

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Shadow Trails II

CASE NUMBER: PT13-100A

RELATED CASE NUMBERS: PT13-100 and BAZ 1887

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: Section 5/T17N/R14E

GENERAL LOCATION: One-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street

CURRENT ZONING: A-1 (RS-3 approved via BAZ 1887)

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Tanner Consulting, L.L.C.

ENGINEER ADDRESS: 5323 S. Lewis Avenue
Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-745-9929

DEVELOPER: 81st & Memorial, L.L.C.

DEVELOPER ADDRESS: 6528 E. 101st Street South
Tulsa, OK 74133

DEVELOPER PHONE NUMBER: 918-638-3003

PRELIMINARY PLAT

APPLICATION MADE: December 18, 2017

TOTAL ACREAGE: 35.16

NUMBER OF LOTS: 115

TAC MEETING DATE: 01-09-2018

PLANNING COMMISSION MEETING DATE: 01-11-2018

COMMENTS:

1. _____ The tangent segment of W. Albuquerque Street and W. Baton Rouge Street are over 900 feet in length which exceeds the requirements of Section 6.4.9.C of the Engineering Design Manual. Redesign both streets to be in compliance with the Engineering Design Manual.
2. _____ Provide one point of access to the east as was shown on the previous preliminary plat. This stub street should be in the vicinity of Lot 14, Block 1.
3. _____ As per Table 4.1-2 of the Zoning Ordinance, increase the building setback line along the street frontage from 15 feet to 20 feet on the following lots: Lot 1, Block 5; Lot 4, Block 5; and Lot 13, Block 2. The 15 foot setback on Lot 1, Block 1 and Lot 10, Block 3 can remain as long as written documentation (email is acceptable) is provided acknowledging that the Homeowners Association for Shadow Trails has agreed to reduce the building setback line on Lot 7, Block 12 and Lot 1, Block 13 from 25 feet to 15 feet.
4. _____ On all lots in which the building setback is less than 25 feet, show Restricted Access (RA) along the street frontage that has a building setback of less than 25 feet. In addition, incorporate the following note on the face of the plat and into the covenants, "No access shall be allowed to streets where the building is setback less than 25 feet." Per the TAC meeting, note can reference Zoning Ordinance.
5. _____ Place case number (PT13-100A) in lower right corner of plat.
6. _____ Correct the sheet numbering on Sheets 2 and 3 (i.e. Sheet 2 of 3).
7. _____ Show the regulatory flood area boundaries along with the FIRM panel map number for the portion of the 100-year floodplain of White Church Creek that crosses the southwest corner of the property.
8. _____ Show the detention determination number on the plat.

TECHNICAL ADVISORY COMMITTEE COMMENTS

9. _____ Place a note on the face of the plat referring to the assigned detention determination number.
10. _____ Delineate and label the portion of the White Church Creek 100-year FEMA floodplain that encroaches onto proposed Reserve B. List the FEMA FIRM Panel number and effective date.
11. _____ Section IIB2 of the covenants provides inaccurate information about potential liens being placed by the City of Broken Arrow against all individual residential lot owners. Broken Arrow only places liens against the individual parcel owner which would be the Homeowners Association. Revise that language and do not use it on any future plats within the City of Broken Arrow.

12. _____ The conceptual utility plan shows storm sewer inlets in back yards between Lots 9 and 10 and 23 and 24 of Block 1 to receive flows from uphill offsite properties. The portion of those lots that contains those inlets and the drainage channels or swales to drain into those inlets shall be placed in an overland drainage easement with no fences or obstructions placed or constructed within them. Regular utility easements as shown do not restrict fencing or placement of obstructions.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Shadow Trails II

APPLICATION MADE: October 28, 2019

TOTAL ACREAGE: 35.16

NUMBER OF LOTS: 111

TAC MEETING DATE: 11-19-2019

PLANNING COMMISSION MEETING DATE: 11-21-2019

CITY COUNCIL MEETING DATE:

COMMENTS:

13. _____ Building pad elevations shall be placed on each lot on a copy of the final plat
14. _____ All monuments shall be shown on the plat.
15. _____ 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.
16. _____ Either provide a 15-foot wide utility easement along the frontage of Reserve D, or identify all of Reserve D as a utility easement.
17. _____ Show restricted access along the south boundary of Lot 1, Block 4.
18. _____ Add addresses as assigned by the City of Broken Arrow.
19. _____ Identify the width of the utility easement along the north side of Block 1 and 4, and the west/east sides of Block 4.
20. _____ Identify the width of the front building setback line for Block 4.
21. _____ The west, south and east boundary distances do not equal the sum of the lot distances, please resolve.
22. _____ Use a unique curve number for each curve, do not repeat curve numbers on curves that are similar.
23. _____ On Albuquerque Place C21 and Albuquerque Street C21 & the east C19, the curve length in the table and sum of the lot lengths is not equal.
24. _____ Place a limits of no access (LNA) across the portion of Reserve B where the 50' ingress/egress easement crosses. If the "50' Ingress/Egress Esmt Book 5085, Page 232" extends beyond the west property line, show it to extend as such.
25. _____ Add a note that all new construction will require a sanitary sewer backflow preventer
26. _____ Section I.4, modify the last sentence to include the reserve area owner, similar to section II.B.2

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

____ 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