

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

## **PLAT INFORMATION**

NAME OF PRELIMINARY PLAT: Silverleaf II  
CASE NUMBER: PT18-102  
RELATED CASE NUMBERS: PT14-109  
COUNTY: Wagoner  
SECTION/TOWNSHIP/RANGE: 30-19-15  
GENERAL LOCATION: One-quarter mile north of Omaha Street, west of 37<sup>th</sup> Street  
CURRENT ZONING: PUD-225/RS-3  
SANITARY SEWER BASIN: Lynn Lane Basin  
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: AAB Engineering (Attn: Alan Betchan)  
ENGINEER ADDRESS: P.O. Box 2136  
Sand Springs, OK 74063  
ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Fifty-First South, LLC (Attn: Chuck Ramsay)  
DEVELOPER ADDRESS: 1420 W Kenosha Street  
Broken Arrow, OK 74012  
DEVELOPER PHONE NUMBER: 918-258-6161

## **PRELIMINARY PLAT**

APPLICATION MADE: January 13, 2018  
TOTAL ACREAGE: 31.17  
NUMBER OF LOTS: 121  
TAC MEETING DATE: 02-06-2018  
PLANNING COMMISSION MEETING DATE: 02-08-2018  
COMMENTS:

1. \_\_\_\_\_ Identify the property along the east boundary as right-of-way and add a note that says "Right-of-way dedicated by this plat" along N. 37<sup>th</sup> Street.
2. \_\_\_\_\_ Place the total acreage with the Subdivision Statistics information.
3. \_\_\_\_\_ The Subdivision Statics information says there are 121 lots while the legal description on Sheet 2 says 122 lots. Please correct accordingly.
4. \_\_\_\_\_ Place case number (PT18-102) in lower right corner of plat.
5. \_\_\_\_\_ In Section II of the covenants regarding "Maximum Number of Lots", change 122 to 214 per the approved PUD.
6. \_\_\_\_\_ Identify what the southernmost dash line through Lots 8 – 12, Block 5 represents. According to the Hartford Park plat, this is an ONG Right of Way Agreement (Book 518, Page 650). This right of way should be labeled, and another dash line should be added.
7. \_\_\_\_\_ Change "N. 34<sup>th</sup> Street" to "N. 34<sup>th</sup> Place" as per the Hartford Park plat.
8. \_\_\_\_\_ Show the building setback line on Lot 7 along the street frontage to be 25 feet instead of 20 feet.
9. \_\_\_\_\_ Provide bearings and dimensions to locate the diagonal building setback and utility lines on Lots 2 and 3, Block 1.
10. \_\_\_\_\_ Provide the lot frontage information on Lots 19 and 20, Block 2. Lots shall front onto the street for at least 30 feet. In addition, provide a written statement (email is acceptable) that the minimum lot frontage of 52 feet is obtained at the building setback line on all pie shaped lots.
11. \_\_\_\_\_ On Lot 6, Block 6, either show the building setback line to be 25 feet along the entire lot frontage, or show the building setback line to be 20 feet along Vail Street with a restricted access.
12. \_\_\_\_\_ Correct the type overlay problem on Lot 10, Block 4 (i.e. bearing and restricted access).
13. \_\_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
14. \_\_\_\_\_ Section I.I of the covenants, second line change to say "owner/developer".
15. \_\_\_\_\_ As per PUD 225, show a 20 foot rear building setback line on the lots adjacent to 37<sup>th</sup> Street.
16. \_\_\_\_\_ In Section II.K, 2<sup>nd</sup> paragraph, last line, revise to say as per PUD 225, "The plat will show a 20' building setback line from the lot line adjacent to the west line of the reserve area along 37<sup>th</sup> Street and from the lot line adjacent to the north line of the reserve area along Omaha Street."
17. \_\_\_\_\_ Add language to the covenants that Silverleaf II is part of the overall Silverleaf homeowners association that is responsible for the overall maintenance of the reserve areas, perimeter fencing, and landscaping.

18. \_\_\_\_\_ In Section I.J.2 of the covenants, change “twenty (20) feet” to “twenty-five (25) feet”. In addition, add a note to Sheet 1 that states, “On lots with restricted access, the building line setback shall be increased to 25 feet if vehicular access occurs within the restricted access area.”
19. \_\_\_\_\_ An offsite drainage easement is needed for the southwestern most storm sewer. Document number associated with the easement shall be shown on the plat prior to the plat being recorded.
20. \_\_\_\_\_ Provide closure information.
21. \_\_\_\_\_ The preliminary plat and the Hartford Park plat do not match, please resolve.
22. \_\_\_\_\_ Table lengths for Curve numbers C4, C6, C12, C18, C24, & C27 do not equal the lots dimensions shown. Also, the total length given on Lot 7, Block 3 does not equal the lot dimensions shown for Lots 4-6.
23. \_\_\_\_\_ Show the 50’ ONG Right of Way with book and page, and provide a 17.5’ U/E outside of the ONG Right of Way.
24. \_\_\_\_\_ The side lot for Lot 33, Block 1 is inside of the entrance/exit to 37<sup>th</sup> street, change the R.A. to a L.N.A.
25. \_\_\_\_\_ Add a backflow preventer table with finished floor elevations.
26. \_\_\_\_\_ Show the Detention Determination number.
27. \_\_\_\_\_ On Lots 6-7, Block 1, additional utility easement will be needed to cover the storm sewer clipping the corner of Lot 7.
28. \_\_\_\_\_ Install public sanitary sewers on lots 24-33 block 1.
29. \_\_\_\_\_ Utility easement needed for the sanitary sewers between lots 19-20 block 1, on block 4, and on block 5.
30. \_\_\_\_\_ Use and show Broken Arrow fire hydrants spaced at most 600-feet.

### **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:

31. \_\_\_\_\_ 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.
32. \_\_\_\_\_ Building pad elevations shall be placed on a copy of the final plat.
33. \_\_\_\_\_ Show monuments on plat.
34. \_\_\_\_\_ Slope analysis (1:4) shall be provided on any lots adjacent to a drainage channel.

### **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)	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X _____ SF IMPERVIOUS AREA)	\$ _____
<b>TOTAL FEE(S)</b>	\$ _____

### 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