

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Shadow Trails II

CASE NUMBER: PT13-100A

RELATED CASE NUMBERS: PT13-100 and BAZ 1887

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: Section 5/T17N/R14E

GENERAL LOCATION: One-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street

CURRENT ZONING: A-1 (RS-3 approved via BAZ 1887)

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Tanner Consulting, L.L.C.

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

ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: 81st & Memorial, L.L.C.

DEVELOPER ADDRESS: 6528 E. 101st Street South
Tulsa, OK 74133

DEVELOPER PHONE NUMBER: 918-638-3003

PRELIMINARY PLAT

APPLICATION MADE: December 18, 2017

TOTAL ACREAGE: 35.16

NUMBER OF LOTS: 115

TAC MEETING DATE: 01-09-2018

PLANNING COMMISSION MEETING DATE: 01-11-2018

COMMENTS:

1. _____ The tangent segment of W. Albuquerque Street and W. Baton Rouge Street are over 900 feet in length which exceeds the requirements of Section 6.4.9.C of the Engineering Design Manual. Redesign both streets to be in compliance with the Engineering Design Manual.
2. _____ Provide one point of access to the east as was shown on the previous preliminary plat. This stub street should be in the vicinity of Lot 14, Block 1.
3. _____ As per Table 4.1-2 of the Zoning Ordinance, increase the building setback line along the street frontage from 15 feet to 20 feet on the following lots: Lot 1, Block 5; Lot 4, Block 5; and Lot 13, Block 2. The 15 foot setback on Lot 1, Block 1 and Lot 10, Block 3 can remain as long as written documentation (email is acceptable) is provided acknowledging that the Homeowners Association for Shadow Trails has agreed to reduce the building setback line on Lot 7, Block 12 and Lot 1, Block 13 from 25 feet to 15 feet.
4. _____ On all lots in which the building setback is less than 25 feet, show Restricted Access (RA) along the street frontage that has a building setback of less than 25 feet. In addition, incorporate the following note on the face of the plat and into the covenants, "No access shall be allowed to streets where the building is setback less than 25 feet."
5. _____ Place case number (PT13-100A) in lower right corner of plat.
6. _____ Correct the sheet numbering on Sheets 2 and 3 (i.e. Sheet 2 of 3).
7. _____ Show the regulatory flood area boundaries along with the FIRM panel map number for the portion of the 100-year floodplain of White Church Creek that crosses the southwest corner of the property.
8. _____ Show the detention determination number on the plat.

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:

9. _____ Building pad elevations shall be placed on each lot on a copy of the final plat
10. _____ All monuments shall be shown on the plat.
11. _____ Slope analysis (1:4) for all lots adjacent to a drainage channel shall be submitted to and approved by Staff.
12. _____ 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.
13. _____

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, 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