

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Stone Horse of Broken Arrow
CASE NUMBER: PT13-107
COUNTY: Tulsa
COUNTY PARCEL IDENTIFICATION NUMBER: 97404740432010
SECTION/TOWNSHIP/RANGE: 04/T17N/R14E
GENERAL LOCATION: East of Olive Avenue (129th E. Avenue), one-quarter mile north of Jasper Street (131st Street)
CURRENT ZONING: A-1 (RS-3 via BAZ 1685)
SEWER BASIN: Lynn Lane
WATER SHED: Aspen Creek and Haikey Creek

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

DEVELOPER: Stone Horse, LLC
DEVELOPER ADDRESS: 11029 S. Memorial Drive
Tulsa, OK 74133
DEVELOPER PHONE NUMBER: 918-814-0881

PRELIMINARY PLAT

APPLICATION MADE: August 22, 2013
TOTAL ACREAGE: 70.13
NUMBER OF LOTS: 238
TAC MEETING DATE: September 10, 2013
PLANNING COMMISSION MEETING DATE: September 12, 2013
COMMENTS:

1. _____ As per the Subdivision Regulations, the intersection at Olive Avenue needs to be widened to be at least 80 feet in width for the first 100 feet from the arterial street right-of-way tapering to the interior right-of-way at a 30° angle. There shall be provided two out-bound lanes and one inbound lane with a four to ten foot wide median. (Only 70 feet of right-of-way required.)
2. _____ According to the Subdivision Regulations, four-way intersections are discouraged. There are two four way intersections. What measures the applicant plans to take to bring these intersections into compliance with the Subdivision Regulations needs to be addressed. (Revised preliminary plat shows one four-way intersection, which is acceptable.)
3. _____ As per the Subdivision Regulations, the two access areas to the Reserve B in Phase III needs to be expanded to 20 feet in width. In addition, a 20-foot wide access area needs to be provided to the west side of Reserve A. Also, a 20-foot wide access area needs to be provided on the east side of Reserve B in Phase I. (Modified at TAC. See Jeff Bigby September 11, 2013, email). (A 20-foot wide emergency access will be extended from Phase I and connect with Iron Horse Ranch.)
4. _____ Place case number (PT13-107) in lower right corner of plat.
5. _____ Show access limitations on all corner lots where the building line setback is less than 25 feet from the street. This shall be shown on the face of the plat as well as addressed in the covenants.
6. _____ As per the Zoning Ordinance, the building setback line on the east side of Lot 13, Block 1; the west side of Lot 1, Block 2; and the south side of Lot 14, Block 2 (all in Phase III) and the east side of Lot 3, Block 2 (Phase I) needs to be changed to at least 20 feet with access limitations noted.
7. _____ Add addresses as assigned by the City of Broken Arrow.
8. _____ Along Olive Avenue, add the following note, "Right-of-way dedicated by this plat."
9. _____ Add "F/E" to the legend. In addition, label the "F/E" on Lot 1, Block 1 in Phase I.
10. _____ Show 35-foot wide building setback on the west of the two lots adjacent to Olive Avenue.
11. _____ Since Phase I has more than 20 lots, the street will need to be extended from Olive Avenue and connect with the Iron Horse Ranch addition to the east as part of Phase I.
12. _____ Part of the property is located in the 100-year floodplain. Show regulatory flood area boundaries along with the FIRM panel map number.

13. _____ The covenants reference overland drainage easements in the covenants and in the legend, but no overland drainage easements are shown. Please rectify. In addition, identify that the maintenance of the Reserve Areas is the responsibility of the home owners association. While this subdivision will be done in phases, there shall be created one overall mandatory homeowners association that is responsible for the maintenance of all reserve areas along with the fence and landscaping along Olive Avenue.
14. _____ Either identify the reserve areas as utility easements or show utility easements to continue to cross the reserve areas along street frontages and the perimeter of the subdivision.
15. _____ Identify the width of the utility easements along the north side of Lots 1-3, Block 1 and south side of Lot 4, Block 1 (Phase I).
16. _____ As per the Subdivision Regulations, corner clips need to be provided at the intersection with Olive Avenue.
17. _____ Provide radius information on all lots.
18. _____ Label 25 – foot building line and 15 – foot building on Block 5, Phase II.
19. _____ Label building setback line and utility easement on the north side of Lot 11, Block 9, Phase I.
20. _____ Section I.H.2 of the covenants, change “Tucson Street” to “Olive Avenue”.
21. _____ Section I.G.2 of the covenants, change “20” feet to “25” feet.
22. _____ Section I.I.1 references Reserve F, but no Reserve F is shown on the plat.
23. _____ The covenants reference Section I and Section VI., but nothing in between. Please rectify.
24. _____ Reference in the covenants that a mandatory homeowners association shall be established and such homeowners association is responsible for the fence and landscaping along Olive Avenue. Proposed landscape plan shall be submitted with the conditional final plat
25. _____ Place a note on the plat referring to the assigned detention determination number for this development.
26. _____ Determine what type of easements will be placed on the four reserve areas and label on the plat. At a minimum, they will require an overland drainage easement.
27. _____ Revise the Overland Drainage Easements Section 1 to specifically state which reserve areas will be overland drainage easements.
28. _____ Show the referenced Bench Mark on the plat.
29. _____ On the legal description use the sub-heading of the plat from the Drawing page.
30. _____ Plat drawing shows 20 Blocks and 237 Lots instead of 15 Blocks and 238 Lots listed in the heading description. Please verify.

REVISED PRELIMINARY PLAT

APPLICATION MADE: September 18, 2013

TOTAL ACREAGE: 70.13

NUMBER OF LOTS: 238

TAC MEETING DATE: September 24, 2013

PLANNING COMMISSION MEETING DATE: September 26, 2013

31. _____ The eastern most street is straight for over 900 feet, which is not in conformance with the Subdivision Regulations. Revise street to be in compliance with the Subdivision Regulations.
32. _____ Continue the utility easement along the reserve areas next to a street frontage, and along the rear side of the reserve areas (Phase II) unless modified by TAC.
33. _____ Make the Overland Drainage Easement shown in Lots 17 and 18, Block 2 (Phase I) a reserve area to be maintained by the HOA, unless modified by TAC.
34. _____ From where is the 32-foot building line on Lot 2, Block 1 measured? The City can only enforce the building line setback of the Zoning Ordinance. Recommend modifying the building setback line to parallel the right-of-way line.
35. _____ Identify the width of the utility easement between Lots 27 and 28, Block 2 (Phase I); and between Lot 33, Block 2 (Phase I) and Lot 7, Block 1 (Phase II).
36. _____ A 20-foot wide emergency access drive capable of accommodating City of Broken Arrow emergency vehicles shall be constructed from Phase I to Iron Horse Ranch. This emergency road shall be gated and locked with Knox boxes.
37. _____ Confirm in writing (email acceptable) that all lots meet the frontage requirement of the Zoning Ordinance.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Stone Horse of Broken Arrow

APPLICATION MADE: September 4, 2014

TOTAL ACREAGE: 33.88

NUMBER OF LOTS: 108

TAC MEETING DATE: September 23, 2014

PLANNING COMMISSION MEETING DATE: September 25, 2014

CITY COUNCIL MEETING DATE: October 21, 2014

COMMENTS:

38. _____ Provide document number for all the off-site utility easements. Off-site utility easements shall be approved by the City Council, recorded in Tulsa County, and the document numbers placed on the plat prior to the plat being recorded.
39. _____ Provide bearings and dimensions for 22-foot wide fire access easement. In addition, since this easement is not within the platted area, it will need to be approved by the City Council, recorded in Tulsa County, and the document number placed on the plat prior to the plat being recorded. Design of the fire access easement shall be able to accommodate emergency vehicles.
40. _____ Provide document number for 15-foot wide lift station access. In addition, since this easement is not within the platted area, it will need to be approved by the City Council, recorded in Tulsa County, and the document number placed on the plat prior to the plat being recorded.
41. _____ Along Olive Avenue, add the following, "Right-of-way dedicated by this plat." In addition, revise note 4 to say "right-of-way is dedicated by this plat."
42. _____ 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 in these areas.
43. _____ Identify the width of the building setback/utility easement line along the south side of Lot 1, Block 2.
44. _____ On Lot 27, Block 2, the building line setback along the south property cannot be less than 20 feet. In addition, on Lot 35, Block 2, the building line setback along the east side cannot be less than 20 feet.
45. _____ Remove the 25-foot wide building setback line from Reserve B. Since Reserve B is a utility easement, no buildings are allowed.
46. _____ Lot 10, Block 6, show the building setback line to be 25 feet from the street right-of-way. In addition, revise the building setback line on east side of Lot 9, Block 6, it cannot be less than 20 feet.
47. _____ Lot 2, Block 1 shows a building line setback that is greater than what the City of Broken Arrow can enforce. In addition, it is not shown or label correctly. It is recommended that the building line setback be changed to 25 feet with a line that parallels the street right-of-way line.
48. _____ As per Section 3.3.C.8 of the Subdivision Regulations, Reserve D must connect to a public street with a reserve area of at least 20 feet in width.
49. _____ Add a street name for the stub street located on the west side of Lot 4, Block 7.
50. _____ Landscape plan with fence detail shall be submitted to and approved by the City of Broken Arrow prior to the plat being recorded. Landscaping and fence shall meet the requirements of the Zoning Ordinance.
51. _____ The covenants need to identify that the fence along Olive Avenue shall be owned and maintained by the home owners association.
52. _____ The purpose of each of the reserve areas needs to be identified in the covenants and the maintenance responsibilities of the reserve areas needs to be identified in the covenants.
53. _____ Section I.G.2 of the covenants, change "20 feet" to "25 feet".
54. _____ No benchmark shown, please add.
55. _____ No closure, please provided.
56. _____ Written legal description and the dimension/bearings shown on the plat do not match, please correct.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: **Stone Horse II of Broken Arrow**

APPLICATION MADE: August 18, 2017

TOTAL ACREAGE: 14.768

NUMBER OF LOTS: 61

TAC MEETING DATE: September 12, 2017

PLANNING COMMISSION MEETING DATE: September 14, 2017

CITY COUNCIL MEETING DATE: September 19, 2017

COMMENTS:

57. _____ Place case number, PT13-107A, on the bottom right corner of the plat
58. _____ Label Stone Horse III to the east of this development.
59. _____ Update CA No. for engineer/surveyor. It is expired.
60. _____ What are the blue lines extending from Stone Horse into the northeast side of Stone Horse II? They are not shown on the Stone Horse recorded plat.
61. _____ Per Section 2.3.b.8 of the Broken Arrow Subdivision regulations, Reserve A needs to be a minimum of 20-feet in width.
62. _____ Re-number the blocks to start at one, as shown on the preliminary plat.
63. _____ Mark the limits of the Restricted Access areas.

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, 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? _____
- ___ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____
- ___ 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

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) \$ _____
- ___ 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 (.37 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 FILING ON: _____
- ___ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
- ___ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT