

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Fire Station #7
CASE NUMBER: PT20-106
RELATED CASE NUMBERS: BAZ 1972
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 23-18-14
GENERAL LOCATION: Southeast corner of Washington Street and First Place
CURRENT ZONING: AR-1 (RS-2 approved via BAZ 1972)
SANITARY SEWER BASIN:
STORM WATER DRAINAGE BASIN:

ENGINEER: Wallace Engineering Structural Consultants, Inc.
ENGINEER ADDRESS: 123 N. Martin Luther King Jr. Boulevard
Tulsa, OK 74013
ENGINEER PHONE NUMBER: 918-584-5858

DEVELOPER: City of Broken Arrow
DEVELOPER ADDRESS: 220 S. First Street
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-259-2400

PRELIMINARY PLAT

APPLICATION MADE: May 4, 2020
TOTAL ACREAGE: 2.48 acres
NUMBER OF LOTS: 1
TAC MEETING DATE: May 26, 2020
PLANNING COMMISSION MEETING DATE: May 28, 2020
COMMENTS:

1. _____ Information on the lines for the engineer and surveyor is mixed together (i.e 584-5858 Oklahoma CA) and needs to be corrected.
2. _____ The arrow for the "60' ROW CITY OF BROKEN ARROW (DOC #2008009598) goes to the wrong line. It needs to go to the property line, not the dashed waterline easement line.
3. _____ Provide document number for right-of-way dedication along S. 1st Place, or show right-of-way to be dedicated by this plat. In addition, do not screen back the dimension for the right-of-way dedication on both 1st Place and Washington Street.
4. _____ Place case number (PT20-106) in lower right corner of plat.
5. _____ On the location map, add "9th Street and place Lynn Lane Road in parenthesis.
6. _____ Correct the dimension of the width of the utility easement along the east boundary and show a 17.5-foot utility easement along the west boundary.
7. _____ Correct street names and City in Section 1.F Limits of No Access in the covenants.
8. _____ Provide correct benchmark information.
9. _____ Show address as assigned by the City of Broken Arrow.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Broken Arrow Fire Station #7
APPLICATION MADE: June 16, 2020
TOTAL ACREAGE: 2.48 acres
NUMBER OF LOTS: 1
TAC MEETING DATE: July 7, 2020
PLANNING COMMISSION MEETING DATE: July 9, 2020
CITY COUNCIL MEETING DATE: August 4, 2020
COMMENTS:

10. _____ Change note that says, "Area dedicated by this plat" to "Right-of-way dedicated by this plat.
11. _____ On the location map, remove the parenthesis from around 9th Street and place them around South Lynn Lane Road.
12. _____ Show all the interior property dimensions.
13. _____ Correct the date shown in the Acknowledgment.

14. _____ Add the address disclaimer.
15. _____ Provide recorded document number for any offsite utilities. This shall be shown on the plat, prior to the plat being recorded. If there are no off-site utility easements, provide an email acknowledging such.
16. _____ 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.
17. _____ Finished for elevations (FFE) shall be shown.
18. _____ Label U/E on the interior of the plat for the water line.
19. _____ Provide U/E for the on-site sanitary sewer line.

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)	\$ _____
_____ SIDEWALK ESCROW	\$ _____

_____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