

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: 51 Aspen Mini-Storage

CASE NUMBER: PT15-118

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 20/T18N/R15E

GENERAL LOCATION: South of State Highway 51, one-third mile west of Evans Road

CURRENT ZONING: A-1 to IL/PUD 248 (BAZ 1815/BACP 98)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Tulsa Engineering & Planning Associates, Inc.

ENGINEER ADDRESS: 9820 E. 41st Street, Suite 102

Tulsa, Oklahoma 74146

ENGINEER PHONE NUMBER: 918-252-9821

DEVELOPER: Aspen Square, Inc.

DEVELOPER ADDRESS: P.O. Box 1861

Muskogee, Oklahoma 74402-1861

DEVELOPER PHONE NUMBER: 918-687-0002

PRELIMINARY PLAT

APPLICATION MADE: December 7, 2015

TOTAL ACREAGE: 5.82 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: January 12, 2016

PLANNING COMMISSION MEETING DATE: January 14, 2016

COMMENTS:

1. _____ Add address as assigned by the City of Broken Arrow.
2. _____ Provide legend.
3. _____ Show Mutual Access Easement (Book & Page).
4. _____ Provide document number for off-site overland drainage easement. Off-site overland drainage easement shall be approved by the City Council, recorded in Wagoner County, and the document number placed on the plat prior to the plat being recorded.
5. _____ Place case number of PUD (248) at top of plat.
6. _____ Place case number (PT15-118) in lower right corner of plat.
7. _____ Provide a 17.5 foot utility easement along the west boundary, unless modified by TAC.
8. _____ Legal description closes but the written needs to have the (/) symbol changed to the degree symbol (°). TT
9. _____ Union Pacific Railroad Easement Dimension

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

10. _____
11. _____
12. _____
13. _____

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

UTILITY COMPANY APPROVAL OF FINAL PLAT

____ NATURAL GAS COMPANY APPROVAL
____ ELECTRIC COMPANY APPROVAL
____ TELEPHONE COMPANY APPROVAL
____ CABLE COMPANY APPROVAL

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
____ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

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:
____ 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
____ ARE SIDEWALK PERFORMANCE BONDS DUE? _____ HAVE THEY BEEN SUBMITTED? _____
____ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER
AND PAVING? _____ HAVE THEY BEEN SUBMITTED? _____
____ ENGINEERING DEPARTMENT REVIEW COMPLETE, PLAT RETURNED TO PLANNING DEPARTMENT ON:

PLANNING DEPARTMENT APPROVAL

____ CORPORATION COMMISSION LETTER OF CERTIFICATE OF NON-DEVELOPMENT SUBMITTED (OR PLUGGING
RECORD)
____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

____ ADDRESSES REVIEWED AND APPROVED
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

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

____ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING

____12 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT