

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: Kum & Go #837, a replat of Lot 1, Block 1 of BOL Addition & Lot 9, Block 2 of Prairie Dale Addition
APPLICATION MADE: August 1, 2016
TOTAL ACREAGE: 3.33
NUMBER OF LOTS: 1
TAC MEETING DATE: August 23, 2016
PLANNING COMMISSION MEETING DATE: August 25, 2016
CITY COUNCIL MEETING DATE: September 20, 2016
COMMENTS:

14. _____ Remove from plat the existing structures and associated dimensions.
15. _____ Remove from the plat references Lot 9 Prairie Dale Addition and Lot 1, Block 1 BOL addition.
16. _____ Covenants should reference PUD-247A development regulations.
17. _____ Make all the notes referencing right-of-way to say Right-of-Way dedicated by this plat.
18. _____ Add address disclaimer.
19. _____ Add Detention Determination Number, DD-070808-33 to the face page of the 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, 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

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|---|----------|
| _____ 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