

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Presley Reserve

CASE NUMBER: PT20-114

RELATED CASE NUMBERS: BAZ-2063

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: Section 04/T-17-N/R-14-E

GENERAL LOCATION: South of Tucson, ½ mile west of Aspen

CURRENT ZONING: A-1 to RS-3 (BAZ-2063)

SANITARY SEWER BASIN: Haikey Creek (S-20434)

STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Tanner Consulting, Erik Enyart

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

ENGINEER PHONE NUMBER: 918-745-9969

DEVELOPER: The Robert Lee & Oma Alice Jones Trust

DEVELOPER ADDRESS: 12214 S. 139<sup>th</sup> East Avenue  
Broken Arrow, OK 74011

DEVELOPER PHONE NUMBER:

## **PRELIMINARY PLAT**

APPLICATION MADE: 09 - 25 -2020

TOTAL ACREAGE: 40.20 acres

NUMBER OF LOTS: 130

TAC MEETING DATE: October 6, 2020

PLANNING COMMISSION MEETING DATE: October 8, 2020

COMMENTS:

1. \_\_\_\_\_ Show the detention determination number
2. \_\_\_\_\_ Place case number (PT20-114) in lower right corner of plat.
3. \_\_\_\_\_ Show the address (as assigned by the City of Broken Arrow) for each lot. Addresses shall be placed on the lot.
4. \_\_\_\_\_ The setback from Van Buren Ct. on Lot 26\, Block 7 needs to be increased to 20-feet. Per Section 4.1.B, Table 4.1-2 of the Zoning Ordinance, the offset in the front yard between the two lots shall not exceed 5-feet.
5. \_\_\_\_\_ Specify if the backyard utility easements are on each side of the rear property lines (Block 4).
6. \_\_\_\_\_ What is the 21.15' measurement in Reserve B referring to?
7. \_\_\_\_\_ Provide a written statement (email is acceptable) that all wedge shaped lots meet the minimum lot frontage requirement at the building setback line.
8. \_\_\_\_\_ 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:

9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_ 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.

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

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## **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**

- E-1. The waterline through the development needs to be an 8-inch line. 8.2.3
- E-2. The waterlines into each adjacent development needs to be an 8-inch line. Match adjacent water.
- E-3. The fire hydrant spacing between Gardena and Fir Ave is greater than the 600 feet max. 8.4.8
- E-4. The fire hydrant spacing into each cul de sac is greater than the 300 feet max. 8.4.8
- E-5. On each cul de sac, install waterline valves on each branch line into the cul de sac and an in-line valve between the two branches. 8.4.9
- E-6. Check the grading to verify the runoff is intercepted before it crosses more than four adjacent lots. 10.6.4