



**REQUIREMENTS AND APPLICATION
FOR PRELIMINARY PLAT (SUBDIVISION)
TOWN OF SLAUGHTERVILLE
10701 US Hwy.77, Lexington, OK 73051
Reference: Code of Ordinances §13-435**

Applicant Name _____ Telephone Number _____

Applicant's mailing address _____

Applicant's email address _____

REQUIREMENTS: The filing fee must be submitted with the application. The Preliminary Plat filing fee is \$350 plus \$5 per lot. The filing fee is nonrefundable. Fee: \$350 + (6 x \$5 per lot) = \$380

The preliminary plat is intended to allow the developer to present detailed plats and improvement plans for review and approval by the Planning and Zoning Commission and the Town Board of Trustees.

The applicant shall submit to the Town, on both computerized format (as specified by the Town) and no less than five (5) paper copies of the proposed Preliminary Plat, drawn to scale, no less than forty-five (45) days before the date of the Planning and Zoning Commission meeting at which consideration is requested.

Name of the proposed subdivision, including Town, County and State: _____

Area of the proposed subdivision in acres: _____

Names, addresses, and telephone numbers of all owner(s) _____

Names, addresses, and telephone numbers of all subdivider(s) _____

Names, addresses, and telephone numbers of all agents of either the owner(s) or the subdivider(s) _____

Names, addresses, and telephone numbers of the firm and/or person responsible for the subdivision design _____

Any Preliminary Plat must have all of the following information:

1. The name of the proposed subdivision, including the Town, County and State.
2. The purpose of the proposed subdivision.
3. Names, addresses, and telephone numbers of all owner(s).
4. Names, addresses, and telephone numbers of all subdivider(s).
5. Names, addresses, and telephone numbers of all agents of either the owner(s) or the subdivider(s)

6. Names, addresses, and telephone numbers of the firm and/or person responsible for the subdivision design.
7. The boundary and complete written legal description of the proposed subdivision.
8. The area of proposed subdivision in acres
9. A legible map drawn relatively close to scale, including the North point and date
10. The general layout of the proposed lots, blocks, and streets.
11. Dimensions of all lots in feet and/or acres.
12. The location and description of any land to be dedicated or reserved for parks, schools, churches, streets, or other public, quasi-public, or private areas.
13. Location of areas subject to flooding or any other impairment to health or safety of citizens within the boundaries of the proposed subdivision.
14. Location of existing bodies of water, water-courses, structures, and other physical features relating thereto.
15. Location of all oil and gas wells and/or facilities, including but not limited to tank batteries, storage facilities, and all other oil and gas related activity within six hundred and sixty (660) feet from the perimeter of the proposed development.
16. Location of all plugged oil and gas wells. No structure shall be built within fifty (50) feet radius from any plugged oil and gas well.
17. The location of any cul-de-sacs and easements to be reserved across that portion of each lot which would allow the road to be extended at a later date.
18. The location of any half-streets and the easement across the adjacent property that will provide for future completion of the street.
19. A statement indicating whether the development is one phase of a proposed multi-phased project.
20. The date, map scale (written and graphic), North point.
21. Ground elevations shown by contour lines and vertical intervals not exceeding 2 feet; elevation marked on such contours shall be based on a datum plan established by the Town of Slaughterville, Oklahoma.
 - a. Including proposed detention ponds, ditches, channels, using two (2) foot contour lines, etc.
 - b. A filed copy of the Notice of Intent for storm water discharges associated with industrial activity under a NPDES General Permit form for the EPA.
22. The location of the property to be subdivided in relation to section line roads, county/city boundaries, any adjoining subdivisions and dedicated streets.
23. The location and description of any land to be dedicated or reserved for parks, schools, churches, streets, or other public, quasi-public, or private areas.
24. Dimensions of all lots in feet and in acres, including lots and blocks within the subdivision.
25. All setback lines with dimensions.
26. Lot and block numbers in logical sequence.

27. Locations, names and dimensions of all proposed streets, alleys, rights of way and proposed and existing easements including, but not limited to, right-of-way, utilities, pipeline, communication towers, oil well facilities, etc., within the subdivision.
28. Street names, paving plans for all roadways, and proposed traffic control signage.
29. Information contained in Chapter 3, Section 45, of Ordinance 75 regarding temporary dead-end street.
30. Documentation establishing any easements to provide for the completion of proposed half- streets, as required by Chapter 3, Section 43, paragraphs 10 and 11, of Ordinance 75
31. Location of areas subject to flooding or any other impairment to health or safety of citizens within the boundaries of the proposed subdivision, showing regulatory flood elevations, boundaries of floodplains and floodways, fills, flood protection works and areas subject to special deed restrictions and FEMA FIRM numbers and effective date.
32. Location of existing bodies of water, water-courses, structures, tree masses, archeological sites, environmental sites, geological sites, and other physical features relating thereto.
33. Proposed ingress/egress into the subdivision.
34. Location and description of all section lines, section corners, benchmarks, and other government survey monuments in or near the subdivision to at least one of which the subdivision shall be referenced.
35. The location of all plugged oil and gas wells. No structure shall be built within fifty (50) feet radius from any plugged oil and gas well.
36. Profile sheets on all streets and sewage disposal systems, if any; with profiles to be drawn at scale 1"= 50' horizontal and 1"=10' vertical with plan shown above.
37. Proposed certificates for signature from the following:
 - (a) Planning and Zoning Commission.
 - (b) Town of Slaughterville, Oklahoma.
 - (c) Owner's Certificate and Dedication to the Homeowner's Association or to the property owners.
 - (d) Acceptance of easements and dedications by the Town of Slaughterville (with the exception of the roads, which must be dedicated to the Homeowner's Association or the property owners if an association does not exist).
 - (e) Licensed land surveyors and/or engineers certificate, signed and sealed.
 - (f) County Treasurer's certificate.
 - (g) Department of Environmental Quality certificate regarding requirements for sewage and water for the proposed subdivision.
 - (h) All applicable utility company review certificates.
 - (i) The name and seal of registered engineer or licensed land surveyor who prepared the boundary survey and topographic information, if different.
 - (j) The name of the planner, engineer, landscape architect and/or surveyor who prepared the plat.

4. Attachments to the Preliminary Plat:

- a. Proposed Covenants and Restrictions which comply with the terms of this Ordinance.
- b. List of utilities that will serve the subdivisions including electric, gas, and water, as applicable.
- c. A separate plat map(s) showing:
 - (1) The soil analysis, sewage percolation tests on each and every lot within the subdivision including placement of water wells or septic systems, if any.
 - (2) Location of plugged oil and gas wells.
 - (3) Location of existing utilities structures, including but not limited to electric lines, towers and underground pipelines or cables.
 - (4) Proposed changes to the existing terrain to provide for storm water drainage, erosion and sediment control, using two (2) foot contour lines, etc., supporting the Drainage, Erosion and Sediment Control Improvement Plan.
- d. A filed copy of the Notice of Intent for storm water discharges associated with industrial activity under a NPDES General Permit form for the EPA.
- e. Improvement Plans as required by Section 36 of Ordinance 75.
- f. Estimated anticipated costs for maintaining the common property by the Homeowner's Association as required in Section 72 of Ordinance 75.
- g. Attach a copy of the complete written legal description of the proposed subdivision prepared by a licensed surveyor or engineer
- h. If the Preliminary Plat is not provided simultaneous with or subsequent to a rezoning request, the applicant must provide the names and addresses of all the property owners of record within three hundred (300) feet of the boundaries of the land wherein the proposed plat is being requested
- i. If Reference to any separate instruments filed or recorded which directly affect the land being subdivided.

Time Limitations: Unchanged Preliminary Plats shall be valid for a period of one (1) year from the date the plan is accepted as consistent with the Comprehensive Plan by the Planning and Zoning Commission who will make a recommendation to the Town Board of Trustees.

All Preliminary Plats must be accepted before the Final Plat will be considered by the Planning and Zoning Commission and the Town Board of Trustees.

THE PLANNING AND ZONING COMMISSION MEETS THE SECOND TUESDAY OF EACH MONTH. UNLESS OTHERWISE STATED ALL DOCUMENTS MUST BE SUBMITTED AT LEAST 45 DAYS PRIOR TO THE MEETING TO ALLOW FOR REVIEW.

This is to verify that the information contained and being provided to the Town is true and correct to the best of our knowledge and belief.

Signatures of owners of the property: _____

Signatures of all subdividers: _____

Signatures of persons or firm responsible for the design of the subdivision:

FOR OFFICE USE ONLY

Application Received By: _____ Date: _____

Application Complete: Yes _____ No _____ If no, why?: _____

Fee Amount : _____ Received By: _____

Received From: _____ Cash: _____ Check: _____ Check No. _____