

YounceEnclaveYOLy071123_v1.pdf Markup Summary

Architect (11)		
<div>P01: Please provide the name, address, and telephone number of the owner, surveyor, and engineer.</div>	<div>Subject: Architect Author: Henry</div>	<div>P01: Please provide the name, address, and telephone number of the owner, surveyor, and engineer.</div>
<div>P02: Please provide the certificate of authorization number for the engineer and surveyor.</div>	<div>Subject: Architect Author: Henry</div>	<div>P02: Please provide the certificate of authorization number for the engineer and surveyor.</div>
<div>P03: Please include addresses when assigned by INCOG.</div>	<div>Subject: Architect Author: Henry</div>	<div>P03: Please include addresses when assigned by INCOG.</div>
<div>P04: Please include PUD-001011-2023 in title, when/if the PUD is approved by City Council.</div>	<div>Subject: Architect Author: Henry</div>	<div>P04: Please include PUD-001011-2023 in title, when/if the PUD is approved by City Council.</div>
<div>P05: Provide a landscape edge along the arterial street, included in a reserve area.</div>	<div>Subject: Architect Author: Henry</div>	<div>P05: Provide a landscape edge along the arterial street, included in a reserve area.</div>
<div>P06: Provide fencing details along the arterial street.</div>	<div>Subject: Architect Author: Henry</div>	<div>P06: Provide fencing details along the arterial street.</div>
<div>P07: 17.5 UE along</div>	<div>Subject: Architect Author: Henry</div>	<div>P07: 17.5 UE along</div>
<div>P08: Label Reserve A, and also include the private streets in a reserve area.</div>	<div>Subject: Architect Author: Henry</div>	<div>P08: Label Reserve A, and also include the private streets in a reserve area.</div>
<div>P08: Define A/O in the legend</div>	<div>Subject: Architect Author: Henry</div>	<div>P08: Define A/O in the legend</div>

P09: Please have a Limits of No Access along arterial.

Subject: Architect
Author: Henry

P09:
Please have a Limits of No Access along arterial.

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

Subject: Architect
Author: Henry

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

Group (1)



Subject: Group
Author: jdickeson

CE-01
The water will need to be located on the south side of the entryway street with a minimum size of 8". The hydrants will need to be orientated away from the street per the standard construction specifications.
The line will need to be in the standard location 8' from the Right of Way.
A 6" line may extend along the Cul-de-sac segment as shown.

Jason Comments (22)

E-01: If the street will be a gated entry the Right of Way and street configuration will need to be sufficiently configured to meet the criteria in section 6.3.B. If there is no gate the entry configuration shall be at least 70' wide for the first 100' with a 30 degree transition to the 50' right of way with a 3 lane entry with 2 outbound, 1 inbound, and a 4' to 10' island (painted or landscaped) Section 4.1A. A 25'x25' corner clip will also need to be shown.

Subject: Jason Comments
Author: jdickeson

E-01
If the street will be a gated entry the Right of Way and street configuration will need to be sufficiently configured to meet the criteria in section 6.3.B. If there is no gate the entry configuration shall be at least 70' wide for the first 100' with a 30 degree transition to the 50' right of way with a 3 lane entry with 2 outbound, 1 inbound, and a 4' to 10' island (painted or landscaped) Section 4.1A. A 25'x25' corner clip will also need to be shown.

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

Subject: Jason Comments
Author: jdickeson

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

E-03: Label the point of commencement at a section corner with bearing and distances to the point of beginning. Show the monument and list the information for it's location.

Subject: Jason Comments
Author: jdickeson

E-03
Label the point of commencement at a section corner with bearing and distances to the point of beginning. Show the monument and list the information for it's location.

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

Subject: Jason Comments
Author: jdickeson

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

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

Subject: Jason Comments
Author: jdickeson

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

Subject: Jason Comments
Author: jdickeson

E-06

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

Subject: Jason Comments
Author: jdickeson

E-07

Show and label a 17.5' U/E paralleling the right of way and along all lots where utilities will be present near the street.

Subject: Jason Comments
Author: jdickeson

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)

Subject: Jason Comments
Author: jdickeson

E-09

All lots need to be fully described with bearing and distances.

Subject: Jason Comments
Author: jdickeson

E-10

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

Subject: Jason Comments
Author: jdickeson

E-11

Show and label all easements and lot lines adjacent to the plat boundaries

Subject: Jason Comments
Author: jdickeson

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.

Subject: Jason Comments
Author: jdickeson

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.

Subject: Jason Comments
Author: jdickeson

E-13

Private Streets are only allowed with a PUD, section 6.3.a.1.
Please submit a PUD application through the CSS portal

Subject: Jason Comments
Author: jdickeson

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.

Subject: Jason Comments
Author: jdickeson

E-15

All lots will need to identify the lot size, the minimum finished floor elevation, address(es), limits of no access or restricted access.

Subject: Jason Comments
Author: jdickeson

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.

Subject: Jason Comments
Author: jdickeson

E-16

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

Subject: Jason Comments
Author: jdickeson

E-17

The areas north and south of the street will need to be labeled as lots if they are within the plated boundaries

Subject: Jason Comments
Author: jdickeson

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.

Subject: Jason Comments
Author: jdickeson

E-19

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

Subject: Jason Comments
Author: jdickeson

E-20

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



Subject: Text Box
Author: ADMIN

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