

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Chestnut Creek

CASE NUMBER: PT17-107

RELATED CASE NUMBERS: PUD 261 & BAZ 1978

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 04/T17N/14E

GENERAL LOCATION: North and west of the northwest corner of Aspen Avenue and Jasper Street

CURRENT ZONING: A-1 (RS-2 and PUD 261 approved subject to platting)

SANITARY SEWER BASIN: Lynn Lane basin

STORM WATER DRAINAGE BASIN: Aspen Creek basin

ENGINEER: Tulsa Engineering & Planning Associates, Inc.

ENGINEER ADDRESS: 9820 E. 41st Street, Suite 102
Tulsa, OK 74126

ENGINEER PHONE NUMBER: 918-252-9621

DEVELOPER: Capital Homes Residential Group, L.L.C.

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

DEVELOPER PHONE NUMBER: 918-376-6536

PRELIMINARY PLAT

APPLICATION MADE: June 19, 2017

TOTAL ACREAGE: 11.0491

NUMBER OF LOTS: 28

TAC MEETING DATE: July 11, 2017

PLANNING COMMISSION MEETING DATE: July 13, 2017

COMMENTS:

1. ☐ Please add a Detestation Determination Number on the plat.
2. ☐ Please add a reserve easement for landscaping along West Jasper Street.
3. ☐ Please place case number (PT17-107) in lower right corner of plat.
4. ☐ Please change the UE of 11 feet along West Jasper Street to the required 17.5 feet
5. ☐ Please add addresses as assigned by the City of Broken Arrow within the lot address box.
6. ☐ Please indicate that the setback lines are also utility easements
7. ☐ Please in Section 5.2 of the covenants, modify to say that maintenance of the reserves is the responsibility of the property owner.
8. ☐ Please add that the developer is also responsible for the sidewalk along all arterial street frontages within the language of the covenants.
9. ☐ Please place "Restricted Access" on lots where the front building line setback is shown to be 15 feet.
10. ☐ PUD 261 allows zero lot line. If any of the lots are to be zero lot line single family detached structures, please identify on the plat, which side is the zero lot line and which is the 10 foot side. If none of the lots are to be zero lot line single family detached units, please add a note to the plat stating such.
11. ☐ Section 1.1 of the covenants appears to be only dedicating West Jasper Street. However, there are other public streets in this subdivision that also need to be dedicated, please revise accordingly.
12. ☐ The streets located to the east of proposed South Chestnut Ave (including the turnaround) are less than the minimum requirement of 50 feet for a public street ROW and 30 feet for a private street. Please revise to at least meet the 30 foot requirements for private streets and note within the covenants that they will not be dedicated to the public and will be the responsibility of the home owners association.
13. ☐ The location of the sidewalks shall be shown with the landscape plan for the subdivision.
14. ☐ Landscape plan shall be submitted and approved prior to the plat being recorded.
15. ☐ Please do not combine drainage easements and utility easements. Utility easements shall be in a separate designated area.
16. ☐ Please add to Section 2.1.1 of the covenants, "Fencing and walls shall meet the requirements of Section 5.2.E.3.iv of the Zoning Ordinance."
17. ☐ Please add a utility easement for the sanitary sewer on the east side of lost 28 and between lots 25 and 26. Please add a wider utility easement on the south side of lost 27 and 28.

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:

18. _____

19. _____

20. _____

21. _____

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, 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? _____

____ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

____ 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

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

\$ _____

____ WATER LINE (S) UNDER PAYBACK CONTRACT

\$ _____

____ EXCESS SEWER CAPACITY FEE

\$ _____

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|---|----------|
| _____ 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. | \$ _____ |
| _____ STORM WATER FEE-IN-LIEU OF DETENTION | \$ _____ |

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 FILING ON: _____

_____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

_____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT