

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Starbucks at Aspen Creek

CASE NUMBER: PT12-111B

COUNTY: Tulsa

COUNTY PARCEL IDENTIFICATION NUMBER: 98434843434010

SECTION/TOWNSHIP/RANGE: 34/T18N/R14E

GENERAL LOCATION: One-third mile east of Aspen Avenue (145th East Avenue), north of Tucson Street (121st Street).

CURRENT ZONING: A-1 (PUD 220/CH approved subject to platting)

SEWER BASIN: Lynn Lane

WATER SHED: Elm Creek and Aspen Creek

ENGINEER: Wallace Engineering Structural Consultants, Inc.

ENGINEER ADDRESS: 200 E. Mathew Brady Street

Tulsa OK 74103

ENGINEER PHONE NUMBER: 918-584-5858

DEVELOPER: The Signorelli Company

DEVELOPER ADDRESS: 235 Interstate 45 North

Conroe, TX 77304

DEVELOPER PHONE NUMBER: 936-539-1968

PRELIMINARY PLAT

APPLICATION MADE: April 1, 2013

TOTAL ACREAGE: 100.91 acres

NUMBER OF LOTS: 9 Lots, 3 Blocks, 2 Reserve Areas

TAC MEETING DATE: 05-07-2013

PLANNING COMMISSION MEETING DATE: 05-09-2013

COMMENTS:

1. Provide corner clips at all street intersections and adjust utility easements accordingly.
2. Prelim Plat drawing indicates 60.00 foot right-of-way along Tucson Street. Show existing ROW, book/page # and label/ show ROW being dedicated by this plat.
3. Label and show section line along Tucson Street. Show right-of-way distance from section line.
4. Identify what the 3 dashed lines represent within the proposed 60-foot right-of-way along Tucson Street. If these are existing dedications/easements label book & page numbers
5. Remove the bridge appearing structure shown on Aspen Creek Drive.
6. The centerline of the 30 foot wide access point next to the southeast corner of the plat appears to be less than 250 feet from the centerline of the existing point on the abutting property to the east. Adjust access point to be in compliance with the Zoning Ordinance and PUD 220.
7. All access points shall meet the requirements of the PUD.
8. Add PUD 220 to title description.
9. PUD regulations in Section II of the covenants shall match those approved by the City Council.
10. Show the abutting property to the west as "Unplatted".
11. Access points to Tucson Street shall either align with the access points on the south side of Tucson Street, or will be offset by 200 feet or more, centerline to centerline.
12. Confirm that the boundary lines shown on the plat correspond with the property boundaries.
13. Identify in the covenants, the ownership of and who is responsible for the maintenance of Reserve Areas A and B.
14. Identify in the legend what "HDPE" represents.
15. "Square off" utility easement lines.
16. List the assigned detention determination number on the final plat.
17. Delineate and label the existing effective FEMA 100-year floodplain boundary for Elm Creek on the Final Plat.
18. If a LOMR is required with FEMA, has it been filed and approved by FEMA? Condition deleted. (Condition reinstated by TAC on May 7, 2013)
19. List curve information on the plat.
20. Are all line bearings and distances shown on the plat?
21. Does the plat survey indicate closure?

22. _____ Does the survey show the Point of Commencement?
23. _____ List information for Blocks 4 and 5 on the land summary table.
24. _____ Have all references to "Restricted Waterline Easements" been replaced with "Utility Easement?"
25. _____ Is the Regulatory Floodplain shown on the plat?
26. _____
27. _____
28. _____ Sidewalks on Tucson St. shall be minimum 5 ft. in width and sidewalk Aspen Creek Drive shall be minimum -4 ft. in width. (Modified by TAC on May 7, 2013, sidewalks shall be 5-foot wide along Tucson Street and along both sides of Aspen Creek Drive and Oak Avenue as per PUD 220.)
29. _____ Ensure that the tops of the creek banks along the floodplain have an approximate 50-foot offset to allow for maintenance equipment along the creek.
30. _____ Place case number (PT12-111) in lower right corner of plat.

Technical Advisory Committee (May 7, 2013)

31. _____ Provide a traffic impact study and analysis to determine traffic control and accel/decel lanes.
32. _____ Provide sufficient utility easement through Lot 1, Block 4 to meet TAC needs.
33. _____ Provide 10-foot wide utility easement on the north side of Lot 1, Block 1.
34. _____ Provide 10-foot width utility easement on the east side of Lot 3, Block 1.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Shops at Aspen Creek

APPLICATION MADE: September 20, 2017

TOTAL ACREAGE: 1.42

NUMBER OF LOTS: 1

TAC MEETING DATE: October 10, 2017

PLANNING COMMISSION MEETING DATE: October 12, 2017

CITY COUNCIL MEETING DATE: November 7, 2017

COMMENTS:

35. _____ Remove the 50-foot building line setback along the east property line and extend the 50-foot building line setback along both street frontages to the east property line. Building line shall not extend into any utility easement.
36. _____ Review the need for 17.5 foot utility easement along the east property line with the TAC. The utility easement may be reduced or removed depending upon the needs of the TAC.
37. _____ Provide a mutual access easement that allows access from the abutting property to the east.
38. _____ 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.
39. _____ On the location map, use City of Broken Arrow names and place County street names in parenthesis, i.e. "S. Elm Place (S. 161st E. Avenue)".
40. _____ Add document number associated with right-of-way dedication for W. Aspen Creek Drive.
41. _____ Show the LNA/Access points along the remainder of the north side of the plat. Any other proposed access points to Aspen Creek Drive shall be in compliance with PUD 220 and the Zoning Ordinance.
42. _____ Revise Section II of the covenants to reflect the development regulations of PUD 220 as approved by the City Council.
43. _____ Add address, "1600 W. Tucson Street" to the plat.
44. _____ In the Surveyor's Certificate, change "registered" to "licensed" and include license number.
45. _____ Insert case number (PT12-111B) in the lower right corner of the plat.
46. _____ Provide benchmark or datum.
47. _____ Show the area associated with Document Number 2008100110 and label as such.

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
____ SIDEWALK PERFORMANCE AND MAINTENANCE BOND
____ PERFORMANCE BONDS OR ESCROW AGREEMENT POSTED FOR WATER, STORM SEWERS, SANITARY SEWER
AND PAVING
____ ENGINEERING DEPARTMENT REVIEW COMPLETE, PLAT RETURNED TO PLANNING DEPARTMENT 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

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 (026 0000 371 02 00)	\$ _____
TOTAL FEE	\$ _____

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
____ 12 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT