



Pines III - Final Plat Summary

1 (17)

E01
C5 and C10 do not match the sum of the lot dimensions

C2	39.27	25.00
C3	31.42	20.00
C4	21.03	25.00
C5	245.19	50.00
C6	21.03	25.00
C7	31.42	20.00
C8	31.42	20.00
C9	21.03	25.00
C10	245.19	50.00
C11	21.03	25.00
C12	31.42	20.00
C13	31.42	20.00

Subject: Group
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:35 PM
Creation Date: 1/16/2026 11:22:15 AM
Layer:

E01
C5 and C10 do not match the sum of the lot dimensions

E02
The sums of the lots do not match each other

Subject: Cloud+
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:39 PM
Creation Date: 1/16/2026 11:23:45 AM
Layer:

E02
The sums of the lots do not match each other

E03
The sum of the lots does not match the total length

Subject: Cloud+
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:43 PM
Creation Date: 1/16/2026 11:25:28 AM
Layer:

E03
The sum of the lots does not match the total length

E05
Add ODE to the two 7.5' U/E (EDCM requirement)

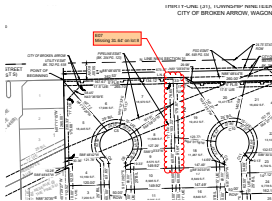
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:09 PM
Creation Date: 1/16/2026 11:27:49 AM
Layer:

E05
Add ODE to the two 7.5' U/E (EDCM requirement)

E06
The lot sums don't match

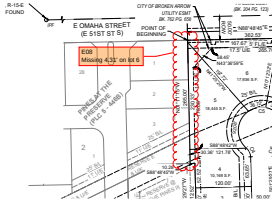
Subject: Cloud+
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:51 PM
Creation Date: 1/16/2026 11:31:43 AM
Layer:

E06
The lot sums don't match



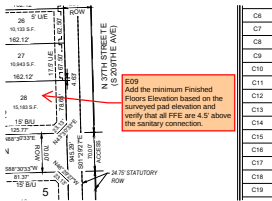
Subject: Cloud+
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:06:10 PM
Creation Date: 1/16/2026 11:34:59 AM
Layer:

E07
Missing 31.64' on lot 8



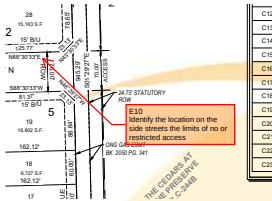
Subject: Cloud+
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:29 PM
Creation Date: 1/16/2026 11:36:08 AM
Layer:

E08
Missing 4.31' on lot 6



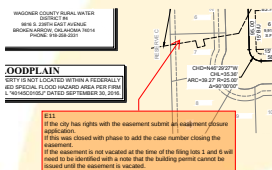
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:02:56 PM
Creation Date: 1/16/2026 11:38:22 AM
Layer:

E09
Add the minimum Finished Floors Elevation based on the surveyed pad elevation and verify that all FFE are 4.5' above the sanitary connection.



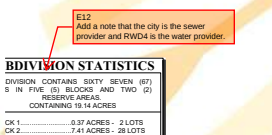
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:35 PM
Creation Date: 1/16/2026 11:40:08 AM
Layer:

E10
Identify the location on the side streets the limits of no or restricted access



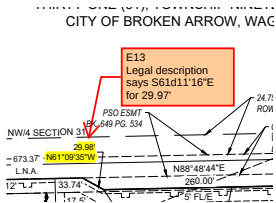
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:41 PM
Creation Date: 1/16/2026 11:42:50 AM
Layer:

E11
If the city has rights with the easement submit an easement closure application. If this was closed with phase to add the case number closing the easement. If the easement is not vacated at the time of the filing lots 1 and 6 will need to be identified with a note that the building permit cannot be issued until the easement is vacated.



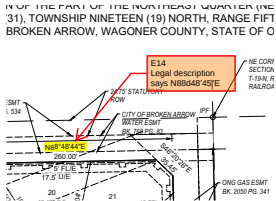
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:03:02 PM
Creation Date: 1/16/2026 11:49:07 AM
Layer:

E12
Add a note that the city is the sewer provider and RWD4 is the water provider.



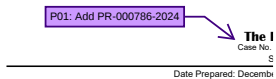
Subject: Group
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:12:00 PM
Creation Date: 1/16/2026 2:05:05 PM
Layer:

E13
Legal description says S61d11'16"E for 29.97'



Subject: Group
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:12:04 PM
Creation Date: 1/16/2026 2:06:57 PM
Layer:

E14
Legal description says N88d48'45"E



Subject: Mackenzie Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:39:04 AM
Creation Date: 1/12/2026 9:38:19 AM
Layer:

P01: Add PR-000786-2024

P02: Update street names.

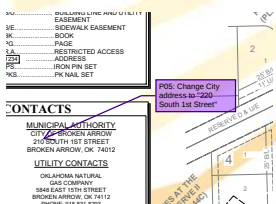
Subject: Mackenzie Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:40:01 AM
Creation Date: 1/12/2026 9:39:43 AM
Layer:

P02: Update street names.

P03: Add addresses as assigned.

Subject: Mackenzie Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:40:23 AM
Creation Date: 1/12/2026 9:40:04 AM
Layer:

P03: Add addresses as assigned.



Subject: Mackenzie Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:49:20 AM
Creation Date: 1/12/2026 9:47:27 AM
Layer:

P05: Change City address to "220 South 1st Street"

2 (2)

UNIT TO SECTION III FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE
THE COMMON AREAS OF THE SUBDIVISION.

VALUE ADDED CONTRIBUTION

AND/OR OTHER, NOT UNLAWFUL, USES, THE AFFECTED SURFACE SPRINGS AND AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO INSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS TO THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE CITY SET FORTH IN THE PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT DEVELOPER AND BY THE CITY OF BAYON ARROYO, CALIFORNIA.

INDEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS
IF THE PROPERTY ADJACENT TO EAST OHAMA STREET AND SOUTH 27TH STREET EAST
DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAN, WHICH
IF MAY BE AMENDED OR RELEASED BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR
SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR
BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERE

C. FLOOR AREA
1. A SINGLE SITE
AREA.

2. IF A DWELLING IS VERTICALLY ASYM-
METRIC, THE
DWELLING, THE
LIVING AREA OF
STORES OF AT
3. THE COMPUTA-

4. THE ARCHITECT SHALL PROVIDE THE FLOOR AREA

Subject: Group
Page Label: [2] Pines III - Base-DOD
Page Index: 2
Author: jdickeson
Date: 1/16/2026 2:12:09 PM
Creation Date: 1/16/2026 11:50:45 AM
Layer:

E15
Remove the city as an enforcer and
replace with the HOA

NOT SHALL BE ISSUED BY THE CITY OF BROKEN ARROW UNTIL COMPLETION OF AND ITS FORMAL ACCEPTANCE BY THE CITY OF BROKEN ARROW. ANY AND ALL (D) ANY BUILDING PERMIT, BUT PRIOR TO THE CITY OF BROKEN ARROW'S FORMAL ENTIRE DEVELOPMENT, SHALL BE AT THE OVERDEVELOPERS, & OVERDEVELOPERS OVERLOOK.

USES AND RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNER'S PERPETUAL EASEMENT TO ERRECT AND MAINTAIN FENCING, WALLS AND DIRT BOUNDARY OF THE SUBDIVISION WITHIN THE EASEMENTS DEPICTED ON

INSTRUCTIONS

DING, FENCE, WALL, OR EXTERIOR ANTENNA SHALL BE SUBMITTED TO THE ARCHITECTURAL REVIEW BOARD FOR REVIEW AND APPROVAL. THE ARCHITECTURAL REVIEW BOARD SHALL REVIEW THE EXTERIOR PAINTING OR ANY LOT UPTO THE PLANS AND SPECIFICATIONS MUST BE CONSIDERED AS ONE (1) SET. THE ARCHITECTURAL REVIEW BOARD SHALL REVIEW THE EXTERIOR PAINTING OR ANY LOT UPTO THE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND FOR PAINTED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND FOR PAINTED PLANS, EXTERIOR ELEVATIONS, DRAINAGE AND GRADING PLANS, EXTERIOR LIGHTING PLANS, EXTERIOR FENCE, WALL, OR EXTERIOR ANTENNA SHALL BE SUBMITTED IN DUPLICATE AND FOR PAINTED PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED (THIRTY) (30) SETS. THE PLANS TO BE SUBMITTED SHALL BE DEEMED APPROVED. THE DEVELOPMENT MUST BE IN COMPLIANCE WITH THE SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE. IN THE EVENT OF A VIOLATION OF THE ZONING ORDINANCE OR STRUCTURE FOR THE MAKING OF AN ALTERATION HAS BEEN COMPLETED FOLLOWING COMPLETION THEREOF, APPROVAL OF THE ARCHITECTURAL REVIEW BOARD SHALL BE REQUIRED FOR THE ALTERATION.

ROOFING MATERIALS
ROOFING FOR A DWELLING
GLAZED WOOD IN COLO

UPON DETERMINATION OF
SUPERIOR QUALITY AND O
PECIFIED.

lots 12 &
the city
equipment



Subject: Jason Comments
Page Label: [2] Pines III - Base-DOD
Page Index: 2
Author: jddickeson
Date: 1/16/2026 2:12:14 PM
Creation Date: 1/16/2026 11:51:33 AM
Layer:

E16
Add a section M for the ODE between lots 12 & 13. The restrictions for an ODE is where the city will be the enforcer from section G.
Additionally fencing, HVAC, and pool equipment will be restricted in the ODE.

3 (1)

WILL BE ALLOWED ONCE EACH CALENDAR YEAR. THE DA
: PINES II HOMEOWNER'S ASSOCIATION.

CLES P04: Pines II or III?

PTACLE IS REQUIRED ON EACH LOT DURING THE C
IN. THE TEMPORARY TRASH RECEPTACLE SHALL BE M
D ON A REGULAR BASIS OR AS NEEDED

PICTURES ARE ALLOWED IN ANY OF THE STREET RIGHTS

Subject: Mackenzie Comments
Page Label: [3] Pines III - Base-DOD (2)
Page Index: 3
Author: Mackenzie Hackett
Date: 1/12/2026 9:44:09 AM
Creation Date: 1/12/2026 9:43:43 AM
Layer:

P04: Pines II or III?