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

19. _____Provide a utility easement for the water line that crosses Lot 2.

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:

OMINEN	(15)
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 4 th Street and how it was dedicated. In addition, show the total right-of-way on 5 th
	Street and how the right-of-way on 5 th Street was dedicated. The jog in the right-of-way line shown along 5th Street does not appear to be correct. If 50-feet right-of-way has not been dedicated along 5 th Street, additional right-of-way needs to be dedicated by this plat to make the total right-of-way along 5 th 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 5 th Street and to the west of 4 th Street.
7	Add telephone number for owner.
8	Change "North Lynn Lane Road" on location map to "North 9 th 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).

CONDITIONAL FINAL PLAT NAME OF CONDITIONAL FINAL PLAT: Freedom Wash APPLICATION MADE: September 17, 2018 TOTAL ACREAGE: 2.76 NUMBER OF LOTOS: 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 portaining 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 5" Street by the document recorded in Book 4815, Page 104. The plat for Ryan's Addition shows 25 feet of right-of-way being dedicated by separate instrument in Book 2876, Page 274 along the earts half of 5" 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 earts half of 5" Street. The plat for the Vaquero-Addition references 25 feet of right-of-way being dedicated on along the cast side of 5" Street in Book 4815, Page 104. The book and page numbers of provious right-of-way along the cast side of 5" Street in Book 4815, Page 104. The book and page numbers of provious right-of-way along the cast side of 5" 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 5" Street, provide a mutual access casement from Lot 3, Block 1 to Reserve A. 26. Section 13, thange "If feet" to "16 feet". 27. Delete Section 3.1 as per what was approved by the City Council with PUD 172. 28. Section 3.8, change "If feet" to "16 feet". 29. Correct type in second paragraph to the Unit Pub 172 to Section III of the covenants. 20. Correct type in	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.			
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Page 1041. The book and page numbers of previous right-of-way addications along 5th Street shall be shown. Provide information on how the remaining 25 feet of right-of-way along the east side of 5th Street was dedicated. 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. Section III, third paragraph, note that Development Area B can be used for residential and storm water detention uses. Delete Section 3.3 of covenants, this was not part of PUD 172 that was approved by the City Council. Section 3.5, need to identify these are the nonresidential height provisions. Section 3.8, change "I feet" to "16 feet". Correct typo in second paragraph of Section 3.11. Add the Street Design & Access Limitations of PUD 172 to Section III of the covenants. Correct typo in second paragraph of Section 3.12. Revise Section 3.13 as per what was approved by the City Council with PUD 172. Let Correct typo in second paragraph of Section 3.12. Revise Section 3.14 was not part of PUD 172 that was approved by the City Council therefore, it needs to be deleted. The conditional final plat and the "no exceptions taken" engineering regimeering 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. Conditions to the Final Plat. Show monuments on plat. EINTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED? NATURAL GAS COMPANY APPROVAL ELECTRIC COMPANY APPROVAL ELECTRIC COMPANY APPROVAL ELECTRIC COMPANY APPROVAL CABLE COMPANY APPROVAL CABLE COMPANY APPROVAL CABLE COMPANY APPROVAL					
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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 "I 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. 22. 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 TELEPHONE COMPANY APPROVAL CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?	2.4				
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 3.5, 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'. 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 CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?					
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 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 CABLE COMPANY APPROVAL CCRTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?	26	Saction III, third personably note that Development Area P. can be used for residential and storm water detention uses			
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 30.	28	Section 2.5, need to identify these are the nonresidential height provisions.			
 30.	20	Section 3.8, change "1 feet" to "16 feet"			
 Add the Street Design & Access Limitations of PUD 172 to Section III of the covenants. Correct typo in second paragraph of Section 3.12. Revise Section 3.13 as per what was approved by the City Council with PUD 172. Section 3.14 was not part of PUD 172 that was approved by the City Council; therefore, it needs to be deleted. 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. Finished for elevations (FFE) shall be shown for each lot on the Final Plat. Show monuments on plat. The dimension shown on the south boundary line of Reserve A is incorrect, it should be 125.00'. 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 CABLE COMPANY APPROVAL COMMISSION SUBMITTED?	30. —	Correct typo in second paragraph of Section 3.11			
 32Correct typo in second paragraph of Section 3.12. 33Revise Section 3.13 as per what was approved by the City Council with PUD 172. 34Section 3.14 was not part of PUD 172 that was approved by the City Council; therefore, it needs to be deleted. 35The 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. 36Finished for elevations (FFE) shall be shown for each lot on the Final Plat. 37Show monuments on plat. 38The dimension shown on the south boundary line of Reserve A is incorrect, it should be 125.00'. 39In 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 APPROVALELECTRIC COMPANY APPROVALELECTRIC COMPANY APPROVALELECTRIC COMPANY APPROVALCABLE COMPANY APPROVAL	31	Add the Street Design & Access Limitations of PLID 172 to Section III of the covenants			
 33Revise Section 3.13 as per what was approved by the City Council with PUD 172. 34Section 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 ELECTRIC COMPANY APPROVAL CABLE COMPANY APPROVAL<					
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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. 36Finished for elevations (FFE) shall be shown for each lot on the Final Plat. 37Show monuments on plat. 38The dimension shown on the south boundary line of Reserve A is incorrect, it should be 125.00°. 39In 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 APPROVALELECTRIC COMPANY APPROVALELECTRIC COMPANY APPROVALCABLE COMPANY APPROVALCABLE COMPANY APPROVALCABLE COMPANY APPROVALCABLE COMPANY APPROVALCABLE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?					
with the "no exceptions taken" engineering plans. 36Finished for elevations (FFE) shall be shown for each lot on the Final Plat. 37Show monuments on plat. 38The dimension shown on the south boundary line of Reserve A is incorrect, it should be 125.00'. 39In 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 CCABLE COMPANY APPROVAL CCERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?					
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 CABLE COMPANY APPROVAL CABLE COMPANY APPROVAL COMMISSION SUBMITTED?					
38The dimension shown on the south boundary line of Reserve A is incorrect, it should be 125.00'. 39In 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 CABLE COMPANY APPROVAL CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?	36	Finished for elevations (FFE) shall be shown for each lot on the Final Plat.			
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	CERTIF	FICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION			
	COMM	ISSION SUBMITTED?			

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	J:
IS A SIDEWALK PERFORMANCE BOND DUE?HAVE THEY BEEN	SUBMITTED?
ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, S	
AND PAVING? (CIRCLE APPLICABLE) HAVE THEY BEEN SUBM	
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 COM	PANY SIGN OFF ON:
FINAL PLAT SENT TO PROJECT ENGINEER FOR FINAL REVIEW ON:	
FEES	
FINAL PLAT PROCESSING FEE (\$150 + (\$5 XLOTS)	\$
WATER LINE (S) UNDER PAYBACK CONTRACT	\$
EXCESS SEWER CAPACITY FEE (\$700 XACRES	\$
(LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	Φ.
ACCELERATION/DECELERATION LANES ESCROW	\$
WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$
SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$
STREET IMPROVEMENT (WIDENING) ASSESSMENTS	D
DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	D
REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON. REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	D
	Φ
STREET SIGNS, LIGHTS, ETC. (\$150 X SIGNS)STORM WATER FEE-IN-LIEU OF DETENTION (.35 X (SF INCREASED)	
AREA) (less any area in Reserve Area of ½ acre or more)	IMPERVIOUS \$
	Φ.
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	