

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

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Creek 51 Business Park Phase I

CASE NUMBER: PT17-115

RELATED CASE NUMBERS: PUD-204 and PUD-204A

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 17& 18/18/14

GENERAL LOCATION: ¼ to ½ mile north of Washington Street, west of Highway 51 and the Creek Turnpike.

CURRENT ZONING: CG and IL

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: Tanner Consulting, LLC

ENGINEER ADDRESS: 2323 S Lewis Avenue
Tulsa, OK 74105

ENGINEER PHONE NUMBER: (918) 745-9929

DEVELOPER: FP Investors I, LLC

DEVELOPER ADDRESS: 16400 Dallas Parkway, Suite 140
Dallas, TX 75248

DEVELOPER PHONE NUMBER: (972) 858-1111

PRELIMINARY PLAT

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

COMMENTS:

1. _____ Place case number (PT17-115) in lower right corner of plat.
2. _____ Add PUD-204A to the title.
3. _____ Add addresses as assigned by the City of Broken Arrow.
4. _____ Show Right-of-Way width for Highway 51.
5. _____ Reserves A & B are corner clips and should be dedicated as right-of-way per the subdivision regulations.
6. _____ Adjust the building lines and utility easements along Highway 51 to reflect the corner clips (no labeled Reserve A & B).
7. _____ Per Section III.B.2, Reserve C is to be maintained by the property owner's association. Provide a minimum 20-foot wide access to Reserve C.
8. _____ Extend the perimeter utility easements along the outer edges of Reserve C and remove the blanket utility easement for the entire Reserve Area.
9. _____ South 37th Street will need a cul-de-sac or temporary turn around to be in conformance with the Subdivision Regulations. A cul-de-sac is shown on the engineering drawings but not the preliminary plat. The radius for the cul-de-sac should be a minimum of 40-feet with a 100-foot right-of-way. Alternatively, an off-site temporary turn around easement could be provided on the west end of the street to minimize impacts to the lots.
10. _____ Either modify the 50' B/L along S. 37th Street to a 30' B/L or modify the language in PUD-204A to show a 50' B/L rather than a 30' B/L. Either is setback/build line is acceptable but the two need to be consistent.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

- 11. _____
- 12. _____
- 13. _____
- 14. _____

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 IMPERVIOUS AREA) \$ _____

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