

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Casey's General Store 3, Lot 1, Block 1
CASE NUMBER: PT19-113
RELATED CASE NUMBERS: PUD-291 and BAZ-2034
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 08/T18N/R14E
GENERAL LOCATION: Southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)
CURRENT ZONING: A-1 (PUD-291/CG proposed)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Morrison Shipley Engineers Inc.
ENGINEER ADDRESS: 2407 SW Cottonwood Street
Bentonville, AR 72712
ENGINEER PHONE NUMBER: (479) 273-2209

DEVELOPER: Casey's Marketing Company
DEVELOPER ADDRESS: 3305 SE Delaware Avenue
Ankeny, IA 50021
DEVELOPER PHONE NUMBER: (515) 963-3829

PRELIMINARY PLAT

APPLICATION MADE: July 29, 2019
TOTAL ACREAGE: 1.77
NUMBER OF LOTS: 1
TAC MEETING DATE: September 10, 2019
PLANNING COMMISSION MEETING DATE: September 12, 2019
COMMENTS:

1. _____ On location map, add "Houston Street" and place 81st Street in parenthesis, add "51st Street" and place Evans Road in parenthesis, and to be consistent, add (71st Street) to Kenosha Street.
2. _____ Add "PUD 292" to the plat title and add the development regulations of PUD-292 to the covenants as approved by the City Council.
3. _____ Add the book and page number for the off-site pedestrian easements and sanitary sewer easements. The document numbers for the access easement can be recorded after the plat is recorded. The access easements, however, shall be recorded and the document number placed on the site plan. The site plan will not be released and no building permit will be issued until the document number for the access easement is placed on the site plan.
4. _____ Place case number (PT19-113) in lower right corner of plat.
5. _____ Confirm at the TAC meeting that the 11-utility easement is acceptable along the east and south boundaries of the plat.
6. _____ Show the front building setback line as referenced in PUD-292.
7. _____ In Section 1.9 of the covenants, make a reference to the sidewalk easement on the plat, and that this is a public sidewalk. In addition, revise the last sentence to say that a public sidewalk will be constructed by the property owner in the sidewalk easement.
8. _____ Provide written documentation, email is acceptable, what impact, if any, the "Sunoco Partners Real Estate Acquisition LLC Assignment & Assumption Agreement Book 2016, Page 500 (Blanket Easement)" has on the development of this property.
9. _____ The detention easement does not match the length shown for what is needed on the utility plan
10. _____ Increase the 10' off-site U/E to the East to 17.5' to correctly locate the sanitary manhole 12.5' from the property line, sanitary sewer may need to connect to a planned expansion line next to the turnpike instead of crossing Kenosha. The U/E will need to extend to this expansion.
11. _____ Revise the pedestrian easements to cover the wings of the curb ramps on the property.

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:

12. _____
13. _____
14. _____
15. _____ 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.
16. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat.
17. _____ Show monuments on plat.
18. _____

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

____ FINAL PLAT PROCESSING FEE (\$150 + (\$5 X ____ LOTS)	\$ _____
____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
____ 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. (\$150 X ____ SIGNS) \$____
____SIDEWALK ESCROW \$____
____STORM WATER FEE-IN-LIEU OF DETENTION (.35 X ____)(SF INCREASED IMPERVIOUS \$____
AREA) (less any area in Reserve Area of ½ 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