

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Elysian Fields
CASE NUMBER: PT19-116A
RELATED CASE NUMBERS: BAZ-2046, PUD-306, & BAZ-2050, and PT19-116
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-2050 along with PUD-306)
SANITARY SEWER BASIN: Lynn Lane
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: March 16, 2020
TOTAL ACREAGE: 53.55 acres
NUMBER OF LOTS: 181
TAC MEETING DATE: April 7, 2020
PLANNING COMMISSION MEETING DATE: April 9, 2020
COMMENTS:

1. ____ Show the width of the right-of-way dedication along both Garnett Road and Tucson Street. Tucson Street is a primary street which requires 60 feet of right-of-way from the section line.
2. ____ Provide dimensions for locating the island in the entry on N. Aster Place. Identify this island as a traffic control median and include language in the covenants that identifies who is responsible for the maintenance of the median and releases the City of Broken Arrow from any liability.
3. ____ Place case number (PT19-116A) in the lower right corner of the plat.
4. ____ Add addresses as assigned by the City of Broken Arrow.
5. ____ Move "Fencing and walls shall meet the requirements of Section 5.2.E.2.a of the City of Broken Arrow, Oklahoma Zoning Ordinance." from Section 1.9 to Section 1.6.
6. ____ Identify Reserve A as a utility easement, unless modified by TAC.
7. ____ Show "Limits of No Access" along both sides of the entry along S. 116th E. Avenue and along S. Aster Place.
8. ____ Ensure building line setbacks are in accordance with the PUD.
9. ____ Show and define on both Sheet 1 and in the covenants "Restricted Access" on all the lots where the building line setback is less than 25 feet.
10. ____ Only as a point of information, landscaping will be required along the north and west sides of Reserve E.
11. ____ Rewrite the first part of Section 3.2 to say: "Reserve Areas: The owner of the property associated with the Reserve Areas shall be"
12. ____ Add to the covenants that there shall be only one homeowners association, even though this property may be platted in phases.
13. ____ If PUD-306 is approved by the City Council, revise Section II of the covenants to correspond with the design statement approved by the City Council and the dates approved by the Planning Commission and City Council.
14. ____ Add the stormwater detention determination number as assigned by the City of Broken Arrow.
15. ____ There is a private drive that extends south of S. 116th Street. 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).
16. ____ 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.

17. ____ Note the 30.00' dimension from "Point of Commencement" to "Point of Beginning" on plat.
18. ____ The Location Map needs a street name update; Olive Street should be Olive Avenue.
19. ____ Provide a table with the square footage of each lot listed.
20. ____ Basis of Bearings: The referenced Plat # for Shadow Trails is not correct, add the horizontal datum reference if the survey is based in Oklahoma State Plan North.
21. ____ Add an OD/E for emergency overflow for inlets in a sump between B1 L4-5; B8 L7-8 & L22-23
22. ____ Show the existing U/E for the overhead electric along Eucalyptus Avenue.
23. ____ Revise the dimensions on the lots so that the summed values equal the boundary dimensions for all of the boundaries shown, revise curves numbers or lot dimension for C21, C10, C45, & C37.
24. ____ Add to the notes that all buildings will require a backwater or backflow preventer for all sanitary sewer connections.
25. ____ Section 1.10, add language that opaque fences in an OD/E, between lots, must be raised 6" off the ground to prevent obstruction to the emergency overland relief swale. Fencing in an OD/E must be reviewed and approved by the stormwater manager or floodplain manager.
26. ____ Add language for retaining walls, defining a retaining wall as a structural wall measuring over 4' in height from the top of the leveling course to the top of the wall. Retaining walls will need to be designed by a licensed structural engineer and submitted for review and permitting to the City.
27. ____ Add a side yard easement on Lot 18 Block 8 or move the sanitary farther into the reserve.
28. ____ Add a U/E designation to the B/L on Lots 8-12 & 19-25 Block 8, Lots 1-4 Block 10, Lots 1-4 Block 11, Lots 15-18 Block 7, Lots 10-14 Block 5, Lots 16-21 Block 6, Lots 9-12 Block 3, Lots 1-3 Block 2, Lots 1, 16-21 Block 1, Lots 1-5 Block 4.
29. ____ Center the sanitary sewer in the side yard easements or increase the easement to a 10' and 5'.
30. ____ Provide extra utility easement for sewer along ROW because all slots are assigned in the ROW.
31. ____ 5'/5' side yard U/Es may need to be wider depending on depth.

TECHNICAL ADVISORY COMMITTEE

32. ____ Provide a 15 to 17.5-foot wide utility easement to the front of the lots. (ONG)

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:

33. ____
34. ____
35. ____
36. ____ 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.
37. ____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat.
38. ____ Show monuments on plat.
39. ____
40. ____

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