

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Freedom Wash

CASE NUMBER: PT18-107

RELATED CASE NUMBERS: PUD 172 and BAZ 1734; BACP 52; BACP 60; and PUD 165/BAZ 1693 (dismissed)

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 02/T18N/R14E

GENERAL LOCATION: North side of Kenosha Street, one-quarter mile west of 9th Street, between 4th Street and 5th Street.

CURRENT ZONING: R-1 (PUD 172/CH and RD proposed via BAZ 1734)

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: KKT Architects, Inc.

ENGINEER ADDRESS: 2200 S. Utica Place
Tulsa, OK 74144

ENGINEER PHONE NUMBER: 918-744-4270

DEVELOPER: Freedom Wash, LLC

DEVELOPER ADDRESS: 2635 S. Harvard Avenue
Tulsa, OK 74114

DEVELOPER PHONE NUMBER: 918-814-7058

PRELIMINARY PLAT

APPLICATION MADE: July 2, 2018

TOTAL ACREAGE: 2.76

NUMBER OF LOTS: 2

TAC MEETING DATE: July 24, 2018

PLANNING COMMISSION MEETING DATE: July 26, 2018

COMMENTS:

1. The line between Development Area A and Development Area B for PUD 175 is not shown correctly. The line should extend no further than the north line of Lot 1, Block 1. In addition, Area A (Commercial Area) is south of the line and Area B (Residential Area) is north of the line.
2. The line between Development Area A and Development Area B shall be a lot line.
3. On Lot 2, Block 1, show access to Kenosha Street to be "Restricted Access, see PUD 175".
4. Show the total right-of-way on 4th Street and how it was dedicated. In addition, show the total right-of-way on 5th Street and how the right-of-way on 5th Street was dedicated. The jog in the right-of-way line shown along 5th Street does not appear to be correct. If 50-feet right-of-way has not been dedicated along 5th Street, additional right-of-way needs to be dedicated by this plat to make the total right-of-way along 5th Street be 50 feet.
5. Place case number (PT18-107) in lower right corner of plat.
6. Add the names of the adjacent subdivision to the east of 5th Street and to the west of 4th Street.
7. Add telephone number for owner.
8. Change "North Lynn Lane Road" on location map to "North 9th Street". In addition, change "Compton II" to "Vaquero Addition".
9. Add addresses to each lot as assigned by the City of Broken Arrow.
10. Revise Section III of the covenants to match the document approved by the City Council. All of Sections IV, V, VI, and VII of PUD 172, as approved by the City Council, shall be included in Section III of the covenants.
11. Provide document information about how the right-of-way along Kenosha Street was dedicated.
12. Show corner clips to be dedicated by this plat.
13. Show Section Line along Kenosha Street.
14. Establish a mutual access easement between Lots 1 and 2.
15. In Section 2.1.4 and 2.1.6 of the covenants, change to say that Reserve A will be maintained by the property owner.
16. Delete Section 1.5 of the covenants.
17. Identify that Reserve A is a utility easement on Sheet 1.
18. In the Certificate of Survey, change "Registered" to "Licensed" (three places).
19. Provide a utility easement for the water line that crosses Lot 2.

20. _____ The waterline and storm sewer lines are not in the standard perimeter easement. As a result, will need to coordinate with the other utility companies so all utilities have enough room in the perimeter easement. This will necessitate a separate storm sewer easement and waterline easement next to the perimeter easement.

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:

21. _____

22. _____

23. _____

24. _____ 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.

25. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.

26. _____ Show monuments on plat.

27. _____

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, 405-521-2271

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

STORMWATER PLANS, ACCEPTED ON:

PAVING PLANS, ACCEPTED ON:

WATER PLANS, ACCEPTED ON:

SANITARY SEWER PLANS, ACCEPTED ON:

SEWAGE DISPOSAL PLANS, SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON:

WATER PLANS SENT TO 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: _____

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

<input type="checkbox"/> FINAL PLAT PROCESSING FEE (\$150 + (\$5 X ____ LOTS)	\$ _____
<input type="checkbox"/> WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
<input type="checkbox"/> EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
<input type="checkbox"/> ACCELERATION/DECELERATION LANES ESCROW	\$ _____
<input type="checkbox"/> WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
<input type="checkbox"/> DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
<input type="checkbox"/> STREET SIGNS, LIGHTS, ETC. (\$150 X ____ SIGNS)	\$ _____
<input type="checkbox"/> STORM WATER FEE-IN-LIEU OF DETENTION (.35 X ____ (SF INCREASED IMPERVIOUS \$ _____ AREA) (less any area in Reserve Area of 1/2 acre or more)	\$ _____
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 RECORDATION ON: _____

2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT