

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Bricktown East

CASE NUMBER: PT20-110

RELATED CASE NUMBERS: BACP-171, BAZ-2064, PUD-318

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: Section 04/T-18-N/R-14-E

GENERAL LOCATION: One-quarter mile north of Kenosha Street (71st St.), one-quarter mile west of Aspen Avenue (145th E. Ave.)

CURRENT ZONING: CG and IL to RS-4/PUD-318

SANITARY SEWER BASIN: Lynn Lane Haikey Creek (S-20434)

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Wallace Engineering
ENGINEER ADDRESS: 123 North Martin Luther King Jr. Blvd
Tulsa, OK 74103
ENGINEER PHONE NUMBER: 918-806-7328

DEVELOPER: Villages at Bricktown, LLC
DEVELOPER ADDRESS: 1908 North Willow, Suite #A
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-294-0835

PRELIMINARY PLAT

APPLICATION MADE: August 17, 2020

TOTAL ACREAGE: 23.5 acres

NUMBER OF LOTS: 92

TAC MEETING DATE: September 22, 2020 and October 6, 2020

PLANNING COMMISSION MEETING DATE: October 8, 2020

COMMENTS:

1. ____ Include the square footage of each lot on the face of the plat.
2. ____ Please provide document number for closing the MCI Worldcom easement.
3. ____ Section IV. Planned Unit Development Restrictions – modify as necessary as PUD-318 is revised. Change 95 lots to 92 lots.
4. ____ Show the address (as assigned by the City of Broken Arrow) for each lot. Addresses shall be placed on the lot.
5. ____ A utility easement is needed to cover the off-site sanitary sewer to the southwest.
6. ____ Provide a written statement (email is acceptable) that all pie shaped lots meet the minimum lot frontage requirement at the building setback line.
7. ____ Identify the FEMA firm panel number, the Effective Date, and the Flood Zone Designations
8. ____ Coordinate with US Postal Service regarding type of mail delivery. Should neighborhood distribution cluster box units be required, areas will need to be designated for these units.
9. ____ Incorporate any easements or reserves that arise from engineering plan review comments of the conceptual utilities that relate to the plat. See the last page under the Conceptual Utility Engineering Review section for the Engineering Review Recommendations.

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:

10. ____
11. ____
12. ____

13. _____ 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.
14. _____ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat.
15. _____ Show monuments on plat.
16. _____ Provide a closing statement that shows that the platted boundary meets the Survey Standards for Oklahoma, for accuracy and correctness.
17. _____

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 (.40 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

CONCEPTUAL UTILITIES ENGINEERING REVIEW

The Conceptual Utility Plans are not a complete set of improvement plans, the applicant is not expected to show how all the improvements are in compliance with all city regulations. As such, there may be additional review items when the final engineering plans are submitted. These conceptual utility plans' review items are intended for guidance toward preparation of the final engineering plans. The following items are not a requirement for approval of the Preliminary Plat or the Conditional Final Plat.

RECOMMENDATIONS FOR UTILITY REVISIONS PRIOR TO ENGINEERING PLAN SUBMITTALS

Thank you for addressing the conceptual utility comments.

The revised conceptual utility plans were received September 24, 2020.

A couple items for you to look at as you move to final engineering plans:

1. The 15' utility easements on both sides of the 30' reserve areas should be treated as the edge of the right of way as if these were public streets. And this "right of way" should not encroach into the other easements such as next to Lot 1 Block 5.
2. The location of the waterline within the "right of way" should be at least 4' off the street curb. Generally 8' off the public street's right of way line.
3. The location of the 4' sidewalk should be 7' off the street curb, generally 1' off the public street's right of way line.
4. Include the newly added utility cross section on the final plans, primarily to show the fire hydrant and it being 9' off the waterline. The FH is generally in an easement outside the public street's right of way, so you will need to add an easement outside the 15' utility easement for FH maintenance.
5. For the waterlines, use fittings to make the waterline bend around the cul de sacs and bends in the street. Try to limit the deflections in the waterline pipe's joints.