

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Aspen Meadows A Partial Re-plat of Reserve I and a part of Lot 1, Block 4, Aspen Park Village

CASE NUMBER: PT16-107

RELATED CASE NUMBERS: ST16-114, BACP-151, BAZ-1958, PUD-118E

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 03-18-14

GENERAL LOCATION: east of Aspen Avenue, one-quarter mile north of Kenosha Street

CURRENT ZONING: RM/PUD-118E

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Tuttle & Associates, Inc.

ENGINEER ADDRESS: 9718 E. 55th Place
Tulsa, OK 74146

ENGINEER PHONE NUMBER: 918-663-5567

DEVELOPER: Aspen Meadows, LLC.

DEVELOPER ADDRESS: 4200 E. Skelly Drive
Tulsa, OK 74135

DEVELOPER PHONE NUMBER: 918-492-1983

PRELIMINARY PLAT

APPLICATION MADE: October 4, 2016

TOTAL ACREAGE: 18.72

NUMBER OF LOTS: 1

TAC MEETING DATE: October 25, 2016

PLANNING COMMISSION MEETING DATE: October 27, 2016

COMMENTS:

1. Correct title to read "Aspen Meadows, a re-plat of Reserve I and a part of Lot 1, Block 4 Aspen Park Village".
2. Label the adjacent properties (ex. "The Villas at Aspen Park" to the north, "Rockwood West" to the east, "Aspen Park Village" to the south and west)
3. Add addresses as assigned by the City of Broken Arrow.
4. Section II of the covenants pertaining to PUD 118E is different than the design statement approved by the City Council on July 17, 2016. Revise Section II of the covenants to correspond with the design statement approved by the City Council.
5. Add L/E (landscape easement), A/E (Access Easement or MAE-Mutual Access Easement) and S/E (sidewalk easement) to the legend and define.
6. Include bearings and dimensions on all proposed easements.
7. Make the perimeter boundary of the plat a heavier line to help clarify the property boundaries associated with this plat.
8. Place case number (PT16-107) in lower right corner of plat.
9. Clarify where the west line of Section 3 is located.
10. Provide an 11-foot wide utility easement along the lot line in the southwest corner of the plat with the dimension 363.62', unless modified by TAC or the pipeline company.
11. Show the book and page number for the right-of-way dedication along Redbud Avenue. In addition, show the right-of-way line on the west side of Redbud Avenue to continue south.
12. Provide documentation from the pipeline companies that they are in agreement with the utility easements across their easement.
13. Either show the detention easement in the southwest corner as also as a utility easement, or extend the 17.5-foot utility easement along the south boundary.
14. Provide documentation that the water well shown has been plugged in accordance with State requirements.
15. On the east side of the plat, clarification is needed as to the line that is shown as "25' R/W (BK 3969, PG. 954) and 11' U/E by plat #5881 by the 143.25 dimension. They appear to be referencing the same line.
16. Identify the width of the utility easement that intersects Redbud Avenue at a 90-degree angle.
17. Please clarify what lines represent the 17.5-foot utility easement along the east property line. In addition, is the 11' U/E by Plat #5881 and the Explorer Pipeline the same line? Please clarify.
18. Along the north pipeline, add 50' to "Pipeline B/L".

19. _____ What is "Windstream Line"?
20. _____ Add bench mark
21. _____ Add Bench mark datum
22. _____ Identify point of beginning
23. _____ The legal description and drawing do not match; correct so both match
24. _____ The conceptual storm plan shows four detention facilities, and the plat covenants have detention easement language.
The face of the plat needs to show all the individual detention facilities.
25. _____ In note 3 change "Registered" to "Licensure." This was changed by the State Board several years ago.
26. _____ Are "ONEOK PIPELINE" and "ONG PIPELINE" the same? They both point to the same line.
27. _____ Section I.F, Surface Drainage, the reference to Subsection "G" should read Subsection "F."
28. _____ Paragraph 9, change "closet" to "closest."
29. _____ Section E, change "issue" to "be issued."
30. _____ In the Certificate of Survey change "registered" to "licensed" in two places.
31. _____ Section II.D, "Access", of the covenants should be expanded to state that, "Emergency access only will be allowed to Redbud Avenue to the east" as stated in PUD 118E.
32. _____ On the plat, the access point to Redbud Avenue to the east should be labeled as "Emergency Access only- PUD 118E".

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