

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Reserve at Aspen Ridge
CASE NUMBER: PT17-113
RELATED CASE NUMBERS: PUD 269 and BAZ 1993
COUNTY: TULSA
SECTION/TOWNSHIP/RANGE: 04/17/14
GENERAL LOCATION: One-quarter mile north of Jasper Street, west of Aspen Avenue
CURRENT ZONING: A-1 (PUD 269 and RS-3 proposed via BAZ 1933)
SANITARY SEWER BASIN: Haikey Creek
STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Tanner Consulting, LLC
ENGINEER ADDRESS: 5323 S. Lewis Avenue
Tulsa, OK 74105
ENGINEER PHONE NUMBER: (918) 745-9929

DEVELOPER: Stone Horse Development
DEVELOPER ADDRESS: 12150 E. 96th ST. N., Suite 200
Owasso, OK 74055
DEVELOPER PHONE NUMBER: (918) 376-6533

PRELIMINARY PLAT

APPLICATION MADE: November 13, 2017
TOTAL ACREAGE: 9.11
NUMBER OF LOTS: 19
TAC MEETING DATE: December 19, 2017
PLANNING COMMISSION MEETING DATE: December 21, 2017

COMMENTS:

1. Change the case number to PT17-113 in lower right corner of plat.
2. In Section III of the covenants, delete reference to PUD 244. Revise Section III to correspond with the PUD document approved by the City Council (i.e. change 25 lots to 20 lots).
3. Add addresses as assigned by the City of Broken Arrow.
4. Increase the width of the utility easement along the east and west boundary from 11 feet to 17.5 feet unless modified by TAC. In addition, provide an 11-foot wide utility easement along the north boundary unless modified by TAC.
5. On the pie shaped lots, show the width of the lot at the building setback line. As per PUD 269, the lot must be at least 70 feet.
6. Delete the portion of the building setback line located in Reserve B.
7. Show the width of Reserve A along the north property line.
8. The cul-de-sac exceeds the maximum allowable length. To exceed the 550 maximum requires approval by the Planning Commission.
9. It is not recommended to combine drainage easements and utility easements. Specifically identify and locate the easements needed for the utilities. And separately identify the area needed for the overland drainage and for any detention facilities.
10. The sanitary sewer must be on each lot or adjacent to the lot thru a utility easement. Sanitary sewer service lines are not allowed under the street. The waterline alignment and the sanitary sewer alignment needs to account for the waterline horizontal separation from the sanitary sewer and from the storm sewer and their appurtenances.
11. It is recommended to locate the sanitary sewers in the back of the lots.
12. All utility easements must be wide enough to excavate the utility and stay within their easement and/or the right of way.
13. The storm sewers out of the right of way must be covered by a utility easement.
14. Building pad elevation shall be placed on a copy of the final plat.
15. All monuments shall be shown on the plat.
16. Slope analysis (1:4) for all lots adjacent to a drainage channel shall be submitted to and approved by Staff.

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:

- 17. _____
- 18. _____
- 19. _____
- 20. _____

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, 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