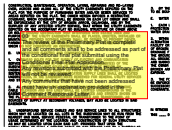




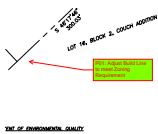
# Gridline Algezei Addition Preliminary Plat Checklist

1 (22)



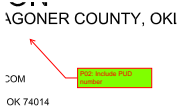
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**Page Label:** 1  
**Page Index:** 1  
**Author:** ADMIN  
**Date:** 11/28/2023 11:37:12 AM  
**Creation Date:** 11/28/2023 11:32:32 AM

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.



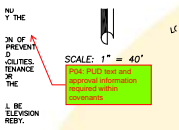
**Subject:** Callout  
**Page Label:** 1  
**Page Index:** 1  
**Author:** Chris Cieslak  
**Date:** 11/28/2023 11:26:59 AM  
**Creation Date:** 11/28/2023 11:26:36 AM

P01: Adjust Build Line to meet Zoning Requirement



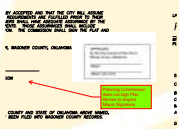
**Subject:** Callout  
**Page Label:** 1  
**Page Index:** 1  
**Author:** Chris Cieslak  
**Date:** 11/28/2023 11:27:39 AM  
**Creation Date:** 11/28/2023 11:27:26 AM

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



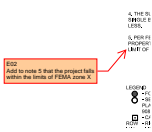
**Subject:** Group  
**Page Label:** 1  
**Page Index:** 1  
**Author:** Chris Cieslak  
**Date:** 11/28/2023 11:32:11 AM  
**Creation Date:** 11/28/2023 11:28:17 AM

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



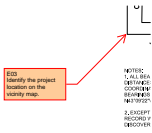
**Subject:** Jason Comments  
**Page Label:** 1  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 11/27/2023 5:36:49 PM  
**Creation Date:** 11/27/2023 2:40:55 PM

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



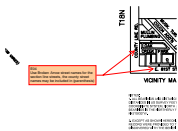
**Subject:** Jason Comments  
**Page Label:** 1  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 11/27/2023 5:36:55 PM  
**Creation Date:** 11/27/2023 2:55:08 PM

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)



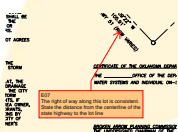
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**Page Label:** 1  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 11/27/2023 5:37:06 PM  
**Creation Date:** 11/27/2023 2:57:49 PM

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



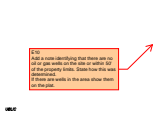
**Subject:** Jason Comments  
**Page Label:** 1  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 11/27/2023 5:37:18 PM  
**Creation Date:** 11/27/2023 3:05:00 PM

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.



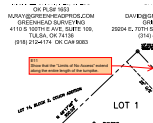
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**Page Label:** 1  
**Page Index:** 1  
**Author:** jdickeon  
**Date:** 11/27/2023 5:37:23 PM  
**Creation Date:** 11/27/2023 3:13:00 PM

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:** jdickeon  
**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:** jdickeon  
**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.



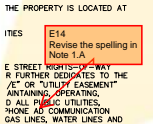
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**Page Label:** 1  
**Page Index:** 1  
**Author:** jdickeon  
**Date:** 11/27/2023 5:37:37 PM  
**Creation Date:** 11/27/2023 4:14:42 PM

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



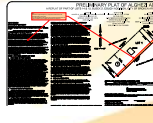
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**Page Label:** 1  
**Page Index:** 1  
**Author:** jdickeon  
**Date:** 11/27/2023 5:37:41 PM  
**Creation Date:** 11/27/2023 4:16:41 PM

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:** jdickeon  
**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:** jdickeon  
**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,

