

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Tucson Village II
CASE NUMBER: PT18-100
RELATED CASE NUMBERS: PT16-110
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 01-17-14
GENERAL LOCATION: ¼ mi W of 23rd Street and 1/8 mi S of Tucson Street
CURRENT ZONING: PUD-234
SANITARY SEWER BASIN: Lynn Lane Basin
STORM WATER DRAINAGE BASIN: Broken Arrow Creek Basin

ENGINEER: AAB Engineering (Attn: Alan Betchan)
ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Tucson Village, LLC (Attn: Glenn Shaw)
DEVELOPER ADDRESS: 1615 Eucalyptus Ave
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-261-5200

PRELIMINARY PLAT

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

COMMENTS:

1. _____ Place case number (PT18-100) in lower right corner of plat.
2. _____ Show Limits of No Access (LNA) on all 15' and 20' Building line lots. (Lot 1, 9, Blk 1)
3. _____ PUD-234 requires all lots to have minimum 52 ft. frontage; ensure that all lots will meet the minimum frontage requirement at the setback line.
4. _____ Indicate dimension of PSO easement along south boundary.
5. _____ Show street ROW dimension on Street F.
6. _____ Provide a note referring to the assigned detention determination number for this development.
7. _____ Revise the floodplain note to refer to the current effective FIRM Panel with a September 30, 2016 effective date.
8. _____ Add street names and addresses as assigned
9. _____ Per the conceptual utility plan, provide a utility easement between Lots 4 and 5, and between Lots 23 and 24, Blk 1 for the proposed storm sewer shown to be constructed between those lots.
10. _____ BUILDNG PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
11. _____ MONUMENTS SHOWN ON PLAT
12. _____ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED
13. _____ Add the detention determination number to the site data box. Use the same number as Tucson Village, DD# 091316-13.
14. _____ Several proposed residential lots have FEMA 100-year floodplain encroaching onto the lot. Those lots need an asterisk on them referencing a note saying: "Proposed grading on lots 3, 4, 13, 14, 18, 20, 21, 22, 23, 24, 25, and 26, block 1, and lots 16 & 17, block 2, encroach into FEMA 100-year floodplain. A FEMA LOMR-F approval letter shall be obtained prior to issuance of a building permit".
15. _____ The same 14 floodplain affected lots shall also have an asterisk referencing a note saying: "No solid type fence, fill material, raised beds, or any structure shall be placed within the FEMA 100-year floodplain."
16. _____ The conceptual improvements plan shows a public storm sewer pipe between lots 23 and 24 of Block 1, but no utility easement is shown there. Provide utility easement coverage for that storm sewer line.
17. _____ Significant portions of Reserve A that is shown with the entire reserve area being an overland drainage easement are not within the FEMA 100-year floodplain boundary. If potential future improvements like buildings structures, or fences are foreseen by

the neighborhood in the future, the portions of reserve A that are not within the floodplain may be platted as separate reserve areas that would not have overland drainage use restrictions placed on them.

- 18. _____ The sanitary sewer in Block 4 on the conceptual improvements plan is shown in the middle of the lots and not within a utility easement. The sanitary sewer shall be contained within a utility easement.
- 19. _____ Include waterline valves to isolate each block.
- 20. _____ Use and show Broken Arrow fire hydrants spaced at most 600-feet.
- 21. _____ Include additional utility easements for sanitary sewer on Lots 1-17, Block 4 and between Lots 20-21, Block 1, and between Lots 26-27, Block 1, and between Lots 16-17, Block 2

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:

- 22. _____
- 23. _____
- 24. _____
- 25. _____

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