

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

## **PLAT INFORMATION**

NAME OF PLAT: Ferguson Addition  
CASE NUMBER: PT15-110  
COUNTY: Tulsa  
SECTION/TOWNSHIP/RANGE: 02-T18N-R14E  
GENERAL LOCATION: South of the Broken Arrow Expressway, 1/8<sup>th</sup> mile east of Elm Place  
CURRENT ZONING: CH/SP 267 (PUD 236 approved subject to platting)  
SANITARY SEWER BASIN: Haikey Creek  
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Impact Engineering and Planning, PLC  
ENGINEER ADDRESS: 109 N. Birch Street, Suite 200  
Owasso, OK 74055  
ENGINEER PHONE NUMBER: 918-376-4294

DEVELOPER: Ferguson Broken Arrow Real Estate-Imports, LLC  
DEVELOPER ADDRESS: 2720 N. Hemlock Court, Suite B  
Broken Arrow, OK 74012-1194  
DEVELOPER PHONE NUMBER: 877-487-2984

## **PRELIMINARY PLAT**

APPLICATION MADE: May 28, 2015  
TOTAL ACREAGE: 5.80 acres  
NUMBER OF LOTS: 1  
TAC MEETING DATE: June 23, 2015  
PLANNING COMMISSION MEETING DATE: June 25, 2015

### **COMMENTS:**

1.  Provide book and page number for existing pipeline easement.
2.  Show Limits of No Access along W. Oakland Place excluding the points of access.
3.  Identify how the 60 foot right-of-way for West Oakland Place was provided.
4.  Place case number (PT15-110) in lower right corner of plat.
5.  Add addresses, 500 and 510 West Oakland Place
6.  PUD 236 was approved by the City Council on June 1, 2015. Complete the date in Article II.
7.  Include all the development regulations of PUD 236 that are applicable to Development Area C in Article II of the covenants.
8.  The View Point plat shows a utility easement within the pipeline easement along the north boundary. Please show the easements per the View Point plat, unless they have been vacated.
9.  Show 50-foot wide building line setback along W. Oakland Place.
10.  Show 50-foot building line setback from pipeline.
11.  Regarding current zoning note on Sheet 1, change CS to CH.
12.  Last line of Section 1.1 of the covenants, delete "and City Council".
13.  Revise Section 1.8 of the covenants. This property is not adjacent to Washington Street.
14.  Reference to township in location map is incorrect, should be T18N.
15.  Written legal description does not match what is shown on the plat, please revise. Since the written description and the plat do not match, there is no closure.
16.  The curve table does not match the drawing, please revise.
17.  Please provide written confirmation that the corners were set as part of the survey.
18.  Correct the notes referring to the assigned detention determination number.
19.  In the Certificate of Survey change "Registered" to "Licensed" (in 3 places).

## **CONDITIONAL FINAL PLAT**

NAME OF PRELIMINARY PLAT: Ferguson Addition  
APPLICATION MADE: October 12, 2015  
TOTAL ACREAGE: 5.80  
NUMBER OF LOTS: 2  
TAC MEETING DATE: November 3, 2015

PLANNING COMMISSION MEETING DATE: November 5, 2015

CITY COUNCIL MEETING DATE: December 1, 2015

COMMENTS:

- 20. \_\_\_\_\_ What is the document number referencing on the unplatted property to the east?
- 21. \_\_\_\_\_ What is the "half-moon" shaped line representing next to the 80.79 LNA next to Oakland Place.
- 22. \_\_\_\_\_ The abutting property to the west is not labeled correctly. For example, the property in the southwest corner is Lot 2, Block 1 of Viewpoint. The property above it is unplatted.
- 23. \_\_\_\_\_ Reference that Ferguson Addition is part of Development Area C of PUD 236. In addition, include all the development regulations of Development Area C in Article II, including the landscape and signage regulations, as approved by the City Council. For the building setback requirement, reference the boundary (i.e. north, east, south, west) and not side, rear, front.
- 24. \_\_\_\_\_ Place the statement of City Council approval on Sheet 1.
- 25. \_\_\_\_\_ Add address as assigned by the City of Broken Arrow.
- 26. \_\_\_\_\_ The LNA/Access dimensions total to be 346.54, while the plat shows a boundary dimension of 346.53, please resolve discrepancy.
- 27. \_\_\_\_\_ Establish a starting point to determine the location of the 20' Water Easement.

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

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## 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