

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Villas at Turnberry, replat of Lot 10, Block 2
CASE NUMBER: PT17-114A
RELATED CASE NUMBERS: BACP-160, BAZ-1987, PT08-117, and PT17-114
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

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

PRELIMINARY PLAT Not Required

APPLICATION MADE:
TOTAL ACREAGE:
NUMBER OF LOTS:
TAC MEETING DATE:
PLANNING COMMISSION MEETING DATE:
COMMENTS:

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: The Villas at Turnberry
APPLICATION MADE: December 30, 2019
TOTAL ACREAGE: 3.40
NUMBER OF LOTS: 1
TAC MEETING DATE: January 21, 2020
PLANNING COMMISSION MEETING DATE: January 23, 2020
CITY COUNCIL MEETING DATE: February 18, 2020
COMMENTS:

1. ____ Place case number (PT17-114A) in lower right corner of plat.
2. ____ The detention determination note is most likely not correct. Submit a new application for FEE-IN-LIEU OF DETENTION DETERMINATION to the City for evaluation. Per City records, the drainage report developed for "Turnberry Place" did not consider Lot 10, Block 2 as developed along with a portion of already developed Blocks 1 & 2. (A copy of the report is attached)
3. ____ Note the development to the east of 37th Street as "NEW TULSA ESTATES AMENDED".
4. ____ Note the following for the southwest corner of the western upper property, North of Lot 1, Block 2;
 - a. The 15' U/E is noted as 11' U/E on Plat 2019-11690, confirm correct width.
 - b. Add arrows to indicate the width lines of the 10' OD/E.
5. ____ Add bearing for the 7.13' segment of the western property line.
6. ____ Add all easements needed for built out of the lot.
7. ____ Sheet 2 Comments;
 - a. Include a legal description of Lot 10, Block 2 as the referenced plat does not supply the legal description of Lot 10, Block 2.
 - b. Add any restrictions which may apply to the OD/E or any other easements.

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