

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Elysian Fields
CASE NUMBER: PT19-116
RELATED CASE NUMBERS: BAZ-2038
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 05/T17N/R14E
GENERAL LOCATION: Southeast corner of Garnett Road and Tucson Street
CURRENT ZONING: A-1 (RS-3 and RS-4 requested with BAZ-2038)
SANITARY SEWER BASIN: Haikey Creek
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Tulsa Engineering & Planning Associates, Inc.
ENGINEER ADDRESS: 9820 E. 41st Street, Suite 102
Tulsa, OK 74146
ENGINEER PHONE NUMBER: 918-252-9621

DEVELOPER: Elysian Fields Development Company, L.L.C.
DEVELOPER ADDRESS: 12150 E. 96th Street North, Suite 102
Owasso, OK 74055
DEVELOPER PHONE NUMBER: 918-376-6536

PRELIMINARY PLAT

APPLICATION MADE: October 14, 2019
TOTAL ACREAGE: 53.55 acres
NUMBER OF LOTS: 182
TAC MEETING DATE: November 7, 2019
PLANNING COMMISSION MEETING DATE: November 9, 2019
COMMENTS:

1. _____ Make the intersection of Tucson Place and Eucalyptus Avenue, as well as the intersection of Union Street and Eucalyptus Avenue, three way intersections as stated in Section 4.1.x of the Subdivision Regulations and Section 6.4.9.A of the Engineering Design Criteria Manual, make the intersection a functional roundabout, or provide reasoning stating why four-way intersections are necessary.
2. _____ W. Union Street and W. Winston Street are straight for over 900 feet, which exceeds the requirements of Section 6.4.9.C of the Engineering Criteria Manual. Please redesign to be in compliance. The use of functional roundabouts is an acceptable option.
3. _____ Show the width of the right-of-way dedication along both Garnett Road and Tucson Street.
4. _____ Place case number (PT19-116) in lower right corner of the plat.
5. _____ Identify what the dark dashed line in Reserve D and several of the adjacent lots represents.
6. _____ Add addresses as assigned by the City of Broken Arrow.
7. _____ Identify the section lines.
8. _____ Identify what the 468.94' dimension in the lower right portion of the plat represents.
9. _____ Show the width of the street right-of-way, including the entries from Tucson Street.
10. _____ Provide a stub street to the west from N. Cypress Avenue.
11. _____ Add the following to the end of Section 1.6 of the covenants, "Fencing and walls shall meet the requirements of Section 5.2.E.2.a of the City of Broken Arrow, Oklahoma Zoning Ordinance."
12. _____ Identify Reserve A as a utility easement, unless modified by TAC.
13. _____ Show "Limits of No Access" along both sides of the entry along Eucalyptus Avenue and along Aster Place.
14. _____ Increase the building line setback from 15 feet to 20 feet on Lot 22, Block 1; Lot 11, Block 2; Lot 29, Block 7; Lot 1, Block 7; and Lot 1, Block 12.
15. _____ Show and define on both Sheet 1 and in the covenants "Restricted Access" on all the lots where the building line setback is 15 feet.
16. _____ North side of Lot 16, Block 3 is missing a dimension.
17. _____ Only as a point of information, landscaping will be required along the north and west sides of Reserve E.
18. _____ Rewrite the first part of Section 2.2 to say: "Reserve Areas: The owner of the property associated with the Reserve Areas shall be"

19. ____ Add to the covenants that there shall be only one homeowners association, even though this property may be platted in phases.
20. ____ Add the stormwater detention determination number as assigned by the City of Broken Arrow.
21. ____ There is a private drive that extends south of Eucalyptus Avenue. If there is a recorded mutual access easement associated with this drive, place the recorded document number on the plat. If there is no recorded mutual access easement, acknowledge such in writing (email is acceptable).
22. ____ There are signs at 116th E. Avenue (Eucalyptus Avenue) that identify a natural gas pipeline. Confirm in writing (email is acceptable) whether or not this is a high pressure pipeline under the jurisdiction of United States Department of Transportation. If it is, a 50 foot building setback line from the pipeline needs to be shown.
23. ____ Note the 30.00' dimension from "Point of Commencement" to "Point of Beginning" on plat.
24. ____ The plat currently shows a dimension of 671.00' for the southern border line for the southwest portion of the plat. This dimension does not agree with the legal description provided on sheet 2 of the plat. Indicate the two segments which define the total legal description length of 1300.47'.
25. ____ Note if property north of Tucson Street is platted or provide development name.
26. ____ Note information for project engineer. If the engineer and surveyor are the same, change header to provide full description.
27. ____ The Location Map needs a street name update; Olive Street should be Olive Avenue.
28. ____ Provide a table with the square footage of each lot listed.
29. ____ Basis of Bearings: The referenced Plat # for Shadow trails is not correct.

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:

30. ____
31. ____
32. ____
33. ____ 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.
34. ____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat.
35. ____ Show monuments on plat.
36. ____
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