

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Attic Storage of Broken Arrow
CASE NUMBER: PT19-102
RELATED CASE NUMBERS: PUD-284
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 34/18/14
GENERAL LOCATION: ¼ mile east of Aspen, north of Tucson Street
CURRENT ZONING: CH/IL
SANITARY SEWER BASIN:
STORM WATER DRAINAGE BASIN:

ENGINEER: Khoury Engineering, Inc.
ENGINEER ADDRESS: 1435 E 41st Street
Tulsa, OK 74105
ENGINEER PHONE NUMBER: 918-712-8768

DEVELOPER: Attic Storage, BA, LLC
DEVELOPER ADDRESS: 12150 E 96th Street North
Owasso, OK 74055
DEVELOPER PHONE NUMBER: 816-223-3432

PRELIMINARY PLAT

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

1. _____
2. _____
3. _____
4. _____ Place case number () in lower right corner of plat.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Attic Storage of Broken Arrow
APPLICATION MADE: 3/4/2019
TOTAL ACREAGE: 10.15
NUMBER OF LOTS: 3 & 2 Reserves
TAC MEETING DATE: 3/26/19
PLANNING COMMISSION MEETING DATE: 3/28/19
CITY COUNCIL MEETING DATE: 4/16/2019
COMMENTS:

1. _____ On the vicinity map, the numbered street names should be secondary while Aspen, Florence, Elm and Tucson should be the primary names. Florence Street is 111th Street.
2. _____ Identify the section line for Tucson Street.
3. _____ Provide a block number for the lots.
4. _____ Provide Limits of No Access along Tucson Street where necessary.
5. _____ Check the numbering in Section II of the covenants.
6. _____ In the parking section of Development Area B in the covenants, add the statement from the approved PUD stating that "The required parking spaces for the mini storage facility shall be reduced by 25%".
7. _____ In the signage section of Development Area B, change the word 'freestanding' to 'monument'. The last sentence in this paragraph is unnecessary and was not a part of the PUD.
8. _____ Add the document number for the 100' overland drainage easement on the west of the property.
9. _____ Add addresses as assigned by the City of Broken Arrow
10. _____ 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.

11. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with a note stating that all structures require backflow preventers.
12. _____ A closing statement is needed for the external boundary.
13. _____ Is there to be a property owner's association to maintain the reserve areas? If so, add language to the covenants stating the ownership and change the information regarding the filing of liens to be against the property owner's association, not the individual lots.
14. _____ Remove building lines from the reserve areas.
15. _____ A 17.5' U/E is needed along the west boundary.
16. _____ Provide a corner clip to the U/E on the west side of the proposed street.
17. _____ Section I.H needs to add that the developer will install the sidewalk along the reserves and that the lot owner will install sidewalks as part of their site construction.
18. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
19. _____ Place case number (PT19-102) in lower right corner of 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