

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: County Line Crossings
CASE NUMBER: PT15-108
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 19/19/15
GENERAL LOCATION: Northwest corner of 23rd Street and Dearborn Street
CURRENT ZONING: A-1 to CG (BAZ-1937)
SANITARY SEWER BASIN: Green Country
STORM WATER DRAINAGE BASIN: Spunky Creek

ENGINEER: Cochran
ENGINEER ADDRESS: 530A E. Independence Dr.
Union, MO 63084
ENGINEER PHONE NUMBER: 636-584-0540

DEVELOPER: Wal-Mart Real Estate Business Trust (Under Contract)
DEVELOPER ADDRESS: 2001 SE 10th Street
Bentonville, AR 72716
DEVELOPER PHONE NUMBER: 479-204-0414

AND

DEVELOPER: Cathleen M. Tammen Family Trust
DEVELOPER ADDRESS: 2901 E. Norman Place
Broken Arrow, OK 74014
DEVELOPER PHONE NUMBER:

PRELIMINARY PLAT

APPLICATION MADE: May 4, 2015
TOTAL ACREAGE: 19.24
NUMBER OF LOTS: 3
TAC MEETING DATE: May 26, 2015
PLANNING COMMISSION MEETING DATE: May 28, 2015
COMMENTS:

1. _____ Use Broken Arrow street names (i.e. 23rd Street (193rd E. Avenue), Dearborn Street (41st Street), and Rockford Street (31st Street)) and place County names in parenthesis on both the plat and on the vicinity location map. In addition, revise the covenants to reflect Broken Arrow street names.
2. _____ Provide certificate of authorization number for engineer and date of expiration.
3. _____ Provide bar scale.
4. _____ Place case number (PT15-108) in lower right corner of plat.
5. _____ Have the right-of-way transition along 23rd Street and along Dearborn Street occur at a 30 degree angle instead of a 90 degree angle. Adjust the utility easement line and building line setback accordingly.
6. _____ Show points of access and limits of no access along both 23rd Street and Dearborn Street in accordance with the Zoning Ordinance.
7. _____ Label section line along Dearborn Street.
8. _____ Identify the width of the utility easement on the adjacent property to the east and to the north.
9. _____ Add addresses as assigned by the City of Broken Arrow.
10. _____ Either show the mutual access easement referenced in Section I.F of the covenants or revise Section I.F to state that a mutual access easement is allowed across all lots.
11. _____ Add the FIRM panel number for the FEMA floodplain.
12. _____ Add north arrow to location map.
13. _____ Changes paragraphs D.3 and D.4 in Section I of the covenants to read that RWD#4 is responsible for all water mains and Green Country Sewer Company, Inc. is responsible for all sanitary sewer lines. Delete D.5 of the covenants.
14. _____ Provide a legend of all symbols not called out by an arrow.

15. _____ Place a note on the cover sheet referring to the assigned detention determination number for this development.
16. _____ Revise the 100 year floodplain boundary of Spunky Creek to follow the 100 year floodplain as shown on the preliminary Wagoner County Oklahoma and Incorporated Areas, FIRM Panel 40145C008J dated January 9, 2015. Revise the floodplain call outs to refer to that panel number and preliminary map date. The current effective floodplain boundary shown on the preliminary plat changes significantly with the upcoming floodplain boundary to be revised by ordinance within the next couple of months.
17. _____ The 100 year floodplain on this plat shall either be placed within its own reserve area or placed within an overland drainage easement within part of the proposed Lots 2 and 3.
18. _____ A stormwater detention easement shall be provided to cover the proposed stormwater detention facility to be built with this development. If more than one detention facility is provided, each would require a detention easement.
19. _____ Add a section to the covenants giving standard language on restrictions and maintenance requirements placed on overland drainage easements required on the floodplain portion of this development.
20. _____ Add a section to the covenants giving standard language on restrictions and maintenance requirements placed on the detention easement(s) provided for this plat.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: County Line Crossings

APPLICATION MADE: July 17, 2015

TOTAL ACREAGE: 19.24

NUMBER OF LOTS: 3

TAC MEETING DATE: September 22, 2015

PLANNING COMMISSION MEETING DATE: September 24, 2015

CITY COUNCIL MEETING DATE: October 20, 2015

COMMENTS:

21. _____ Fill in the blank in Section F.1 of the covenants.
22. _____ Acknowledge in the covenants that all three lots shall have a mutual access easement across all lots.
23. _____ Identify where the sidewalk easement is located that is referenced in Section G.1 of the covenants.
24. _____ Section I.3 of covenants, delete "Department of Public Works of the".
25. _____ Since this property is not part of a PUD, remove "except as summarized below" from Section II.A and "Except as modified herein," from Section II.8 of the covenants.
26. _____ Since the building setbacks are greater for building over two stories, revise Section II.9 of the covenants to say, "As per the City of Broken Arrow Zoning Code" and delete the 50 foot dimensions.
27. _____ Reduce the width of the Limits of Access on both 23rd Street and Dearborn Street to no more than 40 feet. (The width of the driveways is limited to 36 feet.) Centerline of the access points shall be spaced at least 250 feet apart. Points of access shall coincide with those shown on the site plan.
28. _____ Add addresses for each lot as assigned by the City of Broken Arrow.
29. _____ 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 in these areas.
30. _____ Range 15 E needs to be added to the location map.
31. _____ Sheet 1. Add the phone number for the Cathleen M. Tammen Family Trust.
32. _____ Sheet 2. Section IA1 and Section IIA9. Add Broken Arrow street names along with Tulsa street names (Dearborn Street & 23rd Street).
33. _____ A stormwater detention easement shall be provided to cover the proposed stormwater detention facility to be built with this development. If more than one detention facility is provided, each would require a detention easement. Stormwater detention easement covenants language was added, but no stormwater detention easement is shown on the face of the plat.

******CITY STAFF TO COMPLETE SECTION BELOW******

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

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

____ IS A SIDEWALK PERFORMANCE BONDS 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

____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?

OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108

____ 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

____ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT