

00
The exceptions noted on the plans submitted for review may not constitute all of the exceptions in the plans. Additional reviews may highlight additional items not previously identified in this review. Please review all items listed and revise the plat as needed.

The Preliminary Plat review has been completed and all revisions shall be shown using the Conditional Final Plat Review Application. The revised plat, the checklist, and a response letter shall be uploaded to application.

Any documents uploaded to the Preliminary Plat application will not be reviewed. The response letter shall explain any item that has not been addressed. If any of the three documents listed is missing the review of the Conditional Final Plat (CFP) will be placed on hold until all documents are received.

Comments with the P & E prefix are to be addressed as part of the Plat Review.
Comments with the CE prefix will be addressed during the Engineering Review of the construction documents

Email: DGOSS&ASSOCIATES@YAHOO.COM

P04:
Please include PUD-001011-2023 in title, when/if the PUD is approved by City Council.

P01:
Please provide the name, address, and telephone number of the owner, surveyor, and engineer.

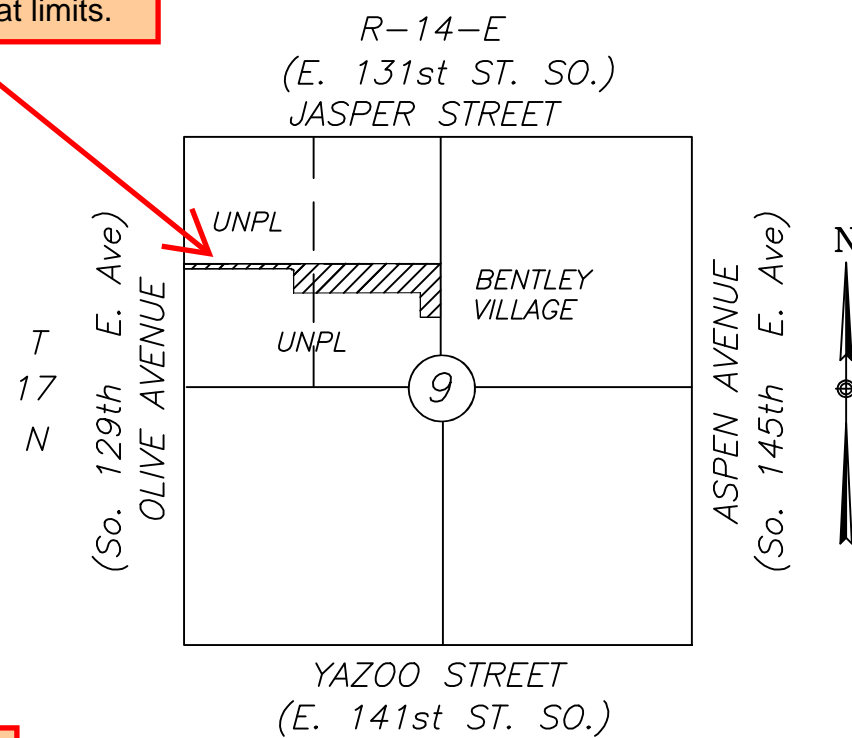
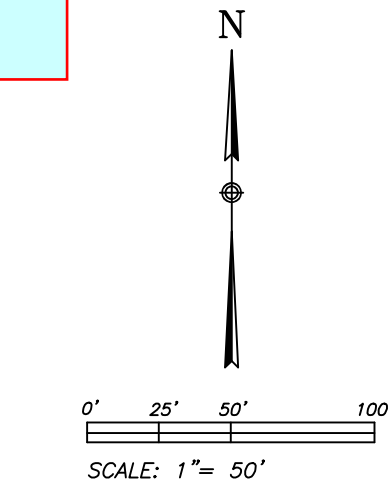
P02:
Please provide the certificate of authorization number for the engineer and surveyor

P08:
Label Reserve A, and also include the private streets in a reserve area.

P03:
Please include addresses when assigned by INCOG.

P10:
sidewalks are required along all frontage roads, and reserve areas.

E-02
Location map does not match the plat limits.



LOCATION MAP

SUBDIVISION CONTAINS
LOTS: 41
ACRES: 18.07 ACRES (TOTAL)

FILE: YOUNCE/YOUNCE--ESTATES.DWG
DATE: JUNE 1, 2023

E-19
Do not include the consultants internal file information on the conditional final plat

E-10
A legal and covenants were not provided for review, these will need to be supplied with the conditional final plat submittal.

E-16
Easements may be reduced to 11' if there is an adjacent utility easement dedicated in the surrounding subdivisions.

E-18
Cul-de-sacs over 150' will need to increase the radius of the pavement to meet the current fire code of a 50' radius.

CE-02
All inlets for storm sewer design shall use the BA ST-29 inlet. Grate and Curb inlets may only be used with a construction variance and be designed with ODOT criteria.

E-14
Identify where the storm sewer flow will be going. An overland drainage easement will need to be dedicated to an existing pond. If an offsite detention facility will be built for the site it will need to be in an offsite drainage easement dedicated by separate instrument filed with the county. The document will need to be shown on the plat with the easement.

CE3
No sanitary sewer network was shown for review. All lots will need to connect to the existing sanitary sewer in Bentley village, Bentley Village 3, or be provided with a new network.
ADDRESS: 13555 S. 129TH E. AVE.

E-04
survey data for Curve information and lines need to be shown

E-08
Provide a legal description that matches the plat boundaries. Use different lineweights to differentiate the boundary (thick line), Right of way (medium line), lots and easements (thin line)

E-05
All plats need to be tied into the Oklahoma North State Plane coordinate system.

E-06
All monuments used to establish the plat need to be shown, identified, and described.

E-12
In the lower right corner place the Following
Project number
PR-000318-2023
Detention Determination number
FDD-000-2023
and the PUD number once it is available.

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.

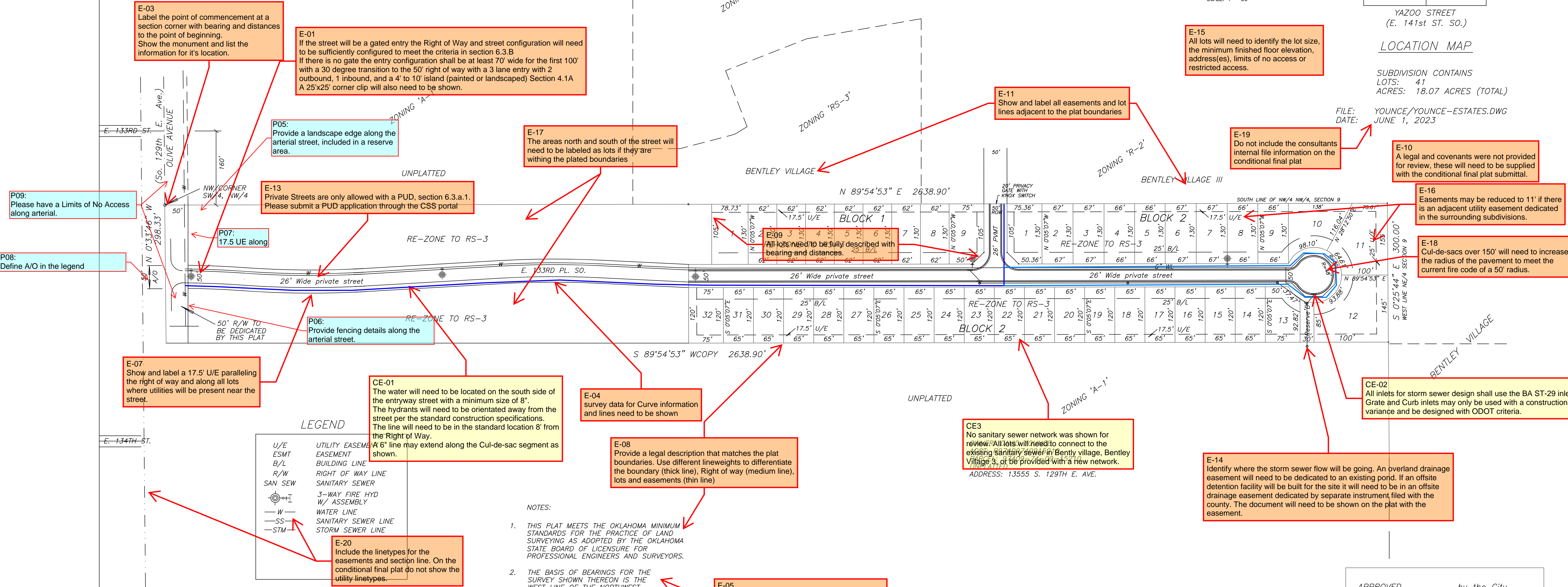
Mayor _____

Attest: City Clerk _____

The Enclave at YOLy
PREPARATION DATE: JUNE 1, 2023
SHEET 1 OF 3

The Enclave at YOLy

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING A SUBDIVISION OF THE S/2 OF THE NW/4 OF SECTION 9, T-17-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN.



LEGEND

U/E	UTILITY EASEMENT
ESMT	EASEMENT
B/L	BUILDING LINE
R/W	RIGHT OF WAY LINE
SAN SEW	SANITARY SEWER
3-WAY FIRE HYD	3-WAY FIRE HYD
W/ ASSEMBLY	W/ ASSEMBLY
W	WATER LINE
SS	SANITARY SEWER LINE
STM	STORM SEWER LINE

E-20
Include the linetypes for the easements and section line. On the conditional final plat do not show the utility linetypes.

NOTES:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, BEING N 0°33'46"W.
- 3/8" IRON PINS WERE EITHER FOUND OR SET AT EACH BOUNDARY PROPERTY CORNER.
- FEMA, MAP 40143C0452L, DATE: 10/16/2012 ZONE 'X'.

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estates taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ _____ per trust receipt no. _____

_____ to be applied to 20 _____ taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 20 _____ taxes in full but is given in order that this plat may be filed of record.

20 _____ taxes could exceed the amount of the security deposit.
Dated _____, 20 _____

TULSA COUNTY TREASURER

By: _____
DEPUTY