

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Oak Creek South Phase II

CASE NUMBER: PT16-113

RELATED CASE NUMBERS: BAZ 1960

COUNTY:

SECTION/TOWNSHIP/RANGE: 18-18-15

GENERAL LOCATION: one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

CURRENT ZONING: RS-3

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: McClelland Consulting Engineers, Inc

ENGINEER ADDRESS: 4606 S. Garnett Road Suite 401
Tulsa, OK 74146

ENGINEER PHONE NUMBER: 916.619.6803

DEVELOPER: Rausch Coleman Homes

DEVELOPER ADDRESS: 4058 N. College Suite 300
Fayetteville, AR 72703

DEVELOPER PHONE NUMBER: 479.455.9090

PRELIMINARY PLAT

APPLICATION MADE: November 21, 2016

TOTAL ACREAGE: 36.54

NUMBER OF LOTS: 136

TAC MEETING DATE: November 13, 2016

PLANNING COMMISSION MEETING DATE: November 15, 2016

COMMENTS:

1. Add township number (18) to the vicinity map.
2. Place case number (PT16-113) in lower right corner of plat.
3. Create space for the Development Number in the lower right corner of the plat.
4. Add street names and addresses as assigned by the City of Broken Arrow. Addresses can be added to the lot summary table.
5. Avoid lines overlapping numbers as it makes the plat difficult to read.
6. Label all curves on the drawing.
7. Label the easement distance on all lot frontages.
8. Show more differentiation between building lines, easements, and building line easements. It is difficult to tell them apart.
9. Show lot frontage dimensions on all lots. Missing for all lots on a curve.
10. Label Limits of No Access (L.N.A.) to all corner lots where the building line is less than 25-feet. Also add a L.N.A. to the rear yards of Lots 13 and 14 of Block3.
11. Add L.N.A. to the legend.
12. Provide a minimum of 20' access width to be able to maintain Reserve "B". This is best done by making the 20' area to be part of Reserve "B", and not an access area between the lots.
13. Acknowledge in writing, email is acceptable, that all the lots meet the minimum lot frontage requirements of the RS-3 zoning district. It is difficult to tell on some of the pie shaped and unlabeled lots.
14. The definition of "Common Areas" in the covenants needs to make a reference to the reserve areas as part of the "Common Areas".
15. The covenant language currently states, "the Association" shall maintain the "Common Areas". This is not clear, and makes the HOA responsible for maintaining the common areas, even if they do not own it. It needs to read that the owner of the "Common Areas" shall be responsible for their maintenance.
16. Add a statement to the covenants dedicating the streets as public or private.
17. Add the Detention Determination Number to face of plat: DD-102816-16

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:

- 18. _____
- 19. _____
- 20. _____
- 21. _____

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

- ____ 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

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? _____
- ____ ENGINEERING DEPARTMENT/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 ENGINEERING DEPARTMENT FOR FINAL REVIEW ON: _____

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
 _____ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
 _____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT