

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Harvest Center

CASE NUMBER: PT19-108

RELATED CASE NUMBERS: PUD-289 & BAZ-2025

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 12/T18N/R14E

GENERAL LOCATION: One-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road)

CURRENT ZONING: A-1 (PUD-289/IL requested via BAZ-2025)

SANITARY SEWER BASIN: Lynn Lane Basin

STORM WATER DRAINAGE BASIN: Broken Arrow Creek Basin

ENGINEER: Tulsa Engineering & Planning Associates, Inc.

ENGINEER ADDRESS: 9820 E. 41st Street, Suite 102

Tulsa, OK 74146

ENGINEER PHONE NUMBER: 918-252-9621

DEVELOPER: Harvest Property Investments, LLC and Margaret Scraper Trust

DEVELOPER ADDRESS: 2727 E. 21st Street, Suite 200

Tulsa, OK 74114-3533

DEVELOPER PHONE NUMBER: 918-747-8900

PRELIMINARY PLAT

APPLICATION MADE: April 15, 2019

TOTAL ACREAGE: 75.03

NUMBER OF LOTS: 2

TAC MEETING DATE: May 7, 2019

PLANNING COMMISSION MEETING DATE: May 9, 2019

COMMENTS:

1. _____ Show the distance from the section line to the southeast and northeast corners of the property. As per the Subdivision Regulations, at least 60 feet of right-of-way is required along 23rd Street.
2. _____ The property on the east side of 23rd Street has been platted as "Mullin Plumbing". Show the plat name on the east side of 23rd Street instead of "Unplatted".
3. _____ Verify in writing, email is acceptable, that the access points to 23rd Street meet the alignment requirements of the Zoning Ordinance (i.e. the centerlines need to align or be offset by 200 feet or more from the centerlines on the east side of 23rd Street).
4. _____ Place case number (PT19-108) in lower right corner of plat.
5. _____ Identify the property to the southwest of the southwest corner of the plat as "JDC Houston Street Addition".
6. _____ Show the adjacent easements associated with the Gatesway Foundation Campus and JDC Houston Street Addition plats.
7. _____ On the location map, identify the property along the west section line as "9th Street" and place "South 177th East Avenue" in parenthesis. In addition, remove "South" from 23rd Street.
8. _____ Section II of the covenants, amend the date for the City Council approval. In addition, add the statement, "PUD-289 will be developed in accordance with the Broken Arrow Zoning Ordinance (the "Zoning Ordinance") and the Use and Development Regulations of the IL (Industrial Light) District, except as noted herein." Also, change the setback distance on the west boundary of Section 2.1.3 to 50 feet.
9. _____ Revise Sections 2.3, 2.5, 2.6, and 2.7 of the covenants to match the document approved by the City Council.
10. _____ Change the building setback line along the west boundary to 50 feet.
11. _____ Add addresses as assigned by the City of Broken Arrow.
12. _____ According to Tulsa County records, the property by the northeast corner of the property is right-of-way. Please identify as such. In addition, identify the area east of the east property line as right-of-way.
13. _____ Along College Street, change the note that says "Right-of-Way to be dedicated by this plat" to "Right-of-Way dedicated by this plat".
14. _____ Update location description under "HARVEST CENTER". "W/2 of the NE/4 of Section 8, Township 18 North, Range 15 East" should read "N/2 of the SE/4 of Section 12, Township 18 North, Range 14 East".
15. _____ Boundary lengths defined in Doc 2017042770 do not agree with the Plat. Please provide written documentation, email is acceptable, as to why the difference.

16. ____ Please confirm the record for 50' Waterline Easement is Bk. 80, Pg 1876, our record search was unable to locate that page.
17. ____ The Broken Arrow Creek FEMA flood plain study stops on the south side of E. Houston Street but indicates potential impact on Lot 2. A study will be required and 100-year storm boundaries noted on Plat. Any areas that are determined to be in a 100-year floodplain will need to be placed in a reserve area.
18. ____ Provide utility easement for the existing 36-inch water line on the south end of the property that extends to 23rd Street. If there are any other utility lines located outside a utility easement, provide an easement to encompass the utility line.
19. ____ The stormwater detention note states that stormwater detention will be provided on-site. The detention areas will need to be placed in a reserve area with an overland drainage easement provided. Maintenance of the detention facilities will need to be described in the covenants with the property owner identified as being responsible for maintaining the detention facility.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Harvest Center

APPLICATION MADE: August 17, 2020

TOTAL ACREAGE: 40.03

NUMBER OF LOTS: 1

TAC MEETING DATE: September 8, 2020

PLANNING COMMISSION MEETING DATE: September 10, 2020

CITY COUNCIL MEETING DATE: October 6, 2020

COMMENTS:

20. ____ Where is Reserve A referenced in Section II of the covenants? If it is not associated with this plat, this should be removed or revised if there are off-site maintenance responsibilities.
21. ____ Since this plat does not abut 23rd Street, the reference to 23rd Street in Section 1.7 of the covenants needs to be deleted.
22. ____ Section III of the covenants, fourth line incorrectly says "PUD 259", should say PUD 289.
23. ____ In Section 2.1.8 of the covenants, add the following, "The points of access shall comply with separation requirements of the Zoning Ordinance."
24. ____ In Section 2.1.9 of the covenants, add the following, "All wall packs shall be shielded with the light directed downward."
25. ____ Add the address "1525 E. College Street" to the plat.
26. ____ Add the address disclaimer.
27. ____ 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.
28. ____ Show the minimum finished floor elevation (FFE) for the lot.
29. ____ To prevent overlapping easements and gaps on the North and West sides show the limits of the general U/E matching the limits of the waterline easement.
30. ____ Add a reference to the FEMA firm panel identify the Panel number, the effective date, and the flood zone identification to the legend.

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