

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)	\$_____
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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	