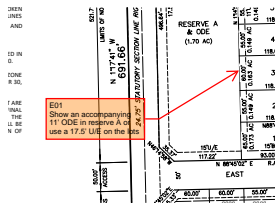




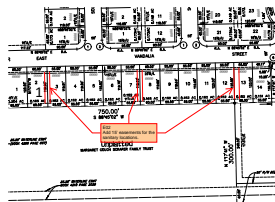
Lynn Corner PrelimPlat Summary

1 (12)



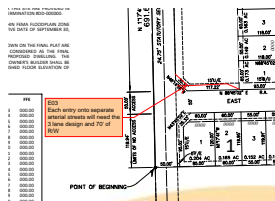
Subject: Jason Comments
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:29 PM
Creation Date: 6/17/2025 3:39:55 PM

E01
Show an accompanying 11' ODE in reserve A or use a 17.5' U/E on the lots



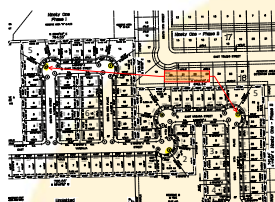
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:34 PM
Creation Date: 6/17/2025 3:57:33 PM

E02
Add 15' easements for the sanitary locations.



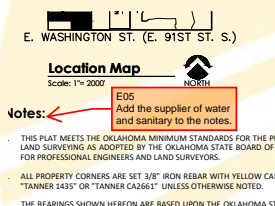
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:36 PM
Creation Date: 6/17/2025 4:01:21 PM

E03
Each entry onto separate arterial streets will need the 3 lane design and 70' of R/W



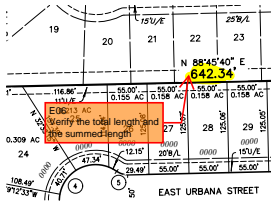
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:40 PM
Creation Date: 6/17/2025 4:07:11 PM

E04
Summed lengths are off from the curve length in the table.



Subject: Jason Comments
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:43 PM
Creation Date: 6/17/2025 4:09:19 PM

E05
Add the supplier of water and sanitary to the notes.



Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:47 PM
Creation Date: 6/17/2025 4:10:06 PM

E06
Verify the total length and the summed length

Council of the City of Broken Arrow,
Oklahoma.
Mayor
Attest: City Clerk

Subject: Jason Comments
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:50 PM
Creation Date: 6/17/2025 4:12:00 PM

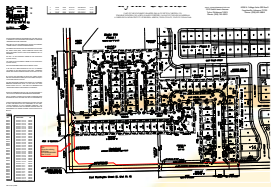
E07
List the BA project number
PR-000800-2025

E07
List the BA project number
PR-000800-2025

THESE PLANS ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE PLANS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 9TH STREET (SOUTH LYNN LANE ROAD) AND EAST WASHINGTON STREET (EAST 1ST STREET) SOUTH BY VIRTUE OF RIGHT-OF-WAY DEED DATED BY THIS PLAT.
ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED E06: 1.3 AC. THIS NOTE IS IN REFERENCE AND SUBORDINATE TO THE CITY OF BROKEN ARROW ZONING ORDINANCES.
STORMWATER DETENTION ACCORDING TO THE CITY OF BROKEN ARROW ZONING ORDINANCES IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #00-000000.
THE MINIMUM FINISHED FLOOR ELEVATIONS AS SHOWN ON THE FINAL PLAT ARE RECOMMENDATIONS ONLY AND SHOULD NOT BE CONSIDERED AS THE FINAL PROPER FINISHED FLOOR ELEVATION OF ANY PROPOSED DWELLING. THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE PROPER FINISHED FLOOR ELEVATION OF

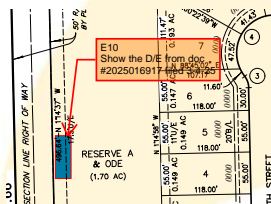
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:54 PM
Creation Date: 6/17/2025 4:13:51 PM

E08
Complete the DD number
DD-022125-12



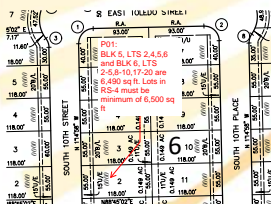
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 7/1/2025 5:02:47 PM
Creation Date: 6/25/2025 3:34:03 PM

E09
Show the existing R/W from
DOC#20250200000 filed 3-14-25



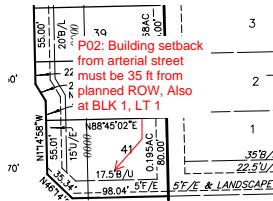
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 7/1/2025 5:02:54 PM
Creation Date: 6/25/2025 3:37:27 PM

E10
Show the D/E from doc #2025016917
filed 3-4-25



Subject: Callout
Page Label: [1] FP1
Page Index: 1
Author: JoseJ
Date: 6/26/2025 9:38:26 AM
Creation Date: 6/26/2025 8:40:04 AM

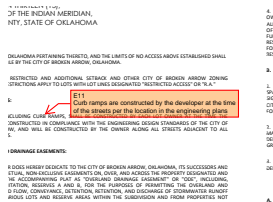
P01:
BLK 5, LTS 2,4,5,6 and BLK 6, LTS
2-5,8-10,17-20 are 6,490 sq ft. Lots in
RS-4 must be minimum of 6,500 sq ft



Subject: Callout
Page Label: [1] FP1
Page Index: 1
Author: JoseJ
Date: 6/30/2025 3:37:48 PM
Creation Date: 6/26/2025 9:34:31 AM

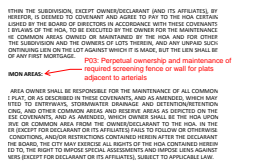
P02: Building setback from arterial street must be 35 ft from planned ROW, Also at BLK 1, LT 1

2 (2)



Subject: Jason Comments
Page Label: [1] FP2
Page Index: 2
Author: jdickeson
Date: 7/1/2025 5:03:01 PM
Creation Date: 6/17/2025 4:36:48 PM

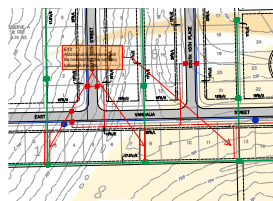
E11
Curb ramps are constructed by the developer at the time of the streets per the location in the engineering plans



Subject: Callout
Page Label: [1] FP2
Page Index: 2
Author: JoseJ
Date: 6/26/2025 10:07:11 AM
Creation Date: 6/26/2025 10:06:24 AM

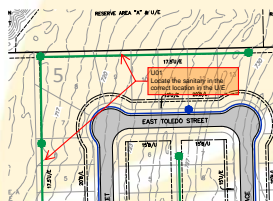
P03: Perpetual ownership and maintenance of required screening fence or wall for plats adjacent to arterials

4 (6)



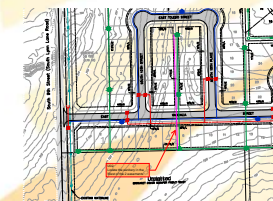
Subject: Group
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 7/1/2025 5:03:09 PM
Creation Date: 6/25/2025 3:16:50 PM

E12
Additional Easements will be needed for the sanitary between the lots.



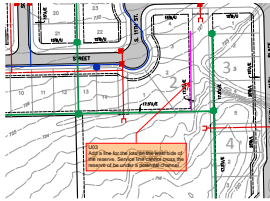
Subject: Jason Comments
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:50:40 PM
Creation Date: 6/17/2025 3:39:02 PM

U01
Locate the sanitary in the correct location in the U/E



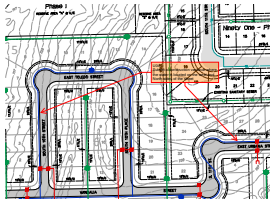
Subject: Group
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:50:53 PM
Creation Date: 6/17/2025 3:43:53 PM

U02
Locate the sanitary in the West of the 2 easements



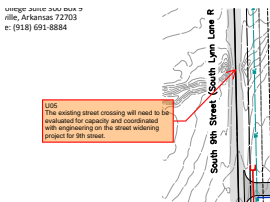
Subject: Group
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:51:00 PM
Creation Date: 6/17/2025 3:47:10 PM

U03
Add a line for the lots on the west side of the reserve. Service line cannot cross the reserve or be under a potential channel



Subject: Jason Comments
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:51:05 PM
Creation Date: 6/17/2025 3:49:48 PM

U04
Submit a construction variance where the water is located on the west and North sides of the street



Subject: Jason Comments
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:51:12 PM
Creation Date: 6/17/2025 3:59:17 PM

U05
The existing street crossing will need to be evaluated for capacity and coordinated with engineering on the street widening project for 9th street.

