

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Promise Land  
CASE NUMBER: PT05-102A  
RELATED CASE NUMBERS: PT05-102  
COUNTY: Tulsa  
SECTION/TOWNSHIP/RANGE: 02/T18N/R14E  
GENERAL LOCATION: East of Elm Place, north of Kenosha Street  
CURRENT ZONING: CH  
SANITARY SEWER BASIN: Haikey Creek  
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: JR Donelson, Inc.  
ENGINEER ADDRESS: 12820 S. Memorial Drive, Office 100  
Bixby, OK 74008  
ENGINEER PHONE NUMBER: 918-394-3030

DEVELOPER: Beason Holdings, Inc.  
DEVELOPER ADDRESS: 317 W. Kenosha Street  
Broken Arrow, OK 74012  
DEVELOPER PHONE NUMBER: 918-258-5296

## **REVISED CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: BA Lawn & Garden  
APPLICATION MADE: November 6, 2017  
TOTAL ACREAGE: 2.55 acres  
NUMBER OF LOTS: 1  
TAC MEETING DATE: 12-05-2017  
PLANNING COMMISSION MEETING DATE: 12-07-2017  
CITY COUNCIL MEETING DATE: 01-02-2018

### **COMMENTS:**

1.  Identify the abutting 15-foot wide strip to the north as "Unplatted".
2.  Add the case number (PT05-102A) to the lower right corner of all sheets.
3.  Provide the document number/book and page number for the right-of-way dedication between the statutory right-of-way and the 20 foot of right-of-way dedicated with Document #04111533.
4.  Title description incorrectly identifies the property being a part of the SE/4 of the SE/4 of the SE/4 of Section 2, T-16-N, R-14-E. SE/4 should be SW/4 and it should be T-18-N.
5.  The previous conditional final plat showed the abutting 15-foot wide strip to the north to be a utility easement (Book 5955, Page 717). Please confirm this is correct and if so, place on the plat.
6.  On the location map, change "Lynn Lane" to "9<sup>th</sup> Street", add "Albany Street" and place "E. 61<sup>st</sup> St. So." in parenthesis, and remove "West" from Kenosha Street.
7.  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.
8.  Make the perimeter boundaries of the property a heavier, darker line.
9.  Change "30' B/L" to "50' B/L" and adjust line location accordingly.
10.  Show the dimension of the Overland Drainage Easement to the hundredth decimal.
11.  According to County records, the property to the north of the unplatted 15-foot wide strip is also unplatted is not part of Madison Park 1. Please confirm and revise the plat accordingly.
12.  Identify what the dashed line represents in the Boardwalk Shopping Center plat.
13.  Show the abutting utility easement and its associated width on the Boardwalk Shopping Center property to the west.
14.  Add "ESMT" to legend and define accordingly.
15.  In Surveyor Certificate, change "Registered" to "Licensed" and change R.L.S to L.L.S.
16.  Add the Statement of City Council approval and provide space for Mayor and City Clerk's signatures to be added.
17.  Add address disclaimer.

18. \_\_\_\_\_ The 11-foot u/e is shown to be about 5 feet wide. The west side of the u/e should be shown further west to the correct scale.
19. \_\_\_\_\_ The grading plans have not been received in order to determine if the d/e is wide enough. Once the grading plan is received and shows the limits of the 100-year runoff, the d/e can be evaluated.
20. \_\_\_\_\_ Demonstrate that the 100-year runoff on this property can be covered by the drainage easement.
21. \_\_\_\_\_ The legal description does not close (2nd part). Please revise accordingly.

**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, 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 IMPERVIOUS AREA) \$ \_\_\_\_\_

**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