

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Vaquero Addition

CASE NUMBER: PT 17-111

RELATED CASE NUMBERS: ST-17-103 (Cotton Patch Café) and ST17-104 (Take 5 Oil Change), and a replat of Lot 1, Block 1 of Compton Addition II.

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 02-T18N-R14E

GENERAL LOCATION: North of Kenosha Street, one-quarter mile west of 9th Street

CURRENT ZONING: CH

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Triangle Engineering LLC
ENGINEER ADDRESS: 1333 West McDermott Drive, Suite 200
Allen, Texas 75013
ENGINEER PHONE NUMBER: 214-609-9271

DEVELOPER: Vaquero Ventures Management, LLC
DEVELOPER ADDRESS: 2900 Wingate Street, Suite 200
Fort Worth, Texas 76107
DEVELOPER PHONE NUMBER: 979-229-4346

PRELIMINARY/CONDITIONAL FINAL PLAT

APPLICATION MADE: September 29, 2017

TOTAL ACREAGE: 1.58

NUMBER OF LOTS: 2

TAC MEETING DATE: October 24, 2017

PLANNING COMMISSION MEETING DATE: October 26, 2017

CITY COUNCIL MEETING DATE: November 21, 2017

COMMENTS:

1. Remove the portion of the 50-foot building line setback that extends into the 17.5-foot utility easement (two locations).
2. The sanitary sewer line easement shown on the plat does not correspond with the engineering plans, please resolve. The private sanitary sewer line that serves Lot 1, but crosses Lot 2, needs to be placed in a private sanitary sewer easement that extends to the north property line.
3. Add the following note to the plat, "The property associated with this plat is not served by a public sanitary sewer line. The City of Broken Arrow has no maintenance responsibility associated with the private sanitary sewer lines and is not liable for any damages associated with these private lines."
4. As required by the Subdivision Regulations, show the dimensions for limits of no access and access to the nearest hundredth.
5. Remove the southernmost access point to Fifth Street. The only access to Fifth Street shall be from the northernmost access point.
6. On the location map, remove "East" from Kenosha Street. In addition, provide an arrow that connects "Site" to the property location.
7. Place case number (PT 17-111) in lower right corner of plat.
8. Adjust width of the 17.5 foot utility to reflect the corner clips.
9. Correct the street names in the third paragraph of the covenants. Ash Avenue and Main Street should be Fifth Street and Sixth Street.
10. Show the width of the right-of-way dimensions associated with "State of Oklahoma Book 2873, Page 110" and "State of Oklahoma Book 2155, Page 58".
11. Remove the statement that says, "PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW TO THE CITY OF BROKEN ARROW ON SEPTEMBER 28, 2017." In addition, provide a line for the surveyor's signature. Note, Tulsa County requires each recorded document to have original signatures.
12. The conditional final plat and the "no exceptions taken" engineering drawings must agree with respect to Limits of Access and No Access, easements both internal and external, reserve areas, 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.

13. _____ Add the Detention Determination number to the plat. DD-022417-04

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

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? _____
- _____ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____
- _____ 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

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 \$ _____
- _____ 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

_____ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: _____

_____ FEES PAID ON: _____ IN THE AMOUNT OF: _____

_____ FINAL PLAT PICKED UP FOR FILING ON: _____

_____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

_____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT