

# BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

## PLAT INFORMATION

NAME OF PLAT: JDC Houston Street Addition

CASE NUMBER: PT16-104

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 12/T18N/R14E

GENERAL LOCATION: North of Houston Street, one-quarter to one-half mile east of 9<sup>th</sup> Street

CURRENT ZONING: A-1 to PUD 245/IL (BAZ 1950)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Crafton Tull

ENGINEER ADDRESS: 200 E. 8<sup>th</sup> Street  
Tulsa, OK 74119

ENGINEER PHONE NUMBER: 918-584-0347

DEVELOPER: JDC BKA, L.L.C.

DEVELOPER ADDRESS: 4520 Madison Avenue, Suite 100  
Kansas City, Missouri 64111

DEVELOPER PHONE NUMBER: 816-389-5704

## PRELIMINARY PLAT

APPLICATION MADE: February 15, 2016

TOTAL ACREAGE: 38.62

NUMBER OF LOTS: 1

TAC MEETING DATE: March 8, 2016

PLANNING COMMISSION MEETING DATE: March 10, 2016

COMMENTS:

1.  Show the names of the adjacent subdivisions, including those on the south side of Houston Street. If property has not been platted, show as "Unplatted".
2.  Provide certificate of authorization number for engineer and surveyor.
3.  Either show the document number for the right-of-way dedication along Houston Street or show right-of-way to be dedicated by this plat.
4.  Place case number (PT16-104) in the lower right corner of plat.
5.  On location map, add 9<sup>th</sup> Street and place S. 177<sup>th</sup> E. Avenue and Lynn Lane Road in parenthesis.
6.  Incorporate the development regulations of PUD 245 as approved by the City Council into the covenants.
7.  Show the location and width of the utility easements on the adjacent properties.
8.  The plat shows only 24.75 statutory right-of-way along the south side of Houston Street. This is incorrect, most of the right-of-way has been dedicated by the plats on the south side of Houston Street. Revise to show correct right-of-way dedication.
9.  Clarify the two 10-foot utility easements south of Houston Street. If these are existing utility easements that are part of the existing plats, provide an email statement back stating such. If these are new utility easements, provide document numbers. Document numbers shall be shown on the plat prior to the plat being recorded.
10.  Provide a dimension and if needed a bearing for tying down and locating the interior utility easements.
11.  Please provide additional information regarding the 100-year water surface elevation shown on the CFP. This area is not in any designated flood zone per FEMA.
12.  The 100yr water surface elevation shown on plat does not match the existing ground contours. Please correct or provide explanation.
13.  The Conservation Easement Line Table does not match the info on the plan. For instance, the table says that Line #L56 is 1312.9ft., however the plan shows it to be 1270.9ft. Correct or explain the difference.
14.  Sheet 2, the Surveyor's Certificate, replace "Registered" with "Licensed" in two places.
15.  Label an overland drainage easement to cover at minimum the drainage channel on this development. Clarify whether any utilities are proposed in that area which would require it to also be a utility easement.
16.  Provide a legend indicating what the cross hatch in the area on the east side of the development is.
17.  This development will have an onsite stormwater detention facility. The detention facility should have a detention easement and a separate paragraph in the deed of dedication describing detention facility maintenance.

18. \_\_\_\_\_ Provide a paragraph in the deed of dedication covering overland drainage easement and the restrictions and maintenance of it.
19. \_\_\_\_\_ Provide a paragraph in the deed of dedication detailing any Corps of Engineers 404 permit mitigation details if that mitigation requires a deed restriction by the Corps of Engineers.

## **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:

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_

23. \_\_\_\_\_

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## **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

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

### **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? \_\_\_\_\_

ENGINEERING DEPARTMENT/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 ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

**FEES**

<input type="checkbox"/> FINAL PLAT PROCESSING FEE	\$ _____
<input type="checkbox"/> WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
<input type="checkbox"/> EXCESS SEWER CAPACITY FEE	\$ _____
<input type="checkbox"/> ACCELERATION/DECELERATION LANES ESCROW	\$ _____
<input type="checkbox"/> WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
<input type="checkbox"/> DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
<input type="checkbox"/> STREET SIGNS, LIGHTS, ETC.	\$ _____
<input type="checkbox"/> STORM WATER FEE-IN-LIEU OF DETENTION	\$ _____

**TOTAL FEE(S)** \$ \_\_\_\_\_

**FINAL PROCESSING OF PLAT**

<input type="checkbox"/> DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE
<input type="checkbox"/> FEES PAID ON: _____ IN THE AMOUNT OF: _____
<input type="checkbox"/> DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING
<input type="checkbox"/> 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
<input type="checkbox"/> PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT