

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: The Village at Stone Wood Hills SE NUMBER: PT05-114

DEVELOPMENT NUMBER: 05-104

COUNTY: Tulsa

COUNTY PARCEL IDENTIFICATION NUMBERS: 984028402, 9840209150, 9840203490, 9840224670, 9840210560, 984038403, 9840306240, and 9840308340

SECTION/TOWNSHIP/RANGE: 02 and 03/T18N/R14E

GENERAL LOCATION: North of the Broken Arrow Express; south of the section line for Sections 2 and 3, Township 18 North, Range 15 East; and east and west of Elm Place

CURRENT ZONING: R-1, R-3, R-5, O-2, and C-5 and PUD 127A

PROPOSED ZONING: R-5, R-6, C-5, and PUD 156

SEWER BASIN: Haikey Creek

WATER SHED:

ENGINEER: Hall, Rosenbaum, Almon & Associates, Inc.

ENGINEER ADDRESS: 1913 W. Tacoma, Suite C
Broken Arrow, OK 74012

ENGINEER PHONE NUMBER: 258-3737

DEVELOPER: Roland Investments, Inc.

DEVELOPER ADDRESS: P.O. Box 660
Coweta, OK 74429

DEVELOPER PHONE NUMBER: 486-5954

PRELIMINARY PLAT

APPLICATION MADE: 04-25-05

TOTAL ACREAGE: 139.39

NUMBER OF LOTS: Seven Tracts

TAC MEETING DATE: 05-10-05

PLANNING COMMISSION MEETING DATE: 05-12-05

COMMENTS:

1. Show total right-of-way associated with Albany Street.
2. Either show right-of-way dedicated by this plat for Albany Street and Elm Place or show document number recorded in Tulsa County.
3. Show document number for 50' Conoco Easement by separate instrument.
4. Place case number (PT05-114) and development number (05-104) in lower right corner of plat.
5. Please confirm the name of the plat. PUD 156 showed this area as "The Villages at Stone Wood Hills". The preliminary plat shows the name as "The Village at Stone Wood Hills".
6. Show adjacent subdivision names (i.e. First Baptist Church of Broken Arrow and Stone Wood Hills II). In addition, show the adjacent utility easements in association with these plats.
7. Show the Bass Pro area as unplatted, unless the plat for Bass Pro is recorded prior to the conditional final plat being submitted.
8. Provide name, address, and phone number for the owner, engineer, and surveyor.
9. Provide location description by section, township, range, city, county, and state.
10. In accordance with the subdivision regulations, show 50-foot building line setback from pipelines. Show location of all underground pipelines.
11. Show number of lots and acreage platted.
12. Add street names as assigned by the Engineering Department.
13. Show right-of-way widths for street 1 and 2. As required by PUD 156, at least 50 feet of right-of-way shall be provided.
14. Include PUD 156 development regulations in the protective covenants.
15. Label 17.5-foot utility easement along the north side of Tract B, east side of Tract C, east side of Tract D, west side of Tract E, north side of Tract F, and the south side of Tract G.
16. Tract A, show bearing and dimension for right-of-way along Albany Street and along Elm Place. Tract B, show bearing and dimension for right-of-way along Elm Place.
17. Show adjacent lands as unplatted or platted names, as applicable, on both the plat drawing and on the vicinity map.

18. _____ Ground contours are not shown.
19. _____ Provide corner clips as per the subdivision code at arterial street intersections and where streets intersect with any of the arterial streets.
20. _____ Provide proposed covenants and deed restrictions with conditional final plat.
21. _____ Provide indication of water supplier and provisions for sanitary sewage disposal.
22. _____ Submit preliminary construction plans to the engineering department.
23. _____ Tracts F and G and Street 2 boundaries do not close within the allowable survey error. Please provide closure statements for these areas.
24. _____ Provide vertical benchmark with datum reference.
25. _____ Show the easements crossing the Future Bass Pro tract.
26. _____ Show the easements crossing Elm Place.
27. _____ Change "South Elm Place" to "North Elm Place" on the drawing.
28. _____ The tract boundaries on the plat drawing do not match the tract boundaries shown on the vicinity map.
29. _____ Remove "East" from the Albany and Kenosha Street labels on the vicinity map.
30. _____ Is the Albany Street ROW south of Tract E already dedicated? If so, provide book and page numbers or document number.
31. _____ Note 5 refers to a 30-foot wide easement, but the corresponding area on the drawing appears to be greater than 30 feet in width.
32. _____ Provide locations for the changes in ROW widths being dedicated for Albany Street and Elm Place.
33. _____ Show nearby street(s) in the Stone Wood Hills II subdivision to the south of Tract E.

CONDITIONAL FINAL PLAT

NAME OF PLAT: Stoney Creek Hotel and Conference Center at The Village of Stone Wood Hills
 PLAT NUMBER: PT15-113
 COUNTY: Tulsa
 COUNTY PARCEL IDENTIFICATION NUMBERS: R98402840209510 & R98402840223020
 SECTION/TOWNSHIP/RANGE: 02/T18N/R14E
 GENERAL LOCATION: North of Albany Street, one-quarter mile east of Elm Place
 CURRENT ZONING: PUD 156F
 SEWER BASIN: Haikey Creek
 WATER SHED: Haikey Creek

ENGINEER: Cowan Group Engineering
 ENGINEER ADDRESS: 5416 S. Yale Avenue, Ste. 201
 Tulsa, OK 74135
 ENGINEER PHONE NUMBER: 918-949-6171

DEVELOPER: Stoney Creek Hospitality Corporation
 DEVELOPER ADDRESS: 10 N. Washington, Suite 301
 Mason City, IA 50401
 DEVELOPER PHONE NUMBER: 515-559-2200

NAME OF PRELIMINARY PLAT: The Village of Stone Wood Hills
 APPLICATION MADE: September 17, 2015
 TOTAL ACREAGE: 15.00
 NUMBER OF LOTS: 1
 TAC MEETING DATE: October 6, 2015
 PLANNING COMMISSION MEETING DATE: October 8, 2015
 CITY COUNCIL MEETING DATE: November 3, 2015
 COMMENTS:

34. _____ Where applicable, previous comments on the preliminary plat still apply.
35. _____ Place case number (PT15-113) in the lower right corner.
36. _____ Provide document number for "Special Warranty Deed" along the west boundary.
37. _____ Identify what the areas represent by lines 29 – 31 and 32 – 43.
38. _____ Provide document number for "24.75' statutory right-of-way City of Broken Arrow R/W Reserve".
39. _____ Provide document number for "15' utility easement vacation".
40. _____ Provide document number for 20' utility easement dedicated by separate instrument.
41. _____ What does area identified by lines 51, 52, and 57 represent?
42. _____ Text is misnumbered in Section II.C of the covenants.

- 43. _____ Add "LNA" to legend and define.
- 44. _____ Add address as assigned by the City of Broken Arrow.
- 45. _____ 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 in these areas.
- 46. _____ (General) Place a paragraph in the restrictive covenants detailing requirements within the proposed overland drainage easement. Language prohibiting construction and obstructions within it as well as addressing maintenance requirements and responsibilities of it shall be included.
- 47. _____ Place a note on the face of the plat referring to the assigned detention determination number for this development.

*****CITY STAFF TO COMPLETE SECTION BELOW*****

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

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

- _____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- _____ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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:
- _____ 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
- _____ IS A SIDEWALK PERFORMANCE BONDS 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? _____
- _____ ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

- _____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?
OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108
- _____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

- _____ ADDRESSES REVIEWED AND APPROVED
- _____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

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

_____ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE
 _____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
 _____ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING
 _____ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
 _____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT