

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

## **PLAT INFORMATION**

NAME OF PLAT: Seven Oaks South II  
CASE NUMBER: PT08-106  
DEVELOPMENT NUMBER: 03-210  
COUNTY: Tulsa  
COUNTY PARCEL IDENTIFICATION NUMBER: 98425842548010  
SECTION/TOWNSHIP/RANGE: 25/18N/R14E  
GENERAL LOCATION: South of New Orleans (101<sup>st</sup> Street), ¼ mile east of 9<sup>th</sup> Street (Lynn Lane)  
CURRENT ZONING: R-S3  
SEWER BASIN: Broken Arrow Creek  
WATER SHED: Broken Arrow Creek

ENGINEER: HRAOK, Inc.  
ENGINEER ADDRESS: 1913 W. Tacoma, Ste. A  
Broken Arrow, OK 74012  
ENGINEER PHONE NUMBER: 918-258-3737

DEVELOPER: Seven Oaks South II/Chuck Ramsay  
DEVELOPER ADDRESS: 63414 E. 96<sup>th</sup> Street  
Tulsa, OK 74137  
DEVELOPER PHONE NUMBER: 918-261-5200

## **PRELIMINARY PLAT**

APPLICATION MADE: February 25, 2008  
TOTAL ACREAGE: 42.60 acres  
NUMBER OF LOTS: 141 lots  
TAC MEETING DATE: 03-11-08  
PLANNING COMMISSION MEETING DATE: 03-13-08. PLANNING COMMISSION APPROVED THIS PLAT.  
COMMENTS:

1.  Place case number (PT08-106) and development number (03-210) in lower right corner of plat.
2.  Street names and addresses shall be assigned by Development Services Department
3.  Show limits of no access along New Orleans Street in accordance with the requirements of Seven Oaks South (PT04-132)
4.  On the following lots, change the building setback distance from 15 feet to 20 feet – Lot 1, Block 2; Lot 1, Block 4; Lot 13, Block 4; Lot 1, Block 6; Lot 18, Block 6; and Lot 5, Block 7
5.  Provide written documentation that all lots are at least 60 feet in width at the front building setback line.
6.  Identify the width of all utility easements.
7.  Show limits of no access along New Orleans Street for Lot 1, Block 1
8.  Provide the book and page number for the utility easement on Lot 2, Block 8 of Seven Oaks South II
9.  Provide right-of-way dimension on short cul-de-sac streets
10.  Provide Document Number for 11' U/E by separate instrument in Reserve A
11.  Clarify what will happen with the existing overland drainage and detention easement shown. Will it be closed and replaced with the proposed 20-foot-wide reserve area between Lots 15 and 16 of Block 6?
12.  Ensure that the proposed 20-foot-wide reserve area between Lots 15 and 16 of Block 6 will provide adequate storm sewer maintenance width as well as provide vehicular access to the detention facility
13.  Deed of Dedication and Restrictive Covenants-Replace "Department of Public Works" in Section H4 with "Broken Arrow Stormwater Manager"
14.  Some of the plat bearings and distances do not match the Seven Oaks Plat. Because of this, we are unable to verify the location of the tract or check survey closure error. Has the Seven Oaks Plat been filed?
15.  Existing underground utilities, including pipe sizes and grades, are not shown.

## **CONDITIONAL FINAL PLAT**

NAME OF PRELIMINARY PLAT: Seven Oaks South II

APPLICATION MADE: March 18, 2014

TOTAL ACREAGE: 42.60 acres

NUMBER OF LOTS: 138

TAC MEETING DATE: April 8, 2014

PLANNING COMMISSION MEETING DATE: April 10, 2014. **THIS CONDITIONAL FINAL PLAT WAS DISMISSED BY PLANNING COMMISSION AT THIS MEETING, PER THE REQUEST OF HRAOK, INC.**

CITY COUNCIL MEETING DATE: ~~May 6, 2014~~

### COMMENTS:

16. \_\_\_\_ Provide plat number for 60' Right of Way dedication on New Orleans Street
17. \_\_\_\_ Place access restrictions on all lots where building line setback from street right of way is less than 25 feet, access restriction shall be shown on the face of the plat as well as incorporated into the covenants. Show restricted access on Lot 6, Block 2 to extend across the north side of Lot one, Block seven of Seven Oaks South.
18. \_\_\_\_ Avoid text overlap.
19. \_\_\_\_ Provide dimensions for utility easements between Lots 4 and 5, Block 4.
20. \_\_\_\_ Revise Covenants to form one Seven Oaks South Homeowners Association. In effect, there shall be one overall Homeowners Association for both Seven Oaks South and Seven Oaks South II.
21. \_\_\_\_ Add fifty foot dimension to the west boundary line of South Park Street stub.
22. \_\_\_\_ Submit fence and landscape plans.
23. \_\_\_\_ 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 in these areas.
24. \_\_\_\_ Provide addresses for Lots 35-49, Block 3, Block 4, Block 5, Block 6 (part), Block 7, and Block 8 (part) as assigned by the City of Broken Arrow.
25. \_\_\_\_ Identify the two 20ft-wide access areas into Reserve "B." Are they separate reserves or part of Reserve "B."?
26. \_\_\_\_ Establish who will be responsible for maintaining the reserve access into Reserve "A" since the access is within the original Seven Oaks South.
27. \_\_\_\_ Show on the face of the plat with labels and notes the portion of the existing overland drainage easement and detention easement underneath proposed South 15<sup>th</sup> Place to be vacated.
28. \_\_\_\_ The covenants must clearly show that the maintenance of Reserves "A" and "B" are solely the responsibility of the overall Seven Oaks South Homeowners Association.
29. \_\_\_\_ The referenced Bench Mark no longer exists. Establish a new one.
30. \_\_\_\_ Add the delta symbol for the curve data.
31. \_\_\_\_ The drainage easement on south 15<sup>th</sup> Street must be vacated.

### TECHICAL ADVISORY COMMITTEE

32. \_\_\_\_ Please acknowledge in writing (email is acceptable) whether or not utility companies can cross and use the 50-foot wide PSO easement. If not, provide an 11-foot wide utility easement on the north side of the PSO easement.
33. \_\_\_\_ Provide dimension for PSO easement where it crosses the east property line of Lots 10 and 18, Block 3.
34. \_\_\_\_ What does "PSO Easement Centerline" on Lot 3, Block 6 reference?
35. \_\_\_\_ Make all building setback lines include utility easement (i.e. BL/UE).

## **"REVISED" CONDITIONAL FINAL PLAT**

NAME OF PLAT: Seven Oaks South II

CASE NUMBER: PT08-106A

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 25/18/25

GENERAL LOCATION: One quarter mile south of New Orleans, one-quarter mile east of 9<sup>th</sup> Street

CURRENT ZONING: A-1 (RS-3 via BAZ 1622)

SANITARY SEWER BASIN: Broken Arrow Creek

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: AAB Engineering, LLC  
ENGINEER ADDRESS: P.O. Box 2136  
Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Seven Oaks South, LLC. Attn: Chuck Ramsay  
DEVELOPER ADDRESS: 5314 E. 96<sup>th</sup> Street  
Tulsa, OK 74137

DEVELOPER PHONE NUMBER: 918-261-5200

APPLICATION MADE: August 6, 2015

TOTAL ACREAGE: 23.36

NUMBER OF LOTS: 92

TAC MEETING DATE: September 8, 2015

PLANNING COMMISSION MEETING DATE: September 10, 2015

CITY COUNCIL MEETING DATE: October 6, 2015

COMMENTS:

36. \_\_\_\_\_ Where applicable, previous comments still apply.
37. \_\_\_\_\_ Use Broken Arrow street names on location map and place County street names in parenthesis.
38. \_\_\_\_\_ Change "20" to "25" for note that says "\*\*\*No access shall be allowed to streets where abutting bounding line is less than 20 feet." In addition, show "RA" limitations along the side of all lots next to a street where the building line setback is less than 25 feet.
39. \_\_\_\_\_ Section I.I.2 of the covenants, change 20 feet to 25 feet.
40. \_\_\_\_\_ Section II.M of the covenants, delete City of Tulsa Street names and replace with City of Broken Arrow street names.
41. \_\_\_\_\_ Identify what the dashed line represents on the east end of 15<sup>th</sup> Street.
42. \_\_\_\_\_ Lot 3, Block 2, it is unclear what is meant by "PSO Easement (Centerline) (BK 3122 PG 104) and the impacts this has on this lot. Please help to clarify.
43. \_\_\_\_\_ Change case number in the lower right corner of all three sheets to "PT08-106A".
44. \_\_\_\_\_ 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 in these areas.
36. \_\_\_\_\_ Since Seven Oaks South III has not been platted, remove this information and show as "unplatted".
37. \_\_\_\_\_ In Paragraph T2 of Sheet 2 of 3, replace "HE SIDE YARD FENCES" with "THE SIDE YARD FENCES."
38. \_\_\_\_\_ In the Certificate of Survey of Sheet 3 of 3, replace "REGISTERED" with "LICENSED."
39. \_\_\_\_\_ East line bearing does not match the existing plat No. 6220.
40. \_\_\_\_\_ Please make all bearings read in the same direction around the plat.
41. \_\_\_\_\_ Bearings do not match document number 2007130646, please correct.
42. \_\_\_\_\_ Distance along the east line from the N/4 corner to the SE corner of the proposed plat causes an overlay with the previous plat.
43. \_\_\_\_\_ Clarify on the face of the plat that the current overland drainage and detention easement beneath South 15<sup>th</sup> Place will be removed. That easement covered a previous open channel that drained to the detention pond in reserve A and was replaced by an underground public storm sewer system when Seven Oaks South II improvements were constructed. That easement is now covered by the proposed South 15<sup>th</sup> Place ROW and by a portion of proposed Reserve A.
44. \_\_\_\_\_ Remove "fencing" as an allowed use of Reserve A within Section G of the covenants. Standard stormwater detention facility maintenance language needs to be added to that section.
45. \_\_\_\_\_ Clarify whether it is okay that Reserve A does not have a utility easement as part of the overland drainage and detention easement or a perimeter utility easement around it. No extension of water, sewer, or other franchise utilities could be extended through that Reserve if it was proposed to extend utilities to future developments south or east of this plat.

TAC COMMENTS:

46. \_\_\_\_\_ Provide document number for any off-site public utility easements. Document number utility easement shall be shown on the plat prior to the plat being recorded.
47. \_\_\_\_\_ Lot numbers in Block 5 do not correspond with lot numbers in Backflow Preventer Valve Table, please revise accordingly.

**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

**CITY OF BROKEN ARROW APPROVAL OF FINAL PLAT**

- \_\_\_ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
- \_\_\_ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

**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:
- \_\_\_ 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
- \_\_\_ IS A SIDEWALK PERFORMANCE BONDS 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? \_\_\_\_\_
- \_\_\_ ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: \_\_\_\_\_

**PLANNING DEPARTMENT APPROVAL**

- \_\_\_ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH SUBMITTED?
- \_\_\_ OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108
  
- \_\_\_ PLANNING DEPARTMENT REVIEW COMPLETE ON:

**DEVELOPMENT SERVICES APPROVAL**

- \_\_\_ ADDRESSES REVIEWED AND APPROVED
- \_\_\_ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?

**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)** \$ \_\_\_\_\_

## FINAL PROCESSING OF PLAT

\_\_\_\_ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE

\_\_\_\_ FEES PAID ON: \_\_\_\_\_ IN THE AMOUNT OF: \_\_\_\_\_

\_\_\_\_ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING

\_\_\_\_ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT

\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT