

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: EKD-PAD "A"
CASE NUMBER: PT20-101
RELATED CASE NUMBERS: BAZ-1347
COUNTY:
SECTION/TOWNSHIP/RANGE:
GENERAL LOCATION:
CURRENT ZONING: A-1 (CH approved via BAZ-1347)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: Khoury Engineering, Inc.
ENGINEER ADDRESS: 1435 E. 41st Street
Tulsa, OK 74105
ENGINEER PHONE NUMBER: 918-712-8768

DEVELOPER: East Kenosha Development, LLC
DEVELOPER ADDRESS: P.O. Box 70116
Tulsa, OK 74170
DEVELOPER PHONE NUMBER: 918-749-7966

PRELIMINARY PLAT/CONDITIONAL FINAL PLAT

APPLICATION MADE: February 3, 2020
TOTAL ACREAGE: 1.34 acres
NUMBER OF LOTS: 1
TAC MEETING DATE: 03-10-2020
PLANNING COMMISSION MEETING DATE: 03-12-2020
COMMENTS:

1. ____ Show total acreage on Sheet 1. In addition, show number of lots and blocks.
2. ____ Make the right-of-way line along the west side of 20th Street a heavier line to better identify the property boundary.
3. ____ Either identify the document number for the right of way dedication along Kenosha Street or show the right-of-way being dedicated by this plat.
4. ____ Place case number (PT20-101) in lower right corner of plat.
5. ____ Add "Block 1, Lot 1" to the plat.
6. ____ Add lot address as assigned by the City of Broken Arrow.
7. ____ Show limits of no access along Kenosha Street for Lot 1, Block 1. Start the LNA, on 20th street, at the northwest corner of the R/W line.
8. ____ Correct the typo in the signature line in Section II.D of the covenants.
9. ____ Identify the property to the south as "Unplatted".
10. ____ 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.
11. ____ Finished floor elevations (FFE) shall be shown on the Final Plat.
12. ____ Show the Benchmark symbol at full strength, not faded.
13. ____ Use a minimum text height of 0.10 for all text other than the location map, the text with leaders is 0.08 and will not reproduce or archive sufficiently.
14. ____ The intersection of E. 20th Street and Kenosha Street is presently a three-way signalized intersection. There are no traffic signals on the north side of Kenosha Street at this intersection. A fourth signal will need to be added, and the costs associated with these improvements will be approved through an agreement between the City of Broken Arrow and East Kenosha Development, LLC prior to the actual installation.

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 1/2 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

