

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Riverstone Estates II
CASE NUMBER: PT15-103B
RELATED CASE NUMBERS: PT15-103
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 04/17/14
GENERAL LOCATION: ¼ mi e of Olive Avenue and ¼ mi s of Tucson Street
CURRENT ZONING: A-1 to RS-3
SANITARY SEWER BASIN: Haikey Creek
STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Tanner Consulting, LLC Attn: Erik Enyart
ENGINEER ADDRESS: 5323 S Lewis Avenue
Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: Stone Horse Development, LLC
DEVELOPER ADDRESS: 12150 E 96th St. N. Suite 200
Owasso, Ok 74055

DEVELOPER PHONE NUMBER: 918-376-6533

REVISED PRELIMINARY PLAT

APPLICATION MADE: January 16, 2018
TOTAL ACREAGE: 24.09
NUMBER OF LOTS: 82 proposed
TAC MEETING DATE: February 6, 2018
PLANNING COMMISSION MEETING DATE: February 8, 2018

COMMENTS:

1. _____ Place case number (PT15-103B) in lower right corner of plat.
2. _____ Show monuments on plat
3. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
4. _____ No benchmark shown.
5. _____ Add curve lengths for Lot 3, Block 13 and Lot 9, Block 12.
6. _____ Length for the curve numbers 8 & 9 in the table don't match what is shown on the plat.
7. _____ Length for the curve numbers 12 and 19 in the table do not equal the lengths on the lots.
8. _____ Curve lengths for Lots 20, 21, 22, Block 13 do not add up to the total length shown for the boundary length.
9. _____ Reserve K needs to have a minimum of 20-feet at Joshua Avenue.
10. _____ Additional OD/E will be needed between lots where there is a sump inlet.
11. _____ Add a note to the face of the plat stating that all wedge-shaped lots are a minimum of 60-feet at the front building line or show the lot frontage dimensions on all wedge-shaped lots.
12. _____ Temporary turnarounds on dead-end streets will be required if the construction of phase III is delayed.

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:

13. _____

- 14. _____
- 15. _____
- 16. _____

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, 405-521-2271

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