

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Foundations Church

CASE NUMBER: PT20-118

RELATED CASE NUMBERS: SP-297, ST20-124

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: Section 09/T-18-N/R-14-E

GENERAL LOCATION: Southeast corner of Kenosha Street (71st Street) and Olive Avenue (129th E. Avenue)

CURRENT ZONING: R-1 to CG/SP-297 (via BAZ-1079)

SANITARY SEWER BASIN: Haikey Creek (S-20434)

STORM WATER DRAINAGE BASIN: Haikey Creek Basin

ENGINEER: C. Joseph Watt, P.E., Sisemore & Associates, Inc.

ENGINEER ADDRESS: 6111 E. 32nd Place
Tulsa, OK 74135

ENGINEER PHONE NUMBER: 918.384.8086

DEVELOPER: Foundations Church, Inc.

DEVELOPER ADDRESS: 4615 South Darlington Avenue
Tulsa, OK 74135

DEVELOPER PHONE NUMBER: 918.935.2013

PRELIMINARY PLAT

APPLICATION MADE: 11 - 25 -2020

TOTAL ACREAGE: 7.5 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: December 15, 2020

PLANNING COMMISSION MEETING DATE: December 17, 2020

COMMENTS:

1. _____ Place case number (PT 20-118) in lower right corner of plat. The case number shown is for the site plan (ST20-124).
2. _____ Document No. 2008127328, filed in Tulsa County on December 23, 2008, indicates that property along the west boundary of the site is owned by the City of Broken Arrow (Parcel No. 98409-84-09-05689).
3. _____ Clarify the size of the property. We received two applications. One states 7.5 acres. The other states 7.95 acres. The legal description on the covenants page states 7.953 acres. The Tulsa County Assessor's website indicates 7.5 acres. Verify lot size.
4. _____ Show contours at intervals of two (2) feet which are referenced to NAVD 1988 datum.
5. _____ Indicate Limits of No Access along the Kenosha Street frontage.
6. _____ Whenever a nonresidential use is proposed adjacent to a property with residential zoning or in residential use, the nonresidential use shall provide a landscaped buffer of at least ten feet (10') in width within the nonresidential property and construct a screening fence between eight feet (8') and ten feet (10') in height. Ensure that adequate area is maintained to provide the landscaped buffer and for utilities before beginning grading for the detention pond.
7. _____ Show nearby driveways. Demonstrate that proposed access locations will meet the driveway separation requirement.
8. _____ Section I.F. Change "North 23rd Street" to "North Olive Avenue" and change "East Kenosha Street" to "West Kenosha Street."
9. _____ Incorporate any easements or reserves that arise from engineering plan review comments of the conceptual utilities that relate to the plat. See the last page under the Conceptual Utility Engineering Review section for the Engineering Review Recommendations.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Foundations Church

APPLICATION MADE: January 6, 2021

TOTAL ACREAGE: 7.5

NUMBER OF LOTS: 1

TAC MEETING DATE: February 2, 2021

PLANNING COMMISSION MEETING DATE: February 11, 2021, continued to February 25, 2021

CITY COUNCIL MEETING DATE: March 2, 2021

COMMENTS:

10. _____ Correct case number from PT20-124 to PT20-118.
11. _____ Correct street names in Section I.F. as noted in Item No. 8 above.
12. _____ Engineering review is not yet complete. Additional engineering comments may be forthcoming.
13. _____ 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.
14. _____ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat.
15. _____ Show monuments on plat.
16. _____ Provide a closing statement that shows that the platted boundary meets the Survey Standards for Oklahoma, for accuracy and correctness.

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) \$ _____
_____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

CONCEPTUAL UTILITIES ENGINEERING REVIEW

The Conceptual Utility Plans are not a complete set of improvement plans, the applicant is not expected to show how all the improvements are in compliance with all city regulations. As such, there may be additional review items when the final engineering plans are submitted. These conceptual utility plans' review items are intended for guidance toward preparation of the final engineering plans. The following items are not a requirement for approval of the Preliminary Plat or the Conditional Final Plat.

RECOMMENDATIONS FOR UTILITY REVISIONS PRIOR TO ENGINEERING PLAN SUBMITTALS

Conceptual Utility Plan – Sheet C11 – Submitted 11/30/2020

- E-1. Recommend profiling the sanitary sewer service line to show the existing sewer has the depth to serve the proposed building.
- E-2. The Utilities Department has determined that this existing 24-inch transmission line can be tapped for water service lines.
- E-3. Fire protection lines are unmetered, this line does not require a meter.
- E-4. It is suggested making a third water tap for an irrigation meter and line.
- E-5. The taps should be at least 4 feet apart.
- E-6. Add the note on the water notes: "All Taps, Tapping Sleeves, and Valves, will be provided by the City of Broken Arrow at the contractor's expense."