

# Preliminary Plat Checklist

00 The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

00  
The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal using the Conditional Final Plat Application. Any revisions submitted with the Preliminary Plat Application will not be reviewed. A response letter shall accommodate the submittal of the Condition Final Plat, comments that have not been addressed must have an explanation included as to why the item was not completed.

Vacate the MAE if not needed for access to the property to the east. (1)



**Page Label:** [2] 2340719 Preliminary Plat-Sheet 1 (topo)  
**Author:** Amanda

Vacate the MAE if not needed for access to the property to the east.

A (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

A

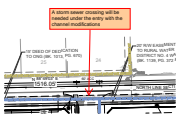
A low flow channel from the outlet structure to the street crossing will need to be provided, this may be a concrete or rock channel.



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**Author:** jdickeson

A low flow channel from the outlet structure to the street crossing will need to be provided, this may be a concrete or rock channel. An ODE will be required over the top of the channel. Additional flow from the street will need to be taken into account and the channel will need to be extended to Houston.

A storm sewer crossing will be needed under the entry with the channel modifications (1)



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

A storm sewer crossing will be needed under the entry with the channel modifications

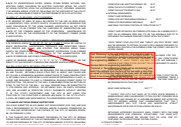
ADA ramps will be constructed by the developer and need to be show crossing perpendicular to the centerline of the street. The corner crossing are



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

ADA ramps will be constructed by the developer and need to be show crossing perpendicular to the centerline of the street. The corner crossing are allowed only after the other options are exhausted. This may require the sidewalk to partially extend along the street to be crossed.

Add "Retaining" to the wall definition. Any retaining walls in the reserve will need to be designed and permitted as part of the engineering review.



**Page Label:** [4] 2340719 DOD-Sheet 3  
**Author:** jdickeson

Add "Retaining" to the wall definition. Any retaining walls in the reserve will need to be designed and permitted as part of the engineering review.

Review Note for engineering submittals:  
Terraced or Tiered Retaining Walls will be considered 1 one wall if the setback from the face of the two walls is less than or equal to 2 times the height of the lower wall. All walls will need to be shown in the engineering set.

Add a U/E designation on lot 9 block 1 for the storm sewer (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
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Add a U/E designation on lot 9 block 1 for the storm sewer

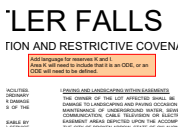
Add a U/E designation on the easement between lots12 & 13 Block 4 for the electric and gas (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

Add a U/E designation on the easement between lots12 & 13 Block 4 for the electric and gas

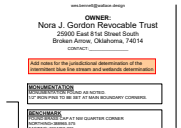
Add language for reserves K and I. Area K will need to include that it is an ODE, or an ODE will need to be defined. (1)



**Page Label:** [4] 2340719 DOD-Sheet 3  
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Add language for reserves K and I.  
Area K will need to include that it is an ODE, or an ODE will need to be defined.

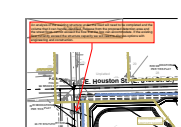
Add notes for the jurisdictional determination of the intermittent blue line stream and wetlands determination (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
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Add notes for the jurisdictional determination of the intermittent blue line stream and wetlands determination

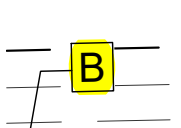
An analysis of the existing structure under the road will need to be completed and the volume that it can handle identified. Release



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

An analysis of the existing structure under the road will need to be completed and the volume that it can handle identified. Release from the proposed detention area and the street flows cannot exceed the flow that the box can accommodate. If the existing flow currently exceed the structure capacity we will need to discuss options with engineering and construction.

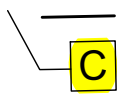
B (1)



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**Author:** jdickeson

B

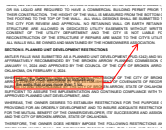
C (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

C

Clarify the HOA ownership to include only the walls that cross more than 1 lot. (1)



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Clarify the HOA ownership to include only the walls that cross more than 1 lot.

D (1)



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**Author:** jdickeson

D

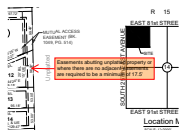
E (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

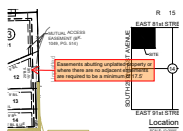
E

Easements abutting unplatted property or where there are no adjacent easements are required to be a minimum of 17.5' (2)



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Easements abutting unplatted property or where there are no adjacent easements are required to be a minimum of 17.5'



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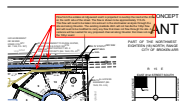
F (1)



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F

Flow from the estates at ridgewood south is projected to overtop the road at the drive on the north side of the street. The flow is shown



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Flow from the estates at ridgewood south is projected to overtop the road at the drive on the north side of the street. The flow is shown to be approximately 115 cfs. This flow will need to be taken into account in the stormwater analysis through the site and along Houston. The existing roadside ditch will not handle the 100yr flow and will need to be modified to carry any flow that does not flow through the site. A variance will be needed for any proposed channel along Houston that does not carry the 100yr event

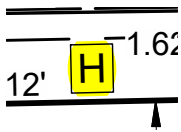
G (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

G

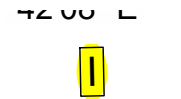
H (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

H

I (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
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I

Identify what L18 is pointing to. The table shows a 0.10 line length with due north bearing. (1)



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Identify what L18 is pointing to. The table shows a 0.10 line length with due north bearing.

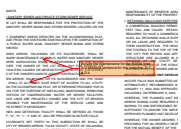
Identify what the 0.57 dimension is for (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

Identify what the 0.57 dimension is for

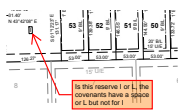
Include the maintenance for the RWD4 lines in a separate sentence for the waterline. D.3 & D.4 (1)



**Page Label:** [4] 2340719 DOD-Sheet 3  
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Include the maintenance for the RWD4 lines in a separate sentence for the waterline. D.3 & D.4

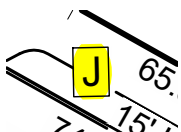
Is this reserve I or L, the covenants have a space or L but not for I (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson


Is this reserve I or L, the covenants have a space or L but not for I

J (1)




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**Author:** jdickeson


J

K (1)		
	<b>Page Label:</b> [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO <b>Author:</b> jdickeson	K


Locate the sanitary sewer in 7.5' from the property line. (UL-01) (typ) (1)

	<b>Page Label:</b> [7] 2340719 Preliminary Plat-Sheet 1 (CIP) <b>Author:</b> jdickeson	Locate the sanitary sewer in 7.5' from the property line. (UL-01) (typ)
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Locate the sanitary sewer within the easement for lots 8 & 9 and place a 15' U/E' over the top of the line. (1)

	<b>Page Label:</b> [7] 2340719 Preliminary Plat-Sheet 1 (CIP) <b>Author:</b> jdickeson	Locate the sanitary sewer within the easement for lots 8 & 9 and place a 15' U/E' over the top of the line.
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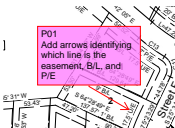
No acute angles between pipes are allowed in the manhole. Revise the angle between the two pipes to be a minimum of 90 degrees

	<b>Page Label:</b> [7] 2340719 Preliminary Plat-Sheet 1 (CIP) <b>Author:</b> jdickeson	No acute angles between pipes are allowed in the manhole. Revise the angle between the two pipes to be a minimum of 90 degrees.  Show the location of the tees for each lot. No service line are allowed to connect into a manhole and there needs to be a minimum of 5' between the outside edge of the manhole and the center of the tee. The configuration show may not provide Lot 12 with sanitary sewer access without crossing more than 1 property line. Service lines cannot cross multiple lot lines to access the main line.
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No natural drainage path will connect the outflow structures to the detention pond and the existing blueline may not be available. A

	<b>Page Label:</b> [2] 2340719 Preliminary Plat-Sheet 1 (topo) <b>Author:</b> jdickeson	No natural drainage path will connect the outflow structures to the detention pond and the existing blueline may not be available. A low flow channel will need to be developed to connect these structures to the pond and to each other. A HEC RAS analysis or other software for channel analysis will need to be provided for any improved channels. Refer to the EDCM section 10.9.1.B for additional design criteria.
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P01 Add arrows identifying which line is the easement, B/L, and P/E (1)

	<b>Page Label:</b> [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO <b>Author:</b> Amanda	P01 Add arrows identifying which line is the easement, B/L, and P/E
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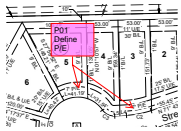
P01 Add the project number PR-000510-2024 (1)

	<b>Page Label:</b> [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO <b>Author:</b> Amanda	P01 Add the project number PR-000510-2024
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## P01 Define P/E (1)

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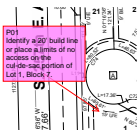
**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** Amanda

P01  
Define P/E

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## P01 Identify a 20' build line or place a limits of no access on the cul-de-sac portion of Lot 1, Block 7. (1)

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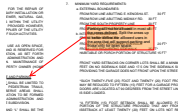
**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** Amanda

P01  
Identify a 20' build line or place a limits of no access on the cul-de-sac portion of Lot 1, Block 7.

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## Parking will not be allowed in most of the areas defined. Split the areas up to better define the allowed uses in the area that will support parking and those only for open space.

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**Page Label:** [4] 2340719 DOD-Sheet 3  
**Author:** jdickeson

Parking will not be allowed in most of the areas defined. Split the areas up to better define the allowed uses in the area that will support parking and those only for open space.

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## Per the PUD parking area are supposed to have a sidewalk adjacent to them. Area G is not wide enough to accommodate parking

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**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Per the PUD parking area are supposed to have a sidewalk adjacent to them. Area G is not wide enough to accommodate parking and a sidewalk.

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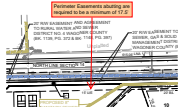
## Perimeter Easements abutting are required to be a minimum of 17.5' (2)

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**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

Perimeter Easements abutting are required to be a minimum of 17.5'



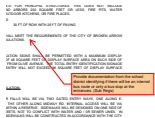
**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Perimeter Easements abutting are required to be a minimum of 17.5'

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## Provide documentation from the school district identifying if there will be an internal bus route or only a bus stop at the entrances. (

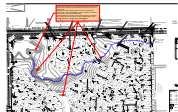
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**Page Label:** [4] 2340719 DOD-Sheet 3  
**Author:** jdickeson

Provide documentation from the school district identifying if there will be an internal bus route or only a bus stop at the entrances. (Sub Regs)

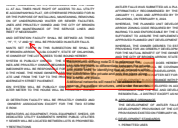
Provide documentation of a jurisdictional determination request from the CORP for the intermittent blue line stream from the off-site



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**Author:** jdickeson

Provide documentation of a jurisdictional determination request from the CORP for the intermittent blue line stream from the off-site pond to the existing pond.  
Identify if either of the existing ponds on the site are considered a wetlands area, or if the wetlands hatch shown is defined as a wetlands area.  
Provide a copy of the wetlands report.  
The intermittent blue line stream on the USGS map will be modified by the lot configuration and the street crossing. A CORP permit may be required depending on the Jurisdictional Determination.

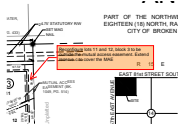
Recommend revising note D.5 to reference the engineering plans to differentiate between the private and public lines, or identifying



**Page Label:** [4] 2340719 DOD-Sheet 3  
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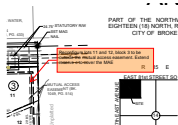
Recommend revising note D.5 to reference the engineering plans to differentiate between the private and public lines, or identifying that all networks within the subdivision are private and only the pipes along the arterial are public.  
Additional networks will need to be added in the reserve, the outflow structures, and under the entries.

Reconfigure lots 11 and 12, block 3 to be outside the mutual access easement. Extend reserve c to cover the MAE (2)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

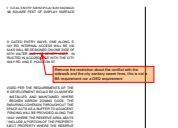
Reconfigure lots 11 and 12, block 3 to be outside the mutual access easement. Extend reserve c to cover the MAE



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Reconfigure lots 11 and 12, block 3 to be outside the mutual access easement. Extend reserve c to cover the MAE

Remove the restriction about the conflict with the sidewalk and the city sanitary sewer lines, this is not a BA requirement nor a DEQ



**Page Label:** [4] 2340719 DOD-Sheet 3  
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Remove the restriction about the conflict with the sidewalk and the city sanitary sewer lines, this is not a BA requirement nor a DEQ requirement

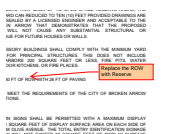
Rename the streets as assigned by INCOG. The engineering plans will need to use the assigned street names (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
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Rename the streets as assigned by INCOG. The engineering plans will need to use the assigned street names

Replace the ROW with Reserve (1)



**Page Label:** [4] 2340719 DOD-Sheet 3  
**Author:** jdickeson

Replace the ROW with Reserve



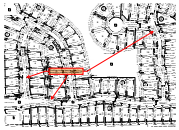
Reserve K needs to be dedicated as a utility easement in the covenants not just for the use of utilities. Without the easement designation



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
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Reserve K needs to be dedicated as a utility easement in the covenants not just for the use of utilities. Without the easement designation a 17.5' U/E will be needed along all of the lots abutting the reserve and along the limits of the R/W for Houston and Midway.

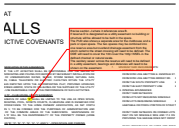
Reverse curves require a 50' separation between the PC and PT (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

Reverse curves require a 50' separation between the PC and PT

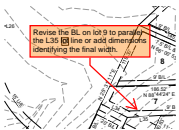
Revise section J where it references area B. If reserve D is designated as a utility easement no building or structure will be allowed



**Page Label:** [4] 2340719 DOD-Sheet 3  
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Revise section J where it references area B. If reserve D is designated as a utility easement no building or structure will be allowed to be built in the space. The PUD also shows a separate area for the clubhouse and a park or open space. The two spaces may be combined into one reserve area but overland drainage easement from the storm outlet to the street crossing will need to be defined. The ODE will need to cover the 100 cover the 100yr WSEL in the defined channel or natural swale. The sanitary sewer across the reserve will need to be defined in a utility easement, bearings and distances will need to be shown on the easement.

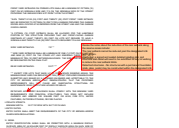
Revise the BL on lot 9 to parallel the L35 lot line or add dimensions identifying the final width. (1)



**Page Label:** [2] 2340719 Preliminary Plat-Sheet 1 (topo)  
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Revise the BL on lot 9 to parallel the L35 lot line or add dimensions identifying the final width.

Revise the notes about the reduction of the rear setback along the reserve areas include: The rear setback cannot be reduced past



**Page Label:** [4] 2340719 DOD-Sheet 3  
**Author:** jdickeson

Revise the notes about the reduction of the rear setback along the reserve areas include: The rear setback cannot be reduced past the designated U/E width shown. Clarify that a signed and sealed detailed grading plan and structural slab detail will need to be submitted for any lot wishing to reduce the rear setback limits. Detached structures - No structures with a permanent foundation (slab, piles, posts) may be constructed within the designated U/E

Revise the sanitary sewer to be in the easement and not in the reserve area. The primary location is in the easement, the second

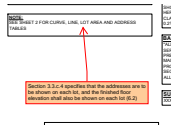


**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Revise the sanitary sewer to be in the easement and not in the reserve area. The primary location is in the easement, the secondary location may be in the reserve with a valid engineering reason.



Section 3.3.c.4 specifies that the addresses are to be shown on each lot, and the finished floor elevation shall also be shown on each lot (6.2)



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**Author:** jdickeson

Section 3.3.c.4 specifies that the addresses are to be shown on each lot, and the finished floor elevation shall also be shown on each lot (6.2)

Show and dimension a 15' U/E over the sanitary sewer (1)



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Show and dimension a 15' U/E over the sanitary sewer

Show and dimension an ODE for the 100yr wsel from the outlet structure to the street crossing. The width of the ODE will be determined by the width of the 100yr WSEL or the top of the channel bank



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Show and dimension an ODE for the 100yr wsel from the outlet structure to the street crossing. The width of the ODE will be determined by the width of the 100yr WSEL or the top of the channel bank

Show the outflow structure and the overflow weir (1)



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Show the outflow structure and the overflow weir

Show the sanitary sewer within the U/E, the sanitary may be placed in the reserve if there is a valid engineering reason that the line cannot be placed in the U/E (typ for all sanitary sewer lines)



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**Author:** jdickeson

Show the sanitary sewer within the U/E, the sanitary may be placed in the reserve if there is a valid engineering reason that the line cannot be placed in the U/E (typ for all sanitary sewer lines)

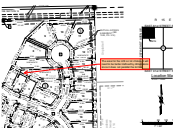
The "L" does not need to be included on the lot dimensions (TYP) (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

The "L" does not need to be included on the lot dimensions (TYP)

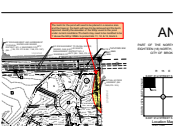
The area for the U/E on lot 2 block 3 will need to be better defined by dimensions since it does not parallel the lot line (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

The area for the U/E on lot 2 block 3 will need to be better defined by dimensions since it does not parallel the lot line

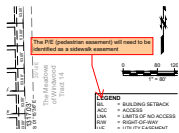
The berm for the pond will need to be placed in a reserve area and the trees on the berm will need to be removed and the berm repaired. Identify the elevation of the 500yr event in the pond under current conditions. The berm may need to be modified to be 1' above the 500yr WSEL to protect lots 11, 12, & 13, block 3.



**Page Label:** [2] 2340719 Preliminary Plat-Sheet 1 (topo)  
**Author:** jdickeson

The berm for the pond will need to be placed in a reserve area and the trees on the berm will need to be removed and the berm repaired. Identify the elevation of the 500yr event in the pond under current conditions. The berm may need to be modified to be 1' above the 500yr WSEL to protect lots 11, 12, & 13, block 3.

The P/E (pedestrian easement) will need to be identified as a sidewalk easement (1)



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

The P/E (pedestrian easement) will need to be identified as a sidewalk easement

The summed values on the face of the plat adds up to 259.42 (1)

A table showing summed values on the face of the plat. The table has 5 columns and 10 rows. The values are: 10.00, 10.00, 10.00, 10.00, 10.00, 10.00, 10.00, 10.00, 10.00, 10.00. The total sum is 259.42.

**Page Label:** [3] 2340719 Preliminary Plat-Sheet 2  
**Author:** jdickeson

The summed values on the face of the plat adds up to 259.42

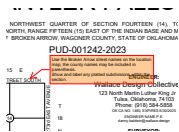
There is adequate U/E to place the sanitary line on the west side of street F instead of under the road. (1)



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

There is adequate U/E to place the sanitary line on the west side of street F instead of under the road.

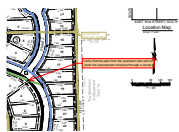
Use the Broken Arrow street names on the location map, the county names may be included in parenthesis. Show and label any pl



**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

Use the Broken Arrow street names on the location map, the county names may be included in parenthesis. Show and label any platted subdivisions within the section.

Verify that the pipe from the upstream inlet will not enter the downstream structure through a corner (1)



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Verify that the pipe from the upstream inlet will not enter the downstream structure through a corner

Where possible place the sanitary sewer in the U/E. A variance will be needed to place the sanitary sewer under the road where it



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Where possible place the sanitary sewer in the U/E. A variance will be needed to place the sanitary sewer under the road where it is serving the lots on both sides. The line on street H will need to be included in the variance application but it will not be recommend for approval where the easement is available and the topography flows to the North.

Where the channel crosses under the proposed path a pipe and structures will need to be designed as part of the engineering. This



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Where the channel crosses under the proposed path a pipe and structures will need to be designed as part of the engineering. This will need to be done durring phase 1 if the project is split into multiple phase.

Where the sanitary sewer is present the U/E configuration for a side yard/back yard needs to be in an standard 11'/11' configuration



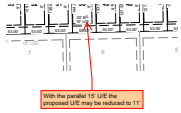
**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson

Where the sanitary sewer is present the U/E configuration for a side yard/back yard needs to be in an standard 11'/11' configuration with the sewer in the correct location in the south easement.

---

With the parallel 15' U/E the proposed U/E may be reduced to 11' (1)

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**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson

With the parallel 15' U/E the proposed U/E may be reduced to 11'

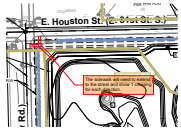
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(3)

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**Page Label:** [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO  
**Author:** jdickeson



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson



**Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)  
**Author:** jdickeson



PRELIMINARY PLAT

# ANTLER FALLS

PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

PUD-001242-2023

ENGINEER:  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
ENGINEER NAME P.E.  
danny.baldwin@wallace.design

SURVEYOR:  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design

OWNER:  
Nora J. Gordon Revocable Trust  
25900 East 81st Street South  
Broken Arrow, Oklahoma, 74014  
CONTACT:

Add notes for the jurisdictional determination of the intermittent blue line stream and wetlands determination

**MONUMENTATION**  
MONUMENTATION FOUND AS NOTED.  
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

**BENCHMARK**  
FOUND BRASS CAP AT NW QUARTER CORNER  
NORTHING=388965.575  
EASTING=2651250.225  
ELEV=649.34

**BASIS OF BEARINGS**  
THE BASIS OF BEARING IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18, RANGE 15, WAGONER COUNTY AS N 88°49'03"E.  
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.  
VERTICAL DATUM NAVD 1988 GPS DATA

**ADDRESS NOTE**  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**FLOODPLAIN NOTE**  
THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40145C01161, MAP REVISED, SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

**BACKFLOW PREVENTER NOTE**  
ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER. BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.  
ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

**SURVEYOR'S LAST SITE VISIT:**  
XXXXXXXXXXXXXXXXXXXX

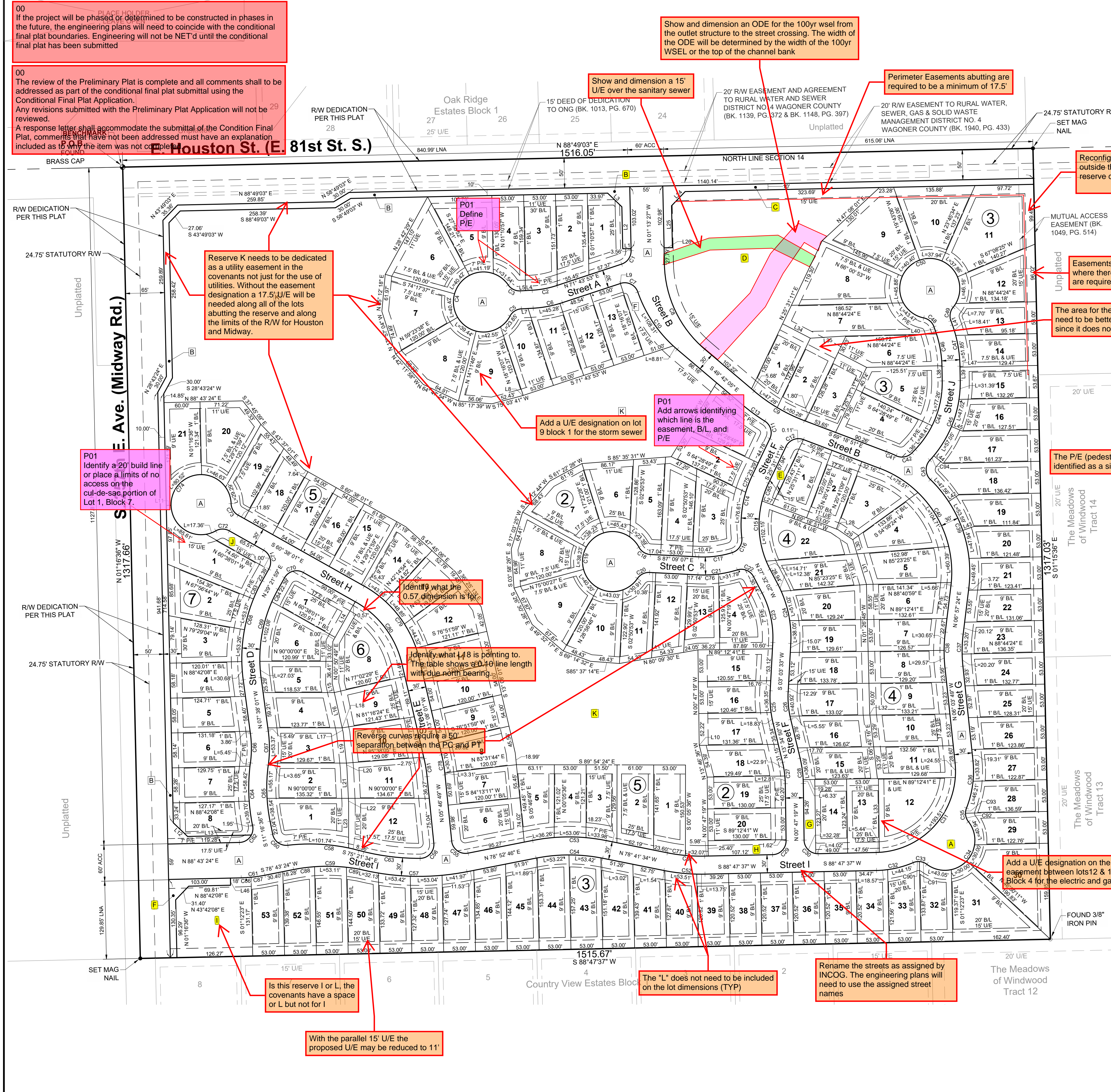
APPROVED \_\_\_\_\_ by the City  
Council of the City of Broken Arrow,  
Oklahoma,  
  
Mayor  
  
Attest: City Clerk

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE  
ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF  
DETENTION DETERMINATION NO.: DD 110623-81

PLACE HOLDER  
LEAVE OPEN

P01  
Add the project number  
PR-000510-2024

DATE: 2/12/2024  
ANTLER FALLS  
PRELIMINARY PLAT  
SHEET 1 OF 5  
CASE NO.: PT



00  
If the project will be phased or determined to be constructed in phases in the future, the engineering plans will need to coincide with the conditional final plat boundaries. Engineering will not be NET'd until the conditional final plat has been submitted

00  
The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal using the Conditional Final Plat Application.  
Any revisions submitted with the Preliminary Plat Application will not be reviewed.  
A response letter shall accommodate the submittal of the Conditional Final Plat, comments that have not been addressed must have an explanation included as to why the item was not completed.

Reserve K needs to be dedicated as a utility easement in the covenants not just for the use of utilities. Without the easement designation a 17.5' U/E will be needed along all of the lots abutting the reserve and along the limits of the R/W for Houston and Midway.

P01  
Identify a 20' build line or place a limits of no access on the cul-de-sac portion of Lot 1, Block 7.

Add a U/E designation on lot 9 block 1 for the storm sewer

P01  
Add arrows identifying which line is the easement, B/L, and P/E

Identify what the 0.57 dimension is for

Identify what L48 is pointing to. The table shows a 0.10 line length with due north bearing

Reverse curves require a 50' separation between the PC and PT

Is this reserve I or L, the covenants have a space or L but not for I

With the parallel 15' U/E the proposed U/E may be reduced to 11'

The "L" does not need to be included on the lot dimensions (TYP)

Rename the streets as assigned by INCOG. The engineering plans will need to use the assigned street names

Show and dimension a 15' U/E over the sanitary sewer

Show and dimension an ODE for the 100yr wsel from the outlet structure to the street crossing. The width of the ODE will be determined by the width of the 100yr WSEL or the top of the channel bank

Perimeter Easements abutting are required to be a minimum of 17.5'

Reconfigure lots 11 and 12, block 3 to be outside the mutual access easement. Extend reserve c to cover the MAE

Easements abutting unplatted property or where there are no adjacent easements are required to be a minimum of 17.5'

The area for the U/E on lot 2 block 3 will need to be better defined by dimensions since it does not parallel the lot line

The P/E (pedestrian easement) will need to be identified as a sidewalk easement

**LEGEND**  
B/L = BUILDING SETBACK  
ACC = ACCESS  
LNA = LIMITS OF NO ACCESS  
R/W = RIGHT-OF-WAY  
U/E = UTILITY EASEMENT  
ONG = OKLAHOMA NATURAL GAS  
BK./PG. = BOOK/PAGE  
P.O.B. = POINT OF BEGINNING

XXXX ADDRESS  
1 BLOCK NUMBER  
2 LOT NUMBER  
A RESERVE AREA  
● IRON PIN SET  
○ IRON PIN FOUND

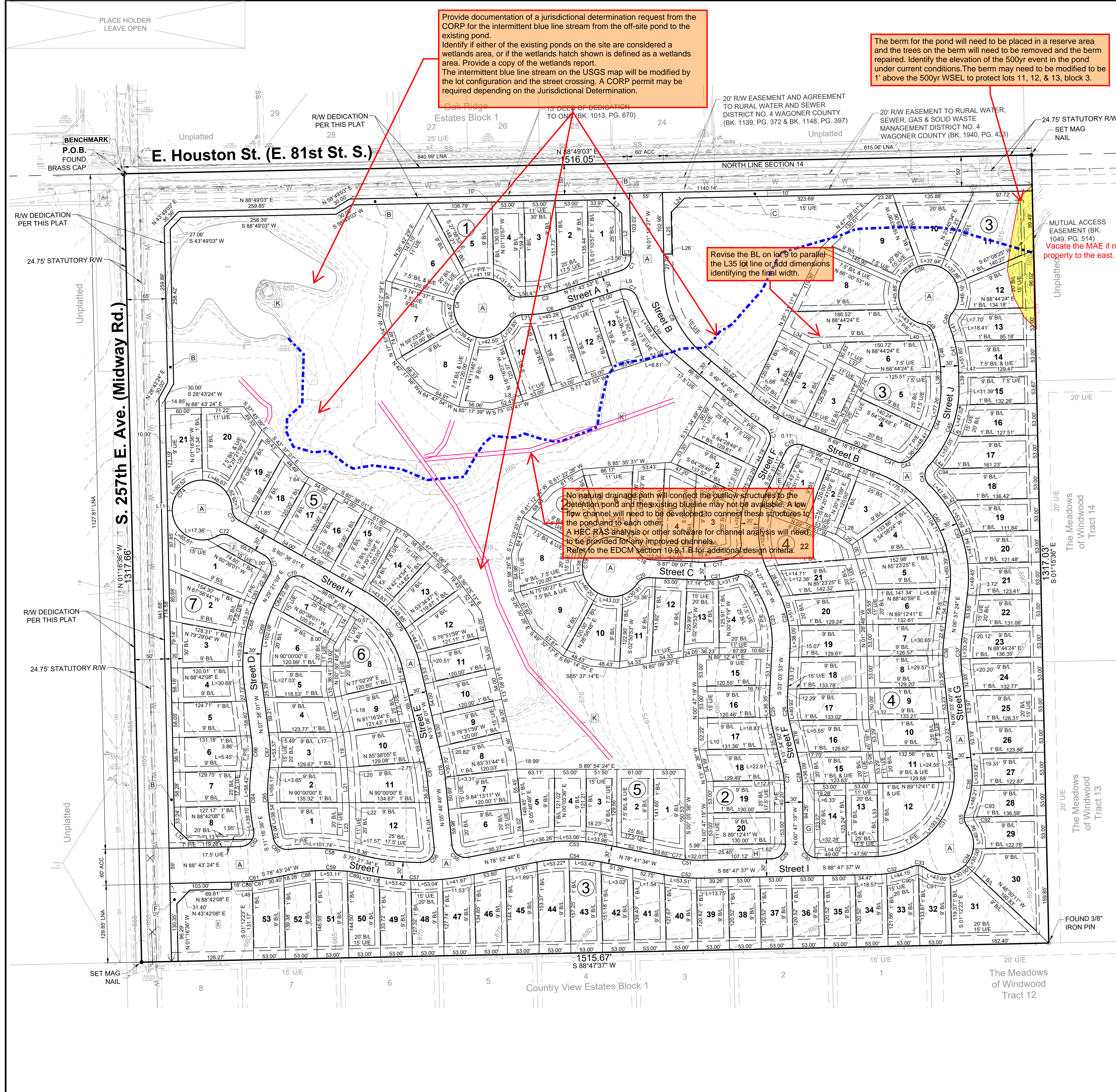
**SUBDIVISION STATISTICS**  
SUBDIVISION CONTAINS ONE HUNDRED FORTY-NINE (149) LOTS IN SEVEN (7) BLOCKS AND TWELVE (12) RESERVE AREAS.  
SUBDIVISION CONTAINS 1,996,903 SF (45.84 ACRES)  
R/W DEDICATED BY PLAT CONTAINS 148,659 SF (3.41 ACRES)  
  
PROPERTY ZONED RS-4 (BAZ-00110702923)

**NOTE:**  
SEE SHEET 2 FOR CURVE, LINE, LOT AREA AND ADDRESS TABLES

Section 3.3.c.4 specifies that the addresses are to be shown on each lot, and the finished floor elevation shall also be shown on each lot (6.2)



\\civil-server\projects\2340719 81st and Midway Residential Subdivision\DWG\PRODUCTION\Plat\2340719 Preliminary Plat.dwg PLOT:2/12/24 ORIG:SIZE:24"x36"



# PRELIMINARY PLAT

## ANTLER FALLS

PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

PUD-001242-2023



**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
ENGINEER NAME P.E.  
danny.baldwin@wallace.design

**SURVEYOR:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design

**OWNER:**  
Nora J. Gordon Revocable Trust  
25900 East 81st Street South  
Broken Arrow, Oklahoma, 74014  
CONTACT: \_\_\_\_\_

**MONUMENTATION**  
MONUMENTATION FOUND AS NOTED.  
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

**BENCHMARK**  
FOUND BRASS CAP AT NW QUARTER CORNER  
NORTHING=388965.575  
EASTING=2651250.225  
ELEV=649.34

**BASIS OF BEARINGS**  
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HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.  
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ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

**SURVEYOR'S LAST SITE VISIT:**  
XXXXXXXXXXXXXXXXXXXX

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

STORMWATER DETENTION ACCOMODATIONS FOR THIS SITE  
ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF  
DETENTION DETERMINATION NO.: DD 110623-81

DATE: 2/12/2024  
ANTLER FALLS  
PRELIMINARY PLAT  
SHEET 1 OF 5  
CASE NO: PT



PRELIMINARY PLAT

ANTLER FALLS

PUD-001242-2023

CURVE TABLE					
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)
C1	29.29'	23.00'	72°57'20"	N 35°15'13" E	27.35'
C2	41.89'	160.00'	15°00'00"	N 79°13'53" E	41.77'
C3	23.54'	23.00'	58°37'52"	S 63°57'11" E	22.52'
C4	259.41'	50.00'	297°15'43"	S 03°16'07" E	52.05'
C5	23.54'	23.00'	58°37'52"	S 57°24'57" W	22.52'
C6	49.74'	190.00'	15°00'00"	N 79°13'53" E	49.60'
C7	35.75'	23.00'	89°04'09"	N 63°44'03" W	32.26'
C8	160.76'	190.00'	48°28'39"	S 25°27'46" E	156.01'
C9	97.56'	285.00'	19°36'46"	S 59°30'28" E	97.08'
C10	117.12'	220.00'	30°30'07"	S 34°27'02" E	115.74'
C11	33.54'	23.00'	83°32'41"	N 16°15'10" W	30.64'
C12	34.19'	23.00'	85°09'58"	S 68°06'10" W	31.13'
C13	45.76'	315.00'	8°19'25"	S 53°51'48" E	45.72'
C14	106.44'	190.00'	32°05'52"	S 09°28'15" W	105.05'
C15	148.15'	160.00'	53°03'13"	S 01°00'26" E	142.92'
C16	31.79'	23.00'	The summed values on the faces of the plat adds up to 259.42'.		
C17	56.53'	160.00'	20°16'26"	N 85°28'18" E	56.23'
C18	23.54'	23.00'	58°37'52"	S 57°50'11" E	22.52'
C19	259.41'	50.00'	297°15'43"	S 02°50'53" W	52.05'
C20	23.54'	23.00'	58°37'52"	S 63°31'57" W	22.52'
C21	66.48'	190.00'	20°02'56"	N 82°49'25" E	66.15'
C22	31.98'	23.00'	79°40'01"	N 67°22'02" W	29.47'
C23	85.43'	160.00'	30°35'35"	N 12°14'15" W	84.42'
C24	101.45'	190.00'	30°35'35"	N 12°14'15" W	100.25'
C25	55.18'	190.00'	16°38'23"	S 05°15'39" E	54.99'
C26	46.47'	160.00'	16°38'23"	S 05°15'39" E	46.30'
C27	35.72'	160.00'	12°47'32"	S 07°11'05" E	35.65'
C28	42.42'	190.00'	12°47'32"	N 07°11'05" W	42.33'
C29	35.96'	23.00'	89°34'56"	N 44°00'09" E	32.41'
C30	36.30'	23.00'	90°25'04"	S 45°59'51" E	32.65'
C31	223.50'	135.00'	94°51'26"	N 41°21'54" E	198.84'
C32	62.72'	165.00'	21°46'52"	N 77°54'12" E	62.35'
C33	24.03'	23.00'	59°51'20"	N 83°03'34" W	22.95'
C34	143.99'	50.00'	164°59'42"	N 44°22'14" E	99.14'
C35	24.03'	23.00'	59°51'20"	S 08°11'57" E	22.95'
C36	80.04'	165.00'	27°47'31"	N 07°49'57" E	79.25'
C37	53.40'	235.00'	13°01'12"	S 00°26'48" W	53.29'
C38	60.22'	265.00'	13°01'12"	S 00°26'48" W	60.09'
C39	198.54'	215.00'	52°54'29"	N 19°29'51" W	191.56'
C40	246.27'	185.00'	76°16'15"	N 31°10'44" W	228.48'
C41	17.81'	215.00'	4°44'44"	N 66°56'30" W	17.80'
C42	28.69'	23.00'	71°28'18"	N 79°41'43" E	26.87'
C43	35.63'	23.00'	88°46'09"	S 01°34'38" E	32.18'
C44	125.66'	160.00'	45°00'00"	N 21°27'34" E	122.46'
C45	145.40'	190.00'	43°50'52"	N 20°53'00" E	141.88'
C46	60.46'	185.00'	18°43'30"	N 10°24'11" W	60.19'
C47	70.26'	215.00'	18°43'30"	N 10°24'11" W	69.95'
C48	23.54'	23.00'	58°37'52"	N 49°04'51" W	22.52'
C49	23.54'	23.00'	58°37'52"	S 09°33'00" W	22.52'
C50	259.41'	50.00'	297°15'43"	S 70°14'04" W	52.05'
C51	62.24'	285.00'	12°30'48"	S 84°56'59" E	62.12'
C52	68.80'	315.00'	12°30'48"	S 84°56'59" E	68.66'
C53	123.30'	315.00'	22°25'40"	N 89°54'24" W	122.52'
C54	111.56'	285.00'	22°25'40"	N 89°54'24" W	110.85'
C55	38.27'	23.00'	95°20'26"	S 53°27'01" E	34.01'
C56	38.33'	23.00'	95°29'09"	N 41°57'46" E	34.05'
C57	180.56'	414.98'	24°55'46"	S 88°39'22" E	179.14'
C58	119.31'	315.00'	21°42'04"	N 85°51'02" W	118.60'
C59	110.35'	291.45'	21°41'36"	S 89°42'10" W	109.69'
C60	34.29'	23.00'	85°25'29"	S 53°59'20" E	31.20'

CURVE TABLE					
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)
C61	39.71'	227.50'	10°00'00"	N 83°43'24" E	39.66'
C62	40.14'	23.00'	100°00'00"	N 38°43'24" E	35.24'
C63	94.80'	384.93'	14°06'36"	S 83°14'24" E	94.56'
C64	103.57'	315.00'	18°50'21"	S 01°51'25" E	103.11'
C65	93.71'	285.00'	18°50'21"	S 01°51'25" E	93.29'
C66	49.07'	185.00'	15°11'47"	N 00°02'08" W	48.92'
C67	57.02'	215.00'	15°11'47"	N 00°02'08" W	56.86'
C68	171.13'	265.00'	37°00'00"	S 10°51'59" W	168.17'
C69	151.76'	235.00'	37°00'00"	S 10°51'59" W	149.13'
C70	36.13'	23.00'	90°00'00"	S 74°21'59" W	32.53'
C71	36.13'	23.00'	90°00'00"	N 15°38'01" W	32.53'
C72	23.54'	23.00'	58°37'52"	N 89°56'57" W	22.52'
C73	23.54'	23.00'	58°37'52"	S 31°19'05" E	22.52'
C74	259.41'	50.00'	297°15'43"	S 29°21'59" W	52.05'
C75	29.83'	190.00'	8°59'45"	S 21°01'18" W	29.80'
C76	34.69'	190.00'	10°27'39"	N 87°37'03" E	34.64'
C77	30.17'	285.00'	6°03'58"	N 81°43'34" W	30.16'
C78	34.01'	265.00'	7°21'13"	N 09°27'25" W	33.99'
C79	157.51'	190.00'	47°29'57"	N 36°53'03" W	153.04'
C80	132.65'	160.00'	47°30'00"	N 36°53'01" W	128.88'
C81	30.16'	235.00'	7°21'13"	N 09°27'25" W	30.14'
C83	33.82'	265.00'	7°18'43"	S 25°42'37" W	33.80'
C84	22.64'	235.00'	5°31'12"	N 26°36'23" E	22.63'
C85	31.30'	160.00'	11°12'25"	S 19°54'58" W	31.25'
C86	16.45'	227.50'	4°08'32"	N 86°39'08" E	16.44'
C87	23.26'	227.50'	5°51'28"	N 81°39'08" E	23.25'
C88	35.25'	291.45'	6°55'44"	N 82°19'15" E	35.22'
C89	21.99'	291.45'	4°19'23"	S 81°36'43" E	21.99'
C90	10.52'	23.00'	26°12'23"	N 80°06'57" E	10.43'
C91	13.51'	23.00'	33°38'57"	S 69°57'23" E	13.31'
C92	15.28'	23.00'	38°03'54"	N 19°05'40" W	15.00'
C93	8.75'	23.00'	21°47'25"	N 10°50'00" E	8.69'
C94	9.94'	190.00'	2°59'52"	N 41°18'30" E	9.94'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.90'	N 88°45'17" E
L2	69.83'	S 1°10'57" E
L3	32.82'	N 46°10'57" W
L4	10.97'	S 86°43'53" W
L5	8.69'	S 86°43'53" W
L6	8.58'	S 86°43'53" W
L7	11.09'	S 86°43'53" W
L8	1.33'	S 71°43'53" W
L9	0.19'	N 71°43'53" E
L10	0.80'	S 13°51'46" E
L11	8.02'	S 88°43'24" W
L12	32.82'	S 46°17'52" E
L13	106.21'	N 88°42'08" E
L14	68.00'	S 29°21'59" W
L15	15.98'	S 12°35'29" E
L16	60.13'	S 12°35'29" E
L17	8.20'	S 12°35'29" E
L18	0.10'	N 90°00'00" E
L19	50.95'	S 5°59'53" E
L20	8.04'	S 5°59'53" E
L21	50.73'	S 2°44'25" E
L22	8.01'	S 2°44'25" E
L23	74.66'	S 0°00'00" E
L24	32.81'	N 43°45'17" E
L25	69.74'	N 1°14'43" W
L26	13.89'	S 88°45'17" W
L27	18.18'	S 69°18'51" E
L28	2.95'	S 69°18'51" E
L29	29.65'	S 55°54'18" E
L30	24.69'	S 16°58'19" E
L31	53.23'	S 16°58'19" E
L32	3.02'	S 6°45'16" E
L33	122.74'	S 0°47'19" E
L34	52.03'	S 62°33'30" E
L35	59.50'	N 86°26'45" E
L36	8.05'	N 43°57'34" E
L37	53.48'	S 62°33'30" E
L38	24.06'	N 1°02'26" W
L39	22.43'	N 1°02'26" W
L40	7.32'	N 19°45'56" W
L41	7.32'	S 19°45'56" E
L42	20.00'	N 56°43'22" E
L43	20.00'	N 71°00'12" E
L44	20.00'	S 50°11'26" E
L45	20.00'	S 67°23'40" E
L46	11.90'	N 1°17'52" W
L47	1.63'	N 1°02'26" W

Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	7,233.70	0.17
2	7,609.83	0.17
3	8,315.10	0.19
4	7,866.27	0.18
5	9,550.21	0.22
6	11,172.39	0.26
7	10,346.22	0.24
8	10,118.95	0.23
9	8,979.34	0.21
10	7,011.73	0.16
11	6,855.42	0.16
12	6,687.35	0.15
13	6,687.27	0.15
Lot Area Table (Block 2)		
Lot #	Area	(ACRE)
1	9,458.66	0.22
2	7,041.32	0.16
3	9,921.68	0.23
4	8,305.69	0.19
5	8,066.24	0.19
6	7,743.28	0.18
7	9,886.54	0.23
8	9,857.19	0.23
9	10,301.32	0.24
10	8,284.44	0.19
11	7,243.88	0.17
12	7,205.48	0.17
13	7,014.87	0.16
14	10,174.37	0.23
15	6,483.60	0.15
16	6,336.68	0.15
17	6,658.46	0.15
18	6,944.12	0.16
19	6,887.81	0.16
20	6,890.00	0.16

Lot Area Table (Block 3)		
Lot #	Area	(ACRE)
1	6,488.86	0.15
2	7,447.60	0.17
3	6,582.55	0.15
4	9,887.77	0.23
5	9,574.60	0.22
6	8,208.44	0.19
7	11,675.86	0.27
8	12,674.82	0.29
9	12,676.03	0.29
10	10,585.74	0.24
11	16,149.07	0.37
12	9,081.46	0.21
13	7,433.94	0.17
14	6,962.32	0.16
15	6,980.87	0.16
16	7,303.79	0.17
17	8,753.52	0.20
18	9,812.58	0.23
19	7,629.40	0.18
20	6,615.75	0.15
21	6,432.20	0.15
22	6,743.50	0.15
23	7,122.95	0.16
24	7,148.83	0.16
25	6,918.64	0.16
26	6,682.59	0.15
27	6,485.55	0.15
28	6,838.52	0.16
29	6,751.83	0.16
30	12,461.19	0.29
31	12,342.18	0.28
32	6,553.74	0.15
33	6,751.73	0.15
34	6,394.04	0.15
35	6,387.59	0.15
36	6,387.59	0.15
37	6,387.59	0.15
38	6,387.59	0.15
39	6,388.97	0.15
40	6,544.60	0.15
41	7,078.16	0.16
42	7,701.57	0.18
43	8,217.85	0.19
44	8,275.50	0.19
45	7,883.60	0.18
46	7,392.63	0.17
47	6,931.63	0.16
48	6,729.08	0.15
49	6,886.93	0.16
50	7,389.01	0.17
51	7,755.55	0.18
52	7,609.81	0.17
53	7,147.03	0.16

Lot Area Table (Block 4)		
Lot #	Area	(ACRE)
1	6,715.19	0.15
2	6,360.00	0.15
3	8,790.90	0.20
4	9,228.99	0.21
5	8,319.60	0.19
6	8,107.92	0.19
7	6,839.15	0.16
8	6,750.57	0.15
9	6,960.90	0.16
10	7,042.97	0.16
11	6,990.47	0.16
12	11,892.93	0.27
13	6,521.13	0.15
14	6,541.34	0.15
15	6,580.74	0.15
16	6,882.77	0.16
17	7,130.66	0.16
18	6,979.72	0.16
19	6,806.67	0.16
20	7,272.11	0.17
21	7,651.73	0.18
22	10,178.48	0.23
Lot Area Table (Block 5)		
Lot #	Area	(ACRE)
1	7,769.74	0.18
2	8,271.91	0.19
3	6,430.34	0.15
4	6,379.82	0.15
5	7,053.46	0.16
6	9,414.29	0.22
7	6,566.85	0.15
8	7,033.26	0.16
9	6,480.00	0.15
10	6,480.00	0.15
11	6,487.54	0.15
12	8,412.72	0.19
13	7,087.69	0.16
14	7,329.99	0.17
15	7,416.04	0.17
16	6,480.00	0.15
17	6,480.00	0.15
18	6,808.93	0.16
19	6,992.83	0.16
20	10,044.72	0.23
21	8,208.75	0.19







ORIG SIZE:24"x36"

PLOT:21/12/24

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PRELIMINARY PLAT

ANTLER FALLS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SECTION III. SIDEWALKS

WITHIN THE SUBDIVISION, THERE SHALL BE CONTINUOUS SIDEWALKS MEETING THE SUBDIVISION REGULATIONS FOR THE CITY OF BROKEN ARROW OR MODIFICATION THEREOF APPROVED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION OR ITS SUCCESSOR AND THE BROKEN ARROW CITY COUNCIL.

A. SIDEWALK ALONG MIDWAY ROAD, E. HOUSTON ST., AND RESERVE AREAS

THE OWNER SHALL CONSTRUCT THE SIDEWALK ALONG THE ENTIRE MIDWAY ROAD FRONTAGE AND ALL RESERVE AREA FRONTAGES ONTO STREETS WITHIN THE SUBDIVISION. A BLANKET SIDEWALK EASEMENT IS GRANTED BY THE OWNER OF ALL RESERVE AREAS FOR SIDEWALK PLACEMENT AND PEDESTRIAN MOVEMENT ACROSS RESERVES IN WHICH A SIDEWALK IS PLACED.

B. MAINTENANCE OF SIDEWALKS IN RESERVE AREAS, SIDEWALK EASEMENTS AND PRIVATE LOTS

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIDEWALKS WITHIN RESERVES, SIDEWALK EASEMENTS AND SIDEWALKS PARALLEL TO THE ADJACENT STREET ON ALL INDIVIDUAL LOTS IN GOOD CONDITION.

C. SIDEWALKS ALONG STREETS WITHIN ANTLER FALLS

SIDEWALKS SHALL BE PLACED ON ONE SIDE OF THE STREET AS PER SECTION II OF THE PLANNED UNIT DEVELOPMENT STANDARDS.

SECTION IV. FENCE AND LANDSCAPE EASEMENT

THE OWNER HEREBY ESTABLISHES AND RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION AN EXCLUSIVE PERPETUAL EASEMENT TO ERECT AND MAINTAIN FENCING, WALLS AND LANDSCAPING ALONG THE SOUTHERN, NORTHERN, WESTERN AND EASTERN BOUNDARY OF THE SUBDIVISION AND WITHIN OTHER AREAS DESIGNATED WITHIN OTHER AREAS OF THE SUBDIVISION WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AS "FENCE & LANDSCAPE EASEMENT" OR "FLE".

SECTION V. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN ANTLER FALLS (THE "HOMEOWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREA OF THE SUBDIVISION, INCLUDING BUT WITHOUT LIMITATION, THE LANDSCAPING, STORM WATER DETENTION FACILITIES, FENCINGS, ENTRY FEATURES, CLUB HOUSE AMENITIES AND PRIVATE STREETS AS MAY EXIST WITHIN RESERVES "A" Y, ALONG WITH THE SIDEWALK AND LANDSCAPING WITHIN THE FENCE & LANDSCAPE EASEMENTS AND PRIVATE STORM SEWERS WITHIN THE SUBDIVISION AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE ANTLER FALLS.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT IN THE SUBDIVISION SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE COMMON AREAS, SIDEWALKS, STORMWATER DETENTION FACILITIES, PRIVATE STREETS AND PRIVATE STORM SEWERS OF THE SUBDIVISION.

SECTION VI. PRIVATE RESTRICTIONS AND COVENANTS

THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE LOTS IN THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE APPLICABLE TO ALL LOTS AND SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE BY THE OWNER OF A LOT AND BY THE HOMEOWNERS' ASSOCIATION.

A. ARCHITECTURAL COMMITTEE

1. PLAN REVIEW. NO BUILDING, STRUCTURE, FENCE, WALL, PAVING, HARDSCAPE, LANDSCAPING, SWIMMING POOL, EXTERIOR ANTENNAE, EXTERIOR WINDOWS, EXTERIOR DOORS, EXTERIOR FINISH (INCLUDING EXTERIOR PAINTING AND COLORS AND WINDOW COVERINGS VISIBLE FROM THE EXTERIOR), GARBAGE RECEPTACLE ENCLOSURE, OR FREE STANDING MAIL BOX SHALL AT ANY TIME BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY THE OWNER OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HERINAFTER REFERRED TO AS THE "ARCHITECTURAL COMMITTEE". FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND INCLUDE A SITE PLAN; A FLOOR PLAN; EXTERIOR ELEVATIONS, INCLUDING DESIGNATION OF EXTERIOR MATERIALS, COLOR SCHEME AND LIGHTING; A LANDSCAPE PLAN, INCLUDING LANDSCAPE HARDSCAPE AND LIGHTING, AND DRAINAGE AND GRADING PLANS. APPROVAL OF PLANS IS AT THE SOLE DISCRETION OF THE ARCHITECTURAL COMMITTEE EXERCISED IN ACCORDANCE WITH THE PURPOSED OF THE COMMITTEE HERINAFTER SET FORTH. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN TWENTY (20) DAYS AFTER SUBMISSION, THE PLANS SO SUBMITTED SHALL BE DEEMED APPROVED. THE DEVELOPMENT AND USE OF THE SUBJECT LOT SHALL THEREAFTER BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS OR APPROVED AMENDMENTS THERETO. IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF THE BUILDING OR STRUCTURE OF THE MAKING OF AN ALTERATION HAS BEEN COMMENCED PRIOR TO THE 30H DAY FOLLOWING COMPLETION THEREOF, APPROVAL OF THE ARCHITECTURAL COMMITTEE SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. NOTWITHSTANDING THE FOREGOING, THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION.

2. COMMITTEE PURPOSE. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HERINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED

BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE PROPOSED COLOR SCHEME, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND TIS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

3. TRANSFER OF DUTIES. THE OWNER MAY ASSIGN THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE TO THE HOMEOWNERS' ASSOCIATION AT ANY TIME, AT THE DISCRETION OF THE OWNER, BY A WRITTEN INSTRUCTION. UNLESS ASSIGNED TO IT IN WRITING BY THE ARCHITECTURAL COMMITTEE PRIOR TO SUCH TIME, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE DEEMED TRANSFERRED TO THE HOMEOWNERS' ASSOCIATION AT SUCH TIME AS THE OWNER (OR ITS SUCCESSOR BY ASSIGNMENT) OWNS NO LOTS OR RESERVE AREAS, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION.

B. USE OF LOTS

THE LOTS SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:

1. USE.

THE USE OF THE LOTS SHALL BE LIMITED TO DETACH SINGLE FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES.

2. ORIENTATION OF DWELLINGS.

THE ORIENTATION OF THE DWELLING WITHIN A LOT (DIRECTION FACED BY FRONT OF THE DWELLING) SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

3. GARAGES.

WITHIN EACH LOT THERE SHALL BE PROVIDED A MINIMUM OF 2 PARKING SPACES WITHIN AN ATTACHED GARAGE. GARAGES SHALL BE ENCLOSED, AND CARPORTS ARE PROHIBITED. GARAGE DOORS SHALL BE CONSTRUCTED OF WOOD OR HAVE WOOD VENEER FINISH, AND GLASS IN GARAGE DOORS IS PROHIBITED.

4. FOUNDATIONS.

ANY EXPOSED FOUNDATION SHALL BE BRICK, STONE OR STUCCO. NO STEM WALL SHALL BE EXPOSED.

5. EXTERIOR WALLS.

THE EXTERIOR SURFACE OF THE FIRST STORY OF A DWELLING, EXCEPTING WINDOWS AND DOORS, SHALL BE BRICK, STONE, OR STUCCO. NO STEEL ALUMINUM VINYL OR PLASTIC SIDING SHALL BE PERMITTED. THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE AND UPON WRITTEN REQUEST, WAIVE THE REQUIREMENTS OF THIS PARAGRAPH 6.

6. WINDOWS.

WINDOWS SHALL BE VINYL, WOOD, OR VINYL CLAD WOOD. ALUMINUM WINDOWS ARE PROHIBITED.

7. ROOF PITCH

NO DWELLING SHALL HAVE A ROOF PITCH OF NOT LESS THAN 6 ½.

8. ROOFING MATERIALS.

ROOFING FOR A DWELLING SHALL BE COMPOSITION SHINGLES HAVING A MINIMUM THIRTY YEAR LIFE RATING AND SHALL BE WOOD GRAINED IN APPEARANCE SUCH AS TAMKO HERITAGE 30 YEAR SIMULATED "WEATHERED WOOD" SHINGLES. PROVIDED, HOWEVER, THAT IF SUCH ROOFING SHOULD NOT BE REASONABLE AVAILABLE, ALTERNATIVE ROOFING APPROVED BY THE ARCHITECTURAL COMMITTEE SHALL BE PERMITTED UPON DETERMINATION OF THE ARCHITECTURAL COMMITTEE THAT THE ALTERNATIVE IS OF EQUAL OR SUPERIOR QUALITY AND OF A DESIGN AND COLOR COMPATIBLE WITH THE ROOFING MATERIAL ABOVE SPECIFIED. ROOF FLASHING AND VALLEYS SHALL BE BRONZE OR COPPER OR SHALL BE PAINTED TO MATCH THE ROOF OF THE DWELLING. SHEET METAL, ALUMINUM VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS OR OTHER ROOFTOP PROTRUSIONS SHALL BE PAINTED TO MATCH THE ROOF OF THE DWELLING. ROOF MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, AIR CONDITIONING AND SOLAR EQUIPMENT, IS PROHIBITED.

9. CHIMNEYS.

THE EXTERIOR SURFACE OF CHIMNEYS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CHIMNEYS SHALL HAVE A DECORATIVE SHROUD OR CAP, AND ALL CHIMNEY SHROUDS AND CAPS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

10. DRIVEWAYS.

DRIVEWAYS SHALL BE CONCRETE AND SHALL BE THE SAME COLOR AS THE SIDEWALKS AND CURBS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE, UPON WRITTEN REQUEST, WAIVE THIS RESTRICTION.

11. FENCING.

FENCING ALONG ARTERIAL STREETS SHALL BE THE PROPERTY OF THE HOMEOWNERS' ASSOCIATION.

FENCING OR WALLS WITHIN A LOT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. FENCING OR WALLS WITHIN A LOT SHALL NOT EXTEND BEYOND THE FRONT BUILDING LINE DEPICTED WITHIN THE ACCOMPANYING PLAT. IF A DWELLING IS BUILT BEHIND THE FRONT BUILDING LINE, NO FENCE MAY EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH CORNER OF THE FRONT BUILDING WALL OF THE DWELLING. ALL FENCES SHALL BE PRIVACY FENCES CONSTRUCTED OF ORNAMENTAL METAL OR MASONRY AND SHALL BE 6 FEET IN HEIGHT, PROVIDED HOWEVER, THAT THE ARCHITECTURAL COMMITTEE MAY IN THE PARTICULAR INSTANCE, AND UPON WRITTEN REQUEST, WAIVE THE REQUIREMENTS OF THIS PARAGRAPH. ALL FENCE TYPES PROPOSED FOR LOCATION ADJACENT TO RESERVE AREAS, PONDS, AND GREEN BELTS SHALL BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE FOR

DETERMINATION AND SHALL NTO BE INSTALLED PRIOR TO APPROVAL OF THE ARCHITECTURAL COMMITTEE.

12. LANDSCAPING OF LOTS; IRRIGATION SYSTEMS.

LANDSCAPING WITHIN A LOT IS SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. PRIOR TO THE OCCUPANCY OF A DWELLING, THE OWNER OF THE LOT SHALL HAVE PROFESSIONALLY LANDSCAPED THE FRONT (AND SIDE OF DWELLING ON CORNER LOTS). ENTIRE BACK YARD SHALL BE SODDED.

13. ON-SITE CONSTRUCTION.

NO DWELLING OR BUILDING BUILT OFF-SITE SHALL BE MOVED TO, OR PLACED ON, ANY LOT.

14. OUTBUILDINGS.

OUTBUILDINGS ARE PROHIBITED, PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE, WAIVE THIS RESTRICTION.

15. SWIMMING POOLS.

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

16. ANTENNAS.

EXTERIOR TELEVISION, RADIO OR OTHER TYPE ANTENNAS INCLUDING SATELLITE DISHES SHALL BE PROHIBITED, PROVIDED HOWEVER THAT ONE SATELLITE DISH NOT EXCEEDING TWO (2) FEET IN DIAMETER, AN IN A LOCATION NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET, SHALL BE PERMITTED WITHIN A LOT.

17. LOT MAINTENANCE.

NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT AND EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

18. RECREATIONAL VEHICLES AND EQUIPMENT.

NO BOATS, RECREATIONAL TRAILERS, PERSONAL WATER CRAFT, CAMPERS, MOTOR HOMES OR OTHER RECREATIONAL VEHICULAR EQUIPMENT, SHALL BE STORED, PLACED OR PARKED ON ANY STREET WITHIN THE SUBDIVISION OR ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE.

19. TRAILERS, MACHINERY AND EQUIPMENT COMMERCIAL VEHICLES.

NO TRAILERS, MACHINERY OR EQUIPMENT, OR COMMERCIAL VEHICLES, SHALL BE STORED, PLACED OR PARKED ON ANY STREET WITHIN THE SUBDIVISION OR ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE; PROVIDED HOWEVER, NOTHING HEREIN SHALL PROHIBIT THE PARKING OF VEHICLES, TRAILERS, MACHINERY OR EQUIPMENT WHEN BEING UTILIZED IN CONNECTION WITH SERVICES PERTAINING TO A RESIDENCE IN THE SUBDIVISION; FURTHER PROVIDED THAT NOTHING HEREIN SHALL PROHIBIT THE PARKING OF LIGHT TRUCKS WITHOUT COMMERCIAL SIGNATE (MAXIMUM ¾ TON),

20. ALL-TERRAIN VEHICLES AND UNLICENSED MOTOR VEHICLES.

NO ALL-TERRAIN VEHICLES (ATVS) OR UNLICENSED MOTOR VEHICLES SHALL BE OPERATED WITHIN THE SUBDIVISION.

21. BASKETBALL GOALS.

NO BASKETBALL GOALS SHALL BE VISIBLE FROM A PUBLIC OR PRIVATE STREET.

22. ON-STREET PARKING PROHIBITED.

ON-STREET PARKING BY OWNERS OF LOTS OR THEIR TENANTS IS PROHIBITED, PROVIDED THAT THE HOMEOWNERS' ASSOCIATION MAY PERMIT, BY RULES AND REGULATIONS, ON-STREET PARKING DURING OCCASIONAL EVENTS WITHIN THE SUBDIVISION.

23. CLOTHESLINES AND GARBAGE RECEPTACLES.

CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED, AND NO EXPOSED GARBAGE CAN, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT. ALL TRASH CONTAINERS SHALL BE STORED OUT OF PUBLIC VIEW EXCEPT FOR A 12-HOUR PERIOD DURING COLLECTION.

24. MAILBOXES.

MAILBOXES SHALL BE SHARED BETWEEN TWO INDIVIDUAL LOTS. SHARED MAILBOXES SHALL BE PROVIDED BY THE PROPERTY OWNER AT LOCATIONS APPROVED BY THE UNITED STATES POSTAL SERVICE (USPS) AND SHALL BE LOCATED AT A SHARED PROPERTY LINE.

25. ANIMALS.

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS AND OTHER HOUSEHOLD PETS MAYBE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSED. EXCEPT WHEN ACCOMPANIED BY THE OWNER OF THE LOT, THE OWNER'S FAMILY MEMBER OR GUEST, DOGS SHALL BE KEPT INSIDE THE DWELLING ON THE LOT BETWEEN THE HOURS OF 10:00PM AND 7:00AM.

26. NOXIOUS ACTIVITY.

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THERON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

27. SIGNAGE.

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ON SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT OR SIGNS USED BY THE OWNER/DEVELOPER OR A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

28. MATERIALS AND STORAGE.

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

29. MAINTENANCE ACCESS TO INDIVIDUAL LOTS.

EACH INDIVIDUAL LOT OWNER SHALL GRANT A MAINTENANCE ACCESS ON THE NINE FOOT BUILDING LINE SIDE OF THEIR LOT FOR THE PURPOSES OF ROUTINE MAINTENANCE AND REPAIRS TO THE NEIGHBOR AS ACCESS TO THEIR HOME. THE NEIGHBORING LOT OWNER SHALL PROVIDE FORTY- EIGHT (48) HOUR WRITTEN NOTICE TO THE ADJACENT OWNER PRIOR TO ANY MAINTENANCE ACTIVITIES.

30. PRIVATE WALL EASEMENT.

EACH INDIVIDUAL LOT OWNER SHALL GRANT A WALL EASEMENT ACROSS THE 1' BUILDING SETBACK FOR THE PURPOSE OF CONNECTING A FENCE OR MASONRY WALL TO THE HOUSE PROVIDING A FULLY ENCLOSED YARD.

SECTION VII. ENFORCEMENT, DURATION, AMEDEMMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION 2. WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INSURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BROKEN ARROW ZONING CODE AND SHALL INSURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, STATE OF OKLAHOMA, ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II., IT SHALL BE LAWFUL FOR THE CITY OF BROKEN ARROW, STATE OF OKLAHOMA, ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III. SIDEWALKS, SECTION IV. FENCE AND LANDSCAPE EASEMENT, SECTION V. HOMEOWNERS' ASSOCIATION AND SECTION VI. PRIVATE RESTRICTIONS AND COVENANTS SHALL INSURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS III, IV, V, OR VI, IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION. THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT OR THE ASSOCIATION WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTIONS III, IV, V, OR VI AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HERINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREET, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BROKEN ARROW, STATE OF OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. SIDEWALKS, SECTION IV. FENCE AND LANDSCAPE EASEMENT, SECTION IV. HOMEOWNERS' ASSOCIATION OR SECTION V. PRIVATE RESTRICTIONS AND COVENANTS MAY BE AMENDED OR TERMINATED AT ANY TIME A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST 1 LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF NOT LESS THAN 60% OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT PROPERLY EXECUTED BY THE OWNERS OF 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NORA J. GORDON REVOCABLE TRUST

BY: \_\_\_\_\_

NORA GORDON, OWNER

STATE OF OKLAHOMA )

) SS.

COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY NORA GORDON AS OWNER OF ANTLER FALLS.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER IS:

CR:

PRELIMINARY PLAT

# ANTLER FALLS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "ANTLER FALLS", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATIVE OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE FO LAND SURVEYING AS ADOPTED.



R. WESLEY BENNETT, PLS  
OK PLS 1562

STATE OF OKLAHOMA )  
 )SS.  
COUNTY OF TULSA )

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, PERSONALLY APPEARED R. WESLEY BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGT TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

ORIG SIZE:24"X36"

PLOT:2/12/24

\\civl-server\projects\2340719 81st and Midway Residential Subdivision\Drawings\PRODUCTION\Plat\2340719 DOD.dwg



An analysis of the existing structure under the road will need to be completed and the volume that it can handle identified. Release from the proposed detention area and the street flows cannot exceed the flow that the box can accommodate. If the existing flow currently exceeds the structure capacity we will need to discuss options with engineering and construction.

Show the outflow structure and the overflow weir

A storm sewer crossing will be needed under the entry with the channel modifications

Perimeter Easements abutting are required to be a minimum of 17.5'

Flow from the estates at Ridgewood south is projected to overtop the road at the drive on the north side of the street. The flow is shown to be approximately 115 cfs. This flow will need to be taken into account in the stormwater analysis through the site and along Houston. The existing roadside ditch will not handle the 100yr flow and will need to be modified to carry any flow that does not flow through the site. A variance will be needed for any proposed channel along Houston that does not carry the 100yr event

Locate the sanitary sewer within the easement for lots 8 & 9 and place a 15' U/E over the top of the line. PG. 372 & B

Reconfigure lots 11 and 12, block 3 to be outside the mutual access easement. Extend reserve c to cover the MAE

Easements abutting unplatted property or where there are no adjacent easements are required to be a minimum of 17.5'

The sidewalk will need to extend to the street and show 1 crossing for each direction.

Where possible place the sanitary sewer in the U/E. A variance will be needed to place the sanitary sewer under the road where it is serving the lots on both sides. The line on street H will need to be included in the variance application but it will not be recommended for approval where the easement is available and the topography flows to the North.

There is adequate U/E to place the sanitary line on the west side of street F instead of under the road.

Where the channel crosses under the proposed path a pipe and structures will need to be designed as part of the engineering. This will need to be done during phase 1 if the project is split into multiple phases.

Verify that the pipe from the upstream inlet will not enter the downstream structure through a corner

Where the sanitary sewer is present the U/E configuration for a side yard/back yard needs to be in an standard 11'/11' configuration with the sewer in the correct location in the south easement.

ADA ramps will be constructed by the developer and need to be shown crossing perpendicular to the centerline of the street. The corner crossing are allowed only after the other options are exhausted. This may require the sidewalk to partially extend along the street to be crossed.

Show the sanitary sewer within the U/E, the sanitary may be placed in the reserve if there is a valid engineering reason that the line cannot be placed in the U/E (typ for all sanitary sewer lines)

Revise the sanitary sewer to be in the easement and not in the reserve area. The primary location is in the easement, the secondary location may be in the reserve with a valid engineering reason.

No acute angles between pipes are allowed in the manhole. Revise the angle between the two pipes to be a minimum of 90 degrees.

Show the location of the tees for each lot. No service line are allowed to connect into a manhole and there needs to be a minimum of 5' between the outside edge of the manhole and the center of the tee. The configuration show may not provide Lot 12 with sanitary sewer access without crossing more than 1 property line. Service lines cannot cross multiple lot lines to access the main line.

Locate the sanitary sewer in 7.5' from the property line. (UL-D1) (typ)

Per the PUD parking area are supposed to have a sidewalk adjacent to them. Area G is not wide enough to accommodate parking and a sidewalk.

# CONCEPTUAL IMPROVEMENTS PLAN ANTLER FALLS

PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

PUD-001242-2023

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
ENGINEER NAME P.E.  
danny.baldwin@wallace.design

**SURVEYOR:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design

**OWNER:**  
Nora J. Gordon Revocable Trust  
25900 East 81st Street South  
Broken Arrow, Oklahoma, 74014  
CONTACT: \_\_\_\_\_



LEGEND	
B/L	= BUILDING SETBACK
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT

- EXISTING WATER
- PROPOSED WATER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE  
ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF  
DETENTION DETERMINATION NO.: DD 110623-81