

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:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

11. _____
12. _____
13. _____
14. _____

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