

**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 (101st Street), ¼ mile east of 9th 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. 96th 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 15th 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 15th 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 9th 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. 96th 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 15th 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.

*****CITY STAFF TO COMPLETE SECTION BELOW*****

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