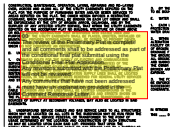




Gridline Alghezi Addition Preliminary Plat Checklist

1 (22)



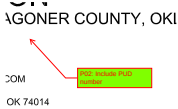
Subject: DEV COMMENT
Page Label: 1
Page Index: 1
Author: ADMIN
Date: 11/28/2023 11:37:12 AM
Creation Date: 11/28/2023 11:32:32 AM

00
The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal using the Conditional Final Plat Application. Any revisions submitted with the Preliminary Plat will not be reviewed. Any comments that have not been addressed must have an explanation provided in the Comment Response Letter.



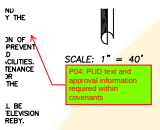
Subject: Callout
Page Label: 1
Page Index: 1
Author: Chris Cieslak
Date: 11/28/2023 11:26:59 AM
Creation Date: 11/28/2023 11:26:36 AM

P01: Adjust Build Line to meet Zoning Requirement



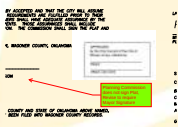
Subject: Callout
Page Label: 1
Page Index: 1
Author: Chris Cieslak
Date: 11/28/2023 11:27:39 AM
Creation Date: 11/28/2023 11:27:26 AM

P02: Include PUD number



Subject: Callout
Page Label: 1
Page Index: 1
Author: Chris Cieslak
Date: 11/28/2023 11:34:27 AM
Creation Date: 11/28/2023 11:33:43 AM

P04: PUD text and approval information required within covenants



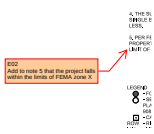
Subject: Group
Page Label: 1
Page Index: 1
Author: Chris Cieslak
Date: 11/28/2023 11:32:11 AM
Creation Date: 11/28/2023 11:28:17 AM

Planning Commission does not sign Plat, Revise to require Mayor Signature



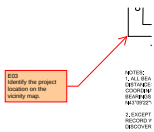
Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:36:49 PM
Creation Date: 11/27/2023 2:40:55 PM

E01
Per the Land Subdivision Regulation place the COBA Project Number - PR-000223-2023 in the lower right hand corner



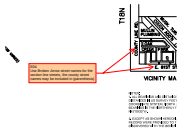
Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:36:55 PM
Creation Date: 11/27/2023 2:55:08 PM

E02
Add to note 5 that the project falls within the limits of FEMA zone X



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:36:59 PM
Creation Date: 11/27/2023 2:56:18 PM

E03
Identify the project location on the vicinity map.



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:03 PM
Creation Date: 11/27/2023 2:56:44 PM

E04
Use Broken Arrow street names for the section line streets, the county street names may be included in (parenthesis)



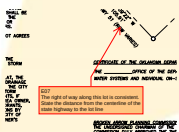
Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:06 PM
Creation Date: 11/27/2023 2:57:49 PM

E05
Revise the vicinity map to be at the 1:2000 scale specified in the subdivision regulations



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:10 PM
Creation Date: 11/27/2023 2:58:51 PM

E06
Show the location and identify all existing utilities.



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:14 PM
Creation Date: 11/27/2023 3:01:20 PM

E07
The right of way along this lot is consistent. State the distance from the centerline of the state highway to the lot line



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:18 PM
Creation Date: 11/27/2023 3:05:00 PM

E08
Per city ordinance, all lots where the lot line is within 300' of an existing sanitary sewer line shall connect to the city sewer line.
An 8" mainline connection shall be brought under the street and terminated with either a manhole or a lamp-hole to provide a connection to the city line.
An engineering variance and a petition to the city council will be needed to be able to use an individual on-site system.



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:23 PM
Creation Date: 11/27/2023 3:13:00 PM

E09
Show the contours at 2' intervals or less as needed to show the grade of the site.



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:26 PM
Creation Date: 11/27/2023 3:14:12 PM

E10
Add a note identifying that there are no oil or gas wells on the site or within 50' of the property limits. State how this was determined. If there are wells in the area show them on the plat.



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:30 PM
Creation Date: 11/27/2023 3:17:14 PM

E11
Show that the "Limits of No Access" extend along the entire length of the turnpike.



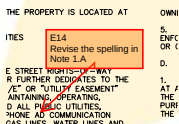
Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:37 PM
Creation Date: 11/27/2023 4:14:42 PM

E12
Show a 17.5' Utility Easement on the NW, SW, and SE property lines.



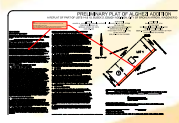
Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:41 PM
Creation Date: 11/27/2023 4:16:41 PM

E13
Show and dimension the "Limits of Access" and "Limits of No Access" along the SW property line.



Subject: Jason Comments
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:46 PM
Creation Date: 11/27/2023 4:19:07 PM

E14
Revise the spelling in Note 1.A



Subject: Group
Page Label: 1
Page Index: 1
Author: jdickeson
Date: 11/27/2023 5:37:52 PM
Creation Date: 11/27/2023 4:28:44 PM

E15
Revise the legal description to incorporate the distances and bearings shown on the plat. The area highlighted was drawn using the legal provided, does not close and does not encompass the full area of the parcel.



BROKEN ARROW, WAGONER COUNTY, OKLAHOMA



Subject: Jason Comments

Page Label: 1

Page Index: 1

Author: jdickeson

Date: 11/27/2023 5:38:48 PM

Creation Date: 11/27/2023 5:38:04 PM

E16

Revise the text height on the pin to be a minimum of 0.10 when plotted.



Subject: Group

Page Label: 1

Page Index: 1

Author: jdickeson

Date: 11/28/2023 11:30:22 AM

Creation Date: 11/28/2023 11:29:05 AM

E17

Remove the "Preliminary" label from the title,

