

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Casey's General Store 2, Lot 1, Block 1
CASE NUMBER: PT18-110
RELATED CASE NUMBERS: BAZ 460,
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: 27/T18N/R14E
GENERAL LOCATION: Northeast corner of Florence Street and Aspen Avenue
CURRENT ZONING: CG
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Aspen Creek

ENGINEER: Morrison Shipley Engineers, Inc.
ENGINEER ADDRESS: 2407 SW Cottonwood Street
Bentonville, AR 72712
ENGINEER PHONE NUMBER: 479-273-2209

DEVELOPER: Casey's Marketing Company
DEVELOPER ADDRESS: 3305 SE Delaware Avenue
Ankeny, IA 50021
DEVELOPER PHONE NUMBER: 515-965-6537

PRELIMINARY PLAT

APPLICATION MADE: September 14, 2018
TOTAL ACREAGE: 1.31
NUMBER OF LOTS: 1
TAC MEETING DATE: October 9, 2018
PLANNING COMMISSION MEETING DATE: October 11, 2018
COMMENTS:

1. _____ Show the distance from the section line to the property line along Florence Street. Along both Florence Street and Aspen Avenue, show the distance associated with each of the deed of dedications. The sum of the individual pieces needs to equal the overall distance. If any part of the right-of-way has not been dedicated along either Florence Street or Aspen Avenue, show right-of-way to be dedicated by this plat.
2. _____ Show document number for each of the 17.5 foot access easements. The document numbers shall be on the plat, prior to the plat being recorded.
3. _____ Place case number (PT18-110) in lower right corner of plat.
4. _____ Provide certificate of authorization numbers for the engineer and surveyor.
5. _____ Provide document number for Overland Drainage Easement. If an Overland Drainage Easement has not been recorded, then such easement shall be recorded and the document number placed on the plat prior to the plat being recorded. In addition, add the 404 permit number "2009-16" associated with the drainage channel.
6. _____ Show 50-foot building line setback along Aspen Avenue and Florence Street. Building line setback shall not extend into the utility easements.
7. _____ Modify Section 1.1.3 of the covenants to acknowledge that the private property owner is responsible for the maintenance of the underground storm sewer system that is located outside any utility easement.
8. _____ Where is the stormwater detention easement referenced in Section 1.7 of the covenants? If there are no stormwater detention easements, this Section can be deleted.
9. _____ In Section 2.3, after Planning Commission, delete "and the City of Broken Arrow".
10. _____ Add the Detention Determination number "DD-082118-29" to the plat.

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:

11. _____
12. _____
13. _____
14. _____ 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.
15. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
16. _____ Show monuments on plat.
17. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
18. _____

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