

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Fire Station No. 3

CASE NUMBER: PT19-106

RELATED CASE NUMBERS: PUD-286, BAZ-2011

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 36/T18N/R14E

GENERAL LOCATION: One-half mile south of Florence Street (111th Street), west of 23rd Street (County Line Road), north of the Creek Turnpike

CURRENT ZONING: A-1

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Wallace Engineering Structural Consultants, Inc.

ENGINEER ADDRESS: 200 East Brady Street
Tulsa, OK 74103

ENGINEER PHONE NUMBER: 918-584-5858

DEVELOPER: City of Broken Arrow

DEVELOPER ADDRESS: 220 S. 1st Street
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-259-7000

PRELIMINARY PLAT

APPLICATION MADE: April 4, 2019

TOTAL ACREAGE: 3.03

NUMBER OF LOTS: 1

TAC MEETING DATE: May 7, 2019

PLANNING COMMISSION MEETING DATE: May 9, 2019

COMMENTS:

1. _____ Place case number (PT19-106) in lower right corner of plat.
2. _____ Add the Detention Determination number to the plat.
3. _____ For corner lots, we typically assign two addresses with one along each street frontage. For this site, addresses include 5420 S. 23rd Street and 2325 E. Los Angeles Street. Please include site addresses on the face of the plat.
4. _____ Do not show the building line in the detention easement or the overland drainage easement.
5. _____ Change the detention easement to a reserve area.
6. _____ Within Section I.D of the DOD, remove item number 6 that references private sewer and lift station for Lots 2 and 3.
7. _____ Within Section I.F of the DOD, add language that landscaping in the detention facility is not permitted.
8. _____ Within Section II.A of the DOD, change the date for when the Zoning Ordinance as it existed from June 13, 2014 to March 5, 2019 (date of City Council approval of PUD-286).

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

9. _____
10. _____
11. _____
12. _____ 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.

13. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
14. _____ Show monuments on plat.
15. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
16. _____

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)	\$ _____

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