

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Rose District Row Homes
CASE NUMBER: PT17-110
RELATED CASE NUMBERS: PUD-241, PUD 263, and BAZ 1980
COUNTY: TULSA
SECTION/TOWNSHIP/RANGE: 11/18/14
GENERAL LOCATION: Northeast corner of N. Cedar Avenue and W. Elgin Street
CURRENT ZONING: PUD 241/R-3 (PUD 263 and DF via BAZ 1980)
SANITARY SEWER BASIN: Haikey Creek
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Sanders Engineering, Inc.
ENGINEER ADDRESS: 11502 S 66th East Avenue
Bixby, OK 74008
ENGINEER PHONE NUMBER: 918-296-5067

DEVELOPER: ROCO Properties, LLC
DEVELOPER ADDRESS: 8624 Harp Blvd.
Broken Arrow, OK 74014
DEVELOPER PHONE NUMBER: 918-850-3604

PRELIMINARY PLAT

APPLICATION MADE: June 28, 2017
TOTAL ACREAGE: 0.562
NUMBER OF LOTS: 7
TAC MEETING DATE: July 25, 2017
PLANNING COMMISSION MEETING DATE: July 27, 2017

COMMENTS:

1. _____ Identify what the line on the west side of Lot 3 and on the east side of Lot 6 represents.
2. _____ On the location map, change "N. Elm Ave. (161st)" to "N. Elm Place (161st E. Avenue) along the west boundary. On the east boundary, change N. Elm Ave. (161st) to "9th Street (177th E. Avenue).
3. _____ Change "PUD 241" to "PUD 263". In addition, modify Section II to reflect the development regulations of PUD 263 as approved by the City Council.
4. _____ Place case number (PT17-110) in lower right corner of plat.
5. _____ Identify the abutting property to the north as an alley that is part of Broken Arrow Original Town. To the east, identify the property as being a part of the Broken Arrow Original Town with the lot and block number included.
6. _____ The portion of the underlying plat, Lots 13 – 19, Block 12 of the Original Town of Broken Arrow either needs to be vacated, or the title needs to be revised to reflect that this is a "Replat of Lots 13 – 19, Block 12 of the Original Town of Broken Arrow".
7. _____ Confirm in writing, email is acceptable, that Lot 2, Block 1 meets the minimum lot size requirement of 2,300 square feet.
8. _____ Provide bench Mark. The manhole rim at intersection North Cedar and West Elgin could be used.
9. _____ Remove overland drainage easement from mutual access easement.
10. _____ The developed condition 100-year water surface area should be covered by a drainage easement. And this easement shall be separate from the utility easement. (The utilities should be located out of the 100-year water surface area.)
11. _____ Remove "City of Broken Arrow" from last line of Section I.D of the covenants.
12. _____ Section I-F of the covenants, separate mutual access easement, overland drainage easement, and utility easement into three separate definitions.

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:

- 13. _____
- 14. _____
- 15. _____
- 16. _____

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