



June 14, 2005

Farhad Daroga
Planning Director
City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

Subject: Washington Lane IV preliminary plat

Dear Farhad,

On Tuesday June 14th we met with Michael Skates, Jeff Westfall and Brent Murphy to discuss the issues you raised in your letter dated May 27, 2005. These are the resolutions as a result of that meeting:

1. The Preliminary Plat for Washington Lane Phase IV was submitted with unplatted areas within the plat. Our intentions were to plat these areas with a later phase to ensure the timing of developing in these areas (e.g. trail systems) would be by the developer's timing and not as directed by the City of Broken Arrow. The plat submission will be changed to include reserve areas, but a letter will be included with the submission to provide the developer's timing.
2. The street right-of-way will be extended to the south property line.
3. In reference to the January 25th letter from Dave Cocolin regarding Washington Lane and Washington Lane phase II, the following comments apply:
 - a. The design of secondary access road will be submitted to the City of Broken Arrow's engineering department for review and approval and the roadway easement will be submitted no later than June 17, 2005.
 - b. The traffic calming device will be installed on E. Del Mar as shown on the plans in conjunction with the roads for phase III (estimated completion of August 15, 2005).
 - c. The sidewalk to the south property line along Lynn Lane is under contract and will be completed no later than June 30, 2005 and the handicap access ramps at the entrance will be installed no later than August 15, 2005.
 - d. The dead tree along Lynn Lane has been replaced and the phase II landscaping will be installed through block two (2) within six months of the completion of housing construction in block two (2).

- e. Sidewalks across reserve areas (in both phases I and II) will be installed in conjunction with the sidewalk for the last lot adjacent to the reserve area is installed.
- f. Sidewalks along the remainder of the south side of East Del Mar will be installed by the builder of the house on the lot. The sidewalk through the reserve areas of blocks two (2) and block four (4) will be installed in conjunction with the sidewalk for the last lot adjacent to the reserve area is installed.

We request that with these responses to your letter, that the Preliminary Plat for Washington Lane phase IV be placed on the agenda for the next available TAC.

Thank you,



Eric Anderson
Paradigm Development Corp

cc: Dave Cocolin, Paradigm Development Corp
Bob Holmes, IDC