

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Creek 51 Business Park Phase I

CASE NUMBER: PT17-115

RELATED CASE NUMBERS: PUD-204 and PUD-204A

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 17& 18/18/14

GENERAL LOCATION: ¼ to ½ mile north of Washington Street, west of Highway 51 and the Creek Turnpike.

CURRENT ZONING: CG and IL

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: Tanner Consulting, LLC

ENGINEER ADDRESS: 2323 S Lewis Avenue
Tulsa, OK 74105

ENGINEER PHONE NUMBER: (918) 745-9929

DEVELOPER: FP Investors I, LLC

DEVELOPER ADDRESS: 16400 Dallas Parkway, Suite 140
Dallas, TX 75248

DEVELOPER PHONE NUMBER: (972) 858-1111

PRELIMINARY PLAT

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

COMMENTS:

1. _____ Place case number (PT17-115) in lower right corner of plat.
2. _____ Add PUD-204A to the title.
3. _____ Add addresses as assigned by the City of Broken Arrow.
4. _____ Show Right-of-Way width for Highway 51.
5. _____ Reserves A & B are corner clips and should be dedicated as right-of-way per the subdivision regulations.
6. _____ Adjust the building lines and utility easements along Highway 51 to reflect the corner clips (no labeled Reserve A & B).
7. _____ Per Section III.B.2, Reserve C is to be maintained by the property owner's association. Provide a minimum 20-foot wide access to Reserve C.
8. _____ Extend the perimeter utility easements along the outer edges of Reserve C and remove the blanket utility easement for the entire Reserve Area.
9. _____ South 37th Street will need a cul-de-sac or temporary turn around to be in conformance with the Subdivision Regulations. A cul-de-sac is shown on the engineering drawings but not the preliminary plat. The radius for the cul-de-sac should be a minimum of 40-feet with a 100-foot right-of-way. Alternatively, an off-site temporary turn around easement could be provided on the west end of the street to minimize impacts to the lots.
10. _____ Either modify the 50' B/L along S. 37th Street to a 30' B/L or modify the language in PUD-204A to show a 50' B/L rather than a 30' B/L. Either is setback/build line is acceptable but the two need to be consistent.

REVISED PRELIMINARY PLAT

APPLICATION MADE: April 15, 2019

TOTAL ACREAGE: 97.21

NUMBER OF LOTS: 8

TAC MEETING DATE: May 7, 2019

PLANNING COMMISSION MEETING DATE: May 9, 2019

COMMENTS:

1. _____ Place case number (PT17-115A) in lower right corner of plat.
2. _____ Show the centerline and right-of-way for Highway 51
3. _____ Arrows showing the 37th Street U/E on lots 7 & 8 seem to be pointing at the 30-foot build line, not the U/E
4. _____ Provide all document numbers for easements dedicated by separate instrument
5. _____ Add addresses as assigned by the City of Broken Arrow
6. _____ Provide the curve data for the right of way curves in addition to the centerline curve data listed in the table
7. _____ Show a 20' Access easement from the street to the offsite detention area between lot 4 & 5
8. _____ Show the offsite detention easement book and page numbers
9. _____ Show the curve numbers on the plan view listed in the curve table

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Creek 51 Business Park

APPLICATION MADE: October 17, 2019

TOTAL ACREAGE: 97.21

NUMBER OF LOTS: 8

TAC MEETING DATE: November 19, 2019

PLANNING COMMISSION MEETING DATE: November 21, 2019

CITY COUNCIL MEETING DATE: December 17, 2019

COMMENTS:

10. _____ Provide ordinance numbers for closed right-of-way.
11. _____ Note on the face of the plat that all structures require a back-flow preventer.
12. _____ Review easements for the following utilities:
 - a. Sanitary Sewer Easement south of the property line to connection near Washington Street.
 - b. Water Line Easement south of the property line to connection near Washington Street.
 - c. Expand Overland Drainage Easement in the SE corner to include the entire area for 100 year storm water storage per the NET status Drainage Report and Detention Grading & Erosion Control, Dwg #SD08, including inlet off of Lot 5 and .
13. _____ Rename the current emergency "A/E" west of cul-de-sac to "EAE" per the legend and Article G of the DOD.
14. _____ Add dimensions and angles to the west side of the "EAE" to define borders. Verify all dimensions comply with fire code requirements for turn radius and access requirements.
15. _____ Replace the detention determination number currently shown in Note 6 with #DD-042619-11.

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)	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X ____ SF IMPERVIOUS AREA)	\$ _____

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