

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 23rd Street (193rd Avenue), one-quarter mile south of Houston Street (81st 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 127th 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, 23rd 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 23rd 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 23rd 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 ½ 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