

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Kum & Go 837, a replat of Lot 1, Block 1, of BOL Addition & Lot 9, Block 2 of Prairie Dale Addition
ANNEXATION ORDINANCE NUMBER: 3438
CASE NUMBER: PT15-119A
RELATED CASE NUMBERS: PUD-247, PUD-247A, BAZ-1962, BACP-153, PT15-119, ST16-100
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 21/18/15
GENERAL LOCATION: west of Oneta Road, north of State Highway 51
CURRENT ZONING: CN/PUD-247 to CN/PUD-247A
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Olsson Associates
ENGINEER ADDRESS: 550 St. Louis Street
Springfield, MO 65808
ENGINEER PHONE NUMBER: 417-890-8802

DEVELOPER: KG Store 837, LLC
DEVELOPER ADDRESS: 6400 Westown Parkway
Des Moines, IA 50266
DEVELOPER PHONE NUMBER: 512-226-0128

PRELIMINARY PLAT

APPLICATION MADE: July 1, 2016
TOTAL ACREAGE: 3.334
NUMBER OF LOTS: 1
TAC MEETING DATE: August 9, 2016
PLANNING COMMISSION MEETING DATE: August 11, 2016
COMMENTS:

1. _____ Delete references to "Proposed" to right-of-way dedications, easement dedications, and building line setbacks. On the notes regarding right-of-way, change to say, "Right-of-way dedicated by this plat".
2. _____ In the title description, change "PUD 247" to "PUD 247A".
3. _____ Include the development regulations of PUD 247A, as approved by the City Council, in the covenants.
4. _____ Identify the width of the utility easement along the east side of Lots 12 and 13, Block 2, Prairie Dale.
5. _____ Identify the "Proposed Detention Area" and "Proposed Detention Basin" as "Detention Easements".
6. _____ Revise the limits of no access along Oneta Road to coincide with PUD 247A.
7. _____ Identify what "M" and "P" represent in the legend.
8. _____ Delete the square footage and acreage under "Lot 1, Block 1" since it has been updated.
9. _____ Remove the portion of the 40-foot building line setback that is located in the Detention Easement next to State Highway 51.
10. _____ Vacation of Lot 9, Block 2, Prairie Dale shall be submitted to and approved by the City Council.
11. _____ Sheet 1: Provide reference to a known point to locate "Site Benchmark Square Cut in Concrete, El. 713.55" on east side of project."
12. _____ Sheet 2: The certification in the lower right portion of this sheet should read "Council" not "County."
13. _____ Place case number (PT15-119A) in lower right corner of 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:

14. _____

- 15. _____
- 16. _____
- 17. _____

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, CAROL COLLETT 405-521-2108
- ____ BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT
- ____ MONUMENTS SHOWN ON PLAT
- ____ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

- ____ STORMWATER PLANS, APPROVED ON:
- ____ PAVING PLANS, APPROVED ON:
- ____ WATER PLANS, APPROVED ON:
- ____ SANITARY SEWER PLANS, APPROVED ON:
- ____ SEWAGE DISPOSAL PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
- ____ WATER PLANS, APPROVED BY 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? _____
- ____ ENGINEERING DEPARTMENT/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 ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

FEES

- ____ FINAL PLAT PROCESSING FEE \$ _____
- ____ WATER LINE (S) UNDER PAYBACK CONTRACT \$ _____
- ____ EXCESS SEWER CAPACITY FEE \$ _____
- ____ 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. \$ _____
- ____ STORM WATER FEE-IN-LIEU OF DETENTION \$ _____

TOTAL FEE(S)

\$_____

FINAL PROCESSING OF PLAT

____ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE

____ FEES PAID ON: _____ IN THE AMOUNT OF: _____

____ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING

____ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT