

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: The Woods of Jasper Estates

CASE NUMBER: PT18-101

RELATED CASE NUMBERS: PUD-265 and BAZ-1985

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 01-17-14

GENERAL LOCATION: N and W of NWC of 23<sup>rd</sup> and Jasper

CURRENT ZONING: PUD-265

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN: Lynn Lane

ENGINEER: AAB Engineering (Attn: Alan Betchan)

ENGINEER ADDRESS: P.O. Box 2136

Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Autry Properties, LLC (Attn: Mark Autry)

DEVELOPER ADDRESS: 12830 S 189<sup>th</sup> East Ave

Broken Arrow, Ok 74011

DEVELOPER PHONE NUMBER: 918-294-0853

## **PRELIMINARY PLAT**

APPLICATION MADE: 1-16-2018

TOTAL ACREAGE: 27.97

NUMBER OF LOTS: 28

TAC MEETING DATE: 02-06-2018

PLANNING COMMISSION MEETING DATE: 02-08-2018

COMMENTS:

1. \_\_\_\_\_ Place case number (PT18-101) in lower right corner of plat.
2. \_\_\_\_\_ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
3. \_\_\_\_\_ MONUMENTS SHOWN ON PLAT
4. \_\_\_\_\_ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
5. \_\_\_\_\_ Show easements along the south side of Jasper Estates where it abuts the Block 1, Lot 4 of The Woods at Jasper Estates.
6. \_\_\_\_\_ Identify lot frontages on Block 1, Lots 5 & 6.
7. \_\_\_\_\_ Show the distance for the widened right-of way at the arterial intersections.
8. \_\_\_\_\_ Provide the landscaped median for the intersections of 23<sup>rd</sup> Street and Jasper Street per Article 4 if the subdivision regulations. These should be dedicated as reserve areas and maintenance described in the covenants.
9. \_\_\_\_\_ Provide reserve areas along the arterial streets for fencing and landscaping per the subdivision regulations or provide fence and landscape easements.
10. \_\_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
11. \_\_\_\_\_ Add detention determination number as provided by the City of Broken Arrow.
12. \_\_\_\_\_ Correct City of Broken Arrow address to 220 S. First Street.
13. \_\_\_\_\_ Provide perimeter easement on west side.
14. \_\_\_\_\_ Coordinate with other utilities for waterline in back of lots 9 and 15.
15. \_\_\_\_\_ Recommend locating the fire hydrants in the cul de sacs not so far into the cul de sac. Locate the fire hydrant on Street D to between lots 7/8 and the fire hydrant on Street E to between 17/18.
16. \_\_\_\_\_ Section I.C – All storm sewer in a private subdivision shall be private storm sewer.
17. \_\_\_\_\_ Revise the covenants to reflect that the HOA is responsible for maintenance and replacement of storm sewer
18. \_\_\_\_\_ Section I.I.1.b – add – and as recommended by a geotech engineer for the local soil conditions.
19. \_\_\_\_\_ Section I, second paragraph, change reserve “A” to reserve “B”

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: The Woods of Jasper Estates

APPLICATION MADE: 1/22/18

TOTAL ACREAGE: 27.97

NUMBER OF LOTS: 28

TAC MEETING DATE: 1/22/19

PLANNING COMMISSION MEETING DATE: 1/24/19

CITY COUNCIL MEETING DATE: 3/5/19

### **COMMENTS:**

20. \_\_\_\_\_ On the vicinity map, Lynn Lane should be labeled as 9<sup>th</sup> Street.
21. \_\_\_\_\_ Show the right-of-way that is not statutory as dedicated by this plat. Give the dimension.
22. \_\_\_\_\_ Section III header is missing on page 3 of the covenants.
23. \_\_\_\_\_ Section I.H of the covenants describing Reserve A stormwater detention easement needs more detailed language describing maintenance requirements and maintenance responsibility of the detention facility proposed there.
24. \_\_\_\_\_ There is not any section within the covenants detailing restrictions within the overland drainage easements shown on the face of the plat. Provide typical overland drainage easement language within the covenants.
25. \_\_\_\_\_ Remove "conditional final plat" from the title before submitting the final plat.

---

## **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 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