

OWNER/DEVELOPER

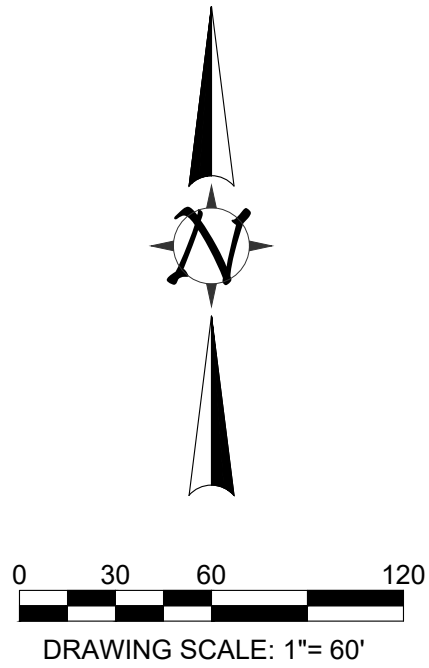
209TH STREET LLC
1420 W. KENOSHA ST.
BROKEN ARROW, OK 74012
PHONE: 918-258-6161
ATTN: GLENN SHAW

CONDITIONAL FINAL PLAT

The Cedars At The Preserve II

A SUBDIVISION OF THE PART OF THE WEST HALF OF THE NORTHWEST QUARTER
PART OF THE NW/4 OF THE SW/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 14
INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY,
PUD-310

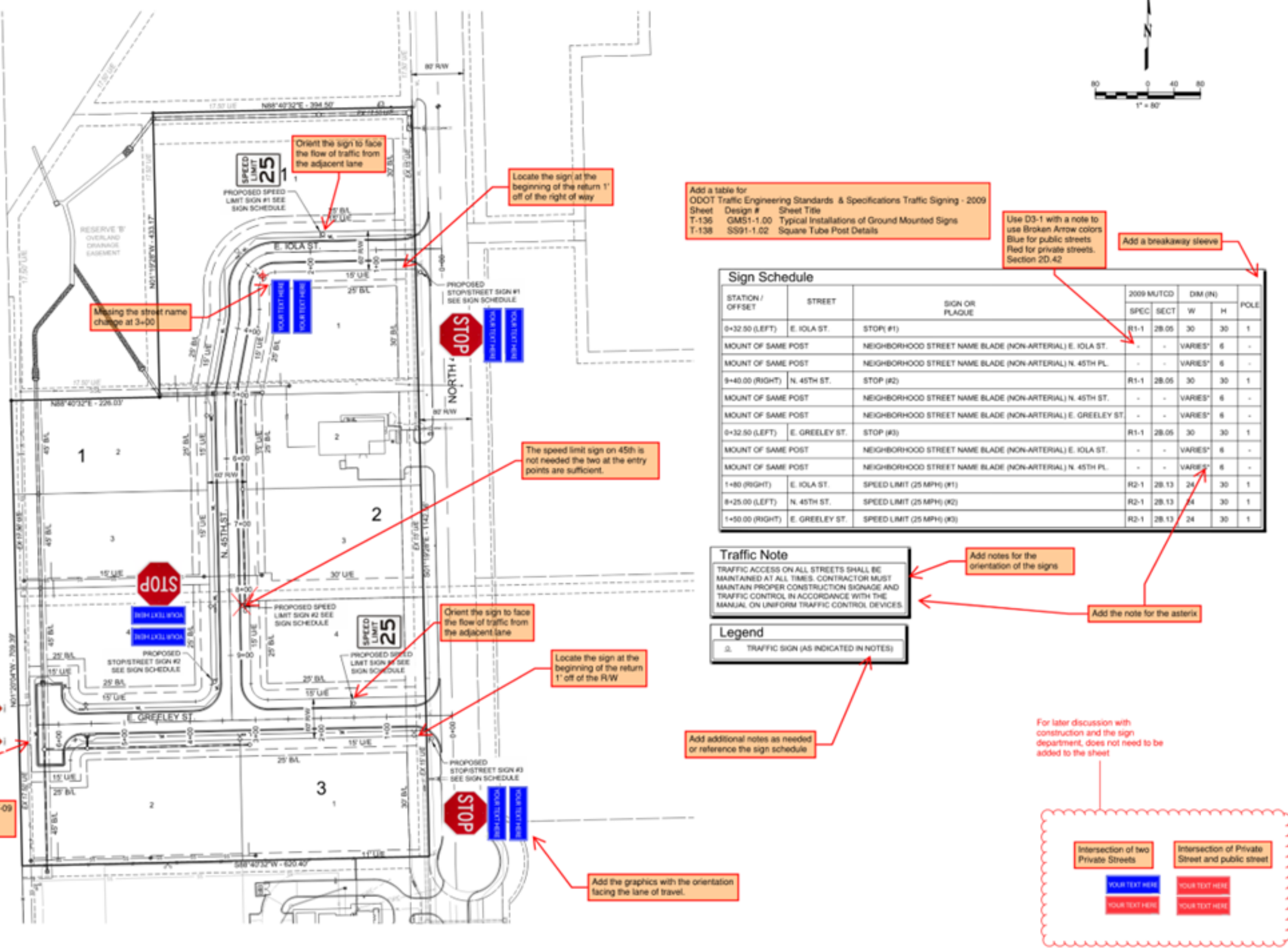
CONTINUES ON PAGE 1



Finish floor elevations are required to be shown on the plat, these should correspond to the pad elevations established by the grading

Reserve A will need to have an address assigned

Submit a street sign plan



STATION / OFFSET	STREET	SIGN OR PLACQUE	2008 MUTCD SPEC. SECT.	DM (IN)	W	H	COL.
(+10.00 LEFT)	E. KOLA ST.	STOP (R)	R1-1	28.00	30	30	1
MOUNT OF SAME POST	NEIGHBORHOOD STREET NAME BLADE (NON-ARTERIAL) E. KOLA ST.						
(+10.00 RIGHT)	N. 45TH ST.	STOP (R)	R1-1	28.00	30	30	1
MOUNT OF SAME POST	NEIGHBORHOOD STREET NAME BLADE (NON-ARTERIAL) N. 45TH ST.						
(+10.00 LEFT)	E. GREELEY ST.	STOP (R)	R1-1	28.00	30	30	1
MOUNT OF SAME POST	NEIGHBORHOOD STREET NAME BLADE (NON-ARTERIAL) E. GREELEY ST.						
(+10.00 RIGHT)	N. 45TH ST.	STOP (R)	R1-1	28.00	30	30	1
MOUNT OF SAME POST	NEIGHBORHOOD STREET NAME BLADE (NON-ARTERIAL) N. 45TH ST.						
(+10.00 LEFT)	E. KOLA ST.	SPEED LIMIT (25 MPH) (R)	R2-1	28.00	30	30	1
(+10.00 RIGHT)	N. 45TH ST.	SPEED LIMIT (25 MPH) (R)	R2-1	28.00	30	30	1
(+10.00 LEFT)	E. GREELEY ST.	SPEED LIMIT (25 MPH) (R)	R2-1	28.00	30	30	1
(+10.00 RIGHT)	N. 45TH ST.	SPEED LIMIT (25 MPH) (R)	R2-1	28.00	30	30	1

Traffic Note
TRAFFIC ACCESS ON ALL STREETS SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR MUST MAINTAIN PROPER CONSTRUCTION SIGNALS AND TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

Legend
TRAFFIC SIGN AS INDICATED IN NOTES

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
210 SOUTH 1ST STREET
BROKEN ARROW, OK 74012

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY AEP / PSO
5840 EAST 15TH STREET 212 EAST 6TH STREET
BROKEN ARROW, OK 74112 BROKEN ARROW, OK 74119
PHONE: 918.831.8293 PHONE: 918.599.2351

WINDSTREAM TELECOM COMPANY COX COMMUNICATIONS
2300 EAST 1ST PLACE 11811 EAST 51ST STREET
BROKEN ARROW, OK 74012 BROKEN ARROW, OK 74145
PHONE: 918.451.3427 PHONE: 918.286.4658

WAGONER COUNTY RURAL WATER DISTRICT #4
9816 S. 239TH EAST AVENUE
BROKEN ARROW, OKLAHOMA 74014
918-258-2331

Identify the sewer providers

ALL PROPERTIES ARE WITHIN CURRENT MAPPED FLOODPLAIN. NO BUILDING PERMIT WILL BE ISSUED UNTIL THE LOMR HAS BEEN ACCEPTED BY FEMA

Show the minimum Pad Elevations on the properties within the floodplain.

FEMA FLOODPLAIN ZONE AE

AE FLOODWAY BY MAP

AE FLOODPLAIN (PER ELEVATION)

On curve C19 the lots sums and the listed length do not match. Review and verify that the other curve lengths match the summed lengths.

Define the three Zone AE areas shown on the plat.
- AE Floodplain per elevation
- Zone AE Floodway by map
- FEMA Floodplain Zone AE

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	39.27	25.00	090.0000	35.36	S43°48'13"W
C2	14.36	25.00	032.9083	14.16	N74°44'32"W
C3	141.41	52.00	155.8166	101.69	S43°48'13"W
C4	14.36	25.00	032.9083	14.16	S17°39'02"E
C5	39.27	25.00	089.9999	35.36	S43°48'13"W
C6	39.27	25.00	090.0000	35.36	N46°11'47"W
C7	14.36	25.00	032.9083	14.16	N15°15'28"E
C8	141.41	52.00	155.8166	101.69	N46°11'47"W
C9	14.36	25.00	032.9083	14.16	S72°20'58"W
C10	39.27	25.00	090.0000	35.36	N46°11'47"W
C11	39.27	25.00	090.0000	35.36	N43°48'13"E
C12	14.36	25.00	032.9083	14.16	S74°44'32"E
C13	141.41	52.00	155.8166	101.69	N43°48'13"E
C14	14.36	25.00	032.9083	14.16	N17°39'02"W
C15	39.27	25.00	090.0000	35.36	N43°48'13"E
C16	39.14	25.00	089.7072	35.26	S46°20'34"E
C17	39.40	25.00	090.2928	35.45	S43°39'26"W
C18	39.27	25.00	090.0000	35.36	N46°11'47"W
C19	251.30	55.00	261.7868	83.15	S47°54'37"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C20	21.41	15.00	081.7868	19.64	S42°05'23"E
C21	39.27	25.00	090.0000	35.36	S43°48'13"W
C22	13.29	25.00	030.4662	13.14	N75°57'48"W
C23	131.71	50.00	150.9323	96.80	S43°48'13"W
C24	13.29	25.00	030.4662	13.14	S16°25'46"E
C25	39.27	25.00	090.0000	35.36	S43°48'13"W
C26	13.29	25.00	030.4662	13.14	N75°57'48"W
C27	131.71	50.00	150.9323	96.80	S43°48'13"W
C28	13.29	25.00	030.4662	13.14	S16°25'46"E
C29	39.27	25.00	090.0000	35.36	S43°48'13"W
C30	39.27	25.00	090.0000	35.36	S46°11'47"W
C31	39.27	25.00	090.0000	35.36	S43°48'13"W
C32	14.36	25.00	032.9083	14.16	N74°44'32"W
C33	141.41	52.00	155.8166	101.69	S43°48'13"W
C34	14.36	25.00	032.9083	14.16	S17°39'02"E
C35	39.27	25.00	090.0000	35.36	N46°11'47"W
C36	39.27	25.00	090.0000	35.36	S43°48'13"W
C37	39.27	25.00	090.0000	35.36	S46°11'47"E
C38	39.27	25.00	090.0000	35.36	N43°48'13"E

APPROVED BY THE CITY COUNCIL OF THE
CITY OF BROKEN ARROW, OKLAHOMA ON

MAYOR

ATTEST: CITY CLERK

BENCHMARK

TOP OF RAILROAD SPIKE AT NORTHWEST
CORNER OF SEC. 32 T-19-N, R-15-E
ELEV. = 686.76' (NAVD '88)

The Cedars at
The Preserve II
Case No. PT-001281-2024
Sheet 2 of 4

Date Prepared: December 15, 2025