

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Shadow Trails II
CASE NUMBER: PT13-100A
RELATED CASE NUMBERS: PT13-100 and BAZ 1887
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: Section 5/T17N/R14E
GENERAL LOCATION: One-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street
CURRENT ZONING: A-1 (RS-3 approved via BAZ 1887)
SANITARY SEWER BASIN:
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Tanner Consulting, L.L.C.
ENGINEER ADDRESS: 5323 S. Lewis Avenue
Tulsa, OK 74105
ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: 81st & Memorial, L.L.C.
DEVELOPER ADDRESS: 6528 E. 101st Street South
Tulsa, OK 74133
DEVELOPER PHONE NUMBER: 918-638-3003

PRELIMINARY PLAT

APPLICATION MADE: December 18, 2017
TOTAL ACREAGE: 35.16
NUMBER OF LOTS: 115
TAC MEETING DATE: 01-09-2018
PLANNING COMMISSION MEETING DATE: 01-11-2018
COMMENTS:

1. _____ The tangent segment of W. Albuquerque Street and W. Baton Rouge Street are over 900 feet in length which exceeds the requirements of Section 6.4.9.C of the Engineering Design Manual. Redesign both streets to be in compliance with the Engineering Design Manual.
2. _____ Provide one point of access to the east as was shown on the previous preliminary plat. This stub street should be in the vicinity of Lot 14, Block 1.
3. _____ As per Table 4.1-2 of the Zoning Ordinance, increase the building setback line along the street frontage from 15 feet to 20 feet on the following lots: Lot 1, Block 5; Lot 4, Block 5; and Lot 13, Block 2. The 15 foot setback on Lot 1, Block 1 and Lot 10, Block 3 can remain as long as written documentation (email is acceptable) is provided acknowledging that the Homeowners Association for Shadow Trails has agreed to reduce the building setback line on Lot 7, Block 12 and Lot 1, Block 13 from 25 feet to 15 feet.
4. _____ On all lots in which the building setback is less than 25 feet, show Restricted Access (RA) along the street frontage that has a building setback of less than 25 feet. In addition, incorporate the following note on the face of the plat and into the covenants, "No access shall be allowed to streets where the building is setback less than 25 feet."
5. _____ Place case number (PT13-100A) in lower right corner of plat.
6. _____ Correct the sheet numbering on Sheets 2 and 3 (i.e. Sheet 2 of 3).
7. _____ Show the regulatory flood area boundaries along with the FIRM panel map number for the portion of the 100-year floodplain of White Church Creek that crosses the southwest corner of the property.
8. _____ Show the detention determination number on the plat.

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:

9. _____ Building pad elevations shall be placed on each lot on a copy of the final plat
10. _____ All monuments shall be shown on the plat.
11. _____ Slope analysis (1:4) for all lots adjacent to a drainage channel shall be submitted to and approved by Staff.
12. _____ 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.
- 13.

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

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