

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-foot 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

_____ FINAL PLAT PROCESSING FEE (\$150 + (\$5 X _____ LOTS)	\$ _____
_____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
_____ EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
_____ 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. (\$150 X _____ SIGNS)	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X _____ (SF INCREASED IMPERVIOUS \$ _____ AREA) (less any area in Reserve Area of ½ 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