

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Donato

CASE NUMBER: PT20-104

RELATED CASE NUMBERS: BAZ-2043 and ST20-111

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 21/18/15

GENERAL LOCATION: West of the northwest corner of Oneta Road and State Highway 51

CURRENT ZONING: A-1 (CN approved subject to platting via BAZ-2043)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Adams Creek

SURVEYOR: Sean t. Cease
SURVEYOR ADDRESS: 34737 W. 61st Street South
Mannford, OK 74044
SURVEYOR PHONE NUMBER: 918-933-8406

DEVELOPER: Alberto Donato
DEVELOPER ADDRESS: 1712 N. 11th Street
Broken Arrow, OK 74012
DEVELOPER PHONE NUMBER: 918-504-6101

PRELIMINARY/CONDITIONAL FINAL PLAT

APPLICATION MADE: April 20, 2020

TOTAL ACREAGE: 0.60 acres

NUMBER OF LOTS: 1

TAC MEETING DATE: May 12, 2020

PLANNING COMMISSION MEETING DATE: May 14, 2020

CITY COUNCIL MEETING DATE: June 1, 2020

COMMENTS:

1. ☐ Provide a bar scale.
2. ☐ In the title description, add that this is a replat of a portion of Lot 12, Block 2, Prairie Dale.
3. ☐ Add address as assigned by the City of Broken Arrow.
4. ☐ Place case number (PT20-104) in lower right corner of plat. In addition, add the detention determination number.
5. ☐ On the location map, use Broken Arrow street names and place County street names in parenthesis (i.e. E.91st St. S = E. Washington Street, S. 241st E. Avenue = Oneta Road, E. 101st St. S. = E. New Orleans Street, and S. 225th E. Avenue = Evans Road).
6. ☐ Show the building setback line to be 50 feet instead of 25 feet.
7. ☐ Provide a 17.5-foot wide utility easement along State Highway 51, the north property line, and the west property line.
8. ☐ Finished floor elevations (FFE) shall be shown for each lot on the Final Plat.
9. ☐ Final plat shall not be released until site plan review has been completed, and a determination has been made that no utility easements or any public improvements are needed. If any engineering items require changes to the plat, then the final plat can reflect them.
10. ☐ Show the location of the benchmarks, with distance and bearings to each.
11. ☐ Identify if the U/E on the East property line is existing, show book and page or plat that defines the easement.
12. ☐ Review all text height, the minimum height is 0.10 to be readable when archived.

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