

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Kum & Go 1866 Addition

CASE NUMBER: PT17-100

RELATED CASE NUMBERS: PUD-94

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 27-19-14

GENERAL LOCATION: Northeast corner of Omaha Street and Aspen Avenue

CURRENT ZONING: A-CG, Vacant

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Ford Creek

ENGINEER: Crafton Tull & Associates, Attn: Chris Cloyde

ENGINEER ADDRESS: 220 E. 8th Street
Tulsa, OK 74119

ENGINEER PHONE NUMBER: 918-584-0347

DEVELOPER: REIP, LLC, Attn: Coleman Robison

DEVELOPER ADDRESS: 525 S. Main, Ste. 700
Tulsa, OK 74103

DEVELOPER PHONE NUMBER: 918-585-9211

PRELIMINARY PLAT

APPLICATION MADE: January 6, 2017

TOTAL ACREAGE: 2.07

NUMBER OF LOTS: 1

TAC MEETING DATE: February 7, 2017

PLANNING COMMISSION MEETING DATE: February 9, 2017

COMMENTS:

1. ____ Add address as assigned by the City of Broken Arrow.
2. ____ The dimension for the east property (310.17') plus the right-of-way dimension (56.5') do not equal the total dimension shown (366.57'). Please resolve.
3. ____ Provide certificate of authorization number for engineer and surveyor.
4. ____ Place case number (PT17-100) in lower right corner of plat.
5. ____ Remove "?" in detention legal description.
6. ____ Remove the 50' building line along the north boundary unless this is intended to be a private restriction. If it is to be a private restriction, it needs to be described as such in the covenants and enforcement of such shall be the responsibility of the private property owner. In addition, remove the 15' building line along the east boundary. The 17.5' utility easement along the east boundary will govern the building setback.
7. ____ Change street names on the location map to show the Broken Arrow names first: Dearborn Street (41st Street), Omaha Street (51st Street), Aspen Avenue (145th E Avenue). Eastern most boundary should be Elm Place (161st E Avenue) not Lynn Lane. Likewise, on the plat, show Broken Arrow street name first with County street name in parenthesis.
8. ____ The certificate of approval box in the top left corner lists Bixby. Change the city name to Broken Arrow.
9. ____ Darken the following: POC, POB, and Section Lines.
10. ____ Bearing on 9-foot leg needs second direction to make it work
11. ____ Closure could be better
12. ____ The legend defines "SIP", but none are shown on the plat. The plat shows "FIP", but is not defined in the legend. Please resolve.
13. ____ If any existing easements are to be closed, they will need to go through the easement closure process prior to the plat being recorded.
14. ____ Add the detention determination number, DD-101816-15, to the face of the plat.

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:

1. _____
2. _____
3. _____
4. _____

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? _____
____ 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 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
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING
____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT