

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Highland 55 at Mission Hills
CASE NUMBER: PT19-109
RELATED CASE NUMBERS: PUD-189C and BAZ-2005
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: Section 35/T19N/R14E
GENERAL LOCATION: North of Albany Street, one-third mile west of 9th Street
CURRENT ZONING: PUD-189/RM (PUD-189C/RM approved subject to platting)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: AAB Engineering LLC
ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74063
ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Tallgrass Capital LLC
DEVELOPER ADDRESS: 1000 West Wilshire, Suite 357
Oklahoma City, OK 73116
DEVELOPER PHONE NUMBER: 405-840-4400

PRELIMINARY PLAT

APPLICATION MADE: May 20, 2019
TOTAL ACREAGE: 19.63
NUMBER OF LOTS: 1
TAC MEETING DATE:
PLANNING COMMISSION MEETING DATE:
COMMENTS:

1. ____ The subdivision statistic says 19.62 acres while the subdivision data and legal description say 19.63 acres. Please rectify.
2. ____ Identify the abutting property to the south, west, and part of the east as "Unplatted".
3. ____ Show the mutual access easement and associated document number for connection to Albany Street. At the intersection with Albany Street, the mutual access easement shall be wide enough to accommodate at least one 13' inbound lane, two 12' outbound lanes, and a median in accordance with the Subdivision Regulations. Document number for off-site MAE shall be shown on the plat prior to the plat being recorded.
4. ____ PUD-189C referenced this development being a part of a gated community. The gate design will need to meet the requirements of the Subdivision Regulations, which may impact right-of-way or mutual access easement widths. Gate design shall be submitted and approved, prior to the plat being recorded.
5. ____ Place case number (19-109) in lower right corner of plat.
6. ____ Provide Certificate of Authorization number for engineer and surveyor.
7. ____ On the location map, delete "East" from both Albany Street and Omaha Street. Use Broken Arrow street names and place County street names in parenthesis (i.e. 9th Street and Omaha Street).
8. ____ On Explorer Pipeline revise to say "District Court Case C-71-1168".
9. ____ Revise Section IIA of the covenants. PUD 189C references the Zoning Ordinance that was adopted as part of Ordinance 2931.
10. ____ Correct typo error in Section II.G of the covenants.
11. ____ Include the portion of PUD-189C pertaining to Fire Sprinklers in Section II of the covenants.
12. ____ On the north end of the property that connects with East Fargo Street, show "Restricted Access". On Sheet 1 add the following, "Restricted Access – The entry at East Fargo Street shall be for emergency access only to vehicular traffic."
13. ____ Show appropriate utility easement around the perimeter of the property. If there is a utility easement of at least 11 feet on the adjoining property, an 11-foot wide utility easement is required. If there is no utility easement on the adjacent property, a 17.5-foot wide utility easement is required, unless modified by TAC.
14. ____ Show the 50-foot building setback line from high-pressure pipeline.
15. ____ Add lot and block number.
16. ____ Show a representative example of the 18-foot front building line setback.
17. ____ Show the 20-foot wide perimeter landscape area that is required as part of PUD 189C.

18. ____ The arrows referencing "U/E Document #2006064830 & the Park at Mission Hills PUD No. 189" near the northeast corner of the plat are not shown correctly.
19. ____ Correct the address for the City of Broken Arrow, it should be "220 South First Street".
20. ____ Provide a dimension for locating where the MAE intersects the south property line and show the width of the MAE.
21. ____ Add the DD number to the Detention Determination note.
22. ____ Add the Horizontal State Plane North Datum to the subdivision data.
23. ____ Show a minimum of a 50' tangent between reverse curves to meet AASHTO requirements and verify that all curves are designed with a 30 mph speed limit for a 26' wide street.
24. ____ Show an Overland Drainage Easement (ODE) where concentrated pipe flow will be channelized and flow overland to existing structures.
25. ____ Add a section to the covenants defining the MAE and its uses, restriction, and maintenance responsibilities.
26. ____ On Sheet 2 please correct the leaders for the South 15' U/E label to correctly identify the linework for the U/E, one of them is pointing at the line for the MAE
27. ____ Show a stormwater utility Easement and the associated document number for the portion of the private storm sewer that extends onto the property to the South. Document number shall be shown on the plat prior to the plat being recorded.
28. ____ Show a continuous 15' U/E that covers the public water and sanitary sewer lines that cross or penetrate into the MAE.
29. ____ Show a 10'x5' notch around the fire hydrants located 26' from the centerline of the MAE.
30. ____ Obtain a Standard Construction Specification Variance for the sanitary sewer that is shown next to the private road.

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:

31. ____
32. ____
33. ____
34. ____ 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.
35. ____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
36. ____ Show monuments on plat.
37. ____

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) | \$ _____ |
| _____SIDEWALK ESCROW | \$ _____ |
| _____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