

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Bill Knight Collision

CASE NUMBER: PT18-106

RELATED CASE NUMBERS:

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 02-18-14

GENERAL LOCATION: North of Kenosha and West of 9th Street

CURRENT ZONING: PUD-271/CH and IL

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Khoury Engineering, Inc.

ENGINEER ADDRESS: 1435 E 41st Street
Tulsa, OK 74105

ENGINEER PHONE NUMBER: (918) 712-8768

DEVELOPER: Knight Automotive Stillwater, LLC

DEVELOPER ADDRESS: 9607 S Memorial Drive
Tulsa, OK 74133

DEVELOPER PHONE NUMBER: (918) 526-2301

PRELIMINARY PLAT

APPLICATION MADE: June 4, 2018

TOTAL ACREAGE: 2.74

NUMBER OF LOTS: 2

TAC MEETING DATE: July 10, 2018

PLANNING COMMISSION MEETING DATE: July 12, 2018

COMMENTS:

1. ____ Place case number PT18-106 to the lower right corner of the plat.
2. ____ Include addresses of 700 E. Kenosha Street (Lot 1) and 750 E. Kenosha Street (Lot 2) on the face of the plat.
3. ____ Identify the center of E. Kenosha Street at the section line.
4. ____ ~~Identify what the 25' dimensions represent along the north boundary.~~ Will remove from plans per TAC discussion.
5. ____ Show the corner clip and the new ROW as the new property line with the distance and bearings. Then U/E and the B/L will need to show the corner clip offset.
6. ____ Provide additional ROW or easement for sign at southwest corner of plat. Per TAC discussion, owners prefers easement. Jason Dickeson to send example (Rib Crib) for easement parallel to corner clip.
7. ____ The Mutual Access Easement (MAE) at the front and the middle of the lots needs to be extended to the West to Lot 1.
8. ____ Section 1.J states that the MAE is for the benefit of the owners of the lots within the subdivision. Include language to clarify that the MAE is also for the adjacent Lynn Lane Amended Plat to the east.
9. ____ A Utility Easement (U/E) extending the sanitary to Lot 1 needs to be provided, unless the utility is going to be routed around lot in the perimeter easements.
10. ____ ~~Additional storm water Utility easement to extend storm drain across Lot 2. may be needed if the private storm water from Lot 2 drains through Lot 1 in the NW corner as the U/E is already reserved for other utilities.~~ Per discussion at TAC.
11. ____ PUD-271 identifies the front setback as 50 feet from the Kenosha Street ROW line. The plat shows a 30-foot build line. Revised to show the 50-foot build line.
12. ____ PUD-271, Development Area "B" Standards identifies the north setback as 20 feet. The covenants for the plat identify the north setback as 30 feet. Revise covenants to reflect the 20-foot rear/north setback as per PUD-271. Per discussion at TAC and approval by PC on July 12, 2018, rear setback for Area B to be 30 feet.
13. ____ Show all setback lines on plat.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Bill Knight Collision

APPLICATION MADE: July 30, 2018

TOTAL ACREAGE: 2.74 acres

NUMBER OF LOTS: 2

TAC MEETING DATE: August 21, 2018

PLANNING COMMISSION MEETING DATE: August 23, 2018

CITY COUNCIL MEETING DATE: September 18, 2018

COMMENTS:

14. _____ Include Stormwater Detention Determination Number and note on face of the plat.
15. _____ Section II.J. of the DOD and Restrictive Covenants – Include the date of August 7, 2018 as the date that the Broken Arrow City Council amended PUD-271.
16. _____ Section II.G of the DOD and Restrictive Covenants – Include Landscape Plan as a requirement for submittal in addition to the Site Plan.
17. _____ Section III.C. of the DOD and Restrictive Covenants – Remove the last sentence beginning with word “Notwithstanding” and ends with “Tulsa County Clerk.”
18. _____ 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.
19. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
20. _____ Show monuments on plat.
21. _____ ~~Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope. Does not apply to this site.~~

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)	\$ _____
_____STORM WATER FEE-IN-LIEU OF DETENTION (.35 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