

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

<input type="checkbox"/> FINAL PLAT PROCESSING FEE (\$150 + (\$5 X _____ LOTS)	\$ _____
<input type="checkbox"/> WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
<input type="checkbox"/> EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
<input type="checkbox"/> ACCELERATION/DECELERATION LANES ESCROW	\$ _____
<input type="checkbox"/> WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
<input type="checkbox"/> DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
<input type="checkbox"/> STREET SIGNS, LIGHTS, ETC. (\$150 X _____ SIGNS)	\$ _____
<input type="checkbox"/> 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