

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: The Villages at Seven Oaks South
CASE NUMBER: PT18-108
RELATED CASE NUMBERS: PUD-280 & BAZ-2010
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 25/18/14
GENERAL LOCATION: ¼ mile east of 9th Street, south of New Orleans Street
CURRENT ZONING: RS-3 to RS-4/PUD-280 (via PUD-280 & BAZ-2010)
SANITARY SEWER BASIN:
STORM WATER DRAINAGE BASIN:

ENGINEER: AAB Engineering (Attn: Alan Betchan)
ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Seven Oaks South, LLC (Attn: Chuck Ramsay)
DEVELOPER ADDRESS: 1420 W Kenosha Street
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-261-5200

PRELIMINARY PLAT

APPLICATION MADE:
TOTAL ACREAGE: 13.68
NUMBER OF LOTS: 57
TAC MEETING DATE: August 7, 2018
PLANNING COMMISSION MEETING DATE: August 9, 2018
COMMENTS:

1. ____ Distinguish between the areas of the plat that are covered by PUD-280 & BAZ-2010 and the areas that are not.
2. ____ Add PUD-280 to the title block.
3. ____ On the vicinity map, Lynn Lane should be labeled as 9th Street and 111th Street should be labeled as Florence Street.
4. ____ Provide 25-foot front building lines on Block 2.
5. ____ Provided Restricted Access to the west side of Lot 10, Block 8 where it backs up to E. Orlando Street.
6. ____ Verify that all wedge shaped lots are a minimum of 52-feet wide at the front building setback line (email is acceptable).
7. ____ Show the front building line of the Seven Oaks South II lot directly east of Lot 1, Block 7.
8. ____ The South and Western boundary dimensions do not match the summed values of the lots.
9. ____ Revise the road title from E. Roanoker Pl. to E. Roanoke Pl.
10. ____ Add a U/E between Lots 4 & 5, Block 6 that the waterline from phase 2 loops into the existing cul-de-sac loop on Roanoke Pl.
11. ____ A variance request will need to be submitted with the engineering review to allow 12th Place to exceed 900-feet in length.
12. ____ Extend the sanitary sewer to Lot 8 Block 8
13. ____ Show the proposed equalization pipes under 12th place from East side of the detention facility to the West side
14. ____ Adjust the location of the waterline, crossing 12th place on the South end. The waterline and the inlet need space between the two for construction and there is not enough space for a tap on Lot 7 Block 6.
15. ____ Show the existing fire hydrant in Lot 1, Block 7 covering the South lots from the fire hydrant located in phase 2
16. ____ Extend the dead-end fire hydrant line on Quantico Street to the line on 12th Place.
17. ____ Connect the waterline between Lots 4 & 5, Block 6 to the existing line in Phase II to complete the Phase II waterline loop.
18. ____ Locate the waterline in the standard location as measured from the centerline of the street and provide a utility easement for the waterline.
19. ____ Reduce the width of Reserve C to 30-feet to accommodate the standard location of the waterline or make Reserve C a utility easement.

20. _____ In Section II.i of the covenants, add language to allow private storm sewer, public water and public sanitary sewer to cross Reserve C.
21. _____ Add fire hydrants to within the 600-foot residential spacing
22. _____ Recommend locating the fire hydrants at the street intersections
23. _____ Show the connection to existing waterline on Roanoke Pl
24. _____ Show the connection to the existing sanitary sewer at the southwest corner
25. _____ Design the outflow from the detention pond to match the original overland flow condition at the property line
26. _____ A variance request will need to be submitted during the engineering review for South 12th Place to exceed 900 feet in length.
27. _____ Place case number (PT18-108) in lower right corner of 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:

28. _____
29. _____
30. _____
31. _____
32. _____

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, 405-521-2271

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 INCREASED IMPERVIOUS AREA) (less any area in Reserve Area of ½ acre or more)	\$ _____
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