

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Shops at Broken Arrow II Amended, a Re-subdivision of part of Lot 4 & all of Lot 8, Block 1, Shops at Broken Arrow II & Part of Reserve F, Amended Plat of the Park at Adam's Creek

CASE NUMBER: PT16-109

RELATED CASE NUMBERS: PUD-252, PT08-116, BAL-969

COUNTY: TULSA

SECTION/TOWNSHIP/RANGE: 01-18-14

GENERAL LOCATION: East Hillside Drive and Lynn Lane

CURRENT ZONING: CH/PUD

SANITARY SEWER BASIN: Adams

STORM WATER DRAINAGE BASIN: Adams

ENGINEER: Sisemore, Weisz
ENGINEER ADDRESS: 6111 East 32nd Street South
Tulsa, OK 74135
ENGINEER PHONE NUMBER: 918-665-3600

DEVELOPER: Auberndale-Halifax Broken Arrow, LLC
DEVELOPER ADDRESS: 5485 Beltline Rd, Ste. 115
Dallas, TX 75254
DEVELOPER PHONE NUMBER: 918-528-4800

PRELIMINARY PLAT

APPLICATION MADE: October 10, 2016

TOTAL ACREAGE: 18.9

NUMBER OF LOTS: 6

TAC MEETING DATE: November 1, 2016

PLANNING COMMISSION MEETING DATE: November 3, 2016

COMMENTS:

1. _____ Place the Detention Determination number assigned for the Shops at Broken Arrow, DD-81307-44 on the plat
2. _____ Delete the "Notice" which is for the City of Tulsa only.
3. _____ Add to the legend "C.A." and "C.L."
4. _____ Give the ID information for the bench mark.
5. _____ On Sheet 2, change "Registered" to "Licensed" in three places.
6. _____ Add PUD number (PUD 252) to the titles and to Section III of the covenants.
7. _____ The first sentence in Section III of the Covenants that reads "Whereas, 'Kenosha-Elm Business Park' was submitted as part of Planned Unit Development _____ (PUD _____)..." should read "Whereas, 'The Shops at Broken Arrow II Amended' was submitted as part of Planned Unit Development 252 (PUD 252)..."
8. _____ Incorporate the symbols used for the lot and block numbers into the legend.
9. _____ Provide dimensions and bearing for locating all the utility easements
10. _____ Identify where the U/E shown in the 37' wide area in the southeast corner of the plat ends.
11. _____ Show "Limits of No Access" across N. 15th Street.
12. _____ Review Section II.B of the covenants and see if it is needed. If needed, so referenced building setback line along the east boundary of Lot 3, Block 1.
13. _____ Include the square footage and address for each lot shown on the plat.
14. _____ Show or label section line south of the property on E. Hillside Drive.
15. _____ The sub header should be for ALL of Lot 4...
16. _____ Place case number (PT16-109) in lower right corner of plat.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: The Shops at Broken Arrow II Amended

APPLICATION MADE: November 18, 2016

TOTAL ACREAGE: 18.91

NUMBER OF LOTS: 6

TAC MEETING DATE: December 13, 2016

PLANNING COMMISSION MEETING DATE: December 15, 2016

COMMENTS:

- 17. _____ Add section, township, and range to the title description.
- 18. _____ On 13th Street, change "No Access" to "Limits of No Access".
- 19. _____ Identify where Reserve A is located that is referenced in Section I.I. If there is no Reserve A, delete the reference in the covenants.
- 20. _____ Add "OD/E" to legend and define.
- 21. _____ Add addresses as assigned by the City of Broken Arrow.
- 22. _____ 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 in these areas.

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