

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Casey's General Store 3, Lot 1, Block 1
CASE NUMBER: PT19-113
RELATED CASE NUMBERS: PUD-291 and BAZ-2034
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 08/T18N/R14E
GENERAL LOCATION: Southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)
CURRENT ZONING: A-1 (PUD-291/CG proposed)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams 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) 963-3829

PRELIMINARY PLAT

APPLICATION MADE: July 29, 2019
TOTAL ACREAGE: 1.77
NUMBER OF LOTS: 1
TAC MEETING DATE: September 10, 2019
PLANNING COMMISSION MEETING DATE: September 12, 2019
COMMENTS:

1. _____ On location map, add "Houston Street" and place 81st Street in parenthesis, add "51st Street" and place Evans Road in parenthesis, and to be consistent, add (71st Street) to Kenosha Street.
2. _____ Add "PUD 292" to the plat title and add the development regulations of PUD-292 to the covenants as approved by the City Council.
3. _____ Add the book and page number for the off-site pedestrian easements and sanitary sewer easements. The document numbers for the access easement can be recorded after the plat is recorded. The access easements, however, shall be recorded and the document number placed on the site plan. The site plan will not be released and no building permit will be issued until the document number for the access easement is placed on the site plan.
4. _____ Place case number (PT19-113) in lower right corner of plat.
5. _____ Confirm at the TAC meeting that the 11-utility easement is acceptable along the east and south boundaries of the plat.
6. _____ Show the front building setback line as referenced in PUD-292.
7. _____ In Section 1.9 of the covenants, make a reference to the sidewalk easement on the plat, and that this is a public sidewalk. In addition, revise the last sentence to say that a public sidewalk will be constructed by the property owner in the sidewalk easement.
8. _____ Provide written documentation, email is acceptable, what impact, if any, the "Sunoco Partners Real Estate Acquisition LLC Assignment & Assumption Agreement Book 2016, Page 500 (Blanket Easement)" has on the development of this property.
9. _____ The detention easement does not match the length shown for what is needed on the utility plan
10. _____ Increase the 10' off-site U/E to the East to 17.5' to correctly locate the sanitary manhole 12.5' from the property line, sanitary sewer may need to connect to a planned expansion line next to the turnpike instead of crossing Kenosha. The U/E will need to extend to this expansion.
11. _____ Revise the pedestrian easements to cover the wings of the curb ramps on the property.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Casey's General Store 3, Lot 1, Block 1
APPLICATION MADE: October 14, 2019
TOTAL ACREAGE: 1.77
NUMBER OF LOTS: 1

TAC MEETING DATE: November 5, 2019
PLANNING COMMISSION MEETING DATE: November 7, 2019
CITY COUNCIL MEETING DATE: December 3, 2019
COMMENTS:

12. _____ The length & width of the detention easement in the engineering plans and the plat do not match.
13. _____ 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.
14. _____ Show benchmarks on plat.

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