

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Freedom Wash

CASE NUMBER: PT18-107

RELATED CASE NUMBERS: PUD 172 and BAZ 1734; BACP 52; BACP 60; and PUD 165/BAZ 1693 (dismissed)

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 02/T18N/R14E

GENERAL LOCATION: North side of Kenosha Street, one-quarter mile west of 9th Street, between 4th Street and 5th Street.

CURRENT ZONING: R-1 (PUD 172/CH and RD proposed via BAZ 1734)

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: KKT Architects, Inc.

ENGINEER ADDRESS: 2200 S. Utica Place
Tulsa, OK 74144

ENGINEER PHONE NUMBER: 918-744-4270

DEVELOPER: Freedom Wash, LLC

DEVELOPER ADDRESS: 2635 S. Harvard Avenue
Tulsa, OK 74114

DEVELOPER PHONE NUMBER: 918-814-7058

PRELIMINARY PLAT

APPLICATION MADE: July 2, 2018

TOTAL ACREAGE: 2.76

NUMBER OF LOTS: 2

TAC MEETING DATE: July 24, 2018

PLANNING COMMISSION MEETING DATE: July 26, 2018

COMMENTS:

1. _____ The line between Development Area A and Development Area B for PUD 175 is not shown correctly. The line should extend no further than the north line of Lot 1, Block 1. In addition, Area A (Commercial Area) is south of the line and Area B (Residential Area) is north of the line.
2. _____ The line between Development Area A and Development Area B shall be a lot line.
3. _____ On Lot 2, Block 1, show access to Kenosha Street to be "Restricted Access, see PUD 172".
4. _____ Show the total right-of-way on 4th Street and how it was dedicated. In addition, show the total right-of-way on 5th Street and how the right-of-way on 5th Street was dedicated. The jog in the right-of-way line shown along 5th Street does not appear to be correct. If 50-foot right-of-way has not been dedicated along 5th Street, additional right-of-way needs to be dedicated by this plat to make the total right-of-way along 5th Street be 50 feet.
5. _____ Place case number (PT18-107) in lower right corner of plat.
6. _____ Add the names of the adjacent subdivision to the east of 5th Street and to the west of 4th Street.
7. _____ Add telephone number for owner.
8. _____ Change "North Lynn Lane Road" on location map to "North 9th Street". In addition, change "Compton II" to "Vaquero Addition".
9. _____ Add addresses to each lot as assigned by the City of Broken Arrow.
10. _____ Revise Section III of the covenants to match the document approved by the City Council. All of Sections IV, V, VI, and VII of PUD 172, as approved by the City Council, shall be included in Section III of the covenants.
11. _____ Provide document information about how the right-of-way along Kenosha Street was dedicated.
12. _____ Show corner clips to be dedicated by this plat.
13. _____ Show Section Line along Kenosha Street.
14. _____ Establish a mutual access easement between Lots 1 and 2.
15. _____ In Section 2.1.4 and 2.1.6 of the covenants, change to say that Reserve A will be maintained by the property owner.
16. _____ Delete Section 1.5 of the covenants.
17. _____ Identify that Reserve A is a utility easement on Sheet 1.
18. _____ In the Certificate of Survey, change "Registered" to "Licensed" (three places).
19. _____ Provide a utility easement for the water line that crosses Lot 2.

20. ____ The waterline and storm sewer lines are not in the standard perimeter easement. As a result, will need to coordinate with the other utility companies so all utilities have enough room in the perimeter easement. This will necessitate a separate storm sewer easement and waterline easement next to the perimeter easement.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Freedom Wash

APPLICATION MADE: September 17, 2018

TOTAL ACREAGE: 2.76

NUMBER OF LOTS: 3

TAC MEETING DATE: October 9, 2018

PLANNING COMMISSION MEETING DATE: October 11, 2018

CITY COUNCIL MEETING DATE: November 6, 2018

COMMENTS:

21. ____ According to PUD 172, the building line setback in Development Area B is 15 feet. Since a 17.5-foot utility easement is shown, remove the 25-foot building setback line in Development Area B. In addition, correct the typo in Section 3.2 of the covenants pertaining to "nonresidential".
22. ____ Identify how far the north 50' Building Setback Line extends onto Lot 2, Block 1 from the west property line.
23. ____ Confirm in writing, email is acceptable, that 50 feet of right-of-way was dedicated for 5th Street by the document recorded in Book 4815, Page 104. The plat for Ryan's Addition shows 25 feet of right-of-way along the east half of 5th Street being dedicated with Book 3831, Page 142. The plat for Compton Addition II shows 25 feet of right-of-way being dedicated by separate instrument in Book 2876, Page 274 along the east half of 5th Street. The plat for the Vaquero Addition references 25 feet of right-of-way being dedicated on along the east side of 5th street in Book 4815, Page 1041. The book and page numbers of previous right-of-way dedications along 5th Street shall be shown.
24. ____ Provide information on how the remaining 25 feet of right-of-way along the east side of 5th Street was dedicated.
25. ____ Please verify that only one point of access is desired to Lot 3, Block 1. With no access allowed to Reserve A from 5th Street, provide a mutual access easement from Lot 3, Block 1 to Reserve A.
26. ____ Section III, third paragraph, note that Development Area B can be used for residential and storm water detention uses.
27. ____ Delete Section 3.3 of covenants, this was not part of PUD 172 that was approved by the City Council.
28. ____ Section 3.5, need to identify these are the nonresidential height provisions.
29. ____ Section 3.8, change "1 feet" to "16 feet".
30. ____ Correct typo in second paragraph of Section 3.11.
31. ____ Add the Street Design & Access Limitations of PUD 172 to Section III of the covenants.
32. ____ Correct typo in second paragraph of Section 3.12.
33. ____ Revise Section 3.13 as per what was approved by the City Council with PUD 172.
34. ____ Section 3.14 was not part of PUD 172 that was approved by the City Council; therefore, it needs to be deleted.
35. ____ 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.
36. ____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat.
37. ____ Show monuments on plat.
38. ____ The dimension shown on the south boundary line of Reserve A is incorrect, it should be 125.00'.
39. ____ In the legend, identify what "IP" represents.

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

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