

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Doc's Container Storage

CASE NUMBER: PT18-104

RELATED CASE NUMBERS: PUD 274 and BAZ 1996

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 7/T18N/R15E

GENERAL LOCATION: One-half mile north of Houston Street, one-quarter mile east of 23rd Street, on Old Highway 51

CURRENT ZONING: A-1 to PUD-274/IL

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Sanders Engineering, Inc.

ENGINEER ADDRESS: 11502 S. 66th E. Avenue

Bixby, OK 74008

ENGINEER PHONE NUMBER: 918-296-5067

DEVELOPER: William D. Pruitt, Jr.

DEVELOPER ADDRESS: 13697 South 267th East Avenue

Coweta, OK 74429

DEVELOPER PHONE NUMBER: 918-520-2165

PRELIMINARY/CONDITIONAL FINAL PLAT

APPLICATION MADE: March 19, 2018

TOTAL ACREAGE: 0.43 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: April 10, 2018

PLANNING COMMISSION MEETING DATE: April 12, 2018

CITY COUNCIL MEETING DATE: May 1, 2018

COMMENTS:

1. ____ Add information regarding number of lots and acreage.
2. ____ Identify the abutting property to the north and south as "unplatted".
3. ____ Show the detention determination number on the plat.
4. ____ Place case number (PT18-104) in lower right corner of plat.
5. ____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
6. ____ Show the existing right-of-way dimension on Old Highway 51 along with book and page number for right-of-way dedication.
7. ____ Show access point and limits of no access along Old Highway 51.
8. ____ Add "PP" and "OE" to legend and define.
9. ____ Add the landscaping, screening, outdoor storage, sidewalk, and signage requirements of PUD 274 as approved by the City Council to Section II of the covenants.
10. ____ Change "Block 2" to "Block 1".
11. ____ Keep the signature line for the City Clerk, but remove "Mary "Liza" Bryce". Also, make the signature block for the mayor and city clerk larger.
12. ____ In the Certificate of Survey, change "registered" surveyor to "licensed" surveyor. In addition, change "Tulsa County" to "Wagoner County".
13. ____ Add street address as assigned by the City of Broken Arrow.

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)	\$ _____
___ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X _____ (SF INCREASED IMPERVIOUS \$ _____ AREA) (less any area in Reserve Area of 1/2 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