

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

## **PLAT INFORMATION**

NAME OF PLAT: Kenosha Elm Business Park  
CASE NUMBER: PT16-108  
RELATED CASE NUMBERS: PUD-253, BAZ-1965  
COUNTY: Tulsa  
SECTION/TOWNSHIP/RANGE: 02/18/14  
GENERAL LOCATION: north of Kenosha, ¼ mile east of Elm  
CURRENT ZONING: RM, R-2, CN, CH  
SANITARY SEWER BASIN: ?  
STORM WATER DRAINAGE BASIN: ?

ENGINEER: Sisemore Weisz & Associates  
ENGINEER ADDRESS: 6111 E. 32<sup>nd</sup> Place  
Tulsa, OK 74135  
ENGINEER PHONE NUMBER: 918-665-3600

DEVELOPER: Richard C. Gardner Real Estate LLC  
DEVELOPER ADDRESS: 5618 S. Mingo Road  
Tulsa, OK 74146  
DEVELOPER PHONE NUMBER: 918-250-7381

## **PRELIMINARY PLAT**

APPLICATION MADE: October 7, 2016  
TOTAL ACREAGE: 13.195  
NUMBER OF LOTS: 5  
TAC MEETING DATE: November 1, 2016  
PLANNING COMMISSION MEETING DATE: November 3, 2016

### COMMENTS:

1. \_\_\_\_\_ Request storm water detention determination number from the storm water division and show this number on the plat
2. \_\_\_\_\_ On the conceptual utilities, on the east side, there is an existing detention facility whose outfall discharges on to Lot 2, Block 2. Show a storm sewer from the outfall to Reserve A.
3. \_\_\_\_\_ Add PUD number 253 to titles and Section III of Covenants.
4. \_\_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
5. \_\_\_\_\_ Revise Section III of the covenants with the date of approval of PUD 253 by the City Council.
6. \_\_\_\_\_ Include bearings and dimensions on all proposed easements.
7. \_\_\_\_\_ Change sheet number on the first page to say 1 of 3.
8. \_\_\_\_\_ Show Block and Lot numbers for all Lots in Block 2.
9. \_\_\_\_\_ Define OD/E –Overland Drainage Easement, Unp –Unplatted, and SW - Southwest in the legend.
10. \_\_\_\_\_ Show the right-of-way for Main Street North to be dedicated by this plat.
11. \_\_\_\_\_ Delete the Notice paragraph referencing COT & TMAPC
12. \_\_\_\_\_ Complete the Backflow Preventer Table
13. \_\_\_\_\_ In the last sentence of the first section replace “Wagoner County” with “Tulsa County.”
14. \_\_\_\_\_ Paragraph G3, replace “T” with “THE”
15. \_\_\_\_\_ Add City Council approval dates when available
16. \_\_\_\_\_ In the Screening & Building Aesthetics Requirements, state which side of the 8-foot wooden fence will face the Business Park and which side will face the adjoining Kenwood Additions
17. \_\_\_\_\_ Place case number (PT16-108) in lower right corner of plat.

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT:  
APPLICATION MADE:  
TOTAL ACREAGE:  
NUMBER OF LOTS:  
TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

- 18. \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. \_\_\_\_\_
- 21. \_\_\_\_\_

**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