

# 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 9<sup>th</sup> 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. 32<sup>nd</sup> 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. "9<sup>th</sup> Street (L. Lynn Lane Road/S. 177<sup>th</sup> 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 9<sup>th</sup> 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 9<sup>th</sup> 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 "23<sup>rd</sup> 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'.

TECHNICAL ADVISORY COMMITTEE

22. \_\_\_\_\_ Place a note on the face of the plat referring to the assigned detention determination number.
23. \_\_\_\_\_ Provide a drainage easement on the face of the plat around the required stormwater detention facility for this development and provide covenants language detailing maintenance requirements and limitations within that easement.
24. \_\_\_\_\_ Revise the note listing "Broken Arrow Creek" to read "West Branch Broken Arrow Creek".

**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