

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Promise Land
CASE NUMBER: PT05-102A
RELATED CASE NUMBERS: PT05-102
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 02/T18N/R14E
GENERAL LOCATION: East of Elm Place, north of Kenosha Street
CURRENT ZONING: CH
SANITARY SEWER BASIN: Haikey Creek
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: JR Donelson, Inc.
ENGINEER ADDRESS: 12820 S. Memorial Drive, Office 100
Bixby, OK 74008
ENGINEER PHONE NUMBER: 918-394-3030

DEVELOPER: Beason Holdings, Inc.
DEVELOPER ADDRESS: 317 W. Kenosha Street
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-258-5296

REVISED CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: BA Lawn & Garden
APPLICATION MADE: November 6, 2017
TOTAL ACREAGE: 2.55 acres
NUMBER OF LOTS: 1
TAC MEETING DATE: 12-05-2017
PLANNING COMMISSION MEETING DATE: 12-07-2017
CITY COUNCIL MEETING DATE: 01-02-2018

COMMENTS:

1. ____ Identify the abutting 15-foot wide strip to the north as "Unplatted".
2. ____ Add the case number (PT05-102A) to the lower right corner of all sheets.
3. ____ Provide the document number/book and page number for the right-of-way dedication between the statutory right-of-way and the 20 foot of right-of-way dedicated with Document #04111533.
4. ____ Title description incorrectly identifies the property being a part of the SE/4 of the SE/4 of the SE/4 of Section 2, T-16-N, R-14-E. SE/4 should be SW/4 and it should be T-18-N.
5. ____ The previous conditional final plat showed the abutting 15-foot wide strip to the north to be a utility easement (Book 5955, Page 717). Please confirm this is correct and if so, place on the plat.
6. ____ On the location map, change "Lynn Lane" to "9th Street", add "Albany Street" and place "E. 61st St. So." in parenthesis, and remove "West" from Kenosha Street.
7. ____ 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.
8. ____ Make the perimeter boundaries of the property a heavier, darker line.
9. ____ Change "30' B/L" to "50' B/L" and adjust line location accordingly.
10. ____ Show the dimension of the Overland Drainage Easement to the hundredth decimal.
11. ____ According to County records, the property to the north of the unplatted 15-foot wide strip is also unplatted is not part of Madison Park 1. Please confirm and revise the plat accordingly.
12. ____ Identify what the dashed line represents in the Boardwalk Shopping Center plat.
13. ____ Show the abutting utility easement and its associated width on the Boardwalk Shopping Center property to the west.
14. ____ Add "ESMT" to legend and define accordingly.
15. ____ In Surveyor Certificate, change "Registered" to "Licensed" and change R.L.S to L.L.S.
16. ____ Add the Statement of City Council approval and provide space for Mayor and City Clerk's signatures to be added.
17. ____ Add address disclaimer.

18. _____ The 11-foot u/e is shown to be about 5 feet wide. The west side of the u/e should be shown further west to the correct scale.
19. _____ The grading plans have not been received in order to determine if the d/e is wide enough. Once the grading plan is received and shows the limits of the 100-year runoff, the d/e can be evaluated.
20. _____ Demonstrate that the 100-year runoff on this property can be covered by the drainage easement.
21. _____ The legal description does not close (2nd part). Please revise accordingly.

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

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 IMPERVIOUS AREA) \$ _____

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