

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Villas at Turnberry
CASE NUMBER: PT17-114
RELATED CASE NUMBERS: BACP-160, BAZ-1987, and PT08-117
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 30-18-15
GENERAL LOCATION: Southwest corner of Dearborn Street and 209th Street
CURRENT ZONING: CG/RS-4 (BAZ-1987)
SANITARY SEWER BASIN: Adams Creek
STORM WATER DRAINAGE BASIN: Spunky Creek

ENGINEER: Tuttle & Associates
ENGINEER ADDRESS: 9718 E. 55th Place
Tulsa, OK 74146
ENGINEER PHONE NUMBER: 918-663-5567

DEVELOPER: 96 Phoenix, LLC
DEVELOPER ADDRESS: 9748 E. 55th Pl.
Tulsa, OK 74146
DEVELOPER PHONE NUMBER: 918-461-8083

OWNER: Admiral Square, Inc.
DEVELOPER ADDRESS: 111 S. Elgin Avenue
Tulsa, OK 74120
DEVELOPER PHONE NUMBER: 918-625-2306

PRELIMINARY PLAT

APPLICATION MADE: November 27, 2017
TOTAL ACREAGE: 9.77
NUMBER OF LOTS: 24
TAC MEETING DATE: December 19, 2017
PLANNING COMMISSION MEETING DATE: December 21, 2017
COMMENTS:

1. ____ Place case number (PT17-114) in lower right corner of plat.
2. ____ In the title description, add that this is a replat of Lot 1, Block 1, Turnberry Commercial.
3. ____ Add addresses as assigned by the City of Broken Arrow.
4. ____ Outline the boundary of the subdivision in a bold line.
5. ____ A sign is shown on the corner of Dearborn Street and 37th Street, in the right-of-way. Please move the sign outside the right-of-way. It can be placed in the utility easement if approved by the utility companies. It is recommended to relocate the sign outside the right-of-way and utility easement.
6. ____ Denote section lines on the plat.
7. ____ In the location map, change "T 18 N" to "T 19 N".
8. ____ In the title description, change "Section 19" to "Section 30" and change Township 18 North to Township 19 North.
9. ____ Verify the centerline of E. 42nd Place with the intersection of 209th E. Avenue is at least 250 feet from the centerline of the access point to the Dollar General as per the Zoning Ordinance.
10. ____ On Lot 1, Block 1 and Lot1, Block 2 show the points of access in accordance with the Zoning Ordinance. Limits of No access shall be shown between the points of access.
11. ____ Correct text overlaps.
12. ____ Change the number of lots from 22 to 24.
13. ____ Provide curve data.
14. ____ Identify the width of the right-of-way dedicated by Plat PLC5-406B.
15. ____ Confirm and place a note on the face of the plat that all wedge-shaped lots are a minimum of 55-feet in width at the front building line.
16. ____ Section II.A.2 of the covenants states that the residential lots shall comply with the development standards of the RS-3 district. This property was rezoned (BAZ-1987) to RS-4. Please revise this section of the covenants.

17. _____ Section II.S of the covenants needs to be revised to reflect the maintenance responsibilities of Reserve A. In addition, it needs to note that Reserve Area A shall be maintained by the property owner.
18. _____ Section II.U.1 needs updated to show the correct street frontages for this project.
19. _____ Building pad elevation shall be placed on a copy of the final plat.
20. _____ All monuments shall be shown on the plat.
21. _____ This Plat shows the mixing of Broken Arrow Streets and County Streets. The NS Streets of 35th and 36th Streets are Broken Arrow Streets. The EW Street (42nd) should also be a Broken Arrow Street. Since Berkeley Street is the EW Street south of this location I am assuming, that street should be Cherry Hill Street, not 42nd Street. It will fall between Berkeley and Dearborn (41st) Streets.
22. _____ Update the Detention Determination number.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: The Villas at Turnberry

APPLICATION MADE: April 15, 2019

TOTAL ACREAGE: 9.77

NUMBER OF LOTS: 24

TAC MEETING DATE: May 7, 2019

PLANNING COMMISSION MEETING DATE: May 9, 2019

CITY COUNCIL MEETING DATE: June 3, 2019

COMMENTS:

23. _____ Reserve A needs to be 20-feet in width if it is to be used as access to Reserve A of Turnberry Place
24. _____ Add a bearing to the back lot lines of lot 2, 7, 8 Block 2, the angled lot lines of lots 3 & 4 Block 1
25. _____ Add the Horizontal state plane datum and the basis of bearing
26. _____ Add a note to the finished floor table that all structures are required to install a backflow preventer on the sanitary sewer service lines
27. _____ Show the location of the benchmark symbol
28. _____ Include the legal description in the covenants

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

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| ____ 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