

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: The Villas at Bel Lago
CASE NUMBER: PT16-100
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 08/T18N/R15E
GENERAL LOCATION: Northwest corner of Houston Street and Evans Road
CURRENT ZONING: A-1 to RS-3 via BAZ 1921
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Tuttle & Associates, Inc.
ENGINEER ADDRESS: 9718 E. 55th Place
Tulsa, OK 74146
ENGINEER PHONE NUMBER: 918-663-5567

DEVELOPER: McGuire Bel Lago, LLC
DEVELOPER ADDRESS: 5711 E. 71st Street, Suite 240
Tulsa, OK 74136
DEVELOPER PHONE NUMBER: 918-949-9268

PRELIMINARY PLAT

APPLICATION MADE: January 4, 2016
TOTAL ACREAGE: 31.38 acres
NUMBER OF LOTS: 97
TAC MEETING DATE: January 26, 2016
PLANNING COMMISSION MEETING DATE: January 28, 2016

COMMENTS:

1. ____ The legal description says 31.38 acres while on sheet 1 it says 31.39 acres, which is correct?
2. ____ Add "Houston Street" and place "East 81st Street South" in parenthesis.
3. ____ Text overlap occurs in several areas. Please adjust to avoid text overlap.
4. ____ Place case number (PT16-100) in lower right corner of plat.
5. ____ Change City Clerk's name.
6. ____ Show "Limits of No Access" along both Evans Road and Houston Street.
7. ____ Add legend of codes and abbreviations used on the plat.
8. ____ Increase the thickness of the boundary line around the perimeter of the plat.
9. ____ Label section lines.
10. ____ Either provide document number for right-of-way dedication on Houston Street and Evans Road or show right-of-way to be dedicated by this plat. Show fifty-foot wide right-of-way dedication on Houston Street to two decimal points. If right-of-way on Houston Street has not been previously dedicated, show transition from 70 feet to 50 feet to occur at a 30 degree angle as per the engineering design manual.
11. ____ Show corner clip at the intersection of Houston Street and Evans Road. In addition, show corner clips at the intersection of 47th Court and Houston Street.
12. ____ Show the location and width of any existing utility easements on or adjacent to this plat.
13. ____ Show the document number for the 20-foot wide off-site utility easement near the northwest corner of the plat. Off-site easement shall be recorded in Wagoner County and document number shown on the plat prior to the plat being recorded.
14. ____ Use arrow from "5' L/E" label to show location of 5-foot wide landscape easement along Houston Street and Evans Road.
15. ____ Show the area adjacent to the northwest corner of the plat as unplatted, not as future lots.
16. ____ Identify and label Reserve A as a utility easement.
17. ____ Identify what the oval shaped area represents in the center of 47th Court. If this is a median, it needs to be labeled as such and language included in the covenants releasing the City of Broken Arrow of any liability associated with damage to any landscaping or irrigation systems in the median and the City of Broken Arrow retains the right to remove this median.
18. ____ Show all street dimensions to two decimal points.

19. _____ On lots in which the building line setback is less than 25 feet, show and label as restricted access. On both Sheet 1 and in the covenants, state that no access is allowed to lots in which the building line setback is less than 25 feet. Access can occur as long as the garage is setback at least 25 feet.
20. _____ Identify in the covenants that The Villas at Bel Lago is part of the overall Bel Lago Homeowners Association that includes Bel Lago and Bel Lago II. The maintenance of Reserve A shall be the responsibility of the overall Bel Lago Homeowners Association. In addition, identify in the covenants that the maintenance of the fence and landscaping along the perimeter next to Evans Road and Houston Street is the responsibility of the overall Bel Lago homeowners association.
21. _____ Label the building setback line along the north side of Lot 17, Block 1.
22. _____ Add to the covenants that the construction of the sidewalk along the street frontage of Reserve A, as well as along Houston Street and Evans Road, is the responsibility of the developer.
23. _____ Place a note referring to the assigned detention determination number.
24. _____ Section IIS covers Reserve Area A. It is called an open space, overland drainage, and detention area and Section IIS3 states that "trees shall not be removed and the natural wildlife habitat shall not be disturbed". That is not typical language for a detention facility that has areas that do require vegetation maintenance to insure storm flow conveyance. Clarify and perhaps break Reserve A into two or more reserves; possibly one for floodplain functions, one for the stormwater detention function, and one for tree and wildlife habitat preservation. Those 3 items can be in conflict with each other.
25. _____ Remove "Detention Facility" from Reserve A.
26. _____ In the Wagoner County Treasurer signature block, "DESCRIBED" is misspelled.
27. _____ On Sheet 2 of 2, Section V, paragraph C, replace "Bel-Lago II" with "The Villas at Bel Lago."
28. _____ Label width of right of way on all streets
29. _____ Need datum for the bench mark
30. _____ Need the initial tangent bearing, delta, long chord length and bearing for the exterior curve of plat
31. _____ Curve table needs to be checked especially the curve related to the exterior curve of the plat
32. _____ NO CLOSURE due to missing curve information

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:

33. _____
34. _____
35. _____
36. _____

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

____ 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

DEVELOPMENT SERVICES/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: _____
____ 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? _____
____ ENGINEERING DEPARTMENT/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 ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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