

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Riverstone Estates III

CASE NUMBER: PT15-103B

RELATED CASE NUMBERS: PT15-103

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 04/17/14

GENERAL LOCATION: ¼ mi e of Olive Avenue and ¼ mi s of Tucson Street

CURRENT ZONING: A-1 to RS-3

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Tanner Consulting, LLC Attn: Erik Enyart

ENGINEER ADDRESS: 5323 S Lewis Avenue
Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: Stone Horse Development, LLC

DEVELOPER ADDRESS: 12150 E 96th St. N. Suite 200
Owasso, Ok 74055

DEVELOPER PHONE NUMBER: 918-376-6533

REVISED PRELIMINARY PLAT

APPLICATION MADE: January 29, 2018

TOTAL ACREAGE: 24.08

NUMBER OF LOTS: 70 proposed

TAC MEETING DATE: February 20, 2018

PLANNING COMMISSION MEETING DATE: February 22, 2018

COMMENTS:

1. _____ Place case number (PT15-103C) in lower right corner of plat.
2. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
3. _____ Lot dimensions do not match the curve length on curves 1, 6, 11, and 20. (JD)
4. _____ The utility easements along the rear yards of lots 8-5 and 9-12, block 18, needs to be 11-feet on both sides of the property line. (JD)
5. _____ Lot dimensions on the eastern boundary do not add up to the boundary dimension. (JD)
6. _____ Legal description does not close. (TT)
7. _____ No Benchmarks shown on the plat. (TT)
8. _____ Please verify in writing (email is acceptable) that the width of all wedge-shaped lots are a minimum of 60-feet at the front building line. (AY)
9. _____ Show the right-of-way for the portion of the cul-de-sac on Indianwood Avenue which extends into Riverstone Estates II to be dedicated by the plat of Riverstone Estates II. (AY)
10. _____ Add addresses as assigned by the City of Broken Arrow. (AY)

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:

11. _____ 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.

- 12. _____
- 13. _____
- 14. _____

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, 405-521-2271

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