

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 193rd (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. 129th 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. 129th 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 23rd 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.
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: 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

APPLICATION MADE: August 8, 2017

TOTAL ACREAGE: 1.82

NUMBER OF LOTS: 2

TAC MEETING DATE: September 12, 2017

PLANNING COMMISSION MEETING DATE: September 14, 2017

CITY COUNCIL MEETING DATE: October 3, 2017

COMMENTS:

1. _____ Please add the address for Lot 2
2. _____ Closure of utility easement will require the approval of the City Council. Please submit the required documents for review prior to approval of this conditional final plat for approval by council.
3. _____ The distance on the east leg of the drawing does not match the east leg of the written.
4. _____ The bearing of the south leg on the drawing does not match the south leg of the written.
5. _____ Are WCL and WCLP the same? If not, please add the correct one to the legend.
6. _____ The provided legal description does not close.
7. _____ Is the easement along the west leg being platted as such and then vacated or is it to be shown as not being a part of this 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

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)	\$ _____
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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