

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Creek Center a Resubdivision of a part of Possum Run Addition

CASE NUMBER: PT19-107

RELATED CASE NUMBERS: BAZ-2013

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 8/18/15

GENERAL LOCATION: west of the southwest corner of Kenosha Street and Evans Road

CURRENT ZONING: A-1 to CG

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: Bird Surveying & Design

ENGINEER ADDRESS: 9020 N. 175th East Avenue
Owasso, OK 74055

ENGINEER PHONE NUMBER: 918-862-9717

DEVELOPER: EuroTexan Investments, LLC

DEVELOPER ADDRESS: 5301 E Dallas Place
Broken Arrow, OK 74014

DEVELOPER PHONE NUMBER: 918-862-9717

PRELIMINARY PLAT

APPLICATION MADE: 4/15/19

TOTAL ACREAGE: 1.05

NUMBER OF LOTS: 1

TAC MEETING DATE: 5/7/19

PLANNING COMMISSION MEETING DATE: 5/9//19

COMMENTS:

1. _____ Remove the proposed building from the plat. This will be added during the site plan review.
2. _____ Remove all extra lines from the plat. Concrete and gravel drives do not need to be shown.
3. _____ Show the property line beginning after the dedication of the ultimate right-of-way along Kenosha Street. This should be a total of 60-feet from the centerline of Kenosha except for within 350-feet of the intersection, which should be 65-feet.
4. _____ There should be a dedication of utility easement 17.5-feet inside the ultimate right-of-way. This is increased to 22.5-feet within 250-feet of the intersection.
5. _____ Remove the text dedicating right-of-way and utility easements from the adjacent property which is not being platted and use a gray line color for the adjacent property information.
6. _____ The building setback line should be measured from the new property line.
7. _____ Provide the DD number on the face of the plat.
8. _____ Remove the space for the development number under the title
9. _____ Place case number (PT19-107) in lower right corner of plat.
10. _____ Show a Mutual access easement from the both entries to Possum Run II.
11. _____ Remove the 17.5-foot utility easement which will be encroached upon by the existing building.
12. _____ In Section 1 of the covenants, revise the spelling from stork drainage to storm drainage.
13. _____ Move the address for the existing building into the box representing the building. An address for the proposed building has been assigned but will not be shown on the plat.
14. _____ The right side of the plat is cutoff. Please correct.

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:

15. _____

16. _____

17. _____

18. _____ 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.

19. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.

20. _____ Show monuments on plat.

21. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.

22. _____

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