

* Garage openings shall be permitted on Front Yards or corner lots provided the Front Yard setback is increased to 20 ft. Setbacks between building lines with an adjacent lot shall be offset no more than 10 feet.

Single-Family Attached

*10-foot minimum building separation

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that along West Garanger Street and West Albany Drive one tree per 40 linear feet will be required.

the sidewalks.

Fencing:

lots and/or acreage sharing a common boundary with the Battle Creek Golf Course shall have a fence of at least four feet in height that shall match the rest of the fencing along the Battle Creek Golf Course. Said fencing shall be limited to galvanized chain link construction, and the fencing materials shall be limited to hot-dipped galvanized residential grade fencing material, which shall be green in color. All fencing along West Albany Drive or West

accordance with Section 5.2.E of the Zoning Ordinance, any fencing plans shall be presented to and approved by the City of Broken Arrow at the same time landscape plans are submitted for review. All perimeter fencing shall be owned and maintained by the homeowners association.

The private streets shall be constructed to the City of Broken Arrow standards and shall be owned and maintained by the homeowners association. The private streets and gates will be located in a minimum 37' wide reserve area. Gates into the subdivision shall be designed in accordance with the City of Broken

Arrow Subdivision Regulations and shall meet all criteria as set forth by the City of Broken Arrow Fire Marshal and the 2015 edition of the International Fire Code (IFC).

Sidewalks shall be constructed along the perimeter public street and the interior private streets. Sidewalks shall be provided in accordance with the City of Broken Arrow Subdivision Regulations; however, it is acknowledged that variances to the widths and locations of the sidewalks can be requested from the City of Broken Arrow Engineering department.

Drainage: Stormwater drainage will be handled in accordance with the City of Broken Arrow design standards.

No building permit shall be issued until the planned urban development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of

5.5 **Lot owner's Responsibilities** invalidate or affect any of the other restrictions of any part here as set forth herein, which shall remain in full force and effect

builder shall be respon

respective to owner of each dwelling and the responsible person shall be responsible for determining the proper finish or decoration of the respective dwelling. The finished box decoration shall be determined relative to, but not limited or restrictive of, the type of decorations, but not to the choice of each person. The responsibility of the owner is to ensure that the person is responsible to prepare the finished grade of each individual house site so as to ensure that storm water is properly managed about the perimeter of the subject house. Said lot owner is his/her owner of the subject house. Said lot owner in accordance with municipal county and state building codes that are customer applicable in this region to such construction.

an Oklahoma limited liability company;

Holding Company, L.L.C.

CERTIFICATE OF SURVEY

ing as adopted.

Oklahoma No. 1404

_____, 2025, by David W. Murdock

My commission expires May 31, 2026

Oklahoma.

Attest: City Clerk