

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: SoundMind Behavioral Health
CASE NUMBER: PT11-102A
DEVELOPMENT NUMBER:
COUNTY: Tulsa
COUNTY PARCEL IDENTIFICATION NUMBER: 98433843359610
SECTION/TOWNSHIP/RANGE: 33/T18N/R14E
GENERAL LOCATION: ½ mile north of Tucson Street, west of Aspen Avenue
CURRENT ZONING: A-1 (CG via BAZ 1848)/PUD-279A
SEWER BASIN: Lynn Lane Basin
WATER SHED: Aspen Creek Basin

ENGINEER: Wallace Engineering
ENGINEER ADDRESS: 200 E Brady Street
Tulsa, OK 74103
ENGINEER PHONE NUMBER: (918) 5845858

DEVELOPER: SoundMind Realty 1, LLC
DEVELOPER ADDRESS: 7307 S. Yale Avenue
Tulsa, OK 74136
DEVELOPER PHONE NUMBER: (405) 6641-8457

PRELIMINARY PLAT

APPLICATION MADE: 03/16/2011
TOTAL ACREAGE: 25.48 acres
NUMBER OF LOTS: 4
TAC MEETING DATE: 04/12/2011
PLANNING COMMISSION MEETING DATE: 04/14/2011
COMMENTS:

1. ____ Building setback lines that are greater than the Zoning Ordinance will be the responsibility of the property owners association to enforce.
2. ____ Change note on Aspen Avenue to say, "60 feet of right-of-way dedicated by this plat".
3. ____ It is unclear what the "exception" note is referencing in the legend.
4. ____ Place case number (PT11-102) in lower right corner of plat.
5. ____ If the right-of-way for Aspen Avenue and the Creek Turnpike were provided by a document number, show the document number on the plat.
6. ____ Show the property on the east side of Aspen Avenue as "unplatted" and remove "Broken Arrow Economic Development Authority".
7. ____ Centerline of access road on the east side of Aspen Avenue will need to align with the centerline of the access road on the west side of Aspen Avenue.
8. ____ Show FIRM panel map number for 100-year floodplain area.
9. ____ Maintenance responsibilities for Reserve A need to be identified in the covenants.
10. ____ Covenants need to be revised to reflect a commercial development instead for an industrial development.
11. ____ Clarify the beginning and ending points for the MAE on the east side of Lot 1, Block 2.
12. ____ Building line setback along the east side of Lot 2, Block 1 is either mislabeled or is shown incorrectly.
13. ____ Show the street and applicable lot lines for the Greyoaks Plat.
14. ____ Identify Reserve Area A as an Overland Drainage and Utility Easement.
15. ____ The conditional final plat and the "no exceptions taken" engineering drawings must agree with respect to Limits of Access and No Access, easements both internal and external, reserve areas, 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 in these areas.
16. ____ Addresses to be verified by the Engineering and Construction Department.
17. ____ "Dedicated" is misspelled in the "60' R.O.W. to be dedicated by this plat" callout.
18. ____ Add "O.T.A." with its definition to the legend.
19. ____ It appears that the curve numbers in the Curve Table are not correct – from the drawing it appears that curves C1 and C4 should have radii that differ by 80 feet, as should curves C2 and C3. Verify data in Curve Table.

20. _____ Indicate the source of water supply.
21. _____ Indicate the provisions for sewage disposal.
22. _____ Lighten the fill for the 15' ONG Easement on the east side of the plat.
23. _____ Darken plat lines/curves which define the Norfolk Drive R.O.W. dedicated by this plat. Also lighten the new westerly R.O.W. line of Aspen Avenue.
24. _____ Darken the interior lot lines.
25. _____ Note bearing and distance on all lines of plat. If there are different bearings/distances along the same portion of a line, place one on each side of the line.
26. _____ Place a note on the final plat referring to the assigned detention determination number for this development.
27. _____ Label the floodplain boundary as "Aspen Creek 100-Year Floodplain Boundary".
28. _____ Provide the FEMA map number and effective date on a floodplain boundary description. It is Tulsa County and Incorporated Areas FEMA Panel Number 40143C0452K dated August 3, 2009.
29. _____ Submit revised restrictive covenants detailing dedication of floodplain area Reserve A to the City of Broken Arrow.

CONDITIONAL FINAL PLAT

NAME OF PRELIMINARY PLAT: SoundMind Behavioral Health

APPLICATION MADE: 8-17-2020

TOTAL ACREAGE: 19.48

NUMBER OF LOTS: 2

TAC MEETING DATE: 9-8-2020

PLANNING COMMISSION MEETING DATE: 9-10-2020

CITY COUNCIL MEETING DATE: 10-6-2020

COMMENTS:

30. _____ Add the case number (PT11-102A) to the bottom of each page.
31. _____ Add addresses as assigned by the City of Broken Arrow.
32. _____ Update PUD number to PUD-279A.
33. _____ Section II, update the PUD approval dates (Planning Commission on July 26, 2018 and City Council on August 7, 2018). Capitalize Broken Arrow.
34. _____ Add the minimum setback from non-arterial street right-of-way to the PUD information in Section II.
35. _____ Provide mutual access easements along the shared property line between lots 1 and 2.
36. _____ Provide access to Reserve B.
37. _____ Provide a 17.5' U/E along all the proposed right-of-way.
38. _____ The waterline should be placed in the standard location, 8' in the right-of-way until it diverges to wrap around the building.
39. _____ A separate easement is not needed in the area for L numbers 1-7, 22 & 23.
40. _____ Combine easements that overlap and create a single continuous easement, see L numbers 48, 49, 24 & 38.
41. _____ Use an 11' back to back easement on the lot line between lots 1 and 2.
42. _____ Relocate the U/E for the waterline to abut the property line between lots 1 and 2. The waterline may increase from the 11' to the 20' shown where it abuts the property line.
43. _____ Show the benchmark location with a breakline to the SE section corner.
44. _____ Additional plat comments may follow after the engineering review is completed.

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

UTILITY COMPANY APPROVAL OF FINAL PLAT

_____ NATURAL GAS COMPANY APPROVAL

_____ ELECTRIC COMPANY APPROVAL

_____ TELEPHONE COMPANY APPROVAL

_____ CABLE COMPANY APPROVAL

CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT

_____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:

_____ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

ENGINEERING APPROVAL

_____ STORMWATER PLANS, APPROVED ON:

_____ PAVING PLANS, APPROVED ON:

_____ WATER PLANS, APPROVED ON:

____ SANITARY SEWER PLANS, APPROVED ON:
____ SEWAGE DISPOSAL PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
____ WATER PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
____ BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
____ MONUMENTS SHOWN ON PLAT
____ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED
____ SIDEWALK PERFORMANCE AND MAINTENANCE BOND
____ PERFORMANCE BONDS OR ESCROW AGREEMENT POSTED FOR WATER, STORM SEWERS, SANITARY SEWER
AND PAVING
____ ENGINEERING DEPARTMENT REVIEW COMPLETE, PLAT RETURNED TO PLANNING DEPARTMENT ON:

PLANNING DEPARTMENT APPROVAL

____ CORPORATION COMMISSION LETTER OF CERTIFICATE OF NON-DEVELOPMENT SUBMITTED (OR PLUGGING
RECORD)
____ PLANNING DEPARTMENT REVIEW COMPLETE ON:

DEVELOPMENT SERVICES APPROVAL

____ ADDRESSES REVIEWED AND APPROVED

FEES

____ FINAL PLAT PROCESSING FEE	\$ _____
____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE	\$ _____
____ 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.	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION (026 0000 371 02 00)	\$ _____
TOTAL FEE	\$ _____

FINAL PROCESSING OF PLAT

____ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING
____ 12 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT