

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Dollar General Jasper

CASE NUMBER: PT20-103

RELATED CASE NUMBERS: PUD-308 & BAZ-2055

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 04/T17N/R14E

GENERAL LOCATION: Northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)

CURRENT ZONING: A-CN to CN/PUD-308

SANITARY SEWER BASIN: None, outside the West boundary of Lynn Lane Basin, will be served by a DEQ approved septic system.

STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: AAB Engineering, LLC

ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74137

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Broken Arrow XXXXXX, LLC

DEVELOPER ADDRESS: P.O. Box 35366
Tulsa, OK 74153

DEVELOPER PHONE NUMBER: 918-749-1880

PRELIMINARY PLAT

APPLICATION MADE: April 16, 2020

TOTAL ACREAGE: 1.61

NUMBER OF LOTS: 1

TAC MEETING DATE: May 5, 2020

PLANNING COMMISSION MEETING DATE: May 7, 2020

COMMENTS:

1. ____ Place case number (PT20-103) in lower right corner of plat.
2. ____ Add the Detention Determination number to the plat.
3. ____ Site address is 3500 W. Jasper Street. Please add site addresses to the face of the plat.
4. ____ Use City of Broken Arrow street names on vicinity map (Jasper Street, Olive Avenue, Tucson Street, Aspen Avenue).
Old county street names may be included but should be listed below the City of Broken address in parentheses.
5. ____ Include other platted subdivisions on the vicinity map (Stone Horse III, Iron Horse, Spring Creek, Riverstone Estates, Reserve at Aspen Ridge).
6. ____ Complete the name of the "OWNER/DEVELOPER" wherever it is referenced on the face of the plat and in the covenants. It is currently shown as Broken Arrow XXXXXX, LLC.
7. ____ The utility easement (U/E) within 350 feet of the arterial intersection is 22.5 feet. Change U/E from 17.5 feet to 22.5 feet.
8. ____ Do not show the building line within the area of the storm sewer easement area.
9. ____ Within the "Water and Sewer" text box on the face of the place, remove City of Tulsa as the provider of sanitary sewer.
Note that a septic system will be utilized on this site.
10. ____ Covenants, Section I.C., remove reference to Green Country Sewer, and add reference to the septic system.
11. ____ Covenants, Section I.D.6., remove reference to a lien in the subdivision, and add reference to a lien against the property.
12. ____ Covenants, Section I.I., remove reference to sidewalk to be installed by residential lot owner in the common or reserve areas.
13. ____ Covenants, Section I.L., Remove reference to Mutual Access Easement (MAE) as there is no MAE on the plan.
14. ____ Covenants, Section II.G., Add provisions for placement of the sign in the utility easement.
15. ____ Include width of entry driveway on conceptual utility plan. Per the Engineering Design Criteria Manual, commercial driveways may be between 24 feet and 36 feet in width.

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:

16. _____ 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.
17. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with a note stating that all structures require backflow preventers.
18. _____ Show monuments on plat.

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