _____

_____ EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES

\$ _____

(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)	\$_____
_____STORM WATER FEE-IN-LIEU OF DETENTION (.35 X _____SF IMPERVIOUS AREA)	\$_____

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