

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Silverleaf

CASE NUMBER: PT14-109

RELATED CASE NUMBERS: BAL-1009, BAZ-1904, PUD-225

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 30/19/15

GENERAL LOCATION: One-quarter mile west of the northwest corner of 37th Street (209th E. Avenue) and Omaha Street

CURRENT ZONING: A-1 (PUD 225/RS-3 via BAZ 1905)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: AAB Engineering
ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74063
ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: 51st Street South, LLC
DEVELOPER ADDRESS: 1420 W. Kenosha
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-258-6161

PRELIMINARY PLAT

APPLICATION MADE: October 13, 2014

TOTAL ACREAGE: 16.21 Acres

NUMBER OF LOTS: 82

TAC MEETING DATE: November 4, 2014

PLANNING COMMISSION MEETING DATE: November 6, 2014

COMMENTS:

1. _____ PUD 225 requires a 15-foot wide reserve area for landscaping along Omaha Street. Show reserve area and associated 15-foot wide dimension.
2. _____ Show width of utility easement next to Omaha Street. Must be at least 17.5 feet in width.
3. _____ Place case number (PT14-109) in lower right corner of plat.
4. _____ Identify the abutting property to the east in the vicinity of Rockport Street as "Unplatted".
5. _____ Show 50.00 feet of right-of-way along Omaha Street to be dedicated by this plat, or provide document number for previous right-of-way dedication.
6. _____ Provide bearings for corner clip on 32nd Street and where right-of-way transitions from 70 feet to 50 feet.
7. _____ Show and label 50.00 foot wide right-of-way on 32nd Street.
8. _____ On location map, place County street names in parenthesis. The Broken Arrow street name for 209th E. Avenue is 37th Street, please add to location map.
9. _____ Add addresses as assigned by the City of Broken Arrow.
10. _____ Fourth line of Section II of the covenants, revise to say, "Which PUD No. 225 was recommended for approval by the Planning Commission on January 9, 2014, and was approved by the Council of the City of Broken Arrow...."
11. _____ Label and show dimension for building line setback paralleling Omaha Street.
12. _____ Section II, third paragraph under Landscape and Screening Standards, last line, revise to say "street right-of-way."
13. _____ Show dimension of E. Rockport Street and E. Sandusky Street where they intersect the perimeter boundary of the plat.
14. _____ Show 25-foot building line setback on Lots 19 – 22, Block 2.
15. _____ Show and label 50-foot building line setback from high pressure pipeline.
16. _____ Adjust the line weight on the line east of the northeast corner of Lot 13, Block 4.
17. _____ Identify where the "Private Service Easement" referenced in Section F of the covenants is located. If there are no "Private Service Easements", delete this section.
18. _____ Identify in the covenants the intended use and any development restrictions associated with Reserve A. In addition, identify who is responsible for the maintenance of Reserve A.
19. _____ A mandatory homeowners association needs to be established to maintain reserve areas and perimeter fencing. Provisions for such homeowners association shall be identified in the covenants.
20. _____ Provide a dimension to locate the 17.5 foot utility easement along the rear of Lots 4 – 13, Block 4.

21. _____ Identify the width of all utility easements, several are missing. Examples include between Lots 10/11 and 20/21, Block 1; Lots 1/2 and 9/10, Block 4; Lots 16 – 21, Block 2; and the front of Lots 11 – 22, Block 1.
22. _____ Identify what the lines in Lots 3 and 4, Block 4 adjacent to Reserve Area A represent.
23. _____ Rear dimension for Lot 18, Block 2 is incorrect.
24. _____ Provide dimension for rear lot line on Lot 4, Block 4.
25. _____ Show and define restricted access on both Sheet 1 and Sheet 2 for all lots where the building line setback next to the street is less than 25 feet.
26. _____ Building line setback along the south boundary of Lot 1, Block 4 needs to be 20 feet and not 15 feet.
27. _____ Section 1.B of the covenants needs to be revised. Rural water district # 4 is responsible for the maintenance of the water lines.
28. _____ An off-site easement line is indicated east of the Lots 21 -25, Block 2. If a utility easement is proposed at this location, it will need to be by separate instrument and the document number for the easement will need to be shown on the plat prior to the plat being recorded. If an offsite utility easement is not provided, the width of the utility easement along the rear of these lots needs to be increased to from 11 feet to 17.5 feet.
29. _____ Provide a dimension for locating the west edge of the 17.5-foot utility easement along the south side of Lot 6, Block 2.
30. _____ Reserve A is listed as 1.71 acres, however plat shows 44,806 S.F. (1.02 acres).
31. _____ Curves 21, 22, 23 on the Curve Table differ from the plat.
32. _____ Section I.C.3, delete “*Department of Public Works of the*”.
33. _____ Section III Enforcement- replace “ND” with “AND” and “OT with “TO.”
34. _____ Replace “ _____ Day of May, 2014” with appropriate date.
35. _____ Provide a note on the plat referring to the assigned detention determination number for this development.
36. _____ The conceptual utilities plan submitted with the preliminary plat shows a storm sewer going between Lots 21 and 22, Block 2, but there is no utility easement shown on the plat. Provide easement coverage for all public utilities.
37. _____ Section IC goes over stormwater detention easement, but there are none on this plat. Remove that section.

TECHNICAL ADVISORY COMMITTEE

38. _____ In the engineering plans, show a raised sidewalk or stamped concrete at least 6 to 8 feet in width across Quebec Street, west of Sandusky Street.
39. _____ Place brass markers in accordance with Section 6.2.g of the Subdivision Regulations along Lots 3 – 13, Block 4 and Reserve A.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Silverleaf

APPLICATION MADE: October 19, 2016

TOTAL ACREAGE: 19.86

NUMBER OF LOTS: 82

TAC MEETING DATE: November 15, 2016

PLANNING COMMISSION MEETING DATE: November 17, 2016

CITY COUNCIL MEETING DATE: December 20, 2016

COMMENTS:

1. _____ Provide document numbers for offsite utility easements on the north side of lot 1, block 3 and east of lot 24, block 2.
2. _____ Label width of ONG Right of Way.
3. _____ It appears that the rear lot lines on Block 4 are directly over the ONG pipeline. Please provide written documentation from the utility company stating that they will allow fence posts and associated fences being placed over their pipeline. (Email is acceptable.)
4. _____ Label the front dimension on Lot 22, Block 1.
5. _____ Label curve length on all curves and ensure that all curve data is included in the curve table.
6. _____ Provide written documentation that all pie shape lots are 52-feet in width at the front building setback line. (Email is acceptable.)
7. _____ Include the following language from PUD 225 into Section II.I of the covenants. “Sidewalks will be constructed by the developer along 37th Street and Omaha as well as at all reserve areas abutting street right of way. Sidewalks will be constructed in accordance with the City of Broken Arrow Land Subdivision Code”.
8. _____ In the covenants, include language stating the maintenance of reserve areas shall be the responsibility of the property owner.
9. _____ The FIRM map needs to be updated to read Firm Panel 40145C105J, dated September 30, 2016.

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

UTILITY COMPANY APPROVAL OF FINAL PLAT

- ___ NATURAL GAS COMPANY APPROVAL
- ___ ELECTRIC COMPANY APPROVAL
- ___ TELEPHONE COMPANY APPROVAL
- ___ CABLE COMPANY APPROVAL

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

- ___ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- ___ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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:
- ___ 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
- ___ IS A SIDEWALK PERFORMANCE BONDS 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 REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

- ___ CORPORATION COMMISSION LETTER OF CERTIFICATE OF NON-DEVELOPMENT SUBMITTED (OR PLUGGING RECORD)
- ___ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

- ___ ADDRESSES REVIEWED AND APPROVED
- ___ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

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

____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT