

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: Kum & Go 1866 Addition
APPLICATION MADE: March 13, 2017

TOTAL ACREAGE: 3.07 acres
NUMBER OF LOTS: 1
TAC MEETING DATE: April 11, 2017
PLANNING COMMISSION MEETING DATE: April 13, 2017
CITY COUNCIL MEETING DATE: May 2, 2017
COMMENTS:

- 15. _____ On the final plat, delete site plan type information such as “(Asphalt)” and the pavement areas. Plat should show only plat related items (i.e. lot lines, building setbacks, and easements). If there is a line on the plat, it needs to be identified as to what it represents.
- 16. _____ Show the street names without screening and use a larger font.
- 17. _____ Delete the portion of the 50-foot building line setback that goes into the 17.5-foot utility easement along the east boundary.
- 18. _____ Since the properties on the south side of Omaha Street and on the west side of Aspen Avenue have been platted, the reference to the “24.75’ Stat. R/W” is not accurate, please correct.
- 19. _____ According to the Subdivision Regulations, the lot dimensions are to be in feet to hundredths, please correct as needed.
- 20. _____ Add the statement of City Council approval and certificates of compliance.
- 21. _____ Add the symbol and description of “ESMT.” to the legend.
- 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

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