

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Alfa Laval

CASE NUMBER: PT18-103

RELATED CASE NUMBERS: PUD-268

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 13-18-14

GENERAL LOCATION: ½ mile south of Houston and east of 9th Street

CURRENT ZONING: IL/PUD-268

SANITARY SEWER BASIN: Lynn Lane Basin

STORM WATER DRAINAGE BASIN: Broken Arrow Creek Basin

ENGINEER: Khoury Engineering, Inc (Att: Malek Elkhoury)

ENGINEER ADDRESS: 1435 E. 41st Street
Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-712-8768

DEVELOPER: Alfa Laval, Inc (Attn: Seifi Hasanali)

DEVELOPER ADDRESS: 5400 International Trade Drive
Richmond, VA 23231

DEVELOPER PHONE NUMBER: 630-217-2566

PRELIMINARY/CONDITIONAL FINAL PLAT

APPLICATION MADE: 2/12/2018

TOTAL ACREAGE: 35.45

NUMBER OF LOTS: 1

TAC MEETING DATE: 3/6/2018

PLANNING COMMISSION MEETING DATE: 3/8/2018

CITY COUNCIL MEETING DATE: 4/3/2018

COMMENTS:

1. _____ Place case number PT18-103 in lower right corner of plat.
2. _____ Include document number for previous 9th Street (Lynn Lane) ROW dedication.
3. _____ Include language stating that Reserve "A" will be dedicated by separate document and include recorded document number.
4. _____ Provide a corner clip north of the northwest corner of Reserve "A" adjacent to the intersection of 9th Street.
5. _____ Show access easement and utility easement across (by separate instrument) Lot 18 Block 1 of the Pinalto Industrial Addition for access from the north end of the site to E. Memphis Street. Include document number for said easement.
6. _____ Provide utility easement for manhole (S-2) to wet well (S-1) south of existing sanitary sewer lift station.
7. _____ Ensure that easements are available for fire hydrants.
8. _____ Section I.H of the covenants states that Alfa Laval will construct the sidewalk along Lynn Lane prior to the issuance of an occupancy permit; however, PUD-268 states that the owner intends to place funds in escrow for future construction of the sidewalk. Section II.D of the covenants states that funds will be placed in escrow for the sidewalk along Lynn Lane. Please clarify whether the owner intends to construct the sidewalk or place funds in escrow. If the owner elects to place funds in escrow, please modify the language to ensure consistency between sections in the covenants.
9. _____ Section II.D of the covenants states that the minimum separation distance between centerlines of driveways along the E. Nashville Street frontage shall be 50 feet. Per PUD-268, the minimum separation distance between centerlines of driveways along the E. Nashville Street shall be 85 feet. Modify separation distance to be 85 feet consistent with the approved PUD-268.
10. _____ Combine the detention easement and drainage easement (DE) at the east end of the property into an overland drainage easement (ODE) to eliminate any undevelopable space and to ensure that the area of the pipe proposed to extend from the detention pond outlet structure (at Curve C-3) to the outfall is incorporated within the ODE.
11. _____ Per Section 2.3.b.9 of the Land Subdivision Code, any permanent buildings or wooded areas shall be shown.
12. _____ The legal description includes an error. See section that states, "THENCE S88°45'34"W ALONG THE SOUTH SECTION LINE A DISTANCE OF 2599.35 FEET TO THE POINT OF BEGINNING." This is not the South line of Section 13. Amend the legal description.

13. _____ 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.
14. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
15. _____ Show monuments on plat.
16. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.

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, 405-521-2271

DEVELOPMENT SERVICES/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 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 (\$150 + (\$5 X _____ LOTS)	\$ _____
_____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
_____ EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
_____ 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. (\$150 X _____ SIGNS)	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 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: _____

_____ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

_____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT