

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Doc's Container Storage

CASE NUMBER: PT18-104

RELATED CASE NUMBERS: PUD 274 and BAZ 1996

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 7/T18N/R15E

GENERAL LOCATION: One-half mile north of Houston Street, one-quarter mile east of 23<sup>rd</sup> Street, on Old Highway 51

CURRENT ZONING: A-1 to PUD-274/IL

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Sanders Engineering, Inc.

ENGINEER ADDRESS: 11502 S. 66<sup>th</sup> E. Avenue

Bixby, OK 74008

ENGINEER PHONE NUMBER: 918-296-5067

DEVELOPER: William D. Pruitt, Jr.

DEVELOPER ADDRESS: 13697 South 267<sup>th</sup> East Avenue

Coweta, OK 74429

DEVELOPER PHONE NUMBER: 918-520-2165

## **PRELIMINARY/CONDITIONAL FINAL PLAT**

APPLICATION MADE: March 19, 2018

TOTAL ACREAGE: 0.43 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: April 10, 2018

PLANNING COMMISSION MEETING DATE: April 12, 2018

CITY COUNCIL MEETING DATE: May 1, 2018

### COMMENTS:

1. \_\_\_\_ Add information regarding number of lots and acreage.
2. \_\_\_\_ Identify the abutting property to the north and south as "unplatted".
3. \_\_\_\_ Show the detention determination number on the plat.
4. \_\_\_\_ Place case number (PT18-104) in lower right corner of plat.
5. \_\_\_\_ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
6. \_\_\_\_ Show the existing right-of-way dimension on Old Highway 51 along with book and page number for right-of-way dedication.
7. \_\_\_\_ Show access point and limits of no access along Old Highway 51.
8. \_\_\_\_ Add "PP" and "OE" to legend and define.
9. \_\_\_\_ Add the landscaping, screening, outdoor storage, sidewalk, and signage requirements of PUD 274 as approved by the City Council to Section II of the covenants.
10. \_\_\_\_ Change "Block 2" to "Block 1".
11. \_\_\_\_ Keep the signature line for the City Clerk, but remove "Mary "Liza" Bryce". Also, make the signature block for the mayor and city clerk larger.
12. \_\_\_\_ In the Certificate of Survey, change "registered" surveyor to "licensed" surveyor. In addition, change "Tulsa County" to "Wagoner County".
13. \_\_\_\_ Add street address 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, 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**

<input type="checkbox"/> FINAL PLAT PROCESSING FEE (\$150 + (\$5 X _____ LOTS)	\$ _____
<input type="checkbox"/> WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
<input type="checkbox"/> EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
<input type="checkbox"/> ACCELERATION/DECELERATION LANES ESCROW	\$ _____
<input type="checkbox"/> WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
<input type="checkbox"/> DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
<input type="checkbox"/> STREET SIGNS, LIGHTS, ETC. (\$150 X _____ SIGNS)	\$ _____
<input type="checkbox"/> STORM WATER FEE-IN-LIEU OF DETENTION (.35 X _____ (SF INCREASED IMPERVIOUS \$ _____ AREA) (less any area in Reserve Area of 1/2 acre or more)	\$ _____
<b>TOTAL FEE(S)</b>	<b>\$ _____</b>

**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