

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PLAT: Kum and Go 837 a Re-Plat of Lot 1, Block 1 of BOL Addition

CASE NUMBER: PT15-119

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 21/18/14

GENERAL LOCATION: west of Oneta Road, north of State Highway 51

CURRENT ZONING: CN

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Olsson Associates
ENGINEER ADDRESS: 550 St. Louis Street
Springfield, MO 65806
ENGINEER PHONE NUMBER: 417-890-8802

DEVELOPER: Nick Halfhill
DEVELOPER ADDRESS: 6400 Westown Parkway
West Des Moines, IA 50266
DEVELOPER PHONE NUMBER: 515-457-6290

PRELIMINARY PLAT

APPLICATION MADE: December 7, 2015

TOTAL ACREAGE: 1.72

NUMBER OF LOTS: 1

TAC MEETING DATE: January 12, 2016

PLANNING COMMISSION MEETING DATE: January 14, 2016

COMMENTS:

1. _____ Delete all references to the word "Proposed". With references to right-of-way dedications, state "Right-of-way dedicated by this plat."
2. _____ Add "PUD 247" to title description and include the development regulations of PUD 247 as approved by the City Council in the covenants.
3. _____ On Sheet 2, change "Certificate of City County" to "Certificate of City".
4. _____ Place a note on the face of the plat referring to the assigned detention determination number for this development.
5. _____ The 2 proposed detention facility boundaries are delineated on the face of the plat, but they also need to be labeled as "detention easements" also.
6. _____ Section H.3 of the deed of dedication and restrictive covenants needs to state that "the owner shall provide customary grounds and underground detention facility maintenance" instead of just stating grounds maintenance as currently listed.
7. _____ Place case number (PT15-119) in lower right corner of plat.
8. _____ Sheet 1 of 2, Paragraph 3 in the INFORMATION OF FACT ends with an incomplete sentence.
9. _____ Sheet 1 of 2, Paragraph 4 in the INFORMATION OF FACT "flood plane" is incorrect. It should be "floodplain."
10. _____ Sheet 2 of 2, Section 1A, "binding" is misspelled as "binging".

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Kum & Go #837

APPLICATION MADE: January 19, 2016

TOTAL ACREAGE: 1.72

NUMBER OF LOTS: 1

TAC MEETING DATE: January 26, 2016

PLANNING COMMISSION MEETING DATE: January 28, 2016

CITY COUNCIL MEETING DATE: February 16, 2016

COMMENTS:

11. _____ Add the following address claimer note to Sheet 1, "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.
12. _____ Please note the set pin corner with a note as the symbol seems to melt into the drawing.

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