

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Mullin Plumbing

CASE NUMBER: PT15-106

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 07-T18N-R15E

GENERAL LOCATION: East of County Line Road, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51

CURRENT ZONING: IL/BAZ 1924 & PUD-231

SANITARY SEWER BASIN: LYNN LANE

STORM WATER DRAINAGE BASIN: CITY

ENGINEER: Kinslow, Keith & Todd, Inc.

Attn: Nicole Watts

ENGINEER ADDRESS: 2200 S. Utica Place

Tulsa, OK 74114

ENGINEER PHONE NUMBER: 918-744-4270

DEVELOPER: Mullin Properties, LLC, Attn: Robert Morris

DEVELOPER ADDRESS: 118 South Elm Place

Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-258-6636

PRELIMINARY PLAT

APPLICATION MADE: March 2, 2015

TOTAL ACREAGE: 19.47 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: March 24, 2015

PLANNING COMMISSION MEETING DATE: March 26, 2015

COMMENTS:

1. Show utility easements and lot lines associated with existing plat to the south.
2. Change note that says "60' ROW to be dedicated by this plat" to say 60' ROW dedicated by this plat". In addition, show 60.00 foot dimension.
3. Place the "Existing 60' ROW BK 256 PG 119 closer to the dimension arrow.
4. Include the Access and Circulation regulations of PUD 231 in Section II of the covenants.
5. Delete Section 1.5 of the covenants.
6. If water is being provided by Rural Water District #4, Section 1.1.3 needs to be revised, the City of Broken Arrow will not be maintaining the water lines. In addition, Note 3 on Sheet 1 will need to be modified.
7. In the NOTES replace "REGISTRATION" with "LICENSURE."
8. Add the address, "100 S. 23rd Street" to the plat.
9. Place case number (PT15-106) in lower right corner of plat.
10. Place Detention Determination number in lower right corner of plat
11. In the Deed of Dedication 2nd paragraph, replace "LIEN" with "LINE"
12. In paragraph 1.10, Limits of No Access, delete the word "WEST" in the property description.
13. All references to "Department of Public Works" should be replaced with "Engineering and Construction Department."
14. In Section 1.15 Detention Easement, paragraph 6, replace "Tulsa County Clerk" with "Wagoner County Clerk."
15. In the Certificate of Survey replace "Registered" with "Licensed" in three places.
16. The written legal description and drawing do not match.
17. Are the monuments to be set going to have "marked yellow caps" or are they going to be iron pins? If they are to be yellow caps describe what will be marked on them.

TECHNICAL ADVISORY COMMITTEE

18. Provide document numbers for existing street right-of-way along 23rd Street in the northwest corner of the plat. Since this area is not shown to be dedicated by this plat, the document numbers for previous dedication need to be provided.
19. Revise note in the lower left corner of the plat pertaining to flooding. While the property is not located within mapped floodplain area, does not mean that it is not subject to possibly being flooded.

CONDITIONAL FINAL PLAT

NAME OF PLAT: Mullin Plumbing
APPLICATION MADE: October 22, 2015
TOTAL ACREAGE: 19.47
NUMBER OF LOTS: 1
TAC MEETING DATE: November 17, 2015
PLANNING COMMISSION MEETING DATE: November 19, 2015
CITY COUNCIL MEETING DATE: December 15, 2015

COMMENTS:

- 20. _____ Identify the abutting property to the north as "Unplatted".
- 21. _____ Remove "North" from 23rd Street on the plat and location map, and remove "South" from 209th E. Avenue on the location map.
- 22. _____ Add "ACC" to legend and define.
- 23. _____ Add the following between the first paragraph of Section II and Section 2.1 of the covenants, "The Project will be developed in accordance with the Broken Arrow Zoning Ordinance, and the IL-Industrial Light Development Standards except as described herein."
- 24. _____ The conditional final plat and the "no exceptions taken" engineering drawings must agree with respect to Limits of Access and No Access, easements both internal and external, reserve areas, 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 in these areas.
- 25. _____ In the D/E LINE TABLE the length of line L11 should be 20.00' and L13 should be 60.71'.
- 26. _____ Remove "Total Impervious Area of site is 19.47 acres." listed in the Detention Note box on Sheet 1.

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

UTILITY COMPANY APPROVAL OF FINAL PLAT

- _____ NATURAL GAS COMPANY APPROVAL
- _____ ELECTRIC COMPANY APPROVAL
- _____ TELEPHONE COMPANY APPROVAL
- _____ CABLE COMPANY APPROVAL

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

- _____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- _____ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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:
- _____ 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
- _____ IS A SIDEWALK PERFORMANCE BONDS 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 REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

- _____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?
OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108
- _____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

____ ADDRESSES REVIEWED AND APPROVED
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

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