

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Creek Center a Resubdivision of a part of Possum Run Addition

CASE NUMBER: PT19-107

RELATED CASE NUMBERS: BAZ-2013

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 8/18/15

GENERAL LOCATION: west of the southwest corner of Kenosha Street and Evans Road

CURRENT ZONING: A-1 to CG

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: Bird Surveying & Design

ENGINEER ADDRESS: 9020 N. 175th East Avenue
Owasso, OK 74055

ENGINEER PHONE NUMBER: 918-862-9717

DEVELOPER: EuroTexan Investments, LLC

DEVELOPER ADDRESS: 5301 E Dallas Place
Broken Arrow, OK 74014

DEVELOPER PHONE NUMBER: 918-862-9717

PRELIMINARY PLAT

APPLICATION MADE: 4/15/19

TOTAL ACREAGE: 1.05

NUMBER OF LOTS: 1

TAC MEETING DATE: 5/7/19

PLANNING COMMISSION MEETING DATE: 5/9//19

COMMENTS:

1. _____ Remove the proposed building from the plat. This will be added during the site plan review.
2. _____ Remove all extra lines from the plat. Concrete and gravel drives do not need to be shown.
3. _____ Show the property line beginning after the dedication of the ultimate right-of-way along Kenosha Street. This should be a total of 60-feet from the centerline of Kenosha except for within 350-feet of the intersection, which should be 65-feet.
4. _____ There should be a dedication of utility easement 17.5-feet inside the ultimate right-of-way. This is increased to 22.5-feet within 250-feet of the intersection.
5. _____ Remove the text dedicating right-of-way and utility easements from the adjacent property which is not being platted and use a gray line color for the adjacent property information.
6. _____ The building setback line should be measured from the new property line.
7. _____ Provide the DD number on the face of the plat.
8. _____ Remove the space for the development number under the title
9. _____ Place case number (PT19-107) in lower right corner of plat.
10. _____ Show a Mutual access easement from the both entries to Possum Run II.
11. _____ Remove the 17.5-foot utility easement which will be encroached upon by the existing building.
12. _____ In Section 1 of the covenants, revise the spelling from stork drainage to storm drainage.
13. _____ Move the address for the existing building into the box representing the building. An address for the proposed building has been assigned but will not be shown on the plat.
14. _____ The right side of the plat is cutoff. Please correct.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Creek Crossing

APPLICATION MADE:

TOTAL ACREAGE: 0.90

NUMBER OF LOTS: 1

TAC MEETING DATE: 06-11-19

PLANNING COMMISSION MEETING DATE: 6-13-19

CITY COUNCIL MEETING DATE:

COMMENTS:

15. _____ Please correct either the plat name in the title or in the dedication so that both location match.
16. _____ Correct text overlap in Engineer/Surveyor information.
17. _____ North/South streets are incorrect on the vicinity map. Evans Road (225th E Avenue) is to the east of the property and 209th (37th Street) is to the west.
18. _____ Correct the transition between the 60-foot and 65-foot ROW along Kenosha Street. Right-of-ways shall transition at the end of the 350-foot distance back to existing right-of-way boundary along a 30-degree angle per the engineering design criteria manual.
19. _____ 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.
20. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
21. _____ Show monuments on plat.
22. _____ In the location description of the addition, below the CREEK CROSSING name, the township is referenced incorrectly: “T-18-M” should be “T-18-N”.
23. _____ In the vicinity map the township is referenced incorrectly: “T-18-E” should be “T-18-N”.
24. _____ In the verbal description of the property lines, third paragraph, the East side boundary line, S00o03’36”W 175.00’ is referred to as “Due South” and the West side boundary line, N00o03’36”E 180.00’ is referred to as “Due North”. Please make appropriate corrections to have agreement in property line description and map bearings.
25. _____ In the verbal description of the property lines, the section entitled “KNOW ALL MEN BY THESE PRESENTS” and the following four (4) paragraphs are duplicated. Please make appropriate corrections to eliminate duplication.
26. _____ At the point identified as “NE CORNER / SECTION 8 / T-18-N R-15-E”, the four (4) section identifiers appear to be incorrect. It is believed that CW sequence 9 / 18 / 17 / 8 should read 4 / 9 / 8 / 5. Please update as needed.
27. _____ The NE property corner calls out “45’ MUTUAL ACCESS”, please add “EASEMENT” as a suffix.
28. _____ Please provide more information between the southern boundaries of Creek Crossing and Possum Run.
 - a. _____ Add a 20’ dimension to show the N-S distance between the two southern boundaries.
 - b. _____ Add the 10’ U/E North of the southern boundary of Possum Run.
29. _____ Add 227.00’ dimension to the Possum Run eastern border line.

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