

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

## **PLAT INFORMATION**

NAME OF PLAT: BAPS ES #15 & MS #6

CASE NUMBER: PT16-101

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 06/T18N/R15E

GENERAL LOCATION: One-quarter mile north of Kenosha Street, west of 209<sup>th</sup> E. Avenue

CURRENT ZONING: A-1 (SP 275 requested)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Wallace Engineering  
ENGINEER ADDRESS: 200 W. Brady Street  
Tulsa, Oklahoma 74103  
ENGINEER PHONE NUMBER: 918-584-5858

DEVELOPER: Broken Arrow Public Schools  
DEVELOPER ADDRESS: 701 S. Main Street  
Broken Arrow, OK 74012  
DEVELOPER PHONE NUMBER: 918-259-7400

## **PRELIMINARY PLAT**

APPLICATION MADE: January 19, 2016

TOTAL ACREAGE: 41.70

NUMBER OF LOTS: 1

TAC MEETING DATE: 02/09/2016

PLANNING COMMISSION MEETING DATE: 02/11/2016

### **COMMENTS:**

1. \_\_\_\_\_ Provide document number for right-of-way dedication along both Kenosha Street and 209<sup>th</sup> E. Avenue. Please note, 60-feet of right-of-way is required to be dedicated along Kenosha Street. Show right-of-way dimensions along Kenosha Street.
2. \_\_\_\_\_ It is understood that water will be supplied by Rural Water District #4. Modify the note under "Water and Sewer" on Sheet 1 and modify Section 1.C of the covenants accordingly.
3. \_\_\_\_\_ Identify the abutting property to the north, west, and south as "Unplatted".
4. \_\_\_\_\_ Place case number (PT16-101) in lower right corner of plat.
5. \_\_\_\_\_ On the location map, place "South 193<sup>rd</sup> East Avenue" in parenthesis and add "23<sup>rd</sup> Street".
6. \_\_\_\_\_ Show a 17.5' utility easement along both sides of the 60.00 wide strip that extends to Kenosha Street and along the portion adjacent to Kenosha Street, unless modified by TAC.
7. \_\_\_\_\_ Show a 50-foot wide building setback line paralleling 209<sup>th</sup> E. Avenue.
8. \_\_\_\_\_ Provide verification, email is acceptable, that AEP-PSO will allow the 17.5-foot utility easement along the north property line in their easement.
9. \_\_\_\_\_ Kenosha Street is misspelled in Section I.J of the covenants.
10. \_\_\_\_\_ Provide written confirmation, email is acceptable, that the proposed access points onto 209<sup>th</sup> E. Avenue align with the existing access points on the east side of 209<sup>th</sup> E. Avenue.
11. \_\_\_\_\_ In the Certificate of Survey replace "Registered" with "Licensed" in accordance with the Oklahoma State Board of Licensure for Engineers and Land Surveyors.
12. \_\_\_\_\_ List the assigned detention determination number for this development.
13. \_\_\_\_\_ A hydrologic and hydraulic analysis will be required to show that the proposed overland drainage easement will contain the 100 year flows in the creek traversing this property.
14. \_\_\_\_\_ The surveyor listed on Sheet 1 does not coincide with the surveyor listed on Sheet 2, please correct.
15. \_\_\_\_\_ The area highlighted in the location map is incorrect and the general location described in the title is incorrect. It should be the "northeast quarter of the southeast quarter".

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: BAPS ES #15 & MS #6

APPLICATION MADE: March 31, 2016

TOTAL ACREAGE: 42

NUMBER OF LOTS: 1 lot, 1 reserve  
TAC MEETING DATE: April 26, 2016  
PLANNING COMMISSION MEETING DATE: April 28, 2016  
CITY COUNCIL MEETING DATE: May 17, 2016

COMMENTS:

- 16. \_\_\_\_\_ Provide right-of-way and utility easement along Kenosha Street and 209<sup>th</sup> E. Avenue as per requirement associated with BAL 1087. Document numbers shall be shown on the plat prior to the plat being recorded.
- 17. \_\_\_\_\_ In the lower right corner of Sheet 1, identify this as "Sheet 1 of 2".
- 18. \_\_\_\_\_ Add "City of Broken Arrow" to the title description.
- 19. \_\_\_\_\_ Identify Reserve A as a utility easement on Sheet 1 and in the covenants.
- 20. \_\_\_\_\_ Add block number and lot number. In addition, add address as assigned by the City of Broken Arrow.
- 21. \_\_\_\_\_ Correct the typo with "supplies" on Sheet 1 under Water and Sewer, 4<sup>th</sup> line.
- 22. \_\_\_\_\_ 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.
- 23. \_\_\_\_\_ Add "37<sup>th</sup> Street" and place 209<sup>th</sup> E. Avenue in parenthesis on both the location map and the plat.
- 24. \_\_\_\_\_ Identify the stormwater detention area on Sheet 1.
- 25. \_\_\_\_\_ The Backflow Preventer Valve Table on Sheet 1 is not needed on this plat. Remove.

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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, CAROL COLLETT 405-521-2108

\_\_\_\_\_ 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

### DEVELOPMENT SERVICES/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: \_\_\_\_\_

\_\_\_\_\_ 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? \_\_\_\_\_

\_\_\_\_\_ ENGINEERING DEPARTMENT/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 ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

**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