

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Oak Creek South Phase II

CASE NUMBER: PT16-113

RELATED CASE NUMBERS: BAZ 1960

COUNTY:

SECTION/TOWNSHIP/RANGE: 18-18-15

GENERAL LOCATION: one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

CURRENT ZONING: RS-3

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: McClelland Consulting Engineers, Inc

ENGINEER ADDRESS: 4606 S. Garnett Road Suite 401

Tulsa, OK 74146

ENGINEER PHONE NUMBER: 916.619.6803

DEVELOPER: Rausch Coleman Homes

DEVELOPER ADDRESS: 4058 N. College Suite 300

Fayetteville, AR 72703

DEVELOPER PHONE NUMBER: 479.455.9090

PRELIMINARY PLAT

APPLICATION MADE: November 21, 2016

TOTAL ACREAGE: 36.54

NUMBER OF LOTS: 136

TAC MEETING DATE: November 13, 2016

PLANNING COMMISSION MEETING DATE: November 15, 2016

COMMENTS:

1. ☐ Add township number (18) to the vicinity map.
2. ☐ Place case number (PT16-113) in lower right corner of plat.
3. ☐ Create space for the Development Number in the lower right corner of the plat.
4. ☐ Add street names and addresses as assigned by the City of Broken Arrow. Addresses can be added to the lot summary table.
5. ☐ Avoid lines overlapping numbers as it makes the plat difficult to read.
6. ☐ Label all curves on the drawing.
7. ☐ Label the easement distance on all lot frontages.
8. ☐ Show more differentiation between building lines, easements, and building line easements. It is difficult to tell them apart.
9. ☐ Show lot frontage dimensions on all lots. Missing for all lots on a curve.
10. ☐ Label Limits of No Access (L.N.A.) to all corner lots where the building line is less than 25-feet. Also add a L.N.A. to the rear yards of Lots 13 and 14 of Block3.
11. ☐ Add L.N.A. to the legend.
12. ☐ Provide a minimum of 20' access width to be able to maintain Reserve "B". This is best done by making the 20' area to be part of Reserve "B", and not an access area between the lots.
13. ☐ Acknowledge in writing, email is acceptable, that all the lots meet the minimum lot frontage requirements of the RS-3 zoning district. It is difficult to tell on some of the pie shaped and unlabeled lots.
14. ☐ The definition of "Common Areas" in the covenants needs to make a reference to the reserve areas as part of the "Common Areas".
15. ☐ The covenant language currently states, "the Association" shall maintain the "Common Areas". This is not clear, and makes the HOA responsible for maintaining the common areas, even if they do not own it. It needs to read that the owner of the "Common Areas" shall be responsible for their maintenance.
16. ☐ Add a statement to the covenants dedicating the streets as public or private.
17. ☐ Add the Detention Determination Number to face of plat: DD-102816-16

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Oak Creek South Phase III

APPLICATION MADE: April 3, 2018
TOTAL ACREAGE: 17.31
NUMBER OF LOTS: 68
TAC MEETING DATE: 4/24/18
PLANNING COMMISSION MEETING DATE: 4/26/18
CITY COUNCIL MEETING DATE: 5/15/18
COMMENTS:

18. _____ Place case number (PT16-113A) in lower right corner of plat.
19. _____ Provide written verification (email is acceptable) that the frontage at the front build line measures a minimum of 60-feet for all wedge shaped lots with less than 60-feet of street frontage.
20. _____ Correct overlapping text on Block 4 Lot 12.
21. _____ Show front building line on Block 3, Lots 29 & 30 and Block 4, Lots 8 & 9.
22. _____ Label the width of the access to Reserve B. This is required to be minimum of
23. _____ Lighten the line color of the access easements on Quincy Street and 31st Street since they are part of the plat for phase II. Remove "shall be vacated" from both easements.
24. _____ Remove spaces for the case number and development number from the bottom of the plat.
25. _____ Section II.A has numbers 10 and 11 as sections. What do these refer to or are they in error? Clarify text in this section referring to the development standards (there are currently two different paragraphs. Remove the one referring to a PUD) The subdivision shall be developed and used in accordance with the restrictions and development standards of the RS-3 zoning district of the Zoning Ordinance.
26. _____ Update the maximum number of lots on page 2 to reflect the number shown on page 1.26
27. _____ Section II.B states that the minimum livability space is 3,000 square feet but the statement below has "N/A" for the minimum finished heated living area. Please ensure these statements match.
28. _____ Section II.C needs updated to refer to Reserve B.
29. _____ Section III.A refers to both home owners association and property owners association. Please clarify the language.
30. _____ Section III.D, remove the last sentence "this is until the HOA is formed", as the maintenance will remain with whomever owns the property regardless of the status of the HOA.
31. _____ The engineer signature is not required on the plat however, you may leave it on if you prefer.
32. _____ 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.
33. _____ No provisions are made in the covenants for water and sewer service. Please add.
34. _____ In the developing phase II it was understood that the HOA for subsequent phases would be part of the overall HOA. Please add appropriate language to the covenants of phase 3.
35. _____ Section II.B, please change maximum lot size to minimum lot size.
36. _____ Section I should include the requirements on the use of Reserve Area "B"
37. _____ Please verify all the lines can be linked to a bearing, and all the lines have their distance labeled (JM)

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

_____ 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.	\$ _____
____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