

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Riverstone Estates II

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

NAME OF CONDITIONAL FINAL PLAT: Stone Horse IV of Broken Arrow

APPLICATION MADE: January 16, 2018

TOTAL ACREAGE: 24.09

NUMBER OF LOTS: 82 proposed

TAC MEETING DATE: February 6, 2018

PLANNING COMMISSION MEETING DATE: February 8, 2018

COMMENTS:

1. _____ Place case number (PT15-103B) in lower right corner of plat.
2. _____ Show monuments on plat
3. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
4. _____ No benchmark shown.
5. _____ Add curve lengths for Lot 3, Block 13 and Lot 9, Block 12.
6. _____ Length for the curve numbers 8 & 9 in the table don't match what is shown on the plat.
7. _____ Length for the curve numbers 12 and 19 in the table do not equal the lengths on the lots.
8. _____ Curve lengths for Lots 20, 21, 22, Block 13 do not add up to the total length shown for the boundary length.
9. _____ Reserve K needs to have a minimum of 20-feet at Joshua Avenue.
10. _____ Additional OD/E will be needed between lots where there is a sump inlet.
11. _____ Add a note to the face of the plat stating that all wedge-shaped lots are a minimum of 60-feet at the front building line or show the lot frontage dimensions on all wedge-shaped lots.
12. _____ Temporary turnarounds on dead-end streets will be required if the construction of phase III is delayed.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Stone Horse IV of Broken Arrow

APPLICATION MADE: 07/01/2019

TOTAL ACREAGE: 24.07

NUMBER OF LOTS: 82

TAC MEETING DATE: 7/23/2019

PLANNING COMMISSION MEETING DATE: 7/25/2019

CITY COUNCIL MEETING DATE: 08/20/2019

COMMENTS:

13. _____ Add addresses as assigned by the City of Broken Arrow.
14. _____ Remove "Conditional Final Plat" from the title before submitting final plat.
15. _____ Provide finished floor elevations for each lot and add a note that all buildings require backflow preventers.
16. _____ Albuquerque Street and Place exceed the maximum length of a dead end street. Temporary turnarounds need to be provided to the east of the development.
17. _____ Curve table needs to include an Initial Tangent Bearing (ITB) of N 1° 43' 05" W for curve "B".
18. _____ Referenced Utility Easement #2015065915 dimension do not appear to match the plat.

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