

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Riverstone Estates
CASE NUMBER: PT15-103
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 04/17/14
GENERAL LOCATION: 1/3 mile east of Olive Avenue, south of Tucson Street
CURRENT ZONING: RS-3/BAZ-1911
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Aspen Creek

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

DEVELOPER: Double Eagle, LLC, Attn: Julius Puma
DEVELOPER ADDRESS: 10618 S. Winston Ct.
Tulsa, OK 74137
DEVELOPER PHONE NUMBER: 918-809-4372

PRELIMINARY PLAT

APPLICATION MADE: January 20, 2015
TOTAL ACREAGE: 79.98
NUMBER OF LOTS: 248
TAC MEETING DATE: February 10, 2015
PLANNING COMMISSION MEETING DATE: February 12, 2015

COMMENTS:

1. ___ According to Section 5.3.B.2.b of the Zoning Ordinance, at least two point of access are required to adjacent vacant land per half mile. Only one access point is shown to the west. Please add another stub street to the west per the Zoning Ordinance. In addition, add a stub street access to the east in the north half of the property.
2. ___ Add addresses as assigned by the City of Broken Arrow, or remove Note 4.
3. ___ Since there are no private streets, delete Section I.I.2 of the covenants pertaining to private streets.
4. ___ Place case number (PT15-103) in lower right corner of plat.
5. ___ A screening fence owned and maintained by the Homeowners Association is required along the north boundary next to Tucson Street. Add language to the covenants that ownership and maintenance of the fence along with the associated required landscaping along Tucson Street is the responsibility of the Homeowners Association.
6. ___ Submit landscape plan for Reserve Areas E and F. All landscaping must be installed in accordance with the approved landscape plan prior to any building permits being issued.
7. ___ On Lot 5, Block 2; Lot 14, Block 6; Lot 1, Block 9; Lot 1, Block 12; and Lot 3, Block 15, increase the building line setback from 15 feet to 20 feet.
8. ___ Show a 35 foot building line setback on all the lots adjacent to a Reserve Area that abuts Tucson Street. The 35-foot building line setback shall be measured from the Tucson Street right-of-way line.
9. ___ The Stone Horse development to the south has not been platted. If all of Double Eagle is platted prior to Stone Horse, the Stone Horse area will need to be shown as "Unplatted".
10. ___ Label the building setback line on Lot 3 Block 7; Lot 3, Block 8; Lot 9, Block 11; Lot 1, Block 13; and Lot 1, Block 15. On Lot 3, Block 8 the building line setback along the north property line must be at least 20 feet.
11. ___ Show book and page number for off -site utility easements. Document number shall be shown on the plat prior to the plat being recorded.
12. ___ Lot 2, Block 3; Lot 4, Block 7; Lots 20 and 21, Block 12; and Lot 9, Block 13 are missing dimensions along the street frontage.
13. ___ Show restricted access on all lots where the building setback is less than 25 feet from the street right-of-way. Note on the face of the plat as well as in the covenants that the garage must setback at least 25 feet from the property line.
14. ___ Lot 7, Block 12 indicates an 11' wide utility easement, but the line drawn appears to be showing a 5-foot wide utility easement. Verify which is correct and modify accordingly.
15. ___ Identify the width of the utility easement between Lots 11 and 12, Block 14.
16. ___ Provide a note referring to the assigned detention determination number for this plat.

17. _____ The panhandle sections of Reserve A should be separate reserve areas since their function is access or sidewalk\landscaping rather than a drainage area reserve as the bulk of Reserve A is. Those separate reserve areas will have different language regarding maintenance and use than the drainage area reserve will. Same comment for the western panhandle of Reserve D.
18. _____ Reserves A, B, and D shall be listed as overland drainage easements on the face of the plat. Clarify whether they will also be utility easements.
19. _____ Reserve C, if it contains an underground storm sewer system, shall be listed as a utility easement on the face of the plat.
20. _____ The 20' wide portions of Reserve C and D that contain a reinforced concrete box storm sewer may require additional width to the easement depending upon the size and depth of the RCBs. Adequate easement coverage shall be provided to construct, maintain, and repair the storm sewer while staying within the easement.
21. _____ Section II part A contains a sentence mentioning a detention facility. If no detention facility is provided, remove that wording.
22. _____ A paragraph shall be placed within the deed of dedication language detailing any United States Army Corps of Engineers 404 Permit mitigation requirements or maintenance practices required on lands within this plat.
23. _____ In Note 1 of Sheets 1 & 3 replace "REGISTRATION" with "LICENSURE."

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Double Eagle
 APPLICATION MADE: February 15, 2016
 TOTAL ACREAGE: 37.28
 NUMBER OF LOTS: 103
 TAC MEETING DATE: March 8, 2016
 PLANNING COMMISSION MEETING DATE: March 10, 2016
 CITY COUNCIL MEETING DATE: April 5, 2016

COMMENTS:

24. _____ Label the building setback line and easement along the north side of Lot 7, Block 5 and Lot 6, Block 4.
25. _____ Show "Restricted Access" on lots where the building line setback is less than 25 feet (i.e. Lot 1, Block 6).
26. _____ Add dimension along the west side of Lot 15, Block 7 and the east side of Lot 7, Block 2.
27. _____ Either identify Reserves A, J, and I as utility easements or make provisions for the utility easement to extend across the reserve area.
28. _____ Show Limits of No Access (LNA) along the west side of Lot 1, Block 1; east side of Lot 6, Block 4; and the west side of Lot 1, Block 7.
29. _____ Section I.H, second line of the covenants, remove "South" after "West Tucson Street".
30. _____ Delete third paragraph of Section IV.F of the covenants.
31. _____ Show the dimension for the width for Reserves F and G.
32. _____ Notes "SW Corner Gov't Lot 3" and "SE Corner Gov't Lot 3" are referencing the wrong point.
33. _____ Add to the covenants the provisions for Restricted Access.
34. _____ Add street addresses as assigned by the City of Broken Arrow.
35. _____ Submit landscape plan and fence detail for the area abutting Tucson Street. Landscape plan shall be approved prior to the plat being recorded.
36. _____ Provide benchmark.
37. _____ Add a section to the deed of dedication covering use and function of reserves I and J. They are to be open space and used as access to the floodplain reserve A. Structures and permanent fencing across them shall be prohibited.

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

UTILITY COMPANY APPROVAL OF FINAL PLAT

- ____ 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 REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

- ___ CORPORATION COMMISSION LETTER OF CERTIFICATE OF NON-DEVELOPMENT SUBMITTED (OR PLUGGING RECORD)
- ___ 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