

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Aspen Ridge

CASE NUMBER: PT15-120

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 04-17-14

GENERAL LOCATION: One-half mile north of the northwest corner of Jasper Street and Aspen Avenue

CURRENT ZONING: A-1 (PUD-244 and RS-3 via BAZ-1949)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Tanner Consulting
ENGINEER ADDRESS: 5323 S. Lewis Avenue
Tulsa, OK 74105
ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: Daniel Ruhl
DEVELOPER ADDRESS: 11029 S. Memorial Dr.
Tulsa, OK 74133
DEVELOPER PHONE NUMBER: 918-814-0881

PRELIMINARY PLAT

APPLICATION MADE: December 9, 2015

TOTAL ACREAGE: 26.293

NUMBER OF LOTS: 56

TAC MEETING DATE: January 12, 2016

PLANNING COMMISSION MEETING DATE: January 14, 2016

COMMENTS:

1. _____ According to the design statement for PUD 244, "Streets within this PUD shall be private, and further placed in a fifty (50) foot right-of-way, with a minimum of twenty-six (26) feet of paving." The two stub street show 30 feet of right-of-way. Revise accordingly to be in compliance with approved PUD 244.
2. _____ According to the design statement for PUD 244, the side yard abutting a private street can be 15 feet. However, the jog in the front yard between two lots shall not exceed five feet. The abutting property to the north and south of the stub streets could develop with 25-foot front yards, the side yards on the two streets needs to be at least 20 feet to be in compliance with PUD 244. Revise the side yards next to the stub streets to be 20 feet.
3. _____ In the note on the right side it says "in three (4) blocks". Change the "three" to "four".
4. _____ Section III of the covenants does not match the design statement approved by the City Council. Modify the covenant to reflect the language of the design statement adopted by the City Council. Several changes are required. In addition, include the Development Standards for Development Area B.
5. _____ In note 4, change "20 feet" to "25 feet". Similarly, in Section I.H.2 of the covenants, change "20 feet" to "25 feet".
6. _____ Identify the width of the utility easement along the north side of Lots 3-6, Block 1 and Lots 1-5, Block 2.
7. _____ Revise the first sentence in Section 1A of the covenants to say, "The developer does hereby dedicate for public use the *public* street right-of-way ..."
8. _____ On Sheet 1, identify Reserve A as a utility easement and overland drainage easement as acknowledged in Section 1.A and Section II.A of the covenants.
9. _____ On Sheet 1, add a note stating that all the streets in Reserve D are private streets owned and maintained by the Homeowners Association.
10. _____ Sheet 1, Note 1, change "Registration" to "Licensure."
11. _____ Sheet 1, In the Backflow Preventer Table place a "*" by those lots requiring a backflow preventer with an identifying note at the bottom of the table: "* Backflow Preventer Required."
12. _____ Sheet 1, Add the name of the stub street going south between lots 21 and 1 in Blocks 2&4.
13. _____ Sheet 3, In the Certificate of Survey change "Registered" to "Licensed" in two places.
14. _____ Place case number (PT15-120) in lower right corner of plat.
15. _____ Section II that describes the reserves needs some revision. The first paragraph states that reserve A "is designated to be used as a utility and overland drainage easement and for uninhibited access to the existing FEMA floodplain for routine inspection and maintenance by the City of Broken Arrow or its designated contractor." The City will maintain that reserve area only if the City Council of Broken Arrow accepts ownership of the reserve area through the City's

flood prone property transfer policy. Change reference to "City of Broken Arrow" to "owner". Same comment for Section H1 describing overland drainage easements. Revise "City of Broken Arrow" to "owner" there too. Section IID1 then mentions that the HOA shall be responsible for all maintenance of reserves, conflicting with what is stated in the first paragraph of section II. Clarify and revise language as necessary.

16. _____ Provide benchmark information.

17. _____ Where does the east storm sewer flow to? If it flows off site then they will need to get an offsite drainage easement.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Aspen Ridge

APPLICATION MADE: May 2, 2016

TOTAL ACREAGE: 26.29

NUMBER OF LOTS: 54

TAC MEETING DATE: May 24, 2016

PLANNING COMMISSION MEETING DATE: May 26, 2016

CITY COUNCIL MEETING DATE: June 20, 2016

COMMENTS:

18. _____ On Sheet 1, identify Reserve Areas B and C as utility easements.

19. _____ Add to Section II.B that the fence in Reserves B and C shall be owned and maintained by the Homeowners Association.

20. _____ Submit landscape plan and fence detail for the area abutting Aspen Avenue. Landscape plan shall be approved prior to the plat being recorded.

21. _____ Addresses and street names to be verified by the City of Broken Arrow.

22. _____ On Sheet 2, in the lower right hand corner, change "SHEET 1 of 3" to "SHEET 2 of 3."

23. _____ On Sheet 2, in the introductory section, fifth paragraph, change "INSURING" to "ENSURING." ("insuring" means to provide insurance, "ensuring" means to make sure.)

24. _____ On Sheet 3, in the lower right hand corner, change "SHEET 1 of 3" to "SHEET 3 of 3."

25. _____ On Sheet 3, Section III, third and fourth paragraphs change "INSURE" to "ENSURE."

26. _____ On Sheet 3 Section B para 6 STREETS: third sentence, the period after Aspen Avenue should be replaced with a comma.

REVISED CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Aspen Ridge

APPLICATION MADE: June 29, 2016

TOTAL ACREAGE: 26.29

NUMBER OF LOTS: 54

TAC MEETING DATE: July 26, 2016

PLANNING COMMISSION MEETING DATE: July 28, 2016

CITY COUNCIL MEETING DATE: August 16, 2016

COMMENTS:

27. _____ Previous comments on preliminary plat and conditional final plat are still applicable.

28. _____ In Section III.A of the covenants identify Development Area A as "Blocks 1-4". In Section III.C, identify Development Area B as "Reserve A".

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

LETTER OF APPROVAL FROM UTILITY COMPANY

_____ 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. (8 signs per Robert Cook on the CFP 05/17/16)	\$ _____
____ 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