

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: The Woods of Jasper Estates

CASE NUMBER: PT18-101

RELATED CASE NUMBERS: PUD-265 and BAZ-1985

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 01-17-14

GENERAL LOCATION: N and W of NWC of 23rd and Jasper

CURRENT ZONING: PUD-265

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN: Lynn Lane

ENGINEER: AAB Engineering (Attn: Alan Betchan)

ENGINEER ADDRESS: P.O. Box 2136

Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Autry Properties, LLC (Attn: Mark Autry)

DEVELOPER ADDRESS: 12830 S 189th East Ave

Broken Arrow, Ok 74011

DEVELOPER PHONE NUMBER: 918-261-5200

PRELIMINARY PLAT

APPLICATION MADE: 1-16-2018

TOTAL ACREAGE: 27.97

NUMBER OF LOTS: 28

TAC MEETING DATE: 02-06-2018

PLANNING COMMISSION MEETING DATE: 02-08-2018

COMMENTS:

1. Place case number (PT18-101) in lower right corner of plat.
2. BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
3. MONUMENTS SHOWN ON PLAT
4. SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED (if no lots are adjacent to a drainage channel, please acknowledge in writing, email is acceptable)
5. Show easements along the south side of Jasper Estates where it abuts the Block 1, Lot 4 of The Woods at Jasper Estates.
6. Provide an access point to reserve A which is a minimum of 20-feet in width, as required per the Subdivision Regulations.
7. Identify lot frontages on Block 1, Lots 5 & 6.
8. Show the distance for the widened right-of way at the arterial intersections.
9. Provide the landscaped median for the intersections of 23rd Street and Jasper Street per Article 4 if the subdivision regulations. These should be dedicated as reserve areas and maintenance described in the covenants.
10. Provide reserve areas along the arterial streets for fencing and landscaping per the subdivision regulations.
11. Add addresses as assigned by the City of Broken Arrow.
12. Add detention determination number as provided by the City of Broken Arrow.
13. Correct City of Broken Arrow address to 220 S. First Street.
14. The preliminary grading plan and conceptual utilities plan shows a proposed layout that does not address increased peak flows draining to private property to the west of the site. Revision to the design required to meet Broken Arrow stormwater detention requirements may require an additional detention pond and reserve area on the western side of the development in addition to the proposed detention pond and Reserve A as proposed on the southeast corner of the development.
15. Provide perimeter easement on west side.
16. Coordinate with other utilities for waterline in back of lots 9 and 15.
17. Recommend locating the fire hydrants in the cul de sacs not so far into the cul de sac. Locate the fire hydrant on Street D to between lots 7/8 and the fire hydrant on Street E to between 17/18.

- 18. _____ Section I.C – All storm sewer in a private subdivision shall be private storm sewer.
- 19. _____ Revise the covenants to reflect that the HOA is responsible for maintenance and replacement of storm sewer
- 20. _____ Section I.I.1.b – add – and as recommended by a geotech engineer for the local soil conditions.
- 21. _____ Section I, second paragraph, change reserve “A” to reserve “B”

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:

- 22. _____
- 23. _____
- 24. _____
- 25. _____

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