

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Stone Horse of Broken Arrow

CASE NUMBER: PT13-107B

COUNTY: Tulsa

COUNTY PARCEL IDENTIFICATION NUMBER: 97404740432010

SECTION/TOWNSHIP/RANGE: 04/T17N/R14E

GENERAL LOCATION: East of Olive Avenue (129th E. Avenue), one-quarter mile north of Jasper Street (131st Street)

CURRENT ZONING: A-1 (RS-3 via BAZ 1685)

SEWER BASIN: Lynn Lane

WATER SHED: Aspen Creek and Haikey Creek

ENGINEER: Tanner Consulting, LLC

ENGINEER ADDRESS: 5323 S. Lewis Avenue
Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: Stone Horse, LLC

DEVELOPER ADDRESS: 11029 S. Memorial Drive
Tulsa, OK 74133

DEVELOPER PHONE NUMBER: 918-814-0881

PRELIMINARY PLAT

APPLICATION MADE: August 22, 2013

TOTAL ACREAGE: 70.13

NUMBER OF LOTS: 238

TAC MEETING DATE: September 10, 2013

PLANNING COMMISSION MEETING DATE: September 12, 2013

COMMENTS:

1. _____ As per the Subdivision Regulations, the intersection at Olive Avenue needs to be widened to be at least 80 feet in width for the first 100 feet from the arterial street right-of-way tapering to the interior right-of-way at a 30° angle. There shall be provided two out-bound lanes and one inbound lane with a four to ten foot wide median. (Only 70 feet of right-of-way required.)
2. _____ According to the Subdivision Regulations, four-way intersections are discouraged. There are two four way intersections. What measures the applicant plans to take to bring these intersections into compliance with the Subdivision Regulations needs to be addressed. (Revised preliminary plat shows one four-way intersection, which is acceptable.)
3. _____ As per the Subdivision Regulations, the two access areas to the Reserve B in Phase III needs to be expanded to 20 feet in width. In addition, a 20-foot wide access area needs to be provided to the west side of Reserve A. Also, a 20-foot wide access area needs to be provided on the east side of Reserve B in Phase I. (Modified at TAC. See Jeff Bigby September 11, 2013, email). (A 20-foot wide emergency access will be extended from Phase I and connect with Iron Horse Ranch.)
4. _____ Place case number (PT13-107) in lower right corner of plat.
5. _____ Show access limitations on all corner lots where the building line setback is less than 25 feet from the street. This shall be shown on the face of the plat as well as addressed in the covenants.
6. _____ As per the Zoning Ordinance, the building setback line on the east side of Lot 13, Block 1; the west side of Lot 1, Block 2; and the south side of Lot 14, Block 2 (all in Phase III) and the east side of Lot 3, Block 2 (Phase I) needs to be changed to at least 20 feet with access limitations noted.
7. _____ Add addresses as assigned by the City of Broken Arrow.
8. _____ Along Olive Avenue, add the following note, "Right-of-way dedicated by this plat."
9. _____ Add "F/E" to the legend. In addition, label the "F/E" on Lot 1, Block 1 in Phase I.
10. _____ Show 35-foot wide building setback on the west of the two lots adjacent to Olive Avenue.
11. _____ Since Phase I has more than 20 lots, the street will need to be extended from Olive Avenue and connect with the Iron Horse Ranch addition to the east as part of Phase I.
12. _____ Part of the property is located in the 100-year floodplain. Show regulatory flood area boundaries along with the FIRM panel map number.

13. ____ The covenants reference overland drainage easements in the covenants and in the legend, but no overland drainage easements are shown. Please rectify. In addition, identify that the maintenance of the Reserve Areas is the responsibility of the home owners association. While this subdivision will be done in phases, there shall be created one overall mandatory homeowners association that is responsible for the maintenance of all reserve areas along with the fence and landscaping along Olive Avenue.
14. ____ Either identify the reserve areas as utility easements or show utility easements to continue to cross the reserve areas along street frontages and the perimeter of the subdivision.
15. ____ Identify the width of the utility easements along the north side of Lots 1-3, Block 1 and south side of Lot 4, Block 1 (Phase I).
16. ____ As per the Subdivision Regulations, corner clips need to be provided at the intersection with Olive Avenue.
17. ____ Provide radius information on all lots.
18. ____ Label 25 – foot building line and 15 – foot building on Block 5, Phase II.
19. ____ Label building setback line and utility easement on the north side of Lot 11, Block 9, Phase I.
20. ____ Section I.H.2 of the covenants, change “Tucson Street” to “Olive Avenue”.
21. ____ Section I.G.2 of the covenants, change “20” feet to “25” feet.
22. ____ Section I.I.1 references Reserve F, but no Reserve F is shown on the plat.
23. ____ The covenants reference Section I and Section VI., but nothing in between. Please rectify.
24. ____ Reference in the covenants that a mandatory homeowners association shall be established and such homeowners association is responsible for the fence and landscaping along Olive Avenue. Proposed landscape plan shall be submitted with the conditional final plat
25. ____ Place a note on the plat referring to the assigned detention determination number for this development.
26. ____ Determine what type of easements will be placed on the four reserve areas and label on the plat. At a minimum, they will require an overland drainage easement.
27. ____ Revise the Overland Drainage Easements Section 1 to specifically state which reserve areas will be overland drainage easements.
28. ____ Show the referenced Bench Mark on the plat.
29. ____ On the legal description use the sub-heading of the plat from the Drawing page.
30. ____ Plat drawing shows 20 Blocks and 237 Lots instead of 15 Blocks and 238 Lots listed in the heading description. Please verify.

REVISED PRELIMINARY PLAT

APPLICATION MADE: September 18, 2013

TOTAL ACREAGE: 70.13

NUMBER OF LOTS: 238

TAC MEETING DATE: September 24, 2013

PLANNING COMMISSION MEETING DATE: September 26, 2013

31. ____ The eastern most street is straight for over 900 feet, which is not in conformance with the Subdivision Regulations. Revise street to be in compliance with the Subdivision Regulations.
32. ____ Continue the utility easement along the reserve areas next to a street frontage, and along the rear side of the reserve areas (Phase II) unless modified by TAC.
33. ____ Make the Overland Drainage Easement shown in Lots 17 and 18, Block 2 (Phase I) a reserve area to be maintained by the HOA, unless modified by TAC.
34. ____ From where is the 32-foot building line on Lot 2, Block 1 measured? The City can only enforce the building line setback of the Zoning Ordinance. Recommend modifying the building setback line to parallel the right-of-way line.
35. ____ Identify the width of the utility easement between Lots 27 and 28, Block 2 (Phase I); and between Lot 33, Block 2 (Phase I) and Lot 7, Block 1 (Phase II).
36. ____ A 20-foot wide emergency access drive capable of accommodating City of Broken Arrow emergency vehicles shall be constructed from Phase I to Iron Horse Ranch. This emergency road shall be gated and locked with Knox boxes.
37. ____ Confirm in writing (email acceptable) that all lots meet the frontage requirement of the Zoning Ordinance.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Stone Horse of Broken Arrow

APPLICATION MADE: September 4, 2014

TOTAL ACREAGE: 33.88

NUMBER OF LOTS: 108

TAC MEETING DATE: September 23, 2014

PLANNING COMMISSION MEETING DATE: September 25, 2014

CITY COUNCIL MEETING DATE: October 21, 2014

COMMENTS:

38. _____ Provide document number for all the off-site utility easements. Off-site utility easements shall be approved by the City Council, recorded in Tulsa County, and the document numbers placed on the plat prior to the plat being recorded.
39. _____ Provide bearings and dimensions for 22-foot wide fire access easement. In addition, since this easement is not within the platted area, it will need to be approved by the City Council, recorded in Tulsa County, and the document number placed on the plat prior to the plat being recorded. Design of the fire access easement shall be able to accommodate emergency vehicles.
40. _____ Provide document number for 15-foot wide lift station access. In addition, since this easement is not within the platted area, it will need to be approved by the City Council, recorded in Tulsa County, and the document number placed on the plat prior to the plat being recorded.
41. _____ Along Olive Avenue, add the following, "Right-of-way dedicated by this plat." In addition, revise note 4 to say "right-of-way is dedicated by this plat."
42. _____ The conditional final plat and the "no exceptions taken" engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the "no exceptions taken" engineering plans in these areas.
43. _____ Identify the width of the building setback/utility easement line along the south side of Lot 1, Block 2.
44. _____ On Lot 27, Block 2, the building line setback along the south property cannot be less than 20 feet. In addition, on Lot 35, Block 2, the building line setback along the east side cannot be less than 20 feet.
45. _____ Remove the 25-foot wide building setback line from Reserve B. Since Reserve B is a utility easement, no buildings are allowed.
46. _____ Lot 10, Block 6, show the building setback line to be 25 feet from the street right-of-way. In addition, revise the building setback line on east side of Lot 9, Block 6, it cannot be less than 20 feet.
47. _____ Lot 2, Block 1 shows a building line setback that is greater than what the City of Broken Arrow can enforce. In addition, it is not shown or label correctly. It is recommended that the building line setback be changed to 25 feet with a line that parallels the street right-of-way line.
48. _____ As per Section 3.3.C.8 of the Subdivision Regulations, Reserve D must connect to a public street with a reserve area of at least 20 feet in width.
49. _____ Add a street name for the stub street located on the west side of Lot 4, Block 7.
50. _____ Landscape plan with fence detail shall be submitted to and approved by the City of Broken Arrow prior to the plat being recorded. Landscaping and fence shall meet the requirements of the Zoning Ordinance.
51. _____ The covenants need to identify that the fence along Olive Avenue shall be owned and maintained by the home owners association.
52. _____ The purpose of each of the reserve areas needs to be identified in the covenants and the maintenance responsibilities of the reserve areas needs to be identified in the covenants.
53. _____ Section I.G.2 of the covenants, change "20 feet" to "25 feet".
54. _____ No benchmark shown, please add.
55. _____ No closure, please provided.
56. _____ Written legal description and the dimension/bearings shown on the plat do not match, please correct.

CONDITIONAL FINAL PLAT

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

APPLICATION MADE: August 18, 2017

TOTAL ACREAGE: 21.485

NUMBER OF LOTS: 69

TAC MEETING DATE: September 12, 2017

PLANNING COMMISSION MEETING DATE: September 14, 2017

CITY COUNCIL MEETING DATE: September 19, 2017

COMMENTS:

57. _____ Change to PT13-107B due to plat being Phase III of original Stone Horse of Broken Arrow
58. _____ Additional utility easements needed to cover utilities shown on the Stone Horse II and III engineering plans:
 - a. 15' utility easement in Reserve B for the storm sewer from structure 14 to J. This is north of Lot 27 but not parallel with Lot 27.
 - b. 15' utility easement in Reserve B for the sanitary sewer from MH 13 to the Indianwood Avenue ROW. This is south of Lot 1 but not parallel with Lot 1.
 - c. 15' utility easement in Reserve B for the storm sewer ending at structure I. This is west out of Lot 3.
 - d. 45' utility easement at the south end of Reserve A and 45' at the north end of reserve B for the part of the Decatur Place culvert that is outside the ROW.

- e. 15' utility easement at the NW corner of Reserve B for the storm sewer into the culvert headwall. * Items c, d and e for Reserve B may be combined into one utility easement in the north end of Reserve B.
- f. 25' utility easement for the storm sewer from MH Ji to the Hemlock Avenue ROW on the south side of Lot 5 Block 16 (Identified as Block 19 on the CFP – the block numbers are different between the engineering plans and the CFP).
- g. 25' utility easement for the storm sewer from MH Jk to the Hemlock Avenue ROW on the south side of Lot 7 of Block 15 (Identified as Block 18 on the CFP).
- 59. _____ Recommend starting the block numbers at 1 instead of 17.
- 60. _____ In accordance with Section 1.12 of the city of Broken Arrow, Land Subdivision Code, the street formerly known as Fredericksburg has been renamed Fredricksburg. Modify street name spelling to reflect this change.
- 61. _____ Curve A long chord bearing in the table does not match the Curve A written description. Please correct.

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	\$ _____
_____ 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)	\$ _____
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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