

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: 51 Aspen Mini-Storage
CASE NUMBER: PT15-118
RELATED CASE NUMBERS: PUD-248
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 20/T18N/R15E
GENERAL LOCATION: South of State Highway 51, one-third mile west of Evans Road
CURRENT ZONING: A-1 to IL/PUD 248 (BAZ 1815/BACP 98)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Tulsa Engineering & Planning Associates, Inc.
ENGINEER ADDRESS: 9820 E. 41st Street, Suite 102
Tulsa, Oklahoma 74146
ENGINEER PHONE NUMBER: 918-252-9821

DEVELOPER: Aspen Square, Inc.
DEVELOPER ADDRESS: P.O. Box 1861
Muskogee, Oklahoma 74402-1861
DEVELOPER PHONE NUMBER: 918-687-0002

PRELIMINARY PLAT

APPLICATION MADE: December 7, 2015
TOTAL ACREAGE: 5.82 acres
NUMBER OF LOTS: 1
TAC MEETING DATE: January 12, 2016
PLANNING COMMISSION MEETING DATE: January 14, 2016
COMMENTS:

1. _____ Add address as assigned by the City of Broken Arrow.
2. _____ Provide legend.
3. _____ Show Mutual Access Easement (Book & Page).
4. _____ Provide document number for off-site overland drainage easement. Off-site overland drainage easement shall be approved by the City Council, recorded in Wagoner County, and the document number placed on the plat prior to the plat being recorded.
5. _____ Place case number of PUD (248) at top of plat.
6. _____ Place case number (PT15-118) in lower right corner of plat.
7. _____ Provide a 17.5-foot utility easement along the west boundary, unless modified by TAC. (No utility easement required by TAC along west boundary 08-09-2016.)
8. _____ Legal description closes but the written needs to have the (/) symbol changed to the degree symbol (°). TT
9. _____ Union Pacific Railroad Easement Dimension

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: 51 Aspen Mini-Storage
APPLICATION MADE: July 11, 2016
TOTAL ACREAGE: 5.82 Gross
NUMBER OF LOTS: 1
TAC MEETING DATE: August 9, 2016
PLANNING COMMISSION MEETING DATE: August 11, 2016
CITY COUNCIL MEETING DATE: September 6, 2016
COMMENTS:

10. _____ Provide document number for the mutual access easement referenced on Lot 1, Block 1 51 Aspen RV Storage. Documents number shall be on shown on the plat prior to the plat being recorded.
11. _____ Provide document number for 15-foot Restricted Waterline Easement. Documents number shall be on shown on the plat prior to the plat being recorded.

- 12. _____ Coach Port is not identified correctly on the plat and on the location map. The property to the west of Coach Port is unplatted.
- 13. _____ Relocate the 51 Aspen RV Storage (Plat # PLC5-424A) label to avoid overlay with mutual access easement lines.
- 14. _____ Add language in the covenants regarding joint maintenance of the shared detention facility.

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

UTILITY COMPANY APPROVAL OF FINAL PLAT

- _____ NATURAL GAS COMPANY APPROVAL
- _____ ELECTRIC COMPANY APPROVAL
- _____ TELEPHONE COMPANY APPROVAL
- _____ CABLE COMPANY APPROVAL

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

- _____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- _____ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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:
- _____ 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
- _____ ARE SIDEWALK PERFORMANCE BONDS DUE? _____ HAVE THEY BEEN SUBMITTED? _____
- _____ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER AND PAVING? _____ HAVE THEY BEEN SUBMITTED? _____
- _____ ENGINEERING DEPARTMENT REVIEW COMPLETE, PLAT RETURNED TO PLANNING DEPARTMENT ON:

PLANNING DEPARTMENT APPROVAL

- _____ KJF CORPORATION COMMISSION LETTER OF CERTIFICATE OF NON-DEVELOPMENT SUBMITTED (OR PLUGGING RECORD). REC'D JULY 11, 2016
- _____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

- _____ ADDRESSES REVIEWED AND APPROVED
- _____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

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) \$ _____

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

____ 12 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT