

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Independent School District No. 3 – Broken Arrow Public Schools, Elementary 16

CASE NUMBER: PT19-100

RELATED CASE NUMBERS: BAL 2049, SP-292

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 20/T18N/R15E

GENERAL LOCATION: One-half mile north of E. New Orleans Street, one-half mile west of Evans Road, south of MK&T Railroad

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: Broken Arrow Public Schools

DEVELOPER ADDRESS: 701 S. Main Street
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-259-5727

PRELIMINARY PLAT

APPLICATION MADE: February 19, 2019

TOTAL ACREAGE: 38.734

NUMBER OF LOTS: 1

TAC MEETING DATE: April 23, 2019

PLANNING COMMISSION MEETING DATE: April 25, 2019

COMMENTS:

1. _____ Place case number (PT19-100) in lower right corner of plat.
2. _____ Revise address for property owner (BAPS) address to 701 S. Main Street, Broken Arrow, OK 74012.
3. _____ Include contour lines of two (2) feet on the face of the Preliminary Plat.
4. _____ Include existing site features such as large trees, watercourses, pond and any other relevant features on the site.
5. _____ The 100-year water surface will need to be delineated in the Southeast corner and the ODE will need to cover it.
Include bearings and distances to describe the ODE.
6. _____ Additional U/E may be needed on the West side depending on the requirements for a future water tower in Reserve "A."
7. _____ Include a twenty (20) foot wide access easement from public right-of-way to Reserve "A."
8. _____ Identify surrounding properties as "unplatted."
9. _____ Confirm and clarify dimensions along south boundary.
10. _____ Show 50-foot building line setback along E. Gary Street and 50-foot rear setback along the north property line. Side setbacks to total 60 feet with at least 25 feet one side.
11. _____ Replace the backflow preventer table with the new ordinance requiring all sanitary service connections to the building to have backflow preventer installed.
12. _____ The CB for the first curve does not match the Cord Bearing in the legal description.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Independent School District No. 3 – Broken Arrow Public Schools Elementary 16

APPLICATION MADE: April 30, 2019

TOTAL ACREAGE: 38.734

NUMBER OF LOTS: 1

TAC MEETING DATE: May 21, 2019

PLANNING COMMISSION MEETING DATE: May 23, 2019

CITY COUNCIL MEETING DATE: June 17, 2019

COMMENTS:

13. _____ ~~Change title to Independent School District No. 3 (Broken Arrow Public Schools, Elementary 16)~~ Deleted by Planning Commission on May 23, 2019.

14. _____ Extend the ODE leaders to the East property line, not the U/E.
15. _____ ~~Widen the 17.5 foot U/E along Gary Street to cover the sanitary sewer extension.~~ Deleted by Planning Commission on May 23, 2019.
16. _____ Identify state plane north in the basis of bearing.
17. _____ Remove the parenthesis from the Broken Arrow street names and place them around the county names.
18. _____ Remove backflow preventer table but include note that backflow preventer is required.
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.
21. _____ Show monuments on plat.
22. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.

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