

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: CSD Enterprises Amended
CASE NUMBER: PT13-104A
RELATED CASE NUMBERS: PT13-104, PUD 226A, and BAZ 1997
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 33/T19N/R14E
GENERAL LOCATION: One-quarter mile south of Omaha Street, west of Aspen Avenue
CURRENT ZONING: PUD 226/CH and A-CH to PUD-226A/CH and IL
SANITARY SEWER BASIN: Haikey Creek
STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Casement Engineering, LLC
ENGINEER ADDRESS: P.O. Box 688
Owasso, OK 74055
ENGINEER PHONE NUMBER: 918-740-7650

DEVELOPER: CSD Enterprises LLC
DEVELOPER ADDRESS: 3056 N. Aspen Avenue
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-872-6006

PRELIMINARY PLAT

APPLICATION MADE: January 29, 2018
TOTAL ACREAGE: 4.1
NUMBER OF LOTS: 3
TAC MEETING DATE: February 20, 2018
PLANNING COMMISSION MEETING DATE: February 22, 2018
COMMENTS:

1. ____ For the 20-feet of right-of-way to be dedicated along Aspen Avenue, change note to say, "20-feet of right-of-way dedicated by this plat."
2. ____ Provide the document number for the 40 feet of right-of-way dedicated by separate instrument along Aspen Avenue.
3. ____ Owner's address needs to be corrected.
4. ____ Place case number (PT13-104A) in lower right corner of plat.
5. ____ Delete the last paragraph in the Deed of Dedication and Restrictive Covenants pertaining to uses permitted below the legal description. Uses permitted will be regulated by PUD 226A.
6. ____ Incorporate the development regulations of PUD 226A as approved by the City Council.
7. ____ Add "R/W" to legend and include definition.
8. ____ Delete the phases "per proposed plat". In addition, please clarify phase "per Plat". If this is referencing the previously recorded plat, it needs to state such.
9. ____ Show the abutting utility easements associated with the Battle Creek Mini-Storage plat.
10. ____ Show the Private 5" Sanitary Sewer Easement and associated document number.
11. ____ Modify Section 1.F of the covenants to say that Reserve A will be maintained by the property owner of Reserve A unless a separate property association is created that is responsible for the maintenance.
12. ____ Show the document numbers associated with the utility easements, detention easements, and mutual access easements that have been recorded by separate instrument.
13. ____ Provide the dimension and bearing for the area that fronts onto Aspen Avenue that is immediately south of the 20-foot wide area that is being dedicated as right-of-way.
14. ____ The sum of the three lots equals 600.88 feet, however, the overall dimension is shown as 600.87, please resolve.
15. ____ Continue the 50-foot building line setback along the frontage of Lot 3, Block 1 and remove the portion of the 50-foot building setback line that is located in the utility easements.
16. ____ Written legal descriptions do not match the drawing, please resolve.
17. ____ Provide a closure report.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: CSD Enterprises Amended

APPLICATION MADE: April 3, 2018
TOTAL ACREAGE: 4.1 acres
NUMBER OF LOTS: 3
TAC MEETING DATE: April 24, 2018
PLANNING COMMISSION MEETING DATE: April 26, 2018
CITY COUNCIL MEETING DATE: May 15, 2018
COMMENTS:

18. _____ Correct typographical errors within the Deed of Dedication and Restrictive Covenants.
19. _____ 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.
20. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
21. _____ Show monuments on plat.
22. _____ 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 (\$) 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