

# BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

## **PLAT INFORMATION**

NAME OF PLAT: County Line Crossings  
CASE NUMBER: PT15-108  
COUNTY: Wagoner  
SECTION/TOWNSHIP/RANGE: 19/19/15  
GENERAL LOCATION: Northwest corner of 23<sup>rd</sup> Street and Dearborn Street  
CURRENT ZONING: A-1 to CG (BAZ-1937)  
SANITARY SEWER BASIN: Green Country  
STORM WATER DRAINAGE BASIN: Spunky Creek

ENGINEER: Cochran  
ENGINEER ADDRESS: 530A E. Independence Dr.  
Union, MO 63084  
ENGINEER PHONE NUMBER: 636-584-0540

DEVELOPER: Wal-Mart Real Estate Business Trust (Under Contract)  
DEVELOPER ADDRESS: 2001 SE 10<sup>th</sup> Street  
Bentonville, AR 72716  
DEVELOPER PHONE NUMBER: 479-204-0414

AND

DEVELOPER: Cathleen M. Tammen Family Trust  
DEVELOPER ADDRESS: 2901 E. Norman Place  
Broken Arrow, OK 74014  
DEVELOPER PHONE NUMBER:

## **PRELIMINARY PLAT**

APPLICATION MADE: May 4, 2015  
TOTAL ACREAGE: 19.24  
NUMBER OF LOTS: 3  
TAC MEETING DATE: May 26, 2015  
PLANNING COMMISSION MEETING DATE: May 28, 2015  
COMMENTS:

1. \_\_\_\_\_ Use Broken Arrow street names (i.e. 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue), Dearborn Street (41<sup>st</sup> Street), and Rockford Street (31<sup>st</sup> Street)) and place County names in parenthesis on both the plat and on the vicinity location map. In addition, revise the covenants to reflect Broken Arrow street names.
2. \_\_\_\_\_ Provide certificate of authorization number for engineer and date of expiration.
3. \_\_\_\_\_ Provide bar scale.
4. \_\_\_\_\_ Place case number (PT15-108) in lower right corner of plat.
5. \_\_\_\_\_ Have the right-of-way transition along 23<sup>rd</sup> Street and along Dearborn Street occur at a 30 degree angle instead of a 90 degree angle. Adjust the utility easement line and building line setback accordingly.
6. \_\_\_\_\_ Show points of access and limits of no access along both 23<sup>rd</sup> Street and Dearborn Street in accordance with the Zoning Ordinance.
7. \_\_\_\_\_ Label section line along Dearborn Street.
8. \_\_\_\_\_ Identify the width of the utility easement on the adjacent property to the east and to the north.
9. \_\_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
10. \_\_\_\_\_ Either show the mutual access easement referenced in Section I.F of the covenants or revise Section I.F to state that a mutual access easement is allowed across all lots.
11. \_\_\_\_\_ Add the FIRM panel number for the FEMA floodplain.
12. \_\_\_\_\_ Add north arrow to location map.
13. \_\_\_\_\_ Changes paragraphs D.3 and D.4 in Section I of the covenants to read that RWD#4 is responsible for all water mains and Green Country Sewer Company, Inc. is responsible for all sanitary sewer lines. Delete D.5 of the covenants.
14. \_\_\_\_\_ Provide a legend of all symbols not called out by an arrow.

15. \_\_\_\_\_ Place a note on the cover sheet referring to the assigned detention determination number for this development.
16. \_\_\_\_\_ Revise the 100 year floodplain boundary of Spunky Creek to follow the 100 year floodplain as shown on the preliminary Wagoner County Oklahoma and Incorporated Areas, FIRM Panel 40145C008J dated January 9, 2015. Revise the floodplain call outs to refer to that panel number and preliminary map date. The current effective floodplain boundary shown on the preliminary plat changes significantly with the upcoming floodplain boundary to be revised by ordinance within the next couple of months.
17. \_\_\_\_\_ The 100 year floodplain on this plat shall either be placed within its own reserve area or placed within an overland drainage easement within part of the proposed Lots 2 and 3.
18. \_\_\_\_\_ A stormwater detention easement shall be provided to cover the proposed stormwater detention facility to be built with this development. If more than one detention facility is provided, each would require a detention easement.
19. \_\_\_\_\_ Add a section to the covenants giving standard language on restrictions and maintenance requirements placed on overland drainage easements required on the floodplain portion of this development.
20. \_\_\_\_\_ Add a section to the covenants giving standard language on restrictions and maintenance requirements placed on the detention easement(s) provided for this plat.

## **CONDITIONAL FINAL PLAT**

NAME OF PRELIMINARY PLAT: County Line Crossings

APPLICATION MADE: July 17, 2015

TOTAL ACREAGE: 19.24

NUMBER OF LOTS: 3

TAC MEETING DATE: September 22, 2015

PLANNING COMMISSION MEETING DATE: September 24, 2015

CITY COUNCIL MEETING DATE: October 20, 2015

COMMENTS:

21. \_\_\_\_\_ Fill in the blank in Section F.1 of the covenants.
22. \_\_\_\_\_ Acknowledge in the covenants that all three lots shall have a mutual access easement across all lots.
23. \_\_\_\_\_ Identify where the sidewalk easement is located that is referenced in Section G.1 of the covenants.
24. \_\_\_\_\_ Section I.3 of covenants, delete "Department of Public Works of the".
25. \_\_\_\_\_ Since this property is not part of a PUD, remove "except as summarized below" from Section II.A and "Except as modified herein," from Section II.8 of the covenants.
26. \_\_\_\_\_ Since the building setbacks are greater for building over two stories, revise Section II.9 of the covenants to say, "As per the City of Broken Arrow Zoning Code" and delete the 50 foot dimensions.
27. \_\_\_\_\_ Reduce the width of the Limits of Access on both 23<sup>rd</sup> Street and Dearborn Street to no more than 40 feet. (The width of the driveways is limited to 36 feet.) Centerline of the access points shall be spaced at least 250 feet apart. Points of access shall coincide with those shown on the site plan.
28. \_\_\_\_\_ Add addresses for each lot as assigned by the City of Broken Arrow.
29. \_\_\_\_\_ 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 in these areas.
30. \_\_\_\_\_ Range 15 E needs to be added to the location map.
31. \_\_\_\_\_ Sheet 1. Add the phone number for the Cathleen M. Tammen Family Trust.
32. \_\_\_\_\_ Sheet 2. Section IA1 and Section IIA9. Add Broken Arrow street names along with Tulsa street names (Dearborn Street & 23<sup>rd</sup> Street).
33. \_\_\_\_\_ A stormwater detention easement shall be provided to cover the proposed stormwater detention facility to be built with this development. If more than one detention facility is provided, each would require a detention easement. Stormwater detention easement covenants language was added, but no stormwater detention easement is shown on the face of the plat.

\*\*\*\*\**CITY STAFF TO COMPLETE SECTION BELOW*\*\*\*\*\*

## **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

**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

\_\_\_\_ IS A SIDEWALK PERFORMANCE BONDS 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? \_\_\_\_\_

\_\_\_\_ ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: \_\_\_\_\_

**PLANNING DEPARTMENT APPROVAL**

\_\_\_\_ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?

OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108

\_\_\_\_ 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

\_\_\_\_ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT