

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Ferguson Addition

CASE NUMBER: PT15-110

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 02-T18N-R14E

GENERAL LOCATION: South of the Broken Arrow Expressway, 1/8th mile east of Elm Place

CURRENT ZONING: CH/SP 267 (PUD 236 approved subject to platting)

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Impact Engineering and Planning, PLC

ENGINEER ADDRESS: 109 N. Birch Street, Suite 200

Owasso, OK 74055

ENGINEER PHONE NUMBER: 918-376-4294

DEVELOPER: Ferguson Broken Arrow Real Estate-Imports, LLC

DEVELOPER ADDRESS: 2720 N. Hemlock Court, Suite B

Broken Arrow, OK 74012-1194

DEVELOPER PHONE NUMBER: 877-487-2984

PRELIMINARY PLAT

APPLICATION MADE: May 28, 2015

TOTAL ACREAGE: 5.80 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: June 23, 2015

PLANNING COMMISSION MEETING DATE: June 25, 2015

COMMENTS:

1. Provide book and page number for existing pipeline easement.
2. Show Limits of No Access along W. Oakland Place excluding the points of access.
3. Identify how the 60 foot right-of-way for West Oakland Place was provided.
4. Place case number (PT15-110) in lower right corner of plat.
5. Add addresses, 500 and 510 West Oakland Place
6. PUD 236 was approved by the City Council on June 1, 2015. Complete the date in Article II.
7. Include all the development regulations of PUD 236 that are applicable to Development Area C in Article II of the covenants.
8. The View Point plat shows a utility easement within the pipeline easement along the north boundary. Please show the easements per the View Point plat, unless they have been vacated.
9. Show 50-foot wide building line setback along W. Oakland Place.
10. Show 50-foot building line setback from pipeline.
11. Regarding current zoning note on Sheet 1, change CS to CH.
12. Last line of Section 1.1 of the covenants, delete "and City Council".
13. Revise Section 1.8 of the covenants. This property is not adjacent to Washington Street.
14. Reference to township in location map is incorrect, should be T18N.
15. Written legal description does not match what is shown on the plat, please revise. Since the written description and the plat do not match, there is no closure.
16. The curve table does not match the drawing, please revise.
17. Please provide written confirmation that the corners were set as part of the survey.
18. Correct the notes referring to the assigned detention determination number.
19. In the Certificate of Survey change "Registered" to "Licensed" (in 3 places).

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: Ferguson Addition

APPLICATION MADE: October 12, 2015

TOTAL ACREAGE: 5.80

NUMBER OF LOTS: 2

TAC MEETING DATE: November 3, 2015

PLANNING COMMISSION MEETING DATE: November 5, 2015

CITY COUNCIL MEETING DATE: December 1, 2015

COMMENTS:

- 20. What is the document number referencing on the unplatted property to the east?
- 21. What is the "half-moon" shaped line representing next to the 80.79 LNA next to Oakland Place.
- 22. The abutting property to the west is not labeled correctly. For example, the property in the southwest corner is Lot 2, Block 1 of Viewpoint. The property above it is unplatted.
- 23. Reference that Ferguson Addition is part of Development Area C of PUD 236. In addition, include all the development regulations of Development Area C in Article II, including the landscape and signage regulations, as approved by the City Council. For the building setback requirement, reference the boundary (i.e. north, east, south, west) and not side, rear, front.
- 24. Place the statement of City Council approval on Sheet 1.
- 25. Add address as assigned by the City of Broken Arrow.
- 26. The LNA/Access dimensions total to be 346.54, while the plat shows a boundary dimension of 346.53, please resolve discrepancy.
- 27. Establish a starting point to determine the location of the 20' Water Easement.

TECHNICAL ADVISORY COMMITTEE

- 28. Make 20-foot wide water line easement a utility easement.
- 29. Show existing 15-foot wide utility easement to the west.
- 30. Change label on street to "North Elm Place (161st E. Avenue).
- 31. On the location map, change street name to "N. 9th Street (Lynn Lane/South 177th E. Avenue).
- 32. The conditional final plat and the "no exceptions taken" engineering drawings must agree with respect to Limits of Access and No Access, easements both internal and external, reserve areas, 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 in these areas.

*****CITY STAFF TO COMPLETE SECTION BELOW*****

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

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

- FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

ENGINEERING APPROVAL

- STORMWATER PLANS, APPROVED ON:
- PAVING PLANS, APPROVED ON:
- WATER PLANS, APPROVED ON:
- SANITARY SEWER PLANS, APPROVED ON:
- SEWAGE DISPOSAL PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
- WATER PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
- BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
- MONUMENTS SHOWN ON PLAT
- SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED
- IS A SIDEWALK PERFORMANCE BONDS 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? _____
- ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?
____ OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108

____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

____ ADDRESSES REVIEWED AND APPROVED
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

FEES

____ FINAL PLAT PROCESSING FEE	\$ _____
____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE	\$ _____
____ 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.	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION	\$ _____

TOTAL FEE(S) \$ _____

FINAL PROCESSING OF PLAT

____ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING
____ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT