

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 E. 42nd St., Suite 100
Tulsa, Oklahoma 74146
Phone: 918.252.9621

Russell K. Fischer, P.E., CFM, Senior Project Engineer/Manager
R.Fischer@tulsaeengineering.com

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2025

PUD 66
Artesia II
at Forest Ridge

(Lots 4-9, /Block 5, Lots 5-8/Block 6)

A Subdivision in the City of Broken Arrow, being a part of the W/2 of the NE/4
and the NW/4 of Section 11, Township 18 North, Range 15 East of the Indian
Base and Meridian, Wagoner County, State of Oklahoma

OWNER / DEVELOPER

The Robson Companies, Inc.
an Oklahoma corporation

901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
(918) 357-2787

Davis Robson, VP Development
d.robson@forestridge.com

E01
The covenants were submitted using a PDF-A format that does not allow for
comments to be added to the pdf. In the submittal for the Final Plat Review
do not upload files to the application that are locked, protected, or use the
archive format.

E02
Covenants
Section 1.3 - Add a clarification note that all storm sewer in Artesia II is
private and the responsibility of the HOA to maintain.
Remove the storm sewer from section 1.3.4, the city will not maintain
private storm sewer facilities.
Section 1.7.2 - Include HVAC or pool equipment to the list as other
obstructions not allowed in the ODE
Section 1.8.6 - The subdivision is not set up to have private gates and the
gates are within the limits of Artesia 1 and Artesia Estates. This section is
set up to require artesia 2 to be responsible for the maintenance of the
gates instead of participating in the maintenance with Artesia 1 and Estates.

Table with 2 columns: Lot, Area (S.F.). Rows include Block 5 (Lots 4-9) and Block 6 (Lots 5-9).

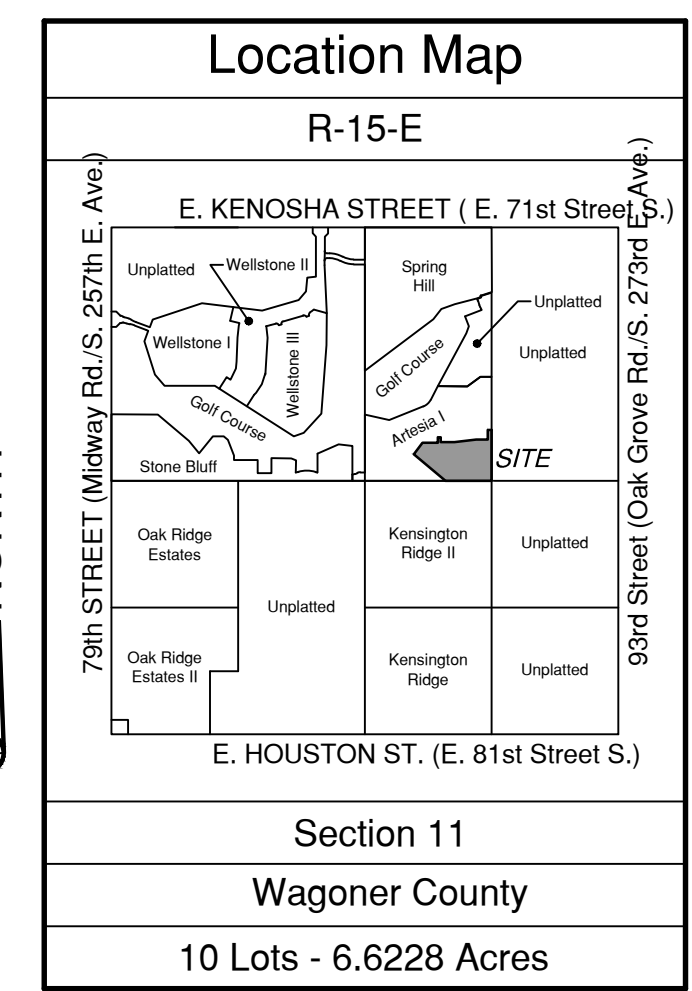
E07
Add the Acreage platted
and the square footage
from the legal description

Table with 3 columns: No., Bearing, Distance. Rows L1-L5.

E04
Text shift in the table for L1 and L4,
resulting in the text overlapping with
the linework

Table with 6 columns: No., Delta, Radius, Length, Chord Bearing, Chord Length. Rows C1-C4.

Table with 2 columns: Reserve, Address. Reserve B: 8913, Reserve C: 8919.



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

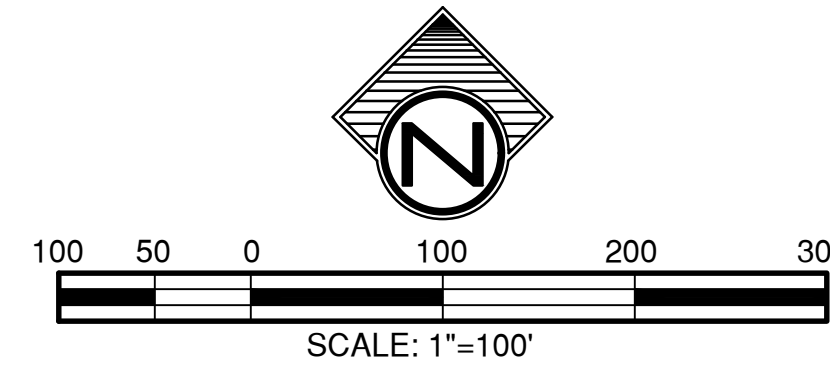
P02:
Update to reflect the
three pages
submitted.

E05
Add the missing finish floor elevations to each lot
that correspond to existing conditions per the
grading plans.
Verify that each lot has 4.5' of separation between the
finish floor elevation and the as-built elevations
of the sanitary sewer.

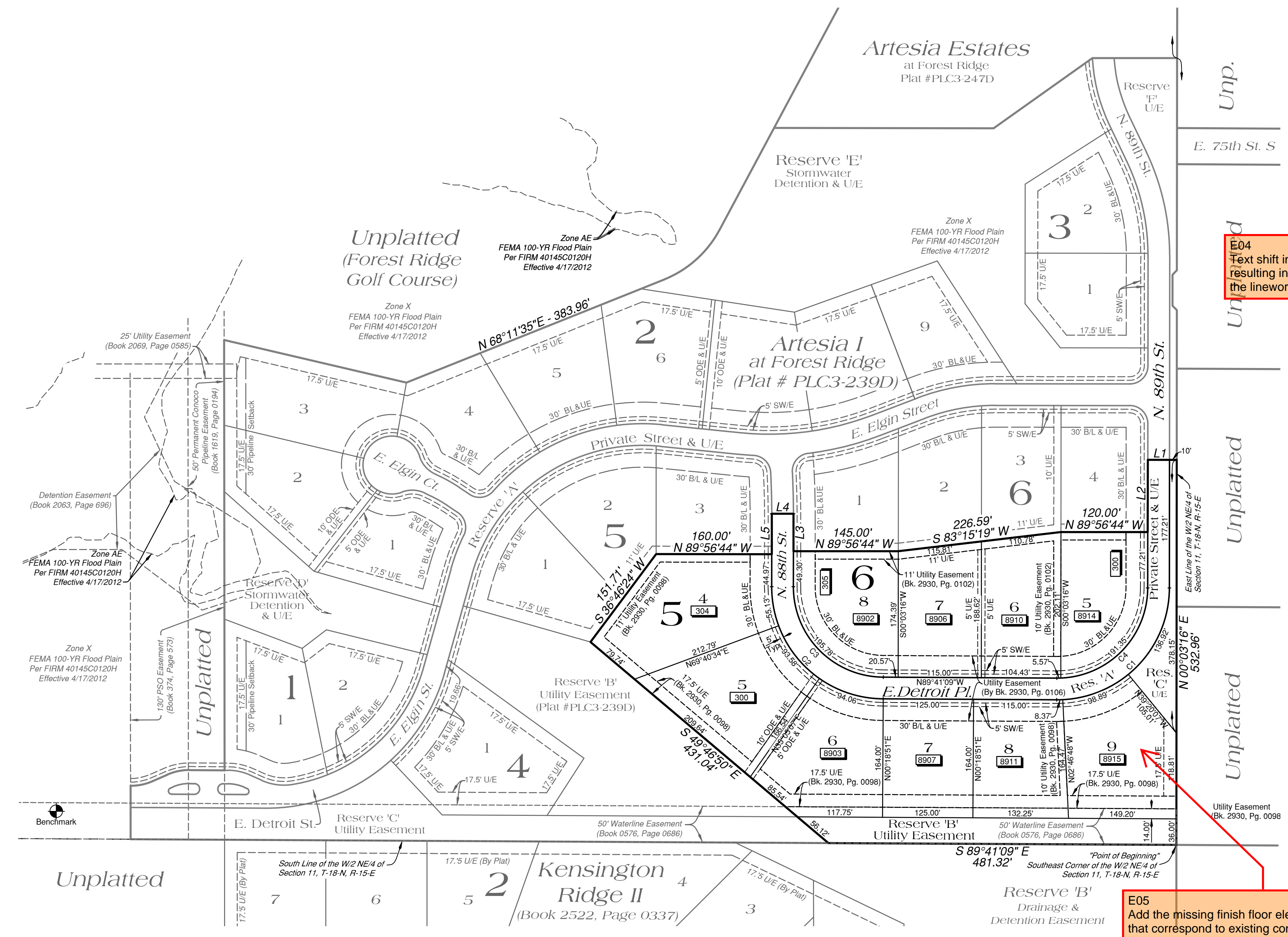
P01:
Update the project
number to
PR-000779-2024

E06
Verify that the As-builts for the water and sanitary
sewer have been submitted to Engineering and
Construction

Artesia II at Forest Ridge
PT21-109 Sheet 1 of 2
Date of Preparation: October 23, 2024



Legend, Monument Notes, Basis of Bearings, Surveyor's Notes, Benchmark, Notes, Stormwater Detention, Lot Addresses, Backflow Preventer Valve Note, FEMA Note.



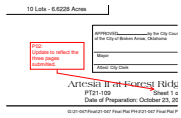
21-047 Final Plat PH-2-Sheet 1 of 3_v1.pdf Markup Summary

Callout (2)



Subject: Callout
Author: Amanda

P01:
Update the project number to PR-000779-2024



Subject: Callout
Author: Amanda

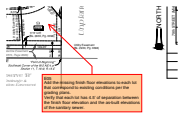
P02:
Update to reflect the three pages submitted.

Jason Comments (7)



Subject: Jason Comments
Author: jdickeson

E03
Add final plat to the title



Subject: Jason Comments
Author: jdickeson

E05
Add the missing finish floor elevations to each lot that correspond to existing conditions per the grading plans.
Verify that each lot has 4.5' of separation between the finish floor elevation and the as-built elevations of the sanitary sewer.



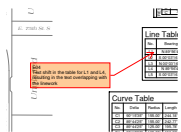
Subject: Jason Comments
Author: jdickeson

E06
Verify that the As-builts for the water and sanitary sewer have been submitted to Engineering and Construction



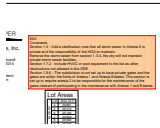
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Author: jdickeson

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E02

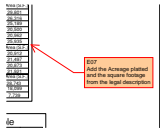
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