BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL
SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Estates at Lynn Lane
CASE NUMBER: PT20-115
RELATED CASE NUMBERS: PUD-315 and BAZ-1984
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 24/T18N/R14E
GENERAL LOCATION: One-quarter mile north of New Orleans Street (101st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road)
CURRENT ZONING: R-2 (PUD-315 and RS-3 approved subject to platting)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER:	Tanner Consulting, L.L.C.
ENGINEER ADDRESS:	5323 S. Lewis Avenue Tulsa, OK 74105
ENGINEER PHONE NUMBER:	918-745-9929
OWNER:	Oklahoma Land Investments Co, LLC & Memorial Drive, L.L.C.
OWNER ADDRESS:	2219 E. Skelly Drive Tulsa, OK 74105
OWNER PHONE NUMBER:	918-749-1636

PRELIMINARY PLAT

APPLICATION MADE: September 28, 2020
TOTAL ACREAGE: 68.30
NUMBER OF LOTS: 255
TAC MEETING DATE: October 20, 2020
PLANNING COMMISSION MEETING DATE: October 22, 2020
COMMENTS:

1. _____As per the Subdivision Regulations, the right-of-way for E. Gary Place must be at least 70 feet in width. Adjust street right-of-way accordingly.
2. _____Provide corner clips at the intersection of 9th Street and E. Gary Place in accordance with the Subdivision Regulations.
3. _____Either show the 50 feet of right-of-way along 9th Street to be dedicated by this plat or show the document number for the 50-foot right-of-way that was dedicated by a separate instrument. In addition, show the width of the right-of-way to the nearest hundredth of a foot.
4. _____What do the blue and brown lines in Reserve C represent? If relevant, please add to legend or indicate what they represent.
5. _____Show limits of no access along 9th Street.
6. _____Label the section line along 9th Street.
7. _____Show the width of the utility easement that abuts the north and east property lines, as well as the abutting easements on the Faith Fellowship Addition property.
8. _____Acknowledge in writing, email is acceptable, that as required by PUD-315, at least 60% of the lots meet the minimum lot size, lot width, and building setback requirement of the RS-3 District.
9. _____According to PUD-315, a yard abutting a second street with no vehicular access, the building setback requirement is 20 feet. Several of the corner lots show a 15-foot building line setback, which is not in conformance with the PUD. Please show the building setback on corner lots with no vehicular access to be 20 feet as required by PUD-315.
10. _____Correct the typo in Section II title.
11. _____Show the right-of-way and associated document number for 96th Street to the east.
12. _____Add to the covenants that the connection to Honolulu Street to 96th Street will be gated and used only during emergency situations.
13. _____Submit a traffic study as stipulated by the City Council with the approval of PUD-315.
14. _____Landscape plan shall be submitted and approved prior to the plat being released for recording.
15. _____The Conceptual Utility Plan shows a well on Lot 13, Block 7 and on Lot 1, Block 9. Identify in writing (email is acceptable) what type of wells these are. If these are oil or gas wells, more information needs to be provided in accordance with City, State, and Federal requirements, and the location of these well need to be indicated on the plat.

16. _____Add a curve table to the sheet and revise any lot dimension that do not add up to the total length shown in the table. The lot dimensions for curves 38 and 43 do not equal each other, use different numbers or revise the curve lengths shown.
17. _____Add the DD number on Note 4
18. _____Section 2.D revise the note to reference Reserve D instead of Reserve C
19. _____Place case number (PT20-115) in lower right corner of plat.
20. _____Identify the 2 lines in Reserve C as the existing pond and the floodplain and show the complete limits of the floodplain, Lot 15 & 16, Block 8 look like they will be in the existing floodplain.
21. _____Show the limits of floodway, and identify the FEMA firm panel, the effective date, and the 2 zones that the project is in, indicate the level of map revision that will be used to revise the floodplain and remove all lots from the floodplain.
22. _____Add an easement for the utilities between Block 3 Lots 3&4, Block 1 Lots 2&3; 3&4, Block 10 Lots 2&3, Block 7, Lots 16& 17, Block 9 Lots 10 & 11, Block 2 Lots 7-8 & 18-19
23. _____Add the missing bearings on the boundary in the SW corner for the 330' & 264' distances.
24. _____Use the same text height that is used for the boundary dimension on the bearing for the boundary.
25. _____Revise the lot length on the East boundary to equal the total distance shown, the summed lots = 1319.49 and the length shown is 1319.54.
26. _____Revise the lot length on the back to back lots for lots 20-31, there is a rounding error between the 2 sides.
27. _____Show the line lengths for the back of block 5 Lot 9
28. _____Add language for reserve C that states that trees on the berm are to be periodically cleared from the site and that no trees will be planted on the berm.
29. _____See comments on preliminary engineering plans at the end of this checklist.

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:

30. _____
31. _____
32. _____
33. _____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.
34. _____Finished floor elevations (FFE) shall be shown for each lot on the Final Plat.
35. _____Show monuments on plat.
36. _____Provide a closing statement that shows that the platted boundary meets the Survey Standards for Oklahoma, for accuracy and correctness.
37. ____

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) $_____
_____SIDEWALK ESCROW $_____
_____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

CONCEPTUAL UTILITIES ENGINEERING REVIEW

The Conceptual Utility Plans are not a complete set of improvement plans, the applicant is not expected to show how all the improvements are in compliance with all city regulations. As such, there may be additional review items when the final engineering plans are submitted. These conceptual utility plans' review items are intended for guidance toward preparation of the final engineering plans. The following items are not a requirement for approval of the Preliminary Plat or the Conditional Final Plat.

RECOMMENDATIONS FOR UTILITY REVISIONS PRIOR TO ENGINEERING PLAN SUBMITTALS

E-1. Add additional manhole(s) near inlet 8 to keep the sanitary out from under the storm sewer.

E-2. Add additional manholes to the sanitary sewer line that exceed the 300' limit and verify that manholes at the end of the line extend 10' into the last lot where a single service connection will be needed and 15' into the last lot where 2 service connections are needed. Service line connection should be spaced 5' apart and 5' from the outside edge of the manhole. No service lines are allowed to connect into the manhole.

E-3. Until the waterline for Washington Lane 8 is installed show a 12" line along 9th street for the full length of the plated R/W

E-4. The detention area will need to be designed and built to handle the developed flows for all three phases, during the first phase. The existing detention berm is constructed with slopes that are too steep and do not meet today's standards, additional earthwork will be needed to bring this into compliance. The storm sewer layout shows that additional water will be routed to the pond that currently bypass it, this additional flow will affect the FEMA limits and may push it onto additional lots, depending on the proposed grading.

E-5. The overflow from the pond is currently in the floodplain, with the additional water the overflow path will need to be analyzed protected from erosion and scour. There is also a swale in the SW side of the berm, this may need erosion and scour protection.

E-6. Fire hydrants are to be located and separated as the hose lays. Hydrants in a cul-de-sac should be positioned as close to the intersection as possible and provide coverage to the last lot.

E-7. Block 9 locate the sanitary sewer in the south easement between lots 3-14, Block 2

E-8. The stub streets shown are slightly offset from the existing street, provide a smooth transition to the existing streets.

E-9. Review the sanitary layout for Block 3 Lots 19&20, a connection to the network on block 8 may have less fall, or a front yard layout on lots 15-20 may be feasible.

E-10. Relocate the waterlines that are on the West and North sides of the streets to the South and East sides of the street. At knuckles the line should cross the street run around the knuckle to minimize the long service taps. On Gary Pl. and Jacksonville place show the waterline on the south side of the street. A variance will be needed to place the waterline in a location other than the standard location.

E-11. Bioswales shall be added to the detention facility.

E-12.