

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Dollar General Broken Arrow #20251

CASE NUMBER: PT18-111

RELATED CASE NUMBERS: PUD-283& BAZ-2015

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 33-19-14

GENERAL LOCATION: One-eighth mile west of Aspen Avenue, south of Omaha Street

CURRENT ZONING: CG/PUD-283 via BAZ-2015

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: AAB Engineering (Attn: Alan Betchan)

ENGINEER ADDRESS: P.O. Box 2136

Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Broken Arrow 20251, LLC (Attn: Mike Mantle)

DEVELOPER ADDRESS: P.O. Box 35366

Tulsa, OK 74135

DEVELOPER PHONE NUMBER: 918-749-1880

PRELIMINARY PLAT

APPLICATION MADE: 10/19/18

TOTAL ACREAGE: 1.88 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: December 4, 2018

PLANNING COMMISSION MEETING DATE: December 6, 2018

COMMENTS:

1. _____ Show the 25 foot MAE as dedicated by this plat or provide a document number.
2. _____ The 11 and 17.5 foot B/L's on the west, south and east boundaries are mislabeled and should be utility easements.
3. _____ The MAE should be located further south to align with the parking aisle for Dollar General. With a 10-foot landscape edge on the property to the east, they would have a difficult time getting their access connection.
4. _____ Add address as assigned.
5. _____ In section II.C of the covenants, remove the last sentence pertaining to limiting the mutual access easement. It can be added to section I.K.
6. _____ In section II.E, add the modification requiring the screening of wall-pak lighting if approved by the City Council in PUD-283.
7. _____ Add a section to section II pertaining to signage if approved by the City Council in PUD-283.
8. _____ Place case number (PT18-111) in lower right corner of plat.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Dollar General Broken Arrow #20251

APPLICATION MADE: 12/31/2018

TOTAL ACREAGE: 1.88

NUMBER OF LOTS: 1

TAC MEETING DATE: 1/22/19

PLANNING COMMISSION MEETING DATE: 1/24/19

CITY COUNCIL MEETING DATE: 2/19/19

COMMENTS:

9. _____ Add the detention determination number to the plat.
10. _____ There are two different Section I.B's I.C's and I.D's in the covenants. Revise numbering of covenants sections.
11. _____ The face of the plat shows a "Detention Easement", but the covenants refer to a "Stormwater Detention Easement". Use consistent naming language.

12. _____ Section I.B.4 of the covenants are written for a typical dry stormwater detention facility and mention things like mowing of grass areas and channel maintenance that are not applicable to the parking lot detention provided at this site. Revise that section to specifically address parking lot detention issues.
13. _____ Add a paragraph to section I.B stating that signage identifying the 100-year stacking depth of stormwater in the parking lot detention area shall be installed and maintained by the owner per City of Broken Arrow Stormwater Management Ordinance requirements.
14. _____ 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.
15. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
16. _____ Show monuments on plat.
17. _____ Remove "Conditional Final Plat" from the title before submitting the final plat.

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 (\$150 + (\$5 X _____ LOTS)	\$ _____
_____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
_____ EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES (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 (.35 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