

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Top Dog
CASE NUMBER: PT17-104
RELATED CASE NUMBERS: PUD 264
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 36-T18N-R14E
GENERAL LOCATION: Northeast corner of Tucson Street and 9th Street
CURRENT ZONING: A-1 (CG approved via BAZ 1943; PUD 264 has been submitted with plat)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Sisemore Weisz & Associates, Inc.
ENGINEER ADDRESS: 6111 E. 32nd Place
Tulsa, OK 74135
ENGINEER PHONE NUMBER: 918-665-3600

DEVELOPER: Indian Creek, LLC
DEVELOPER ADDRESS: 5407 S. Lewis Avenue
Tulsa, OK 74105
DEVELOPER PHONE NUMBER: 918-557-6405

PRELIMINARY PLAT

APPLICATION MADE: May 30, 2017
TOTAL ACREAGE: 4.14 acres
NUMBER OF LOTS: 1
TAC MEETING DATE: 06-20-2017
PLANNING COMMISSION MEETING DATE: 06-22-2017

COMMENTS:

1. Provide written legal description.
2. Add "Broken Arrow Creek" to 100-year floodplain.
3. On the plat and on the location map, use Broken Arrow street names, and place County street names in parenthesis, i.e. "9th Street (L. Lynn Lane Road/S. 177th E. Avenue)".
4. Place case number (PT17-104) in lower right corner of plat.
5. Include the development regulations of PUD 164, as approved by the City Council, with the protective covenants. In addition, include in the covenants that no buildings or structures are to be located in the 100-year floodplain.
6. Provide documentation from OTA (email is acceptable) that they are in agreement with the access point onto 9th Street.
7. As per Section 3.3.C.8 of the Subdivision Regulations, the 100-year floodplain that is on the property needs to be placed in a reserve area. Maintenance of the 100-year floodplain shall be the responsibility of the property owner and shall be so identified in the covenants. Any fencing in this area shall meet the requirements of Section 5.2.E.3.a.iv of the Zoning Ordinance.
8. Identify the block symbology in the legend.
9. The transition of the 22.5-foot utility easement along 9th Street to a 17.5-foot width needs to occur at a 30-degree angle like the building line setback.
10. Submit covenants with the conditional final plat.
11. Submit a detention determination request and place the detention determination number on the plat.
12. Submit a floodplain development permit application.
13. Sanitary sewer lines need to be placed in a utility easement.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Top Dog Training Facility
APPLICATION MADE: December 4, 2017
TOTAL ACREAGE: 3.32
NUMBER OF LOTS: 1
TAC MEETING DATE: January 9, 2018
PLANNING COMMISSION MEETING DATE: January 11, 2018
CITY COUNCIL MEETING DATE: February 6, 2018
COMMENTS:

14. _____ Place County street names in parenthesis with the Broken Arrow street names in the larger font.
15. _____ On the location map, "County Line Road" shall be changed to "23rd Street". If desired, "County Line Road" can be placed in parenthesis. In addition, remove "South" from Tucson Street.
16. _____ Identify and label the Overland Drainage Area associated with Reserve A.
17. _____ 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.
18. _____ Identify correct streets in Section I.G of the covenants. This property does not abut State Highway 51.
19. _____ Provide written documentation, email is acceptable, that the right-of-way dedication associated with the OTA dedication goes to the section line along Tucson Street and includes all the property between the section line along Tucson Street and what is being dedicated by this plat.
20. _____ The offsite sanitary sewer line to the east will be passing across a 50-foot wide PSO right-of-way. In addition, it appears it might be located within a 25-foot ONG right-of-way. Either provide written documentation that PSO and/or ONG are in agreement for the sanitary sewer line to be located in their right-of-way, or show the recorded document number associated with the utility easement where the sanitary sewer line will be located outside the right-of-way dedicated by the Brighton Village plat. The document number shall be shown on the plat prior to the plat being recorded.
21. _____ In Section II of the covenants, change Minimum Lot Frontage from 300' to 330'.

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, CAROL COLLETT 405-521-2108

DEVELOPMENT SERVICES/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: _____
 _____ 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: _____
 _____ 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

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	\$ _____
_____	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	\$ _____

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 FILING ON: _____
- _____ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
- _____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT