

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Doc's Container Storage

CASE NUMBER: PT18-104

RELATED CASE NUMBERS: PUD 274 and BAZ 1996

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 7/T18N/R15E

GENERAL LOCATION: One-half mile north of Houston Street, one-quarter mile east of 23rd Street, on Old Highway 51

CURRENT ZONING: A-1 to PUD-274/IL

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Sanders Engineering, Inc.

ENGINEER ADDRESS: 11502 S. 66th E. Avenue

Bixby, OK 74008

ENGINEER PHONE NUMBER: 918-296-5067

DEVELOPER: William D. Pruitt, Jr.

DEVELOPER ADDRESS: 13697 South 267th East Avenue

Coweta, OK 74429

DEVELOPER PHONE NUMBER: 918-520-2165

PRELIMINARY/CONDITIONAL FINAL PLAT

APPLICATION MADE: March 19, 2018

TOTAL ACREAGE: 0.43 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: April 10, 2018

PLANNING COMMISSION MEETING DATE: April 12, 2018

CITY COUNCIL MEETING DATE: May 1, 2018

COMMENTS:

1. ____ Add information regarding number of lots and acreage.
2. ____ Identify the abutting property to the north and south as "unplatted".
3. ____ Show the detention determination number on the plat.
4. ____ Place case number (PT18-104) in lower right corner of plat.
5. ____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
6. ____ Show the existing right-of-way dimension on Old Highway 51 along with book and page number for right-of-way dedication.
7. ____ Show access point and limits of no access along Old Highway 51.
8. ____ Add "PP" and "OE" to legend and define.
9. ____ Add the landscaping, screening, outdoor storage, sidewalk, and signage requirements of PUD 274 as approved by the City Council to Section II of the covenants.
10. ____ Change "Block 2" to "Block 1".
11. ____ Keep the signature line for the City Clerk, but remove "Mary "Liza" Bryce". Also, make the signature block for the mayor and city clerk larger.
12. ____ In the Certificate of Survey, change "registered" surveyor to "licensed" surveyor. In addition, change "Tulsa County" to "Wagoner County".
13. ____ Add street address as assigned by the City of Broken Arrow.

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