

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Muhich Industrial Park

CASE NUMBER: PT17-106

RELATED CASE NUMBERS:

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 08-18-15

GENERAL LOCATION: One-quarter mile west of Evans Road, south of Kenosha Street

CURRENT ZONING: IL/PUD-259

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Tulsa Engineering & Planning Associates, INC

ENGINEER ADDRESS: 9820 E 41st St Ste. 102

Tulsa, OK 74146

ENGINEER PHONE NUMBER: 918-359-6413

DEVELOPER/OWNER: J M Assets, LP

DEVELOPER ADDRESS: 4203 Spinnaker Cove

Austin, TX 78731

DEVELOPER PHONE NUMBER: 512-657-6789

OWNER: J M Assets, LP

DEVELOPER ADDRESS: 4203 Spinnaker Cove

Austin, TX 78731

DEVELOPER PHONE NUMBER: 512-657-6789

PRELIMINARY PLAT

APPLICATION MADE: June 19, 2017

TOTAL ACREAGE: 64.84

NUMBER OF LOTS: 8

TAC MEETING DATE: July 11, 2017

PLANNING COMMISSION MEETING DATE: July 13, 2017

COMMENTS:

1. ____ Place case number (PT17-106) in lower right corner of plat.
2. ____ Add addresses as assigned by the City of Broken Arrow.
3. ____ Update the number of lots and acreage below the vicinity map.
4. ____ Use Broken Arrow Street names on the north/south streets on the vicinity map. 37th Street “(South 209th E. Avenue) and Evans Road (South 225th E. Avenue).
5. ____ Section 1.1 does not dedicate 45th Place as a public street. Kenosha Street is already public.
6. ____ Section 2.1.2 does not match approved PUD-259. Minimum setback from South 45th Place is 30-feet in the PUD.
7. ____ Section 2.3.3 of the covenants is missing the rear yard setback of 30-feet.
8. ____ Please give the dimension for the right-of-way dedicated along Kenosha Street.
9. ____ Extend the utility easement south of lot 1 across the mutual access easement to the south.
10. ____ Responsibility for the maintenance of storm water detention areas needs to be stated in the covenants.
11. ____ How will detention easements areas be accessed for maintenance? Provide a 20-foot access from the public street to the detention areas, per the zoning ordinance, or add language to the covenants allowing access across properties for the purpose of maintaining detention areas.
12. ____ Lot 2, Block 1 needs to be a reserve area with a 17.5-foot utility easement along Kenosha Street.
13. ____ Locate the sanitary sewer in a separate sanitary sewer easement.
14. ____ The written legal and the drawing will not close look at 2nd leg after the POB.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Timber Ridge Business Park

APPLICATION MADE: June 4, 2018

TOTAL ACREAGE: 72.18

NUMBER OF LOTS: 9
TAC MEETING DATE: June 26, 2018
PLANNING COMMISSION MEETING DATE: June 28, 2018
CITY COUNCIL MEETING DATE: July 17, 2018
COMMENTS:

15. ___ Backflow preventer valves are required on all lots per the new city ordinance 3527 (JD)
16. ___ Label the utility easement between lots 7&8 (JD)
17. ___ Existing ONG easement book 1738, page 139 is missing, provide closure statement if it is superseded by the new ONG Easement (JD)
18. ___ Convert the detention access easements dedicated by separate instruments to be per the plat (discussion before including) (JD)
19. ___ Section II.2.6.3 covering information on Reserves B, C, and D contains the following sentence. “..... and thereafter the costs shall be a lien against each of the lots within the development, provided however, the lien against each lot shall be limited to 1/9 of the costs” to describe how a lien would be filed in the event maintenance actions were not performed by the property owners association as owners of the reserve areas. Broken Arrow does not file liens against multiple lot owners that make up the membership of property owners associations, but simply would file a lien against the reserve owner which is the property owners association. Revise that portion of the sentence to read “ and thereafter shall be a lien against the property owners association as owners of Reserves B, C, and D.....”. (JB)
20. ___ Section IV.4.1 states that the property owners association is formed for the general purpose of maintaining Reserves B, C, and D. That section should also state that the property owners association should own reserves B, C, and D. (JB)
21. ___ There is a 0.08 acre difference in the total land area between the preliminary and conditional final plat. The difference is in the length of the east and west sides of the project and reflected in lots 5 & 6. Please verify (email is acceptable) what caused the increase and that this difference does not cause the plat to exceed the boundaries of PUD-259. (AY)
22. ___ Provide document numbers for the 20’ Detention Access Easements provided by separate instrument on the southern portion of Lots 5, 6 & 9. (AY)
23. ___ Provide document number for the 15’ ONG easement provided by separate instrument between lots 7 & 8 and Lots 2 & 3. (AY)
24. ___ Provide the 30-foot landscape easement along the east and south boundaries of Lots 4 & 5, Block 1 that abut agricultural or residential zoned land as required by PUD-259. (AY)
25. ___ Sections 3.2.3 and 3.3.3 of the DOD does not match the PUD. (AY)

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, CAROL COLLETT 405-521-2108

DEVELOPMENT SERVICES/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: _____
___ 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: _____
___ 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

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	\$ _____
____ 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

____ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: _____
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ FINAL PLAT PICKED UP FOR FILING ON: _____
____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT