

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Crossings at Lynn Lane

CASE NUMBER: PT15-117

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 13-18-14

GENERAL LOCATION: North and east of the northeast corner of Washington Street and 9th Street

CURRENT ZONING: A-1 (RS-3 via BAZ 1947)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Crafton Tull
ENGINEER ADDRESS: 220 E. 8th Street
Tulsa, OK 74119
ENGINEER PHONE NUMBER: 918-584-0347

DEVELOPER: Rausch Coleman Homes
DEVELOPER ADDRESS: 3420 N. Plainview Avenue
Fayetteville, AR 72703
DEVELOPER PHONE NUMBER: 479-455-9090

PRELIMINARY PLAT

APPLICATION MADE: November 20, 2015

TOTAL ACREAGE: 58.43

NUMBER OF LOTS: 194

TAC MEETING DATE: December 17, 2015

PLANNING COMMISSION MEETING DATE: December 19, 2015

COMMENTS:

1. _____ As per the Zoning Ordinance and Staff recommendation approved by the City Council for BAZ 1947, provide stub streets that connect with the undeveloped property to the northeast, east, and south/west.
2. _____ Identify the area where the swale passes as a Reserve Area. This area, which shall be included with the conditional final plat for Phase 1, shall be owned and maintained by the homeowners association unless conveyed to a different property owner.
3. _____ Covenants need to identify a mandatory homeowners association. The homeowners association shall own and maintain all the reserve areas. This shall be described in the covenants.
4. _____ The street between Blocks 1 and 3 is straight for over 900 feet, which does not meet the Subdivision Regulations. Redesign to be in compliance.
5. _____ Phase 1 and phase 2 shall have only one overall homeowners association.
6. _____ Place case number (PT15-117) in lower right corner of plat.
7. _____ Fence details shall be submitted with the landscape plan for the area adjacent to 9th Street and Washington Street. Fencing and landscaping shall be installed in accordance with the Zoning Ordinance. Maintenance of the fence and landscaping shall be the responsibility of the homeowners association and shall be so described in the covenants.
8. _____ An opaque fence of at least 8 feet in height shall be installed along the north boundary. Fence details shall be submitted with the landscape plan for the area next to the arterial streets. A fence maintenance easement of at least 3-feet in width shall be provided along the north boundary. Covenants shall describe that the ownership and maintenance of this fence is the responsibility of the homeowners association.
9. _____ Identify the property to the south, east, and north/east as "unplatted".
10. _____ The cul-de-sac street in Block 2 is more than 550 feet in length, which exceeds the requirements of the Subdivision Regulations. Redesign street layout to be in compliance with the Subdivision Regulations.
11. _____ Provide the certificate of authorization number for the engineer and surveyor.
12. _____ On the plat and on the location map, use Broken Arrow street names and place County street names in parenthesis.
13. _____ Delete lot numbers shown with Reserve Areas. Revise lot numbers and number of lots accordingly.
14. _____ As part of the phasing plan, there will need to be access to both 9th Street and Washington Street to meet the requirements of the Zoning Ordinance that all areas with more than twenty units have to have two points of access.
15. _____ Identify what the heavy dashed line represents around part of the perimeter property boundary.
16. _____ Add "R/W" and "B/L" to legend and define. Also, what does the elliptical dashed line around the oil tank battery represent?

17. _____ Add to the covenants that the developer is responsible for constructing the sidewalk along both arterial streets and along the reserve areas adjacent to a street.
18. _____ Lot 59, Block 2; Lot 71/72, Block 2; and Lot 1, Block 4 say "Oil Well Site". Have these wells been plugged in accordance with State of Oklahoma guidelines? If so, please provide documentation.
19. _____ Text overlap makes this plat difficult to read. Avoid text overlap with conditional final plat.
20. _____ Verify with utility companies that 17.5-foot utility easement through the tank battery is adequate and acceptable.
21. _____ Label 35 foot building line next to 9th Street and Washington Street and label 25 foot building line next to all other streets.
22. _____ Show and label utility easements on the interior of the subdivision.
23. _____ Add street names and addresses as assigned by the City of Broken Arrow.
24. _____ Change "Registered" to "Licensed" in the Surveyor's Certificate.
25. _____ Change "Crossing" to "Crossings" in the Detention Easement Paragraph.
26. _____ Place Building Pad Elevations on each lot (will need to be on the final plat)
27. _____ Add slope analysis statement that all lots are in compliance (1:4) for each lot)
28. _____ Provide on the cover sheet a reference to the assigned detention determination number for this plat.
29. _____ The side yard and other utility easements are not labeled and dimensioned. Give consideration to removing the side and rear building setback lines, while keeping and noting the utility easements between lot lines.
30. _____ If Reserve Areas 1, 2, and 3 are for onsite stormwater detention, they should also be labeled as a detention easement on the face of the plat.
31. _____ Four paragraphs within the deed of dedication language on page 2 goes over overland drainage easements, but it does not appear that any are shown on the face of the plat, please clarify.

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:

32. _____
33. _____
34. _____
35. _____

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