

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Collision Works

CASE NUMBER: PT15-116

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 12/T18N/R14E

GENERAL LOCATION: Southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th Street

CURRENT ZONING: CH (PUD 243 proposed along with IL via BAZ 1946)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Khoury Engineering, Inc.

ENGINEER ADDRESS: 1435 E. 41st Street

Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-712-8768

OWNER: Jimmy & Christine Houston

OWNER ADDRESS: 800 N. 15th Street

Broken Arrow, OK 74012

OWNER PHONE NUMBER: 918-207-9367

PRELIMINARY PLAT

APPLICATION MADE: November 9, 2015

TOTAL ACREAGE: 2.64 acres

NUMBER OF LOTS: 2

TAC MEETING DATE: December 1, 2015

PLANNING COMMISSION MEETING DATE: December 3, 2015

COMMENTS:

1. ____ Reference easement vacation document numbers for utility easements and roadway easements. This will need to be shown on the plat before the plat can be recorded.
2. ____ Show the right-of-way associated with 14th Street and Kenosha Street (from the section line).
3. ____ Additional right-of-way is shown to have been dedicated on Kenosha Street and 14th Street that is not reflected on either the "Blocks 1, 2, & 3 Arrow Village Addition" or "Steele-Morrel Center" plats. Either provide document for additional right-of-way dedicated with 14th Street and Kenosha Street, or show this additional right-of-way as dedicated by this plat.
4. ____ Identify what the two dash lines represent under the "E. Kenosha Street" name.
5. ____ Place case number (PT15-116) in lower right corner of plat.
6. ____ On location map, remove "N." after E. Kenosha Street. In addition, place "S. 177th Avenue E." in parenthesis and add "N. 9th Street".
7. ____ Revise Section II of the covenants to coincide with the document approved by the City Council.
8. ____ Add the dimension of the lot line along the north/west part of Lot 1, Block 2.
9. ____ Place a reference to the assigned detention determination number for this plat on the cover sheet.
10. ____ The Certificate of Survey should be corrected to read "Licensed" instead of "Registered" in three places.

Technical Advisory Meeting

11. ____ Vacation of roadway easement must be signed off by the Oklahoma Department of Transportation.
12. ____ Provide a note on the plat regarding the vacation of the existing easements on the interior of the plat.
13. ____ Expand the 10-foot wide utility easement on the south end of Lot 1, Block 1 to 15 feet.
14. ____ Extend the arrow for the 24.0-foot wide mutual access easement to the correct south line.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Collision Works a replat of "Steele Morrel Center" and a part of Block Two of "Blocks 1, 2, & 3 Arrow Village Addition"

APPLICATION MADE: December 15, 2015

TOTAL ACREAGE: 2.64 acres

NUMBER OF LOTS: 2

TAC MEETING DATE: January 12, 2016

PLANNING COMMISSION MEETING DATE: January 14, 2016

CITY COUNCIL MEETING DATE: February 2, 2016

COMMENTS:

- 15. _____ In the title description, acknowledge that this plat is in the City of Broken Arrow, Tulsa County, State of Oklahoma.
- 16. _____ In Section II, 2nd paragraph, delete "implementing Ordinance No. _____ being adopted on _____. (Ordinance cannot be prepared until plat is recorded.) In addition, complete the date in Section II.A.
- 17. _____ In Section II.B.5 and II.C.5, add the following to the end of the paragraph, "The existing lease on the off premise advertising sign shall not be renewed or extended."
- 18. _____ Add addresses as assigned by the City of Broken Arrow.

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

- _____ BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
- _____ MONUMENTS SHOWN ON PLAT
- _____ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

- _____ STORMWATER PLANS, APPROVED ON:
- _____ PAVING PLANS, APPROVED ON:
- _____ WATER PLANS, APPROVED ON:
- _____ SANITARY SEWER PLANS, APPROVED ON:
- _____ SEWAGE DISPOSAL PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
- _____ WATER PLANS, APPROVED BY 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? _____
- _____ ENGINEERING DEPARTMENT/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 ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

FEES

- _____ FINAL PLAT PROCESSING FEE \$ _____
- _____ WATER LINE (S) UNDER PAYBACK CONTRACT \$ _____
- _____ EXCESS SEWER CAPACITY FEE \$ _____
- _____ 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. \$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION \$ _____

TOTAL FEE(S) \$ _____

FINAL PROCESSING OF PLAT

____ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING
____ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT