

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: EKD-PAD "A"

CASE NUMBER: PT20-101

RELATED CASE NUMBERS: BAZ-1347

COUNTY:

SECTION/TOWNSHIP/RANGE:

GENERAL LOCATION:

CURRENT ZONING: A-1 (CH approved via BAZ-1347)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Khoury Engineering, Inc.

ENGINEER ADDRESS: 1435 E. 41st Street

Tulsa, OK 74105

ENGINEER PHONE NUMBER: 918-712-8768

DEVELOPER: East Kenosha Development, LLC

DEVELOPER ADDRESS: P.O. Box 70116

Tulsa, OK 74170

DEVELOPER PHONE NUMBER: 918-749-7966

PRELIMINARY PLAT/CONDITIONAL FINAL PLAT

APPLICATION MADE: February 3, 2020

TOTAL ACREAGE: 1.34 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: 03-10-2020

PLANNING COMMISSION MEETING DATE: 03-12-2020

COMMENTS:

1. Show total acreage on Sheet 1. In addition, show number of lots and blocks.
2. Make the right-of-way line along the west side of 20th Street a heavier line to better identify the property boundary.
3. Either identify the document number for the right of way dedication along Kenosha Street or show the right-of-way being dedicated by this plat.
4. Place case number (PT20-101) in lower right corner of plat.
5. Add "Block 1, Lot 1" to the plat.
6. Add lot address as assigned by the City of Broken Arrow.
7. Show limits of no access along Kenosha Street for Lot 1, Block 1. Start the LNA, on 20th street, at the northwest corner of the R/W line.
8. Correct the typo in the signature line in Section II.D of the covenants.
9. Identify the property to the south as "Unplatted".
10. 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.
11. Finished floor elevations (FFE) shall be shown on the Final Plat.
12. Show the Benchmark symbol at full strength, not faded.
13. Use a minimum text height of 0.10 for all text other than the location map, the text with leaders is 0.08 and will not reproduce or archive sufficiently.
14. The intersection of E. 20th Street and Kenosha Street is presently a three-way signalized intersection. There are no traffic signals on the north side of Kenosha Street at this intersection. A fourth signal will need to be added, and the costs associated with these improvements will be approved through an agreement between the City of Broken Arrow and East Kenosha Development, LLC prior to the actual installation.

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

<input type="checkbox"/> FINAL PLAT PROCESSING FEE (\$150 + (\$5 X ____ LOTS)	\$ _____
<input type="checkbox"/> WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
<input type="checkbox"/> EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
<input type="checkbox"/> ACCELERATION/DECELERATION LANES ESCROW	\$ _____
<input type="checkbox"/> WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
<input type="checkbox"/> STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
<input type="checkbox"/> DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
<input type="checkbox"/> REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
<input type="checkbox"/> STREET SIGNS, LIGHTS, ETC. (\$150 X ____ SIGNS)	\$ _____
<input type="checkbox"/> SIDEWALK ESCROW	\$ _____
<input type="checkbox"/> STORM WATER FEE-IN-LIEU OF DETENTION (.35 X ____ (SF INCREASED IMPERVIOUS AREA) (less any area in Reserve Area of 1/2 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