

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Twin Cities Ready Mix

CASE NUMBER: PT17-116

RELATED CASE NUMBERS:

COUNTY: Tulsa

COUNTY PARCEL IDENTIFICATION NUMBER: 98413-84-13-05910

SECTION/TOWNSHIP/RANGE: 13/T18N/R14E

GENERAL LOCATION: West of 23<sup>rd</sup> Street (193<sup>rd</sup> Avenue), one-quarter mile south of Houston Street (81<sup>st</sup> Street)

CURRENT ZONING: IH

SANITARY SEWER BASIN: Lynn Lane Basin

STORM WATER DRAINAGE BASIN: Broken Arrow Creek Basin

ENGINEER: Wallace Engineering  
ENGINEER ADDRESS: 200 East Mathew Brady Street  
Tulsa, OK 74103  
ENGINEER PHONE NUMBER: (918) 584-5858

DEVELOPER: Twin Cities Ready Mix, Inc.  
DEVELOPER ADDRESS: 1818 North 127<sup>th</sup> East Avenue  
Tulsa, OK 74116

DEVELOPER PHONE NUMBER: (918) 606-2212

## **PRELIMINARY PLAT**

APPLICATION MADE: December 12, 2017

TOTAL ACREAGE: 19.30

NUMBER OF LOTS: 1

TAC MEETING DATE: 01-09-2018

PLANNING COMMISSION MEETING DATE: 01-11-2018

COMMENTS:

1. \_\_\_\_\_ Place case number PT17-116 in lower right corner of plat.
2. \_\_\_\_\_ Include address of 2101 E. Houston Street on the Conditional Final Plat.
3. \_\_\_\_\_ Per the City of Broken Arrow Comprehensive Plan, 23<sup>rd</sup> Street (County Line Road) is designated as a primary arterial that is designated as having a 120-foot ultimate right-of-way (ROW). Accordingly, an additional ten (10) feet of ROW will need to be dedicated along the 23<sup>rd</sup> Street frontage (Comprehensive Plan Section 6.7).
4. \_\_\_\_\_ Section 2.3.b.8 of the Subdivision Code states that "Regulatory Flood Area Boundaries shall be clearly delineated and shall contain the FIRM panel map number. All property located within the regulatory flood area shall be placed within a reserve area. Maintenance of the reserve area shall be identified in the covenants. Points of access to the reserve area shall not be less than twenty (20) feet in width." Accordingly, provide a reserve area for the floodplain.
5. \_\_\_\_\_ Extend the detention easement to property line to encase the outflow structure, emergency overflow, and incidental grading related to the detention facility.

## **TECHNICAL ADVISORY COMMITTEE COMMENTS**

6. \_\_\_\_\_ The conceptual utilities plan shows channel work and improved stormwater channel on the private parcel east of the 30' wide access easement shown on the Houston Street frontage. That portion of the work is not within an existing or proposed easement. Verify whether a temporary construction easement or permanent drainage easement is to be acquired there. If it is a permanent drainage easement, show it on the face of this plat.

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: Twin Cities Ready Mix

APPLICATION MADE: January 19, 2018

TOTAL ACREAGE: 20

NUMBER OF LOTS: 1

TAC MEETING DATE: February 20, 2018

PLANNING COMMISSION MEETING DATE: February 22, 2018

CITY COUNCIL MEETING DATE: March 20, 2018

COMMENTS:

- 7. \_\_\_\_\_ Finished floor elevations (FFE) shall be shown for each structure on the Final Plat along with identification of structures requiring backflow preventers.
- 8. \_\_\_\_\_ MONUMENTS SHOWN ON PLAT
- 9. \_\_\_\_\_ Provide written documentation (email is acceptable) that the slopes adjacent to a drainage channel do not exceed a 4:1 slope.
- 10. \_\_\_\_\_ The permanent “articulating block revetment system” shown on Sheet C400 needs to be within an easement.
- 11. \_\_\_\_\_ (Sheet 1) Revise the floodplain note. Revise the portion currently listing 0.2% annual chance floodplain to read 1% chance annual floodplain.
- 12. \_\_\_\_\_ (Sheet 1) The delineated 100-year Zone AE floodplain boundary does not appear to match the effective FEMA 100-year floodplain boundary. Review and revise floodplain boundary and overland drainage easement as necessary to show the effective FEMA floodplain boundary.
- 13. \_\_\_\_\_ (Sheet 1) The face of the plat does not show a width for the point of access for the proposed driveway onto South 23<sup>rd</sup> Street nor a limits of no access for the remainder of that arterial street frontage. Revise accordingly.

**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) \$ \_\_\_\_\_  
\_\_\_\_ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X \_\_\_\_\_ (SF INCREASED IMPERVIOUS \$ \_\_\_\_\_  
AREA) (less any area in Reserve Area of 1/2 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