

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Villas at Turnberry
CASE NUMBER: PT17-114
RELATED CASE NUMBERS: BACP-160, BAZ-1987, and PT08-117
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 30-18-15
GENERAL LOCATION: Southwest corner of Dearborn Street and 209th Street
CURRENT ZONING: CG/RS-4 (BAZ-1987)
SANITARY SEWER BASIN: Adams Creek
STORM WATER DRAINAGE BASIN: Spunky Creek

ENGINEER: Tuttle & Associates
ENGINEER ADDRESS: 9718 E. 55th Place
Tulsa, OK 74146
ENGINEER PHONE NUMBER: 918-663-5567

DEVELOPER: 96 Phoenix, LLC
DEVELOPER ADDRESS: 9748 E. 55th Pl.
Tulsa, OK 74146
DEVELOPER PHONE NUMBER: 918-461-8083

OWNER: Admiral Square, Inc.
DEVELOPER ADDRESS: 111 S. Elgin Avenue
Tulsa, OK 74120
DEVELOPER PHONE NUMBER: 918-625-2306

PRELIMINARY PLAT

APPLICATION MADE: November 27, 2017
TOTAL ACREAGE: 9.77
NUMBER OF LOTS: 24
TAC MEETING DATE: December 19, 2017
PLANNING COMMISSION MEETING DATE: December 21, 2017

COMMENTS:

1. _____ Place case number (PT17-114) in lower right corner of plat.
2. _____ In the title description, add that this is a replat of Lot 1, Block 1, Turnberry Commercial.
3. _____ Add addresses as assigned by the City of Broken Arrow.
4. _____ Outline the boundary of the subdivision in a bold line.
5. _____ A sign is shown on the corner of Dearborn Street and 37th Street, in the right-of-way. Please move the sign outside the right-of-way. It can be placed in the utility easement if approved by the utility companies. It is recommended to relocate the sign outside the right-of-way and utility easement.
6. _____ Denote section lines on the plat.
7. _____ In the location map, change "T 18 N" to "T 19 N".
8. _____ In the title description, change "Section 19" to "Section 30" and change Township 18 North to Township 19 North.
9. _____ Verify the centerline of E. 42nd Place with the intersection of 209th E. Avenue is at least 250 feet from the centerline of the access point to the Dollar General as per the Zoning Ordinance.
10. _____ On Lot 1, Block 1 and Lot1, Block 2 show the points of access in accordance with the Zoning Ordinance. Limits of No access shall be shown between the points of access.
11. _____ Correct text overlaps.
12. _____ Change the number of lots from 22 to 24.
13. _____ Provide curve data.
14. _____ Identify the width of the right-of-way dedicated by Plat PLC5-406B.
15. _____ Confirm and place a note on the face of the plat that all wedge-shaped lots are a minimum of 55-feet in width at the front building line.
16. _____ Section II.A.2 of the covenants states that the residential lots shall comply with the development standards of the RS-3 district. This property was rezoned (BAZ-1987) to RS-4. Please revise this section of the covenants.

17. _____ Section II.S of the covenants needs to be revised to reflect the maintenance responsibilities of Reserve A. In addition, it needs to note that Reserve Area A shall be maintained by the property owner.
18. _____ Section II.U.1 needs updated to show the correct street frontages for this project.
19. _____ Building pad elevation shall be placed on a copy of the final plat.
20. _____ All monuments shall be shown on the plat.
21. _____ This Plat shows the mixing of Broken Arrow Streets and County Streets. The NS Streets of 35th and 36th Streets are Broken Arrow Streets. The EW Street (42nd) should also be a Broken Arrow Street. Since Berkeley Street is the EW Street south of this location I am assuming, that street should be Cherry Hill Street, not 42nd Street. It will fall between Berkeley and Dearborn (41st) Streets.
22. _____ Update the Detention Determination number.

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:

23. _____
24. _____
25. _____
26. _____

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