

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Bentley Row
CASE NUMBER: PT19-114
RELATED CASE NUMBERS: N/A
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 11-18-14
GENERAL LOCATION: 422 W El Paso Street
CURRENT ZONING: R-2
SANITARY SEWER BASIN: Haikey Creek
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: JR Donelson
ENGINEER ADDRESS: 12820 S Memorial #100
Bixby, OK 74008

ENGINEER PHONE NUMBER: 918-394-3030

DEVELOPER: Born Again Restored, LLC (Nick Parker)
DEVELOPER ADDRESS: 924 S Main Street
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-280-8222

PRELIMINARY PLAT NOT REQUIRED

APPLICATION MADE:
TOTAL ACREAGE:
NUMBER OF LOTS:
TAC MEETING DATE:
PLANNING COMMISSION MEETING DATE:

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: 8-19-19
APPLICATION MADE: 8-19-19
TOTAL ACREAGE: 0.56
NUMBER OF LOTS: 7
TAC MEETING DATE: 9-10-19
PLANNING COMMISSION MEETING DATE: 9-12-19
CITY COUNCIL MEETING DATE: 10-1-19
COMMENTS:

1. ____ Add addresses as assigned by the City of Broken Arrow.
2. ____ Remove existing lot lines and text referenced on the plan.
3. ____ Provide Plat numbers by which the right-of-way has been dedicated.
4. ____ In section 1.C identify the maintenance of Reserve A as the responsibility of the 'property owner'.
5. ____ Include the 10-foot utility easement between Lots 3 and 4 as part of Reserve A or place it in a separate reserve area.
6. ____ 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.
7. ____ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
8. ____ Show monuments on plat.
9. ____ Place case number (PT19-114) in lower right corner of plat.
10. ____ The last line of the property description references "Recorded Plats". If plats do exist, indicate the plat book and page numbers and supply an electronic copy of same. If plats do not exist, reword to reflect legal source of records.
11. ____ Revise the scale of 1" = 20' and scale bar to agree with plan scale.
12. ____ The NW corner of plan shows a 30' R/W clearance, revise to show the 10' alley R/W.

13. _____ Remove the 30' R/W dimension found in the SE corner, as it is an adjoining property line.
14. _____ Adjust the arrow heads for the "10' B/L & U/E" found on the N & W sides to point to appropriate lines.
15. _____ Define existing development to the NE by adding property line and "BLOCK 51, BROKEN ARROW, ORIGINAL TOWNSHIP".
16. _____ Define existing development to the SE by adding property line and "BLOCK 63, BROKEN ARROW, ORIGINAL TOWNSHIP".
17. _____ Shift "CL W. EL PASO ST." to the north, just under the shown street centerline.
18. _____ Section I, Item E. Reserve "A": Expand scope to cover utility and detention easement provisions.
19. _____ Correct Note 1 to reflect that this site requires on-site detention as stated in the detention determination letter DD-072919-17.

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 (\$175 + (\$10 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)	\$ _____

____SIDEWALK ESCROW \$____
____STORM WATER FEE-IN-LIEU OF DETENTION (.40 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