

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: 121 Elm

CASE NUMBER: PT17-101

RELATED CASE NUMBERS: PUD-199, PUD-199A, BAZ-1825

COUNTY: TULSA

SECTION/TOWNSHIP/RANGE: 03/17/14

GENERAL LOCATION: South and west of the southwest corner of Tucson Street and Elm Place

CURRENT ZONING: A-1/PUD-199

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Elm Creek

ENGINEER: Tulsa Engineering & Planning

ENGINEER ADDRESS: 9820 East 41st Street, Ste. 102
Tulsa, OK 74146

ENGINEER PHONE NUMBER: 918-359-6413

DEVELOPER: Stone Horse Development, LLC

Attn: Brian Beam

DEVELOPER ADDRESS: P.O. Box 240
Owasso, OK 74055

DEVELOPER PHONE NUMBER: 918-272-3282

PRELIMINARY PLAT

APPLICATION MADE: March 20, 2017

TOTAL ACREAGE: 8.91

NUMBER OF LOTS: 3

TAC MEETING DATE: April 25, 2017

PLANNING COMMISSION MEETING DATE: April 27, 2017

COMMENTS:

1. ____ Place case number (PT17-101) in lower right corner of plat.
2. ____ Show the width of the right-of-way (to the nearest hundredth) dedicated by this plat along Tucson Street.
3. ____ By the Subdivision Regulations, line L1 should be at a 30° angle instead of a 90° angle.
4. ____ Show the existing access points on the north side of Tucson Street. Confirm that the proposed access points are in conformance with the Zoning Ordinance and PUD 199.
5. ____ Limits of no access across Lot 2, Block 1 is incorrect, revise to reflect existing point of access.
6. ____ Show 50-foot building line setback on Lot 2, Block 1 for the area outside the mutual access easement.
7. ____ In the title description, change "PUD 199" to "PUD 199 and PUD 199A" and in Section III, reference the approval of PUD 199A by the Planning Commission. Add to the covenants that other than the minor modifications made with PUD 199A, all the other requirements of PUD 199 remained unchanged.
8. ____ Update Section III of the covenants to comply with PUD 199A.
9. ____ Add the FIRM panel map number to the floodplain information.
10. ____ In Section 2.1.1 of the covenants delete "signage". In addition, in Section 2.1.3 of the covenants, identify that the maintenance of Reserve A is the responsibility of the property owner.
11. ____ It is not clear where the 17.5' utility easement and 15' landscape easement along the north property line on Lot 2, Block 1 terminates on the west side of the lot. Please clarify.
12. ____ In the Certificate of Survey, change "Registered Surveyor" to "Licensed Surveyor".
13. ____ According to the plat, 55-feet of right-of-way has been dedicated on Tucson Street and 70-feet of right-of-way has been dedicated on Elm Place. However, not all of the information needed to confirm the right-of-way dedication has been provided. Please reference all information needed to demonstrate previous right-of-way dedication on Tucson Street and Elm Place has been provided.
14. ____ Label "POC" and "POB" and include abbreviations in legend.
15. ____ Give bearings and distance from POC to POB.
16. ____ Please add the DD number to the face of the plat, DD# 013117-01.
17. ____ Storm sewer easements may be required depending on how each lot collects and conveys its storm water.
18. ____ If any public utility is extended onto any lot, it must be covered by an appropriate easement.
19. ____ Tucson Street is misspelled on the plat, please correct.

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:

20. _____ BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
21. _____ MONUMENTS SHOWN ON PLAT
22. _____ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED
23. _____

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

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

_____ STORMWATER PLANS NET'D ON: _____

_____ PAVING PLANS, NET'D ON: _____

_____ WATER PLANS, NET'D ON: _____

_____ SANITARY SEWER PLANS, NET'D 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? _____ HAS ONE BEEN SUBMITTED? _____

_____ ARE PERFORMANCE BONDS/ESCROW CHECK OR LETTER OF CREDIT DUE FOR WATER, STORM SEWERS, SANITARY SEWER AND PAVING? (CIRCLE APPLICABLE)
HAVE THEY BEEN SUBMITTED? _____

PLANNING DEPARTMENT APPROVAL

_____ ADDRESSES REVIEWED AND APPROVED

_____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED? # _____, FEE IN LIEU OF DUE? _____

FEES

_____ FINAL PLAT PROCESSING FEE (\$150 + ((\$5 X NO _____ LOTS)	\$ _____
_____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
_____ EXCESS SEWER CAPACITY FEE (\$700 X NO ACRES _____)	\$ _____
_____ 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 NO OF SIGNS _____)	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DET. (.35 x increased impervious area)	\$ _____
TOTAL FINAL PLAT 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 FILING ON: _____

_____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

_____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT

_____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON: