

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Muhich Industrial Park
CASE NUMBER: PT17-106
RELATED CASE NUMBERS:
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 08-18-15
GENERAL LOCATION: One-quarter mile west of Evans Road, south of Kenosha Street
CURRENT ZONING: IL/PUD-259
SANITARY SEWER BASIN:
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Tulsa Engineering & Planning Associates, INC
ENGINEER ADDRESS: 9820 E 41st St Ste. 102
Tulsa, OK 74146
ENGINEER PHONE NUMBER: 918-359-6413

DEVELOPER/OWNER: J M Assets, LP
DEVELOPER ADDRESS: 4203 Spinnaker Cove
Austin, TX 78731
DEVELOPER PHONE NUMBER: 512-657-6789

OWNER: J M Assets, LP
DEVELOPER ADDRESS: 4203 Spinnaker Cove
Austin, TX 78731
DEVELOPER PHONE NUMBER: 512-657-6789

PRELIMINARY PLAT

APPLICATION MADE: June 19, 2017
TOTAL ACREAGE: 64.84
NUMBER OF LOTS: 8
TAC MEETING DATE: July 11, 2017
PLANNING COMMISSION MEETING DATE: July 13, 2017

COMMENTS:

1. ____ Place case number (PT17-106) in lower right corner of plat.
2. ____ Add addresses as assigned by the City of Broken Arrow.
3. ____ Update the number of lots and acreage below the vicinity map.
4. ____ Use Broken Arrow Street names on the north/south streets on the vicinity map. 37th Street “(South 209th E. Avenue) and Evans Road (South 225th E. Avenue).
5. ____ Section 1.1 does not dedicate 45th Place as a public street. Kenosha Street is already public.
6. ____ Section 2.1.2 does not match approved PUD-259. Minimum setback from South 45th Place is 30-feet in the PUD.
7. ____ Section 2.3.3 of the covenants is missing the rear yard setback of 30-feet.
8. ____ Please give the dimension for the right-of-way dedicated along Kenosha Street.
9. ____ Extend the utility easement south of lot 1 across the mutual access easement to the south.
10. ____ Responsibility for the maintenance of storm water detention areas needs to be stated in the covenants.
11. ____ How will detention easements areas be accessed for maintenance? Provide a 20-foot access from the public street to the detention areas, per the zoning ordinance, or add language to the covenants allowing access across properties for the purpose of maintaining detention areas.
12. ____ Lot 2, Block 1 needs to be a reserve area with a 17.5-foot utility easement along Kenosha Street.
13. ____ Locate the sanitary sewer in a separate sanitary sewer easement.
14. ____ The written legal and the drawing will not close look at 2nd leg after the POB.

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:

- 15. _____
- 16. _____
- 17. _____
- 18. _____

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, 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? _____
- ____ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE 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

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 \$ _____
- ____ 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

____ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: _____
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ FINAL PLAT PICKED UP FOR FILING ON: _____
____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT