

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Battle Creek Commercial Center

CASE NUMBER: PT21-102

RELATED CASE NUMBERS: PUD-94X and BAZ-2075

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: Section 34/T19N/R14E

GENERAL LOCATION: North of the Broken Arrow Expressway and Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)

CURRENT ZONING: PUD-94/CG (PUD-94X/CG and CH approved subject to platting)

SANITARY SEWER BASIN: Haikey Creek

STORM WATER DRAINAGE BASIN: Haikey Creek

ENGINEER: Tulsa Engineering & Planning Associates, Inc.

ENGINEER ADDRESS: 9810 E. 42nd Street, Suite 100

Tulsa, OK 74146

ENGINEER PHONE NUMBER: 918-252-9621

DEVELOPER: BC Land Holding Company, LLC

DEVELOPER ADDRESS: 12150 E. 96th Street North, Suite 202

Owasso, OK 74055

DEVELOPER PHONE NUMBER: 918-376-6536

PRELIMINARY PLAT

APPLICATION MADE: March 22, 2021

TOTAL ACREAGE: 4.92

NUMBER OF LOTS: 2

TAC MEETING DATE: April 13, 2021

PLANNING COMMISSION MEETING DATE: April 22, 2021

COMMENTS:

1. _____ Provide the document number for the right-of-way dedication along Albany Drive and along Albany Street, or show right-of-way to be dedicated by this plat.
2. _____ Prior to the plat being recorded, provide a document number for the 15' Temporary ODE on the north side of Fargo Street.
3. _____ Provide a written statement (email is acceptable) that the centerline of the western most access point is at least 150 feet from the centerline of the closest access point on the north side of Albany Drive.
4. _____ Place case number (PT21-102) in lower right corner of plat.
5. _____ Add the following statement above Section 2.1 of the covenants, "This PUD will be developed in accordance with the Broken Arrow Zoning Ordinance and the Use and Development Regulations of the CG District except as modified herein."
6. _____ In Section 2.1.7 of the covenants, change "Block 2" to "Block 1" and change "allowed" to "provided".
7. _____ In Section 2.1.8 of the covenants, last line of 2nd paragraph, add "...with masonry columns" to the end of the sentence.
8. _____ In Section 2.2.9, insert "wide" between 15' and Landscaped in the second line and between 20' and Landscape in the third line. In the 6th line, change 50 feet to 25 feet, and in the 9th line, change "50 lineal feet" to "30 lineal feet".
9. _____ In Section 2.3 revise the end of the first paragraph to say, "... metal panels, with the maximum coverage of the metal panels on the rear vertical exterior being 50%."
10. _____ In Section 2.4, revise the last sentence to say, "Rear vertical exteriors for building on Lot 1/Block 1 may include stucco textured metal panels or metal panels, with the maximum coverage of the metal panels on the rear vertical exterior being 50%."
11. _____ Add "B/L" and associated definition to the legend.
12. _____ Correct typo in the third line of Section 1.2.4 of the covenants.
13. _____ Add state plane information to Basis of bearings or benchmark box
14. _____ Add the FEMA firm panel number, effective date, and Zone X classification
15. _____ Add the curve information for the individual portions of Lots 1 & 2, and verify that the arc lengths equal the total length for C3 in the table.
16. _____ Increase the U/E along the back of both lots as needed to place the sanitary sewer in the back.

17. _____ Show the document number on the temporary off-site ODE and identify it as a standard ODE with the required width as needed for engineered ditch and the 10' access path along one side of the channel.
18. _____ See comments on preliminary engineering plans at the end of this checklist.

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:

19. _____

20. _____

21. _____

22. _____ 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.

23. _____ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat.

24. _____ Show monuments on plat.

25. _____ Provide a closing statement that shows that the platted boundary meets the Survey Standards for Oklahoma, for accuracy and correctness.

26. _____

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

CONCEPTUAL UTILITIES ENGINEERING REVIEW

The Conceptual Utility Plans are not a complete set of improvement plans, the applicant is not expected to show how all the improvements are in compliance with all city regulations. As such, there may be additional review items when the final engineering plans are submitted. These conceptual utility plans' review items are intended for guidance toward preparation of the final engineering plans. The following items are not a requirement for approval of the Preliminary Plat or the Conditional Final Plat.

RECOMMENDATIONS FOR UTILITY REVISIONS PRIOR TO ENGINEERING PLAN SUBMITTALS

1. Increase the separation between the sewer line and the proposed fire hydrant.
2. Increase the U/E along the back of the two lots and relocate the sanitary sewer or submit a construction variance, the sewer along the Stone Ridges Towne Center lot will need a construction variance.
3. Show the storm sewer that will connect to the off-site detention area.
4. The South 24" waterline is using a 12" line type, revise the text in the line type definition to use the 24" text instead of the 12" text.