

# **BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST**

## **PLAT INFORMATION**

NAME OF PLAT: QuikTrip No.0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza

CASE NUMBER: PT17-103

RELATED CASE NUMBERS:

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 06-18-15

GENERAL LOCATION: Northeast corner of Kenosha and 193<sup>rd</sup> (County Line)

CURRENT ZONING:

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: AAB Engineering, LLC

ENGINEER ADDRESS: P.O. Box 2136  
Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER/OWNER: QUIKTRIP CORPORATION

DEVELOPER ADDRESS: 4705 S. 129<sup>th</sup> E. Avenue  
Tulsa, OK 74134

DEVELOPER PHONE NUMBER: 918-615-7788

OWNER: Robert A. Snyder, Trustee of the Jane E. Hawkins Trust

DEVELOPER ADDRESS: 4705 S. 129<sup>th</sup> E. Avenue  
Tulsa, OK 74134

DEVELOPER PHONE NUMBER: 918-615-7788

## **PRELIMINARY PLAT**

APPLICATION MADE: May 4, 2017

TOTAL ACREAGE: 1.82

NUMBER OF LOTS: 2

TAC MEETING DATE: May 23, 2017

PLANNING COMMISSION MEETING DATE: May 25, 2017

COMMENTS:

1. \_\_\_\_ Please add the PUD number to the face of the plat.
2. \_\_\_\_ Please add existing utility lines
3. \_\_\_\_ Please add the address for Lot 2
4. \_\_\_\_ Place case number (PT17-103) in lower right corner of plat.
5. \_\_\_\_ Please remove the second access off of 23<sup>rd</sup> street
6. \_\_\_\_ Please note through the replat process that the MAE located in lot 2 will be removed and a new MAE will need to be added by separate instrumentation.
7. \_\_\_\_ Closure of utility easement will require the approval of the City Council and all utility companies.
8. \_\_\_\_ Identify how the 70 feet of right-of-way was dedicated on the west side of Lot 2, Block 1. In addition, change "WCL" to "WCLP" as shown in the legend.

## **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:

9. \_\_\_\_

- 10. \_\_\_\_\_
- 11. \_\_\_\_\_
- 12. \_\_\_\_\_

**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

**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? \_\_\_\_\_
- \_\_\_\_ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: \_\_\_\_\_
- \_\_\_\_ 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

**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**

- \_\_\_\_ 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**

\_\_\_\_\_ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: \_\_\_\_\_  
\_\_\_\_\_ FEES PAID ON: \_\_\_\_\_ IN THE AMOUNT OF: \_\_\_\_\_  
\_\_\_\_\_ FINAL PLAT PICKED UP FOR FILING ON: \_\_\_\_\_  
\_\_\_\_\_ 6 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT  
\_\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT