

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Rose District Row Homes  
CASE NUMBER: PT17-110  
RELATED CASE NUMBERS: PUD-241, PUD 263, and BAZ 1980  
COUNTY: TULSA  
SECTION/TOWNSHIP/RANGE: 11/18/14  
GENERAL LOCATION: Northeast corner of N. Cedar Avenue and W. Elgin Street  
CURRENT ZONING: PUD 241/R-3 (PUD 263 and DF via BAZ 1980)  
SANITARY SEWER BASIN: Haikey Creek  
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Sanders Engineering, Inc.  
ENGINEER ADDRESS: 11502 S 66<sup>th</sup> East Avenue  
Bixby, OK 74008  
ENGINEER PHONE NUMBER: 918-296-5067

DEVELOPER: ROCO Properties, LLC  
DEVELOPER ADDRESS: 8624 Harp Blvd.  
Broken Arrow, OK 74014  
DEVELOPER PHONE NUMBER: 918-850-3604

## **PRELIMINARY PLAT**

APPLICATION MADE: June 28, 2017  
TOTAL ACREAGE: 0.562  
NUMBER OF LOTS: 7  
TAC MEETING DATE: July 25, 2017  
PLANNING COMMISSION MEETING DATE: July 27, 2017  
COMMENTS:

1. \_\_\_\_ Identify what the line on the west side of Lot 3 and on the east side of Lot 6 represents.
2. \_\_\_\_ On the location map, change "N. Elm Ave. (161<sup>st</sup>)" to "N. Elm Place (161<sup>st</sup> E. Avenue) along the west boundary. On the east boundary, change N. Elm Ave. (161<sup>st</sup>) to "9<sup>th</sup> Street (177<sup>th</sup> E. Avenue).
3. \_\_\_\_ Change "PUD 241" to "PUD 263". In addition, modify Section II to reflect the development regulations of PUD 263 as approved by the City Council.
4. \_\_\_\_ Place case number (PT17-110) in lower right corner of plat.
5. \_\_\_\_ Identify the abutting property to the north as an alley that is part of Broken Arrow Original Town. To the east, identify the property as being a part of the Broken Arrow Original Town with the lot and block number included.
6. \_\_\_\_ The portion of the underlying plat, Lots 13 – 19, Block 12 of the Original Town of Broken Arrow either needs to be vacated, or the title needs to be revised to reflect that this is a "Replat of Lots 13 – 19, Block 12 of the Original Town of Broken Arrow".
7. \_\_\_\_ Confirm in writing, email is acceptable, that Lot 2, Block 1 meets the minimum lot size requirement of 2,300 square feet.
8. \_\_\_\_ Provide bench Mark. The manhole rim at intersection North Cedar and West Elgin could be used.
9. \_\_\_\_ Remove overland drainage easement from mutual access easement.
10. \_\_\_\_ The developed condition 100-year water surface area should be covered by a drainage easement. And this easement shall be separate from the utility easement. (The utilities should be located out of the 100-year water surface area.)
11. \_\_\_\_ Remove "City of Broken Arrow" from last line of Section I.D of the covenants.
12. \_\_\_\_ Section I-F of the covenants, separate mutual access easement, overland drainage easement, and utility easement into three separate definitions.

## **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:

- 13. \_\_\_\_\_
- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_

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## **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? \_\_\_\_\_

\_\_\_\_ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: \_\_\_\_\_

\_\_\_\_ 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

### **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 ON: \_\_\_\_\_

\_\_\_\_ FEES PAID ON: \_\_\_\_\_ IN THE AMOUNT OF: \_\_\_\_\_

\_\_\_\_ FINAL PLAT PICKED UP FOR FILING ON: \_\_\_\_\_

\_\_\_\_ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT