

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Shops at Broken Arrow II Amended, a Re-subdivision of part of Lot 4 & all of Lot 8, Block 1, Shops at Broken Arrow II & Part of Reserve F, Amended Plat of the Park at Adam's Creek

CASE NUMBER: PT16-109

RELATED CASE NUMBERS: PUD-252, PT08-116, BAL-969

COUNTY: TULSA

SECTION/TOWNSHIP/RANGE: 01-18-14

GENERAL LOCATION: East Hillside Drive and Lynn Lane

CURRENT ZONING: CH/PUD

SANITARY SEWER BASIN: Adams

STORM WATER DRAINAGE BASIN: Adams

ENGINEER: Sisemore, Weisz
ENGINEER ADDRESS: 6111 East 32nd Street South
Tulsa, OK 74135
ENGINEER PHONE NUMBER: 918-665-3600

DEVELOPER: Auberndale-Halifax Broken Arrow, LLC
DEVELOPER ADDRESS: 5485 Beltline Rd, Ste. 115
Dallas, TX 75254
DEVELOPER PHONE NUMBER: 918-528-4800

PRELIMINARY PLAT

APPLICATION MADE: October 10, 2016

TOTAL ACREAGE: 18.9

NUMBER OF LOTS: 6

TAC MEETING DATE: November 15, 2016

PLANNING COMMISSION MEETING DATE: November 17, 2016

COMMENTS:

1. _____ Place the Detention Determination number assigned for the Shops at Broken Arrow, DD-81307-44 on the plat
2. _____ Delete the "Notice" which is for the City of Tulsa only.
3. _____ Add to the legend "C.A." and "C.L."
4. _____ Give the ID information for the bench mark.
5. _____ On Sheet 2, change "Registered" to "Licensed" in three places.
6. _____ Add PUD number (PUD 252) to the titles and to Section III of the covenants.
7. _____ The first sentence in Section III of the Covenants that reads "Whereas, 'Kenosha-Elm Business Park' was submitted as part of Planned Unit Development _____ (PUD _____)..." should read "Whereas, 'The Shops at Broken Arrow II Amended' was submitted as part of Planned Unit Development 252 (PUD 252)..."
8. _____ Incorporate the symbols used for the lot and block numbers into the legend.
9. _____ Provide dimensions and bearing for locating all the utility easements
10. _____ Identify where the U/E shown in the 37' wide area in the southeast corner of the plat ends.
11. _____ Show "Limits of No Access" across N. 15th Street.
12. _____ Review Section II.B of the covenants and see if it is needed. If needed, so referenced building setback line along the east boundary of Lot 3, Block 1.
13. _____ Include the square footage and address for each lot shown on the plat.
14. _____ Show or label section line south of the property on E. Hillside Drive.
15. _____ The sub header should be for ALL of Lot 4...
16. _____ Place case number (PT16-109) in lower right corner of plat.

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:

- 17. _____
- 18. _____
- 19. _____
- 20. _____

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) \$ _____

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