

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Creek 51 Business Park Phase I

CASE NUMBER: PT17-115

RELATED CASE NUMBERS: PUD-204 and PUD-204A

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 17& 18/18/14

GENERAL LOCATION: ¼ to ½ mile north of Washington Street, west of Highway 51 and the Creek Turnpike.

CURRENT ZONING: CG and IL

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: Tanner Consulting, LLC

ENGINEER ADDRESS: 2323 S Lewis Avenue  
Tulsa, OK 74105

ENGINEER PHONE NUMBER: (918) 745-9929

DEVELOPER: FP Investors I, LLC

DEVELOPER ADDRESS: 16400 Dallas Parkway, Suite 140  
Dallas, TX 75248

DEVELOPER PHONE NUMBER: (972) 858-1111

## **PRELIMINARY PLAT**

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

COMMENTS:

1. \_\_\_\_\_ Place case number (PT17-115) in lower right corner of plat.
2. \_\_\_\_\_ Add PUD-204A to the title.
3. \_\_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
4. \_\_\_\_\_ Show Right-of-Way width for Highway 51.
5. \_\_\_\_\_ Reserves A & B are corner clips and should be dedicated as right-of-way per the subdivision regulations.
6. \_\_\_\_\_ Adjust the building lines and utility easements along Highway 51 to reflect the corner clips (no labeled Reserve A & B).
7. \_\_\_\_\_ Per Section III.B.2, Reserve C is to be maintained by the property owner's association. Provide a minimum 20-foot wide access to Reserve C.
8. \_\_\_\_\_ Extend the perimeter utility easements along the outer edges of Reserve C and remove the blanket utility easement for the entire Reserve Area.
9. \_\_\_\_\_ South 37<sup>th</sup> Street will need a cul-de-sac or temporary turn around to be in conformance with the Subdivision Regulations. A cul-de-sac is shown on the engineering drawings but not the preliminary plat. The radius for the cul-de-sac should be a minimum of 40-feet with a 100-foot right-of-way. Alternatively, an off-site temporary turn around easement could be provided on the west end of the street to minimize impacts to the lots.
10. \_\_\_\_\_ Either modify the 50' B/L along S. 37<sup>th</sup> Street to a 30' B/L or modify the language in PUD-204A to show a 50' B/L rather than a 30' B/L. Either is setback/build line is acceptable but the two need to be consistent.

## **REVISED PRELIMINARY PLAT**

APPLICATION MADE: April 15, 2019

TOTAL ACREAGE: 97.21

NUMBER OF LOTS: 8

TAC MEETING DATE: May 7, 2019

PLANNING COMMISSION MEETING DATE: May 9, 2019

### **COMMENTS:**

1. \_\_\_\_\_ Place case number (PT17-115A) in lower right corner of plat.
2. \_\_\_\_\_ Show the centerline and right-of-way for Highway 51
3. \_\_\_\_\_ Arrows showing the 37<sup>th</sup> Street U/E on lots 7 & 8 seem to be pointing at the 30-foot build line, not the U/E
4. \_\_\_\_\_ Provide all document numbers for easements dedicated by separate instrument
5. \_\_\_\_\_ Add addresses as assigned by the City of Broken Arrow
6. \_\_\_\_\_ Provide the curve data for the right of way curves in addition to the centerline curve data listed in the table
7. \_\_\_\_\_ Show a 20' Access easement from the street to the offsite detention area between lot 4 & 5
8. \_\_\_\_\_ Show the offsite detention easement book and page numbers
9. \_\_\_\_\_ Show the curve numbers on the plan view listed in the curve table

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: Creek 51 Business Park

APPLICATION MADE: October 17, 2019

TOTAL ACREAGE: 97.21

NUMBER OF LOTS: 8

TAC MEETING DATE: November 19, 2019

PLANNING COMMISSION MEETING DATE: November 21, 2019

CITY COUNCIL MEETING DATE: December 17, 2019

### **COMMENTS:**

10. \_\_\_\_\_ Provide ordinance numbers for closed right-of-way.
11. \_\_\_\_\_ Note on the face of the plat that all structures require a back-flow preventer.
12. \_\_\_\_\_ Review easements for the following utilities:
  - a. Sanitary Sewer Easement south of the property line to connection near Washington Street.
  - b. Water Line Easement south of the property line to connection near Washington Street.
  - c. Expand Overland Drainage Easement in the SE corner to include the entire area for 100 year storm water storage per the NET status Drainage Report and Detention Grading & Erosion Control, Dwg #SD08, including inlet off of Lot 5 and .
13. \_\_\_\_\_ Rename the current emergency "A/E" west of cul-de-sac to "EAE" per the legend and Article G of the DOD.
14. \_\_\_\_\_ Add dimensions and angles to the west side of the "EAE" to define borders. Verify all dimensions comply with fire code requirements for turn radius and access requirements.
15. \_\_\_\_\_ Replace the detention determination number currently shown in Note 6 with #DD-042619-11.

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## **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<br>(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