

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Centennial Crossing

CASE NUMBER: PT19-105

RELATED CASE NUMBERS: PUD 266, PUD 266A, BAZ 1986, and BACP 146

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 35/T19N/R14E

GENERAL LOCATION: One-quarter mile south of Omaha Street, east of Elm Avenue

CURRENT ZONING: A-1 (PUD 266A/RM approved subject to platting)

SANITARY SEWER BASIN: Lynn Lane basin

STORM WATER DRAINAGE BASIN: Adams Creek basin

ENGINEER: AAB Engineering LLC
ENGINEER ADDRESS: PO Box 2136
Sand Springs, OK 74063
ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Brown & Perkins, LLC
DEVELOPER ADDRESS: 2301 N. 9th Street, Suite A
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-451-8144

PRELIMINARY PLAT

APPLICATION MADE: April 2, 2019

TOTAL ACREAGE: 21.52

NUMBER OF LOTS: 2

TAC MEETING DATE: April 23, 2019

PLANNING COMMISSION MEETING DATE: April 25, 2019

COMMENTS:

1. ____ The highlighted area on the location map does not correlate to the boundaries of the plat, please rectify.
2. ____ Place case number (PT19-105) in lower right corner of plat.
3. ____ Identify the abutting property to the north as "North Broken Arrow Middle School" and "Unplatted". In addition, identify the abutting property to the southeast as "Unplatted".
4. ____ Add "Elm Avenue" to the street name and place "S. 161st E. Avenue" in parenthesis.
5. ____ Provide corner clips at the intersection of Street A and Elm Avenue per the Subdivision Regulations.
6. ____ Provide document number for Elm Avenue dedication and show the total width of the right-of-way.
7. ____ Delete "East" from Omaha Street and Albany Street on the location map. Also, delete "South" from Omaha Street.
8. ____ In Section II of the covenants, incorporate the changes required by the City Council. In addition, include the dates the PUD was approved by the Planning Commission and by the City Council. The language in Section II needs to coincide with the document that was approved by the City Council, revise accordingly. Since Section II.I was not part of the design statement approved by the City Council, it needs to be incorporated into Section I of the covenants.
9. ____ Add "LNA" to the legend.
10. ____ Provide a 17.5 foot utility easement along Elm Avenue, along the south side of "Street A", and along the north boundary of Block 2 and Reserve A, unless modified by TAC.
11. ____ Identify the width of the right-of-way for "Street A".
12. ____ If any of the stormwater detention improvements are located off this property, please provide an offsite overland drainage easement and show the document for the overland drainage easement on the plat. Supply documentation that the school is in agreement to share the detention area and allow construction on school property.
13. ____ As per the Subdivision Regulations, Reserve A shall extend onto a public street for at least 20 feet.
14. ____ Provide information for locating the westernmost 15-foot wide utility easement in Lot 1, Block 2.
15. ____ In Section I.F of the covenants, place "South 161st East Ave" in parenthesis and add "Elm Avenue".
16. ____ Either add the building setback lines as per PUD 266 or revise Section I.J of the covenants.
17. ____ PUD 266 was approved by the City Council on February 7, 2019. Revise the first two sentences of Section II.A of the covenants to reflect the current Zoning Ordinance.
18. ____ The Certificate of Survey needs to be revised to reflect this plat is Centennial Crossing.
19. ____ Identify what the interior dashed line for the Crown Village at Elm Ridge represents.
20. ____ Delete the portion of the 17.5' utility easement line that extends into the cul-de-sac circle for "Street A".

21. _____ Complete the detention determination note with the assigned detention determination number.
22. _____ Label Reserve A as a detention easement on the face of the plat.
23. _____ Revise the floodplain boundary call-out to state "FEMA Shaded Zone X Floodplain Boundary" instead of "FEMA Flood Boundary".
24. _____ Revise the floodplain note to state "0.2% annual chance" instead of "2% annual chance" as currently listed in describing a 500-year floodplain.
25. _____ Designate Reserve A as a Utility Easement and remove the portions of the 11' & the 17.5' U/E that intersect with the reserve.
26. _____ Provide a Utility Easement with Book & Page to complete the waterline loop from the Cul-de-sac to Country Lane Estates III
27. _____
28. _____ Provide a Utility Easement from the Right of Way for the Cul-de-Sac to the boundary line for the waterline loop.
29. _____ Revise the horizontal curve radius's on Street A to meet the centerline radius' for the ODOT Low Speed Urban Streets criteria for a 30mph design speed, for a residential collector street.
30. _____ Add the Horizontal & Vertical Datum's to the subdivision data
31. _____ Show a Utility Easement for the offsite storm sewer at the West end of the detention area, similar to the U/E for the middle storm sewer in the detention area.
32. _____ Maintain the distance relationship between the curb and the Right of Way around the traffic island for the school entry.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Centennial Crossing

APPLICATION MADE: April 20, 2020

TOTAL ACREAGE: 21.52 acres

NUMBER OF LOTS: 2

TAC MEETING DATE: May 12, 2020

PLANNING COMMISSION MEETING DATE: May 14, 2020

CITY COUNCIL MEETING DATE: June 1, 2020

COMMENTS:

33. _____ Provide document numbers for the overland drainage easement and the storm sewer easement. These shall be shown on the plat prior to the plat being recorded.
34. _____ Provide a temporary turnaround at the south end of 1st Street. In the covenants, describe how the temporary turnaround terminates.
35. _____ According to the Subdivision Regulations, the right-of-way for Kansas Place is required to be at least 70 feet in width for the first 100 feet from the arterial street right-of-way and taper back at a 30-degree angle. In addition, where Kansas Place intersects with Elm Avenue, the Subdivision Regulations require two outbound lanes, a 4-10 foot wide painted or raised median, and a 20-foot wide inbound lane. Revise drawings to be in compliance with the Subdivision Regulations, or as described in Section 1.6 of the Subdivision Regulations, obtain a modification from the City Council.
36. _____ Provide corner clips at the intersection of Kansas Place and Elm Avenue in accordance with the Subdivision Regulations and modify legal description accordingly.
37. _____ The written legal description and what is shown on the plat do not coincide. Please resolve.
38. _____ 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.
39. _____ Add "North Broken Arrow Middle School" to the north of the property line for Centennial Crossing and add "Unplatted" to the area west of "North Broken Arrow Middle School".
40. _____ What does the line north of the north right-of-way line of Kansas Place represent? If it is not needed, please remove. If it is needed, identify what it represents.
41. _____ Is the note that says "Proposed 5' sidewalk" needed? If not, please remove.
42. _____ On the location map, place "Lynn Lane" in parenthesis with "177th E. Avenue" and add "9th Street".
43. _____ Label the north building line setback on Lot 1, Block 2 as 25 feet.
44. _____ In Section II.A of the covenants, change "Ordinance No. 1560" to "Ordinance No. 2931".
45. _____ In Section II.B of the covenants pertaining to Option 1, Permitted Uses, delete "However, no more than two units may be attached."
46. _____ In Section II.B of the covenants pertaining to Option 2, Minimum Separation Between Buildings, add a * after 5 feet and add the following, "*Building separations of less than 6' will require 1 hour rated fire walls as required by the building code." In addition, revise "Site Design Requirements" to the same wording as approved by the City Council. Add the following to the Landscape Concept & Requirements section, "In addition, the landscape islands required by Section 5.2.B.1.c.II may be replaced by striped access aisles located next to the walkways that connect to dwelling

units. Landscape material otherwise at the islands shall be located throughout the project.” In addition, add the Screening Fence requirement of Option 2.

47. _____ Delete Section II.G of the covenants, this was not part of the PUD approved by the City Council. In addition, Section II.I was not part of the PUD approved by the City Council. If this signage criteria is desired, it should become a private covenant requirement.
48. _____ In the legend, define what is identified as a “Block” and what is identified as a “Lot”.
49. _____ Show the document number for an off-site detention easement for the portion of the storm water detention facility that is located on Broken Arrow Public School property.
50. _____ The boulevard street referenced in the design statement for PUD-266A that went from Elm Avenue to the school access is not required.

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