

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL

Subdivision Plat Review Checklist

Preliminary Plat		Conditional Final Plat	
TAC		TAC	
Planning Commission		Planning Commission	
		City Council	

Case Number:	
Related Case Numbers:	
County:	
Section/Township/Range:	
General Location:	
Current Zoning:	

ENGINEER:	DEVELOPER:

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

Letter of approval from utility companies submitted?

____ Natural gas company approval ____ Telephone company approval
____ Electric 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

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 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 (\$175 + (\$10 x ____ lots) \$ _____
____ Excess sewer capacity fee (\$700 x ____ acres) \$ _____
 (less any area in 100 year floodplain only or area in golf course)
____ Street signs, lights, etc. (\$175 x ____ signs) \$ _____
____ Sidewalk escrow \$ _____
____ Storm water fee-in-lieu of detention (.40 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: _____
____ PDF of recorded plat submitted to planning department



PT22-106 Preliminary Plat Checklist

[1] 51 west - base-PLAT (24)

CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

E01
Show the FEMA firm panel information, include the panel number, the effective date, and identify if the property has zone A, Ae, or X on it.

Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:06:28 PM
Creation Date: 5/13/2022 10:45:04 AM
Layer:

E01
Show the FEMA firm panel information, include the panel number, the effective date, and identify if the property has zone A, Ae, or X on it.

E02
Add water and sewer contacts and suppliers to the contact list

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
220 S. FIRST ST.
BROKEN ARROW, OK 74012
UTILITY

Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:06:35 PM
Creation Date: 5/13/2022 10:45:22 AM
Layer:

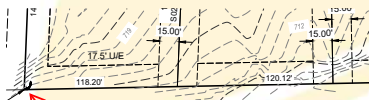
E02
Add water and sewer contacts and suppliers to the contact list

E03
Add a symbol for the benchmark and show the location of it on the plan view

SUBDIVISION
MAGNAIL LOCATED
AND 9 FEET WEST OF

Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:06:39 PM
Creation Date: 5/13/2022 10:54:54 AM
Layer:

E03
Add a symbol for the benchmark and show the location of it on the plan view



E04
Label and show the adjacent plats and all easements. The legal references that the POB is tied to an existing plat but no information is shown. Without the existing plat to tie into we would need to see a tie into a section corner as the POC.

Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:06:43 PM
Creation Date: 5/13/2022 10:56:44 AM
Layer:

E04
Label and show the adjacent plats and all easements. The legal references that the POB is tied to an existing plat but no information is shown. Without the existing plat to tie into we would need to see a tie into a section corner as the POC.



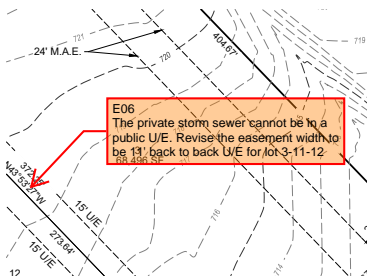
PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E 4TH ST
TULSA, OK 74119
1-888-216-3523
COX COMMUNICATIONS
11811 EAST 41ST STREET
TULSA, OK 74145
918-295-4655

POINT OF BEGINNING

E05
The city does not have a waterline along highway 51, there is a waterline shown on the utility plan but the owner is not identified. If RWD will be supplying water to the site then the easement for the waterline will need to be specified as an RWD easement separate from the city easements. The RWD4 contact will need to be added to the contact list.

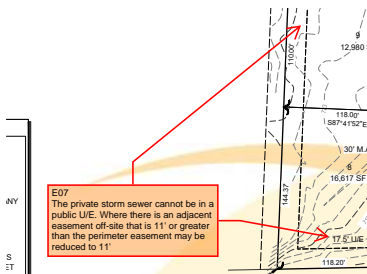
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:06:48 PM
Creation Date: 5/13/2022 11:08:34 AM
Layer:

E05
The city does not have a waterline along highway 51, there is a waterline shown on the utility plan but the owner is not identified. If RWD will be supplying water to the site then the easement for the waterline will need to be specified as an RWD easement separate from the city easements. The RWD4 contact will need to be added to the contact list.



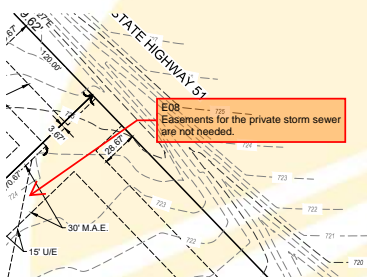
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:06:54 PM
Creation Date: 5/13/2022 11:37:27 AM
Layer:

E06
The private storm sewer cannot be in a public U/E. Revise the easement width to be 13' back to back U/E for lot 3-11-12



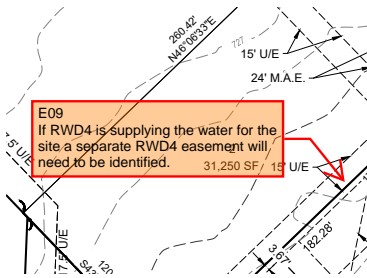
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:06:58 PM
Creation Date: 5/13/2022 11:37:27 AM
Layer:

E07
The private storm sewer cannot be in a public U/E. Where there is an adjacent easement off-site that is 11' or greater than the perimeter easement may be reduced to 11'



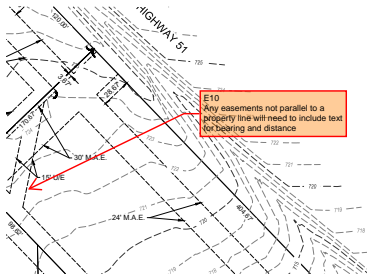
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:07:33 PM
Creation Date: 5/13/2022 11:38:39 AM
Layer:

E08
Easements for the private storm sewer are not needed.



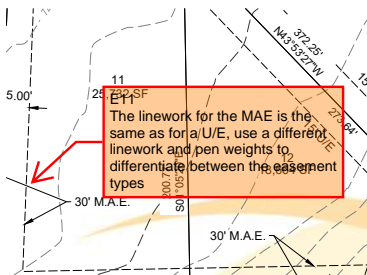
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:07:37 PM
Creation Date: 5/13/2022 11:39:22 AM
Layer:

E09
If RWD4 is supplying the water for the site a separate RWD4 easement will need to be identified.



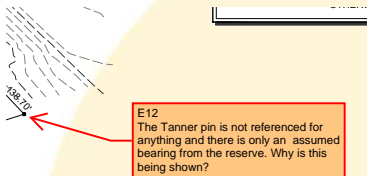
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:07:40 PM
Creation Date: 5/13/2022 11:40:18 AM
Layer:

E10
Any easements not parallel to a property line will need to include text for bearing and distance



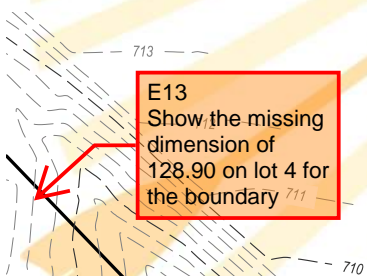
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:07:44 PM
Creation Date: 5/13/2022 11:41:15 AM
Layer:

E11
The linework for the MAE is the same as for a U/E, use a different linework and pen weights to differentiate between the easement types



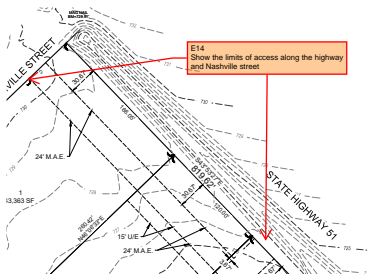
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:07:48 PM
Creation Date: 5/13/2022 11:42:55 AM
Layer:

E12
The Tanner pin is not referenced for anything and there is only an assumed bearing from the reserve.
Why is this being shown?



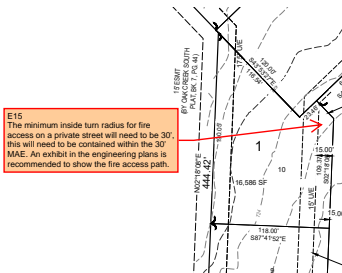
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:07:52 PM
Creation Date: 5/13/2022 11:47:57 AM
Layer:

E13
Show the missing dimension of
128.90 on lot 4 for the boundary



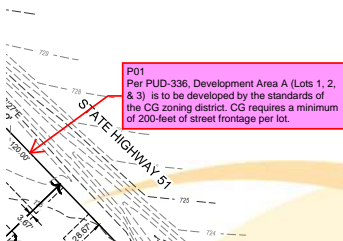
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:07:55 PM
Creation Date: 5/13/2022 11:50:33 AM
Layer:

E14
Show the limits of access along the highway and Nashville street



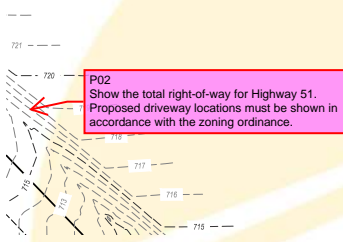
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: jdickeson
Date: 5/13/2022 3:08:00 PM
Creation Date: 5/13/2022 1:49:01 PM
Layer:

E15
The minimum inside turn radius for fire access on a private street will need to be 30', this will need to be contained within the 30' MAE. An exhibit in the engineering plans is recommended to show the fire access path.



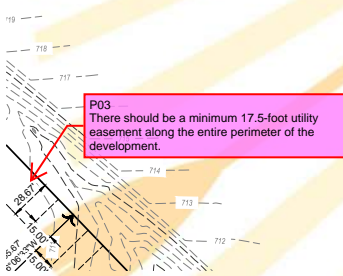
Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:21:03 AM
Creation Date: 5/19/2022 10:49:05 AM
Layer:

P01
Per PUD-336, Development Area A (Lots 1, 2, & 3) is to be developed by the standards of the CG zoning district. CG requires a minimum of 200-feet of street frontage per lot.



Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:14:45 AM
Creation Date: 5/19/2022 10:58:35 AM
Layer:

P02
Show the total right-of-way for Highway 51. Proposed driveway locations must be shown in accordance with the zoning ordinance.

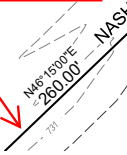


Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:18:03 AM
Creation Date: 5/19/2022 11:14:47 AM
Layer:

P03
There should be a minimum 17.5-foot utility easement along the entire perimeter of the development.



P05
Per PUD-336, Development Area A (Lots 1, 2, & 3) is to be developed by the standards of the CG zoning district. Show 50-foot building setbacks on all street facing lots.



Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:27:42 AM
Creation Date: 5/19/2022 11:19:30 AM
Layer:

P05
Per PUD-336, Development Area A (Lots 1, 2, & 3) is to be developed by the standards of the CG zoning district. Show 50-foot building setbacks on all street facing lots.

P06
Per PUD-336, Development Area B (Lots 8, 9, & 10) is to be developed by the standards of the ON zoning district. Show 50-foot building setbacks on all street facing lots.



Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:28:39 AM
Creation Date: 5/19/2022 11:22:59 AM
Layer:

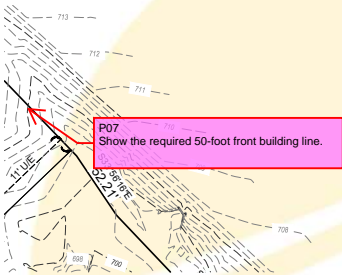
P06
Per PUD-336, Development Area B (Lots 8, 9, & 10) is to be developed by the standards of the ON zoning district. Show 50-foot building setbacks on all street facing lots.

P04
Show right-of-way for Nashville Street as required by the subdivision regulations for commercial streets. Provide details for the intersection upgrade to 3 lanes.



Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:27:34 AM
Creation Date: 5/19/2022 11:25:28 AM
Layer:

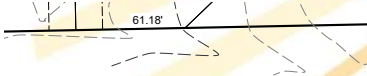
P04
Show right-of-way for Nashville Street as required by the subdivision regulations for commercial streets. Provide details for the intersection upgrade to 3 lanes.



P07
Show the required 50-foot front building line.

Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:32:12 AM
Creation Date: 5/19/2022 11:28:49 AM
Layer:

P07
Show the required 50-foot front building line.



P08
Add addresses as assigned by INCOG.

Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:36:26 AM
Creation Date: 5/19/2022 11:35:35 AM
Layer:

P08
Add addresses as assigned by INCOG.

P09
Add the case number
PT22-106 to each page of
the plat.

51 WEST
Sheet 1 of 3

Date Prepared: 04/25/2022

Page Label: [1] 51 west - base-PLAT
Page Index: 1
Author: Amanda
Date: 5/19/2022 11:37:11 AM
Creation Date: 5/19/2022 11:36:37 AM
Layer:

P09
Add the case number PT22-106 to
each page of the plat.

[2] 51 west - base-DOD (1)

Clarify that the private streets shall be located in the MAE per the P.U.D.

Page Label: [2] 51 west - base-DOD
Page Index: 2
Author: jdickeson
Date: 5/13/2022 1:44:26 PM
Creation Date: 5/13/2022 1:43:36 PM
Layer:

Clarify that the private streets shall be located in the MAE per the P.U.D.

[3] 51 west - base-DOD (2) (3)

† RESTRICTIONS

UNIT DEVELOPMENT (DESIGNATED AS PUD 336, AND PUD
NG COMMISSION ON JULY 15, 2019 AND APPROVED BY THE

P10 Add the Access Circulation, Utilities and Drainage, Lighting, Site Plan Review, and Schedule of Development sections from the approved PUD.

LOWING RESTRICTIONS AND COVENANTS WHICH SHALL
BE BINDING UPON OWNER, ITS SUCCESSORS IN TITLE
SON OWNING A LOT IN "51 WEST" AND BY THE CITY OF

E. FREES1

5.7.D (EXCEEDS FLIGHT)

SITE LI
FIXTUF
ROLES

EASEN
ASSUM
EASEN

4. PRIV

MIN
ALI
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ΔS:

ATION IS TO BE APPLICABLE

ABILITY
IMPOSITION OF ANY RESTRICTIVE
ORDER OF ANY COURT, OR
VIOLATIONS OR ANY PART HE
C.

INDEPENDENT, 51 WEST CENTRE
TUESDAY, 10TH JANUARY 1995

ST WISBY CA
AN CHS,AGE

LANHOMA)
122

Broken A

Page Label: [3] 51 west - base-DOD (2)
Page Index: 3
Author: Amanda
Date: 5/19/2022 11:47:48 AM
Creation Date: 5/19/2022 11:42:00 AM
Layer:

P10
Add the Access Circulation, Utilities and Drainage, Lighting, Site Plan Review, and Schedule of Development sections from the approved PUD.

Page Label: [3] 51 west - base-DOD (2)
Page Index: 3
Author: Amanda
Date: 5/19/2022 11:46:45 AM
Creation Date: 5/19/2022 11:45:26 AM
Layer:

P11
This is not a part of the PUD
language.



MENT PROVISIONS OF THE
4TH

P12

Correct lettering.

SE

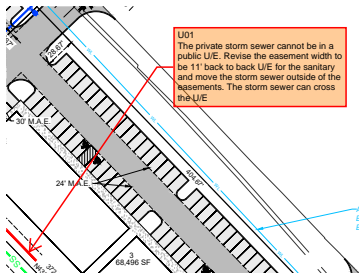
C.

Page Label: [3] 51 west - base-DOD (2)
Page Index: 3
Author: Amanda
Date: 5/19/2022 11:47:27 AM
Creation Date: 5/19/2022 11:46:55 AM
Layer:

P12
Correct lettering.

E HIGHWAY 51 FRONTAGE.

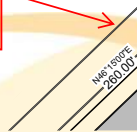
[4] 51 west - base-CONCEPTUAL iMPR (7)



Page Label: [4] 51 west - base-CONCEPTUAL iMPR
Page Index: 4
Author: jdickeson
Date: 5/13/2022 1:57:29 PM
Creation Date: 5/13/2022 10:49:21 AM
Layer:

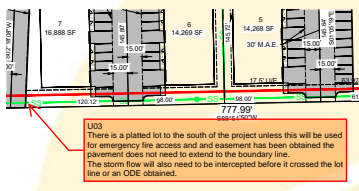
U01
The private storm sewer cannot be in a public U/E. Revise the easement width to be 11' back to back U/E for the sanitary and move the storm sewer outside of the easements. The storm sewer can cross the U/E

U02
Show the existing 6" city waterline and hydrant along Nashville street and label the owner of the existing line along the highway. The city does not have water extending along the Highway, and RWD has indicated that they did not have a line in this area.



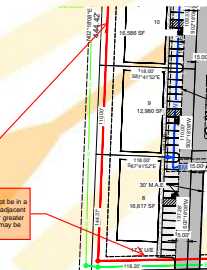
Page Label: [4] 51 west - base-CONCEPTUAL iMPR
Page Index: 4
Author: jdickeson
Date: 5/13/2022 1:57:34 PM
Creation Date: 5/13/2022 11:12:55 AM
Layer:

U02
Show the existing 6" city waterline and hydrant along Nashville street and label the owner of the existing line along the highway. The city does not have water extending along the Highway, and RWD has indicated that they did not have a line in this area.



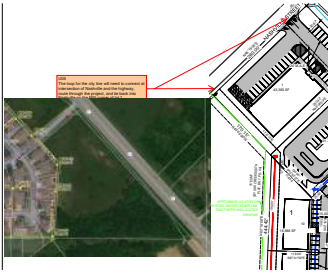
Page Label: [4] 51 west - base-CONCEPTUAL iMPR
Page Index: 4
Author: jdickeson
Date: 5/13/2022 1:57:39 PM
Creation Date: 5/13/2022 11:31:24 AM
Layer:

U03
There is a platted lot to the south of the project unless this will be used for emergency fire access and and easement has been obtained the pavement does not need to extend to the boundary line. The storm flow will also need to be intercepted before it crossed the lot line or an ODE obtained.



Page Label: [4] 51 west - base-CONCEPTUAL iMPR
Page Index: 4
Author: jdickeson
Date: 5/13/2022 1:57:43 PM
Creation Date: 5/13/2022 11:35:43 AM
Layer:

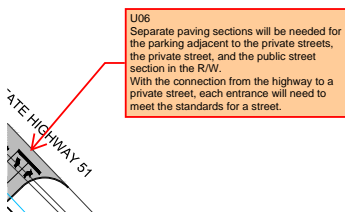
U04
The private storm sewer cannot be in a public U/E. Where there is an adjacent easement off-site that is 11' or greater than the perimeter easement may be reduced to 11'



Page Label: [4] 51 west - base-CONCEPTUAL IMPR
Page Index: 4
Author: jdickeson
Date: 5/13/2022 1:57:50 PM
Creation Date: 5/13/2022 11:55:04 AM
Layer:

U05

The loop for the city line will need to connect at intersection of Nashville and the highway, route through the project, and tie back into Nashville on the NW corner of lot 1

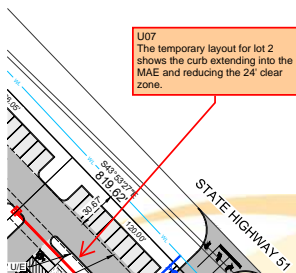


Page Label: [4] 51 west - base-CONCEPTUAL IMPR
Page Index: 4
Author: jdickeson
Date: 5/13/2022 2:03:04 PM
Creation Date: 5/13/2022 1:44:53 PM
Layer:

U06

Separate paving sections will be needed for the parking adjacent to the private streets, the private street, and the public street section in the R/W.

With the connection from the highway to a private street, each entrance will need to meet the standards for a street.



Page Label: [4] 51 west - base-CONCEPTUAL IMPR
Page Index: 4
Author: jdickeson
Date: 5/13/2022 2:03:09 PM
Creation Date: 5/13/2022 1:55:56 PM
Layer:

U07

The temporary layout for lot 2 shows the curb extending into the MAE and reducing the 24' clear zone.