

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:
APPLICATION MADE:
TOTAL ACREAGE:
NUMBER OF LOTS:
TAC MEETING DATE:
PLANNING COMMISSION MEETING DATE:
CITY COUNCIL MEETING DATE:

COMMENTS:

14. _____
15. _____
16. _____
17. _____

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