

## **PRELIMINARY PLAT REQUIREMENTS**

- 1. The Preliminary Plat submitted for approval shall be prepared by a Registered Professional Land Surveyor. \_\_\_\_\_**
- 2. The Preliminary Plat shall be drawn to a common scale appropriate to accurately depict the subject property. Planning Commission staff shall determine the appropriateness of the proposed scale. \_\_\_\_\_**
- 3. The Preliminary Plat shall show the following:**
  - a) the name and address of the owner or owners of the land to be subdivided and the name, address, phone number, e-mail address and CA number (with renewal date) of the Registered Professional Land Surveyor and Professional Engineer if applicable; \_\_\_\_\_**
  - b) the date of preparation of the plat, north arrow and scale (written and graphic presentation); \_\_\_\_\_**
  - c) key or location map showing location and names of subdivisions within the mile section and planned and existing expressways; \_\_\_\_\_**
  - d) an accurate legal description of the property including the point of beginning and basis of bearing, size of the project and numbers of lots and blocks and reserves; \_\_\_\_\_**
  - e) the location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot; \_\_\_\_\_**
  - f) the names of all adjacent subdivisions and the names, locations, and widths of all existing and proposed streets, trails and sidewalk easements, utility easements, drainage ways, and other public ways on and adjacent to the property; \_\_\_\_\_**
  - g) the recording references and offers of dedication for all streets and easements located within or adjacent to the plat or utilized or impacted by the plat; \_\_\_\_\_**
  - h) the locations and widths of and the recording references for all oil, gas, and petroleum easements on or adjacent to the property; \_\_\_\_\_**
  - i) the location of every visible and known oil or gas well, and underground mine or spring, either existing, active or inactive, plugged, unplugged or**

abandoned and any planned future well sites as provided for in Section 410.2 of these regulations; \_\_\_\_\_

- j) well locations as indicated by the records of the Oklahoma Corporation Commission and by such records as may be on file with the Planning Commission and other available records; \_\_\_\_\_
- k) the location and description of all existing drainage structures, water bodies and watercourses; \_\_\_\_\_
- l) the areas subject to flooding based upon FEMA and City of Tulsa regulatory floodway; \_\_\_\_\_
- m) the location and dimension of all proposed streets, drainage ways, pedestrian ways, trails and sidewalks, parks, playgrounds, public ways, or other public or private reservations; \_\_\_\_\_
- n) all proposed lots consecutively numbered, their dimensions, and building setback lines, and if the property is located in the City of Tulsa, street addresses shall be designated on each residential single-family lot; \_\_\_\_\_

**Caveat/Disclaimer**

**Addresses shown on this plat are accurate at the time the plat was filed. Addresses are subject to change and should never be relied on in place of the legal description.**

- o) blocks consecutively numbered; \_\_\_\_\_
- p) a topographic map of the subdivided area with contour lines having contour specific intervals appropriate to provide a clear and accurate understanding of the natural topography based on reference National Geodetic and Vertical datum (see Subdivision Data Control Sheet, Appendix D), including off-site areas as required for comprehensive understanding of flow, grading and slope; and \_\_\_\_\_
- q) any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision; and \_\_\_\_\_
- r) a legal survey closure form acceptable to City of Tulsa GIS Department in the Public Works Department; \_\_\_\_\_
- s) limits of no access and access points; \_\_\_\_\_

## CONCEPTUAL IMPROVEMENTS PLAN REQUIREMENTS

Conceptual plans for improvements shall be prepared by a Registered Professional Engineer. The Conceptual Improvements plans shall show:

1. the location and proposed width of each proposed street, sidewalk and pedestrian way; \_\_\_\_\_
2. the location, size, dimensions and points of access as applicable for existing streets and utilities adjacent to the project boundary; \_\_\_\_\_
3. the location, size and associated easements of existing and proposed sanitary sewers and the water distribution system, including points of connection to the existing system with flow line elevation; \_\_\_\_\_
4. the proposed plans and specifications, if a privately owned water or sewage system is to be used; \_\_\_\_\_
5. the results of soil percolation tests, if septic tank sewage systems are to be used; \_\_\_\_\_
6. topography of the subdivided area with contour lines having contour intervals appropriate to provide a clear and accurate understanding of the natural topography based on National Geodetic and Vertical datum (see Subdivision Control data Sheet, Appendix D), including off-site areas as required for comprehensive understanding of flow, grading and slope; \_\_\_\_\_
7. a drainage plan indicating the location of existing and proposed storm sewers, location of proposed open drainage ways, including points of access to the existing system with flow line elevations;
8. the proposed location, size, depth, entrance and exit locations and method of access for maintenance of detention or retention facilities;
9. the location and size of existing off-site sewer, water and storm drain improvements to be utilized by the project, including their points of connection with flow line elevations;
10. the size and depth of proposed detention facilities with proposed entrance and exit locations and their flow line elevations;
11. the location and size of all proposed off-site utility extensions; and
12. the location, size and name of all proposed off-site easements.