

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Bentley Row  
CASE NUMBER: PT19-114  
RELATED CASE NUMBERS: N/A  
COUNTY: Tulsa  
SECTION/TOWNSHIP/RANGE: 11-18-14  
GENERAL LOCATION: 422 W El Paso Street  
CURRENT ZONING: R-2  
SANITARY SEWER BASIN: Haikey Creek  
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: JR Donelson  
ENGINEER ADDRESS: 12820 S Memorial #100  
Bixby, OK 74008

ENGINEER PHONE NUMBER: 918-394-3030

DEVELOPER: Born Again Restored, LLC (Nick Parker)  
DEVELOPER ADDRESS: 924 S Main Street  
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-280-8222

## **PRELIMINARY PLAT NOT REQUIRED**

APPLICATION MADE:  
TOTAL ACREAGE:  
NUMBER OF LOTS:  
TAC MEETING DATE:  
PLANNING COMMISSION MEETING DATE:

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: 8-19-19  
APPLICATION MADE: 8-19-19  
TOTAL ACREAGE: 0.56  
NUMBER OF LOTS: 7  
TAC MEETING DATE: 9-10-19  
PLANNING COMMISSION MEETING DATE: 9-12-19  
CITY COUNCIL MEETING DATE: 10-1-19  
COMMENTS:

1. \_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
2. \_\_\_\_ Remove existing lot lines and text referenced on the plan.
3. \_\_\_\_ Provide Plat numbers by which the right-of-way has been dedicated.
4. \_\_\_\_ In section 1.C identify the maintenance of Reserve A as the responsibility of the 'property owner'.
5. \_\_\_\_ Include the 10-foot utility easement between Lots 3 and 4 as part of Reserve A or place it in a separate reserve area.
6. \_\_\_\_ 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.
7. \_\_\_\_ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
8. \_\_\_\_ Show monuments on plat.
9. \_\_\_\_ Place case number (PT19-114) in lower right corner of plat.
10. \_\_\_\_ The last line of the property description references "Recorded Plats". If plats do exist, indicate the plat book and page numbers and supply an electronic copy of same. If plats do not exist, reword to reflect legal source of records.
11. \_\_\_\_ Revise the scale of 1" = 20' and scale bar to agree with plan scale.
12. \_\_\_\_ The NW corner of plan shows a 30' R/W clearance, revise to show the 10' alley R/W.

13. \_\_\_\_\_ Remove the 30' R/W dimension found in the SE corner, as it is an adjoining property line.
14. \_\_\_\_\_ Adjust the arrow heads for the "10' B/L & U/E" found on the N & W sides to point to appropriate lines.
15. \_\_\_\_\_ Define existing development to the NE by adding property line and "BLOCK 51, BROKEN ARROW, ORIGINAL TOWNSHIP".
16. \_\_\_\_\_ Define existing development to the SE by adding property line and "BLOCK 63, BROKEN ARROW, ORIGINAL TOWNSHIP".
17. \_\_\_\_\_ Shift "CL W. EL PASO ST." to the north, just under the shown street centerline.
18. \_\_\_\_\_ Section I, Item E. Reserve "A": Expand scope to cover utility and detention easement provisions.
19. \_\_\_\_\_ Correct Note 1 to reflect that this site requires on-site detention as stated in the detention determination letter DD-072919-17.

## **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 (\$175 + (\$10 X _____ LOTS)                                                               | \$ _____ |
| _____ WATER LINE (S) UNDER PAYBACK CONTRACT                                                                                | \$ _____ |
| _____ EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES<br>(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 (.40 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