

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Oak Creek South Phase II

CASE NUMBER: PT16-113

RELATED CASE NUMBERS: BAZ 1960

COUNTY:

SECTION/TOWNSHIP/RANGE: 18-18-15

GENERAL LOCATION: one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

CURRENT ZONING: RS-3

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: McClelland Consulting Engineers, Inc

ENGINEER ADDRESS: 4606 S. Garnett Road Suite 401
Tulsa, OK 74146

ENGINEER PHONE NUMBER: 916.619.6803

PRELIMINARY PLAT OWNER LISTED AS:

DEVELOPER: Rausch Coleman Homes

DEVELOPER ADDRESS: 4058 N. College Suite 300
Fayetteville, AR 72703

DEVELOPER PHONE NUMBER: 479.455.9090

PRELIMINARY PLAT

APPLICATION MADE: November 21, 2016

TOTAL ACREAGE: 36.54

NUMBER OF LOTS: 136

TAC MEETING DATE: November 13, 2016

PLANNING COMMISSION MEETING DATE: November 15, 2016

COMMENTS:

1. Add township number (18) to the vicinity map.
2. Place case number (PT16-113) in lower right corner of plat.
3. Add street names and addresses as assigned by the City of Broken Arrow. Addresses can be added to the lot summary table.
4. Avoid lines overlapping numbers as it makes the plat difficult to read.
5. Label all curves on the drawing.
6. Label the easement distance on all lot frontages.
7. Show more differentiation between building lines, easements, and building line easements. It is difficult to tell them apart.
8. Show lot frontage dimensions on all lots. Missing for all lots on a curve.
9. Label Limits of No Access (L.N.A.) to all corner lots where the building line is less than 25-feet. Also add a L.N.A. to the rear yards of Lots 13 and 14 of Block3.
10. Add L.N.A. to the legend.
11. Provide a minimum of 20' access width to be able to maintain Reserve "B". This is best done by making the 20' area to be part of Reserve "B", and not an access area between the lots.
12. Acknowledge in writing, email is acceptable, that all the lots meet the minimum lot frontage requirements of the RS-3 zoning district. It is difficult to tell on some of the pie shaped and unlabeled lots.
13. The definition of "Common Areas" in the covenants needs to make a reference to the reserve areas as part of the "Common Areas".
14. The covenant language currently states, "the Association" shall maintain the "Common Areas". This is not clear, and makes the HOA responsible for maintaining the common areas, even if they do not own it. It needs to read that the owner of the "Common Areas" shall be responsible for their maintenance.
15. Add a statement to the covenants dedicating the streets as public or private.
16. Add the Detention Determination Number to face of plat: DD-102816-16

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Oak Creek South Phase II

APPLICATION MADE: March 20, 2017
TOTAL ACREAGE: 19.1277
NUMBER OF LOTS: 68 Lots, 1 Reserve
TAC MEETING DATE: April 11, 2017
PLANNING COMMISSION MEETING DATE: April 13, 2017
CITY COUNCIL MEETING DATE: May 2, 2017

CONDITIONAL FINAL PLAT OWNER LISTED AS:

DEVELOPER: ARG-Tulsa, LLC
DEVELOPER ADDRESS: 4058 N. College Suite 300
Fayetteville, AR 72703
DEVELOPER PHONE NUMBER: 479-455-9090

COMMENTS:

17. _____ Provide document number for off-site Temporary Construction Easement to 193rd East Avenue and show the width of the Temporary Construction Easement.
18. _____ Show the adjacent lot lines and utility easements associated with Oak Creek South Extended and Oak Creek South. Move the label for "Oak Creek South Extended to the correct location and remove "(Undeveloped)".
19. _____ Provide the name, address, and telephone number for the owner and the surveyor.
20. _____ According to the Zoning Ordinance, the front building line setback cannot vary by more than 5 feet. Therefore, the building line setback on Lot 7, Block 1; Lot 1, Block 2; Lot 13, Block 2; Lot 1, Block 3; Lot 21, Block 3; and Lot 27, Block 3 needs to be revised to be 20 feet instead of 15 feet. In addition, modify the note on building setbacks for exterior side to say "15' to 20".
21. _____ Add the street name "East Oak Ridge Street" that is located in Oak Creek South.
22. _____ Add addresses as assigned by the City of Broken Arrow.
23. _____ Remove the square boxes showing possible buildings from the final plat.
24. _____ Use Broken Arrow street names on the location map and place County Street names in parenthesis.
25. _____ Provide a turnaround facility at the north end of S. 27th Street in accordance with the Subdivision Regulations.
26. _____ Place block number on Lots 46-52.
27. _____ Add to the covenants that the developer is responsible for constructing the sidewalk along the street frontage of Reserve A.
28. _____ Modify Section 7 of the covenants to say that the maintenance of Reserve A is the responsibility of the property owner.
29. _____ Place note on Reserve A that says "Reserve A is a Drainage Easement and Utility Easement."
30. _____ Street right-of-way dimensions need to be to a hundredth of a foot.
31. _____ In the surveyor's statement, change "Registered Land Surveyor" to "Licensed Land Surveyor".
32. _____ 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.
33. _____ Acknowledge in writing (email is acceptable) that water is being provided by the City of Broken and not Rural Water District #4. If water is being provided by Rural Water District #4, modify the list of utility providers accordingly.
34. _____ Acknowledge that while Oak Creek South Phase II will be done in phases, subsequent phases will be part of the overall homeowners association associated with Oak Creek South Phase II.
35. _____ Add the address disclaimer to Sheet 1.
36. _____ Oak Creek South II is required to have on-site detention.
37. _____ Need additional easements for 48" & 60" storm sewers running diagonal across lot 6, block 3 and lot 7, block 1.
38. _____ Add the document number for the easement by separate instrument that is abutting the north property line of Oak Creek South Phase 2. The easement should be placed on the face of the plat and the book & page noted.
39. _____ Add language as provided by the stormwater division regarding maintenance of the stormwater detention facilities. In addition, language will need to be added regarding the protection of public water and sanitary sewer mains. In addition, it is anticipated that each of the utility companies will be requesting additional language to be added to the covenants regarding the protection and maintenance of their lines.
40. _____ Add a bench mark.

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 (\$150 + (\$5 X NO. OF LOTS) \$ _____
- ___ WATER LINE (S) UNDER PAYBACK CONTRACT \$ _____
- ___ EXCESS SEWER CAPACITY FEE (\$700 X NO. OF ACRES) \$ _____
- ___ 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 PER EA. SIGN) \$ _____
- ___ STORM WATER FEE-IN-LIEU OF DETENTION \$ _____
(IF APPLICABLE- .35 X TOTAL SQUARE FOOTAGE)

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

____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT