

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Tucson Village II

CASE NUMBER: PT18-100

RELATED CASE NUMBERS: PT16-110

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 01-17-14

GENERAL LOCATION: ¼ mi W of 23rd Street and 1/8 mi S of Tucson Street

CURRENT ZONING: PUD-234

SANITARY SEWER BASIN: Lynn Lane Basin

STORM WATER DRAINAGE BASIN: Broken Arrow Creek Basin

ENGINEER: AAB Engineering (Attn: Alan Betchan)

ENGINEER ADDRESS: P.O. Box 2136

Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Tucson Village, LLC (Attn: Glenn Shaw)

DEVELOPER ADDRESS: 1615 Eucalyptus Ave

Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-261-5200

PRELIMINARY PLAT

APPLICATION MADE: January 16, 2018

TOTAL ACREAGE: 35.68

NUMBER OF LOTS: 93

TAC MEETING DATE: February 6, 2018

PLANNING COMMISSION MEETING DATE: February 22, 2018

COMMENTS:

1. _____ Place case number (PT18-100) in lower right corner of plat.
2. _____ Show Restricted Access (RA) on all 15' and 20' Building line lots. (Lot 1, 9, Blk 1)
3. _____ PUD-234 requires all lots to have minimum 52 ft. frontage; ensure that all lots will meet the minimum frontage requirement at the setback line.
4. _____ Indicate dimension of PSO easement along south boundary.
5. _____ Show street ROW dimension on Street F.
6. _____ Add the detention determination number to the site data box. Use the same number as Tucson Village, DD# 091316-13.
7. _____ Revise the floodplain note to refer to the current effective FIRM Panel with a September 30, 2016 effective date.
8. _____ Add street names and addresses as assigned.
9. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
10. _____ MONUMENTS SHOWN ON PLAT
11. _____ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
12. _____ Several proposed residential lots have FEMA 100-year floodplain encroaching onto the lot. Those lots need as asterisk on them referencing a note saying: "Proposed grading on lots 3, 4, 13, 14, 18, 20, 21, 22, 23, 24, 25, and 26, block 1, and lots 16 & 17, block 2, encroach into FEMA 100-year floodplain. A FEMA LOMR-F approval letter shall be obtained prior to issuance of a building permit".
13. _____ The same 14 floodplain affected lots shall also have an asterisk referencing a note saying: "No solid type fence, fill material, raised beds, or any structure shall be placed within the FEMA 100-year floodplain."
14. _____ Significant portions of Reserve A that is shown with the entire reserve area being an overland drainage easement are not within the FEMA 100-year floodplain boundary. If potential future improvements like buildings structures, or fences are foreseen by the neighborhood in the future, the portions of Reserve A that are not within the floodplain may be platted as separate reserve areas that would not have overland drainage use restrictions placed on them.
15. _____ Include waterline valves to isolate each block.
16. _____ Use and show Broken Arrow fire hydrants spaced at most 600-feet.

17. _____ Include additional utility easements on Lots 1-17, Block 4 and between Lots 20-21, Block 1, and between Lots 26-27, Block 1, and between Lots 16-17, Block 2.
18. _____ Per the conceptual utility plan, provide a utility easement between Lots 4 and 5, and between Lots 23 and 24, Blk 1 for the proposed storm sewer shown to be constructed between those lots.
19. _____ Identify the width of the easement associated with U/E Doc #2018001051 where the north boundary of Block 3 abuts Tucson Village.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Tucson Village II

APPLICATION MADE: April 20, 2020

TOTAL ACREAGE: 35.68 acres

NUMBER OF LOTS: 93 lots and 2 reserve areas

TAC MEETING DATE: May 12, 2020

PLANNING COMMISSION MEETING DATE: May 14, 2020

CITY COUNCIL MEETING DATE: June 1, 2020

COMMENTS:

20. _____ Revise address for Reserve B to 1913 E. Tucson Court
21. _____ Lot 1 Block 4 needs a Restricted Access (RA) along west boundary where there is only a 15-foot build line.
22. _____ Indicate on the plat if the property to the south is unplatted.
23. _____ Section I.H. Maintenance of the reserve areas are the responsibility of the owner/developer until such time that the homeowners association takes possession of these areas. At that time, the homeowners association will be responsible for maintenance of reserve areas.
24. _____ Section I.J. Minimum Building Setbacks and Yards – should be moved to Section II. Planned Unit Development Restrictions
25. _____ Remove the line over curve numbers C9, C16, C23, C25.
26. _____ Section 1.L notes 3&4, language may be revised to allow fencing in the OD/E if the bottom of an opaque fence is 6” above the grade and does not restrict overland flow through the easement, or a non-opaque fence (chain link, split rail, wrought iron) is used. Language may be added to section 3.L for lots with an OD/E.
27. _____ Add a subsection to section 1 for retaining walls, language should include that segmented retaining walls or structural retaining walls, 4’ or higher, measured from the stabilizing base to the cap stone, shall be designed by a structural engineer and submitted for review. Terraced segmental walls with a separation of less than 2h:1v shall be designed as one (1) wall.
28. _____ Revise the rear dimensions on lots 7,8,16,17,18 so the the sum of lots 6&7 equal 16-18, Block 5.
29. _____ Revise the rear dimensions on lots 8&9 to match the sum of the dimensions on lots 12&23 Block 2.
30. _____ Revise the r/w dimensions or the curve length in the table so the dimensions shown equal the length in the table for C16, C21.
31. _____ Dimension the distance from the South lot line of lot 1 block 5 to the boundary of the subdivision, 20’ of access is needed to access the reserve area.
32. _____ Add a dimension on the r/w for lot 17 block 5.
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. _____ As a modification to number 11 above, finished floor elevations (FFE) shall be shown for each lot on the Final Plat along with a note stating that all structures require backflow preventers.
35. _____ Show monuments on plat.

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)	\$ _____
____ 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