

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