

# **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. 1<sup>st</sup> 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 1<sup>st</sup> Place and Washington Street.
4.  Place case number (PT20-106) in lower right corner of plat.
5.  On the location map, add “9<sup>th</sup> 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 9<sup>th</sup> 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.

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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**

<input type="checkbox"/> FINAL PLAT PROCESSING FEE (\$150 + (\$5 X ____ LOTS)	\$ _____
<input type="checkbox"/> WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
<input type="checkbox"/> EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES <small>(LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)</small>	\$ _____
<input type="checkbox"/> ACCELERATION/DECELERATION LANES ESCROW	\$ _____
<input type="checkbox"/> WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
<input type="checkbox"/> DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
<input type="checkbox"/> STREET SIGNS, LIGHTS, ETC. (\$150 X ____ SIGNS)	\$ _____
<input type="checkbox"/> SIDEWALK ESCROW	\$ _____

STORM WATER FEE-IN-LIEU OF DETENTION (.35 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: \_\_\_\_\_

2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT