

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL

Subdivision Plat Review Checklist

Preliminary Plat		Conditional Final Plat	
TAC		TAC	
Planning Commission		Planning Commission	
		City Council	

Case Number:	
Related Case Numbers:	
County:	
Section/Township/Range:	
General Location:	
Current Zoning:	

ENGINEER:	DEVELOPER:

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

Letter of approval from utility companies submitted?

Natural gas company approval Telephone company approval
 Electric 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

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 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 (\$175 + (\$10 x ____ lots)	\$ _____
<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"/> Street signs, lights, etc. (\$175 x ____ signs)	\$ _____
<input type="checkbox"/> Sidewalk escrow	\$ _____
<input type="checkbox"/> Storm water fee-in-lieu of detention (.40 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: _____
 PDF of recorded plat submitted to planning department

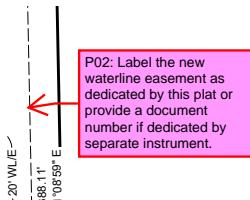
BLUE BELL XL CONDITIONAL FINAL PLAT CHECKLIST

Amanda (2)

Page Label: [1] 6261.07FPLT-FPLT01
Author: Amanda

P01: Update to the project number.
PR-000140-2022

P01: Update to the project number. PR-000140-2022
Co
SE NO. PT21-116 Date Prej



Page Label: [1] 6261.07FPLT-FPLT01
Author: Amanda

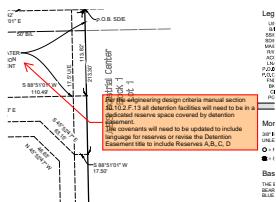
P02: Label the new waterline easement as dedicated by this plat or provide a document number if dedicated by separate instrument.

jdickeson (6)

Page Label: [1] 6261.07FPLT-FPLT01
Author: jdickeson

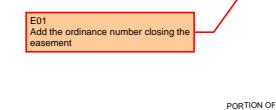
Per the engineering design criteria manual section 10.10.2.F.13 all detention facilities will need to be in a dedicated reserve space covered by detention easement.

The covenants will need to be updated to include language for reserves or revise the Detention Easement title to include Reserves A,B,,C, D

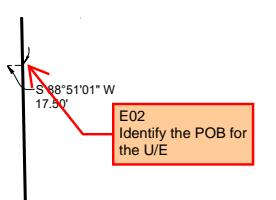


Page Label: [1] 6261.07FPLT-FPLT01
Author: jdickeson

E01
Add the ordinance number closing the easement



PORTION OF



Page Label: [1] 6261.07FPLT-FPLT01
Author: jdickeson

E02
Identify the POB for the U/E

OF LITTER, AND.
ID DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING (FOUR) 4
IN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BOKER
FOR THE STORMWATER DETENTION EASEMENT AREAS AND PERFORM SUCH
MAINTENANCE AS IS NECESSARY.
AFTER THE EASEMENT, AFTER COMPLETION OF THE MAINTENANCE AND
INTENANCE OF THE STORMWATER DETENTION EASEMENT AS ABOVE SET FORTH,
IN OF THE STATEMENT OF COSTS AND EXPENSES AFTER THE COSTS SHALL BE A LIEN
VIE FORCLOSED ON THE CITY OF BOKER AND OKLAHOMA.

E04
Identify that a lien may be placed on the property

Page Label: [3] 6261.07FPLT-DOD03
Author: jdickeson

E04
Identify that a lien may be placed on the property

SEVERABILITY

OF FUTURE AND CURRENT
SEWER MAINS AND STORM SEWERS
M THE CONTOURS EXISTING UPON THE
ACTIVITY WHICH IN THE
1 MAINS AND STORM SEWERS SHALL BE
INTERFERENCE OF PUBLIC WATER SYSTEMS
FACTURES CAUSED OR NECESSITATED BY
TO-ALL UTILITY EASEMENTS, DEPICTED ON
INSTALLING, MAINTAINING, REMOVING OR
KLAUDIA, THE
EASEMENT
FOR THE
REMOVING OF
THESE ITEMS
DAMAGES TO LANDSCAPING AND PAVING
WEIR, STORM SEWER, NATURAL GAS
SECTION ENFORCED

Page Label: [3] 6261.07FPLT-DOD03
Author: jdickeson

E05

Revise the formatting of the list items

Page Label: [3] 6261.07FPLT-DOD03
Author: jdickeson

E06
Add restrictions that no fencing, plantings, or material storage may be placed within the easement, and that no modification of the detention area may be done without the approval of the city's stormwater manager.

jmcelhenney (11)

Page Label: [1] 6261.07FPLT-FPLT01
Author: jmcelhenney

Submitted
May 25, 2023

Submitted
May 25, 2023

Conditional Final Blue Bell

<p>Complete the detention determination number</p> <p>200951 & 401450/0115J SUBJECT TRACT IN ADDITIONS FOR THIS ICE WITH FEE/INJUE Y: DO</p>	
<p>CASE NO. PT21-116</p>	

Page Label: [1] 6261.07FPLT-FPLT01
Author: jmcelhenney

Complete the detention determination number

Page Label: [1] 6261.07FPLT-FPLT01
Author: jmcelhenney

Reserve area

<p>Complete the detention determination number</p> <p>MAP 40145C00958 & 40145C00151 HOW THE SUBJECT TRACT IN</p> <p>ION ACCOMMODATIONS FOR THIS I ACCORDANCE WITH FEE+4+EU MINATION NO: DD</p>	
<p>CASE NO. PT211-16</p>	

Page Label: [2] 6261.07FPLT-FPLT02
Author: jmcelhenney

Complete the detention determination number

Page Label: [2] 6261.07FPLT-FPLT02
Author: jmcelhenney

Reserve area

Page Label: [2] 6261.07FPLT-FPLT02
Author: jmcelhenney

Submitted
May 25, 2023

Submitted
May 25, 2023

Page Label: [3] 6261.07FPLT-DOD03
Author: jmcelhenney

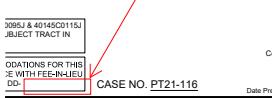
Submitted
May 25, 2023

Submitted
May 25, 2023

Page Label: [3] 6261.07FPLT-DOD03
Author: jmcelhenney

Complete the detention determination number

Complete the detention determination number



3095J & 40145C0115J
JECT TRACT IN
ODATIONS FOR THIS
E WITH FEES-IN-LIEU
DD- CASE NO. PT21-116
Date Pre

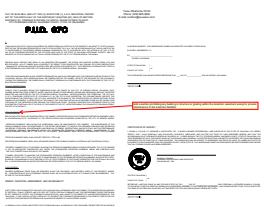
Page Label: [3] 6261.07FPLT-DOD03
Author: jmcelhenney

Revise sentence: ",according to the designs and specifications of the engineer of record.



Page Label: [3] 6261.07FPLT-DOD03
Author: jmcelhenney

Add a section prohibiting any building or structure or grading within the detention easement except to provide maintenance of the detention facilities.



Page Label: [3] 6261.07FPLT-DOD03
Author: jmcelhenney

Wagoner County

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION
BY: RUSSELL HALFMANN
STATE OF OKLAHOMA
COUNTY OF TULSA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____.
NOTARY PUBLIC

Wagoner County



00
Please review all items listed and revise the plat as needed.

The Conditional Final Plat review has been completed and all revisions shall be shown using the Final Plat Review Application. The revised plat, the checklist, and a response letter shall be uploaded to application.

Any documents uploaded to the Conditional Plat application will not be reviewed. The response letter shall explain any item that has not been addressed. If any of the three documents listed is missing the review of the CFP will be placed on hold until all documents are received.

Comments with the P & E prefix are to be addressed as part of the Plat Review.

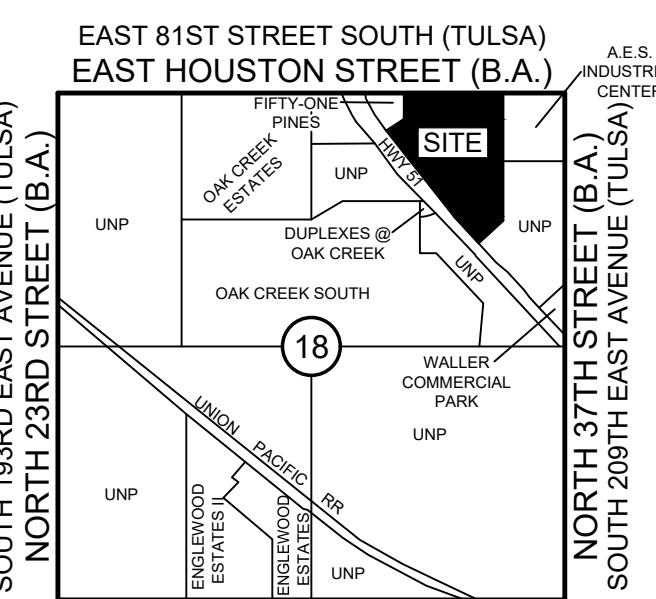
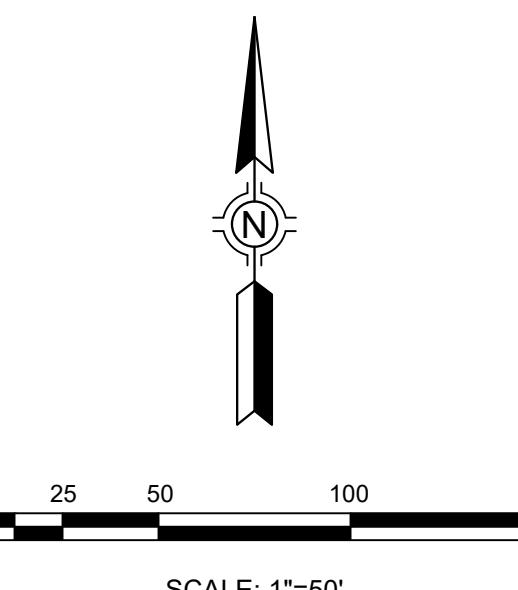
All comments shall be addressed prior to the city staff requesting paper copies for signatures. Any documents delivered to the city prior to the request will be returned to you.

Conditional Final Plat

Blue Bell XL

A REPLAT OF BLUE BELL AND LOT TWO (2), BLOCK ONE (1), A.E.S. INDUSTRIAL CENTER IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N2, NE4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2025
6660 S. Sheridan, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
E-mail: scollins@sw-assoc.com



Location Map
SCALE: 1"=2000'

Subdivision Statistics:
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 28.56 TOTAL ACRES (1,214,956 SF)
LOT ONE (1) CONTAINS 28.56 ACRES (1,214,956 SF)

Legend:

U/E = UTILITY EASEMENT
BL = BUILDING SETBACK LINE
SSE = SANITARY SEWER EASEMENT
SD/E = STORMWATER DETENTION EASEMENT
MA/E = MUTUAL ACCESS EASEMENT
R/W = RIGHT-OF-WAY
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
FND = FOUND
BK = BOOK
CL = CENTERLINE
PG = PAGE
= EX. EASEMENT TO BE VACATED

Monumentation:
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED.

○ = FOUND IRON PIN
● = SET IRON PIN WITH RED PLASTIC CAP STAMPED "5A CAZ421"

Basis of Bearing:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE RECORDED PLATS OF BLUE BELL AND A.E.S. INDUSTRIAL CENTER.

Vertical Datum:

ALL BENCHMARK ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Horizontal Datum:

ALL BENCHMARK COORDINATES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAVD83) NORTH ZONE (3501) OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Benchmark #1:

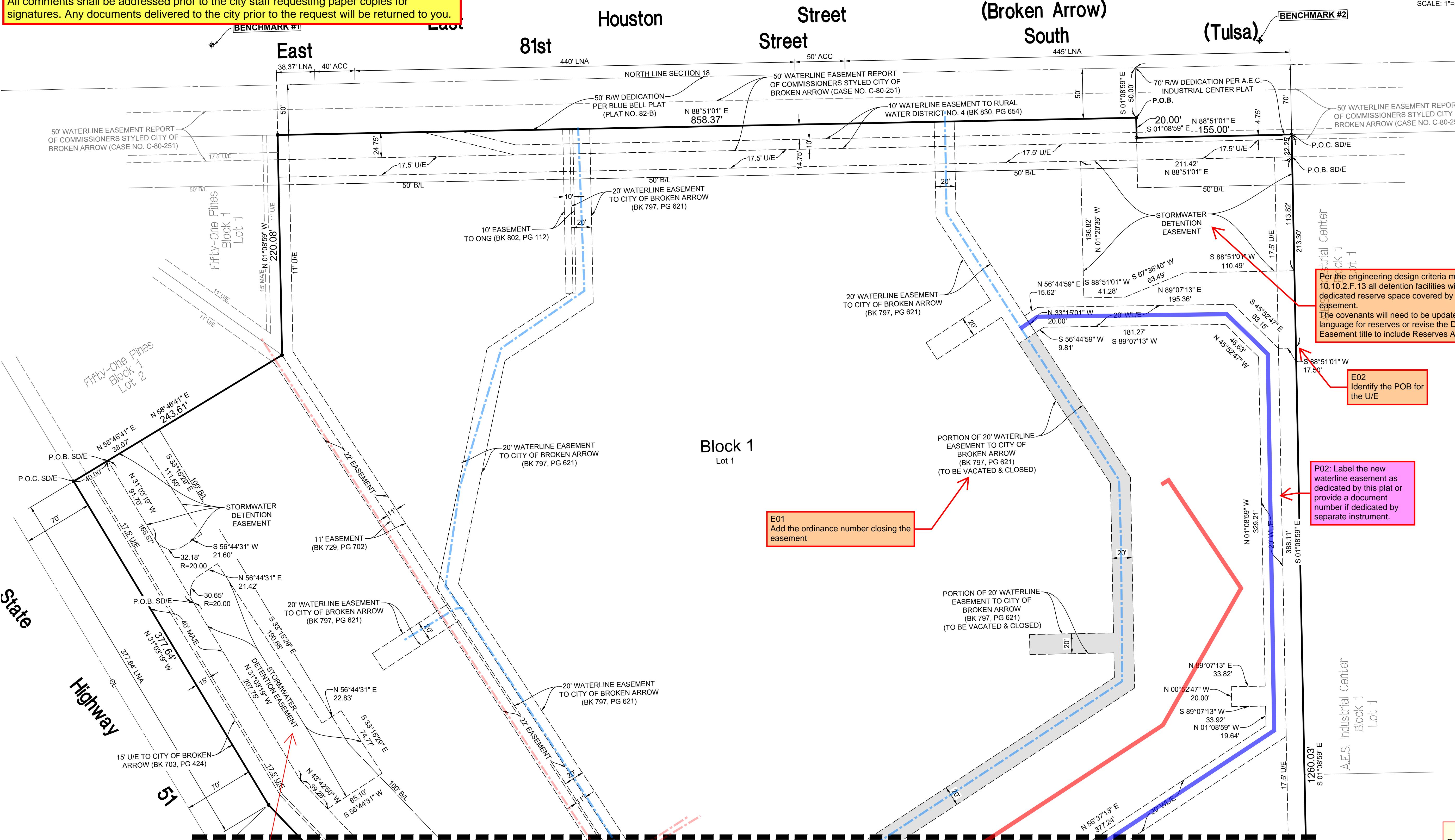
CHISELED SQUARE ON TOP CONCRETE CURB AT NW CURB RETURN FOR WEST ENTRANCE TO STRIP SHOPPING CENTER NORTH OF E. 81ST ST. APPROXIMATELY 111.39' NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
ELEV.=746.65
N=388.664.5
E=2,633.687.0

Benchmark #2:

CHISELED SQUARE ON TOP WEST END NORTH HEADWALL OF CULVERT UNDER E. 81ST ST. APPROXIMATELY 99.37' NORTHWEST OF THE NORTHEAST PROPERTY CORNER.
ELEV.=730.29
N=388.669.1
E=2,634.734.4

Benchmark #3:

R/R SPIKE IN PP NEAR NORTHEAST RIGHT=OF=WAY OF SH-51, APPROXIMATELY 361.8' NORTHWEST OF THE SOUTHEAST PROPERTY CORNER.
ELEV.=741.25
N=387.329.4
E=2,634.240.0



APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.
Mayor
Attest: City Clerk

Backflow Preventer Note:

ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKFLOW DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE THEREOF SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

THE FEMA FLOODPLAIN MAP 40145C0095J & 40145C0115J DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-1

Submitted
May 25, 2023

P01: Update to the project number. PR-000140-2022
CASE NO. PT21-116

Conditional Final Plat
Blue Bell XL

Sheet 1 of 3
Date Prepared: May 19, 2023

