

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Dollar General Broken Arrow #20251

CASE NUMBER: PT18-111

RELATED CASE NUMBERS: PUD-283& BAZ-2015

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 33-19-14

GENERAL LOCATION: One-eighth mile west of Aspen Avenue, south of Omaha Street

CURRENT ZONING: CG/PUD-283 via BAZ-2015

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: AAB Engineering (Attn: Alan Betchan)

ENGINEER ADDRESS: P.O. Box 2136

Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Broken Arrow 20251, LLC (Attn: Mike Mantle)

DEVELOPER ADDRESS: P.O. Box 35366

Tulsa, OK 74135

DEVELOPER PHONE NUMBER: 918-749-1880

## **PRELIMINARY PLAT**

APPLICATION MADE: 10/19/18

TOTAL ACREAGE: 1.88 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: December 4, 2018

PLANNING COMMISSION MEETING DATE: December 6, 2018

COMMENTS:

1. \_\_\_\_\_ Show the 25 foot MAE as dedicated by this plat or provide a document number.
2. \_\_\_\_\_ The 11 and 17.5 foot B/L's on the west, south and east boundaries are mislabeled and should be utility easements.
3. \_\_\_\_\_ The MAE should be located further south to align with the parking aisle for Dollar General. With a 10-foot landscape edge on the property to the east, they would have a difficult time getting their access connection.
4. \_\_\_\_\_ Add address as assigned.
5. \_\_\_\_\_ In section II.C of the covenants, remove the last sentence pertaining to limiting the mutual access easement. It can be added to section I.K.
6. \_\_\_\_\_ In section II.E, add the modification requiring the screening of wall-pak lighting if approved by the City Council in PUD-283.
7. \_\_\_\_\_ Add a section to section II pertaining to signage if approved by the City Council in PUD-283.
8. \_\_\_\_\_ Place case number (PT18-111) in lower right corner of plat.

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: Dollar General Broken Arrow #20251

APPLICATION MADE: 12/31/2018

TOTAL ACREAGE: 1.88

NUMBER OF LOTS: 1

TAC MEETING DATE: 1/22/19

PLANNING COMMISSION MEETING DATE: 1/24/19

CITY COUNCIL MEETING DATE: 2/19/19

COMMENTS:

9. \_\_\_\_\_ Add the detention determination number to the plat.
10. \_\_\_\_\_ There are two different Section I.B's I.C's and I.D's in the covenants. Revise numbering of covenants sections.
11. \_\_\_\_\_ The face of the plat shows a "Detention Easement", but the covenants refer to a "Stormwater Detention Easement". Use consistent naming language.

12. \_\_\_\_\_ Section I.B.4 of the covenants are written for a typical dry stormwater detention facility and mention things like mowing of grass areas and channel maintenance that are not applicable to the parking lot detention provided at this site. Revise that section to specifically address parking lot detention issues.
13. \_\_\_\_\_ Add a paragraph to section I.B stating that signage identifying the 100-year stacking depth of stormwater in the parking lot detention area shall be installed and maintained by the owner per City of Broken Arrow Stormwater Management Ordinance requirements.
14. \_\_\_\_\_ 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.
15. \_\_\_\_\_ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
16. \_\_\_\_\_ Show monuments on plat.
17. \_\_\_\_\_ Remove "Conditional Final Plat" from the title before submitting the final plat.

## **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)	\$ _____
_____ SIDEWALK ESCROW	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X _____ (SF INCREASED IMPERVIOUS AREA) (less any area in Reserve Area of ½ acre or more)	\$ _____
<b>TOTAL FEE(S)</b>	\$ _____

## 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