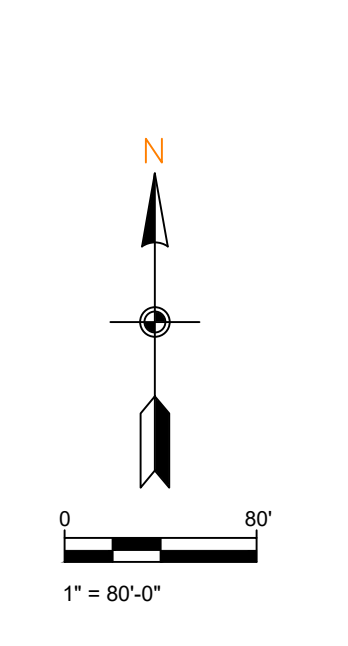


REVISION:
P08: Include PUD-002514-2025 number in title of plat.

P01: A more specific name will be needed as there are many areas in Tulsa County platted as The Farm at...

THE FARM LOT 1
BROKEN ARROW, OKLAHOMA

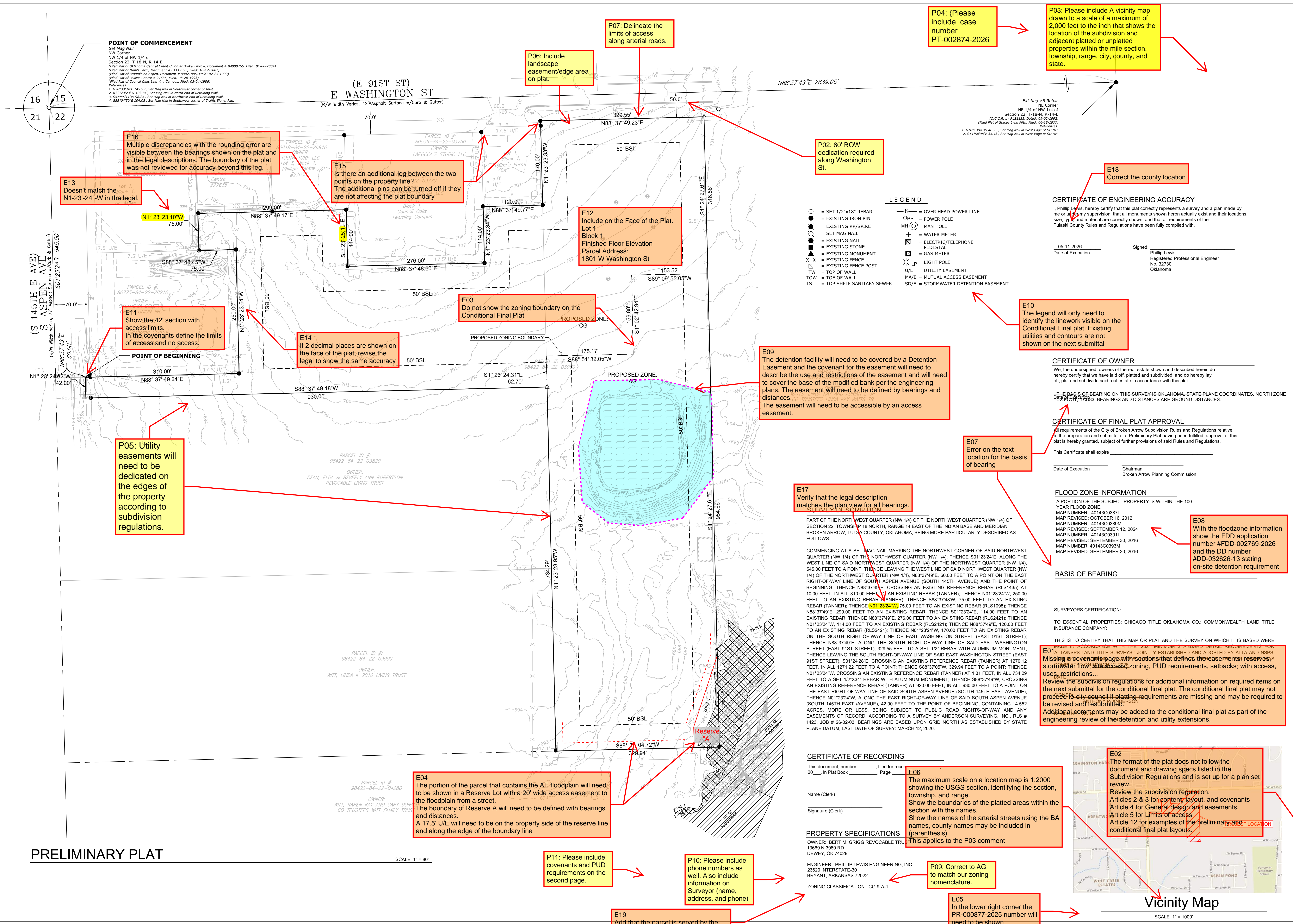


PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:
SHEET ISSUE DATE: 04-21-2026
PAGE TITLE:

PRELIMINARY PLAT

SHEET NUMBER:
C1.1



PRELIMINARY PLAT

SCALE 1" = 80'

Vicinity Map

SCALE 1" = 1000'

E13
Doesn't match the N1-23-24-W in the legal.

E16
Multiple discrepancies with the rounding error are visible between the bearings shown on the plat and in the legal descriptions. The boundary of the plat was not reviewed for accuracy beyond this leg.

E15
Is there an additional leg between the two points on the property line? The additional pins can be turned off if they are not affecting the plat boundary

P06: Include landscape easement/edge area on plat.

P07: Delineate the limits of access along arterial roads.

P02: 60' ROW dedication required along Washington St.

P04: (Please include case number PR-002874-2026

P03: Please include A vicinity map drawn to a scale of a maximum of 2,000 feet to the inch that shows the location of the subdivision and adjacent platted or unplatted properties within the mile section, township, range, city, county, and state.

E18
Correct the county location

E12
Include on the Face of the Plat. Lot 1, Finished Floor Elevation: 1801 W Washington St

E03
Do not show the zoning boundary on the Conditional Final Plat

E11
Show the 42' section with access limits. In the covenants define the limits of access and no access.

E14
If 2 decimal places are shown on the face of the plat, revise the legal to show the same accuracy

E10
The legend will only need to identify the linework visible on the Conditional Final plat. Existing utilities and contours are not shown on the next submittal

E09
The detention facility will need to be covered by a Detention Easement and the covenant for the easement will need to describe the use and restrictions of the easement and will need to cover the base of the modified bank per the engineering plans. The easement will need to be defined by bearings and distances. The easement will need to be accessible by an access easement.

E07
Error on the text location for the basis of bearing

P05: Utility easements will need to be dedicated on the edges of the property according to subdivision regulations.

E17
Verify that the legal description matches the plan view for all bearings.

E08
With the floodzone information show the FDD application number #DD-002769-2026 and the DD number #DD-032626-13 stating on-site detention requirement

E04
The portion of the parcel that contains the AE floodplain will need to be shown in a Reserve Lot with a 20' wide access easement to the floodplain from a street. The boundary of Reserve A will need to be defined with bearings and distances. A 17.5' U/E will need to be on the property side of the reserve line and along the edge of the boundary line

P11: Please include covenants and PUD requirements on the second page.

P10: Please include phone numbers as well. Also include information on Surveyor (name, address, and phone)

E06
The maximum scale on a location map is 1:2000 showing the USGS section, identifying the section, township, and range. Show the boundaries of the platted areas within the section with the names. Show the names of the arterial streets using the BA names, county names may be included in (parenthesis) This applies to the P03 comment

P09: Correct to AG to match our zoning nomenclature.

E05
In the lower right corner the PR-000877-2025 number will need to be shown

