

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Johanna Woods II
CASE NUMBER: PT03-125A
RELATED CASE NUMBERS: PUD 30C and BAZ 2001; BACP-40; and BAZ-1575
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 31/T19N/R15E
GENERAL LOCATION: South of Omaha Street, one-half mile east of 23rd Street,
CURRENT ZONING: A-1 (RMH/PUD 30C approved subject to platting)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Tulsa Engineering & Planning Associates, Inc.
ENGINEER ADDRESS: 9820 E. 41st Street, Suite 102
Tulsa, Oklahoma 74146
ENGINEER PHONE NUMBER: 918-252-9621

DEVELOPER: Stonetown Johanna Woods, LLC
DEVELOPER ADDRESS: 720 S. Colorado Boulevard, Suite 1150-N
Glendale, Colorado 80246
DEVELOPER PHONE NUMBER: 303-808-1130

PRELIMINARY PLAT

APPLICATION MADE: July 2, 2018
TOTAL ACREAGE: 5.02 acres
NUMBER OF LOTS: 25
TAC MEETING DATE: July 24, 2018
PLANNING COMMISSION MEETING DATE: July 26, 2018
COMMENTS:

1. _____ Provide document number for 5-foot wide deed of dedication along N. 30th Street. This will need to be shown on the plat prior to the plat being recorded.
2. _____ Show document number for 50-foot wide Phillips Pipeline Easement. This will need to be shown on the plat prior to the plat being recorded.
3. _____ Add "PUD 30-C" to the title description.
4. _____ Place case number (PT03-103A) in lower right corner of plat.
5. _____ The plat shows two pipelines, which we understand to be 10 feet apart. Confirm in writing, email is acceptable, that the 35-foot building line setback occurs from each pipeline.
6. _____ Written legal description does not correspond to what is shown on the plat (i.e. 1,235 vs. 1,235.03).
7. _____ On the location map, "South 23rd Street" and "South 37th Street" should be "North 23rd Street" and "North 37th Street".
8. _____ Add addresses as assigned by the City of Broken Arrow.
9. _____ Modify Section 2.2.1 of the covenants to say that the maintenance of Reserve A is the responsibility of the property owner.
10. _____ Submit a landscape plan for Reserve A. Landscape plan shall be submitted and approved prior to the plat being recorded. The landscape plan shall include a fence detail for the fence along Omaha Street and along the east boundary.
11. _____ As per PUD 30 and PUD 30C, show a 25 foot building line setback along N. 30 Street. It is acceptable to reduce the rear setback to 20 feet. However, since the PUD only requires a 10 foot rear yard, the 20 foot rear yard would be a private restriction. It would also be acceptable to remove the rear building setback line.
12. _____ The sanitary sewer line needs to be in the back. If possible use the Pines at the Preserves sanitary sewer line.
13. _____ Correct the bar scale, the left side is different than the right side.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Johanna Woods II
APPLICATION MADE: March 27, 2019
TOTAL ACREAGE: 5.0183 acres
NUMBER OF LOTS: 25
TAC MEETING DATE: April 23, 2019

PLANNING COMMISSION MEETING DATE: April 25, 2019

CITY COUNCIL MEETING DATE: May 21, 2019

COMMENTS:

14. _____ Change case number on bottom right corner to PT03-125A
15. _____ Ensure that the acreage amount stated in the legal description (5.0184 ac) within the Deed of Dedication and Restrictive Covenants is consistent with the acreage on the face of the plat (5.0183 ac).
16. _____ Include scale of 2,000 feet to the inch for the vicinity map. Make the following changes or additions to the vicinity map.
 - a. Include The Pines at the Preserve to the east of the Johanna Woods II site.
 - b. Change Timber Ridge Industrial Park to Dover Artificial Lifts.
 - c. Include The Park at Albany Plat in the SW quarter.
17. _____ Include instrument number by which the five-foot-wide strip is dedicated.
18. _____ Per the requirements of BAZ-858 and PUD-30, the entire addition is to have sidewalks, roll-over curbs and City standard streets. Demonstrate that the sidewalks are planned along the front of all residential lots and along E. Omaha Street.
19. _____ 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.
20. _____ Finished Floor Elevation (FFE) shall be shown for each lot on the Final Plat. In accordance with the Engineering Design Criteria Manual, FFE sewer tap shall be 4.5 feet below FFE.
21. _____ All lots require backflow preventers.
22. _____ Show monuments on plat.

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 INCREASED IMPERVIOUS \$ _____ AREA) (less any area in Reserve Area of ½ acre or more)	
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