

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

## **PLAT INFORMATION**

NAME OF PLAT: Collision Works

CASE NUMBER: PT15-116

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 12/T18N/R14E

GENERAL LOCATION: Southeast corner of Kenosha Street and 14<sup>th</sup> Street, south of Kenosha Street, one-third mile east of 9<sup>th</sup> Street

CURRENT ZONING: CH (PUD 243 proposed along with IL via BAZ 1946)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Khoury Engineering, Inc.

ENGINEER ADDRESS: 1435 E. 41<sup>st</sup> Street

Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-712-8768

OWNER: Jimmy & Christine Houston

OWNER ADDRESS: 800 N. 15<sup>th</sup> Street

Broken Arrow, OK 74012

OWNER PHONE NUMBER: 918-207-9367

## **PRELIMINARY PLAT**

APPLICATION MADE: November 9, 2015

TOTAL ACREAGE: 2.64 acres

NUMBER OF LOTS: 2

TAC MEETING DATE: December 1, 2015

PLANNING COMMISSION MEETING DATE: December 3, 2015

COMMENTS:

1. \_\_\_\_\_ Reference easement vacation document numbers for utility easements and roadway easements. This will need to be shown on the plat before the plat can be recorded.
2. \_\_\_\_\_ Show the right-of-way associated with 14<sup>th</sup> Street and Kenosha Street (from the section line).
3. \_\_\_\_\_ Additional right-of-way is shown to have been dedicated on Kenosha Street and 14<sup>th</sup> Street that is not reflected on either the "Blocks 1, 2, & 3 Arrow Village Addition" or "Steele-Morrel Center" plats. Either provide document for additional right-of-way dedicated with 14<sup>th</sup> Street and Kenosha Street, or show this additional right-of-way as dedicated by this plat.
4. \_\_\_\_\_ Identify what the two dash lines represent under the "E. Kenosha Street" name.
5. \_\_\_\_\_ Place case number (PT15-116) in lower right corner of plat.
6. \_\_\_\_\_ On location map, remove "N." after E. Kenosha Street. In addition, place "S. 177<sup>th</sup> Avenue E." in parenthesis and add "N. 9<sup>th</sup> Street".
7. \_\_\_\_\_ Revise Section II of the covenants to coincide with the document approved by the City Council.
8. \_\_\_\_\_ Add the dimension of the lot line along the north/west part of Lot 1, Block 2.
9. \_\_\_\_\_ Place a reference to the assigned detention determination number for this plat on the cover sheet.
10. \_\_\_\_\_ The Certificate of Survey should be corrected to read "Licensed" instead of "Registered" in three places.

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_

**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