

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

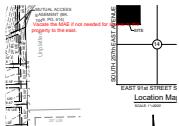
00

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

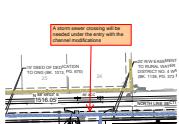
A low flow channel from the outlet structure to the street crossing will need to be provided, this may be a concrete or rock channel.



Page Label: [7] 2340719 Preliminary Plat-Sheet 1 (CIP)
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 allowed only after the other options are exhausted.



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
Author: jdickeson

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

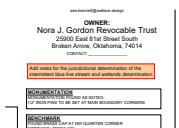
Add language for reserves K and I. Area K will need to include that it is an ODE, or an ODE will need to be defined. (1)



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

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
Author: jdickeson

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

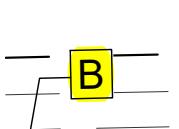
An analysis of the existing structure under the road will need to be completed and the volume that it can handle identified. Release



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.

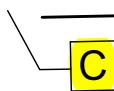
B (1)



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

B

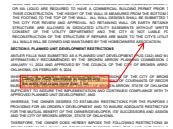
C (1)



— **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)



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

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

D (1)



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

D

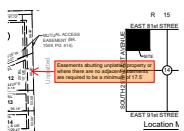
E (1)



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

E

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



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

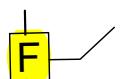
Easements abutting unplattd property or where there are no adjacent easements are required to be a minimum of 17.5'



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

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

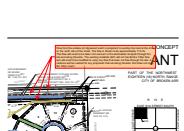
F (1)



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

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 sh

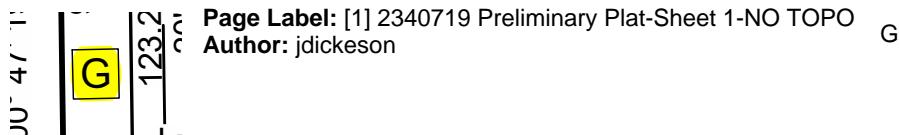


— **Page Label:** [7] 2340719 Preliminary Plat-Sheet 1 (CIP)
Author: jdickeson

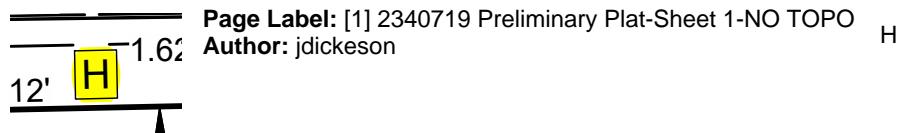
Flow from the estates at ridgewood south is projected to overtop the road at the drive on the north side of the street. The flow is shown to be approximately 115 cfs.

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

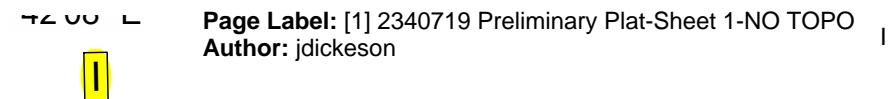
G (1)



H (1)



I (1)



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



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

Author: jdickeson

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)

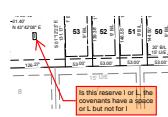


Page Label: [4] 2340719 DOD-Sheet 3

Author: jdickeson

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)

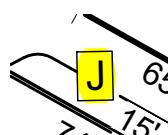


Page Label: [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO

Author: jdickeson

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

J (1)



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

Author: jdickeson

J

K (1)

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

K

K

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



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

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

Locate the sanitary sewer within the easement for lots 8 & 9 and place a 15' U/E' over the top of the line. (1)



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

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

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



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

No natural drainage path will connect the outflow structures to the detention pond and the existing blueline may not be available. A



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

P01 Add arrows identifying which line is the easement, B/L, and P/E (1)



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

P01

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

P01 Add the project number PR-000510-2024 (1)



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

P01

Add the project number PR-000510-2024

P01 Define P/E (1)



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

P01
Define P/E

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)

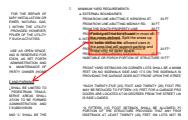


Page Label: [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO
Author: Amanda

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

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.

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.

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



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.

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



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'

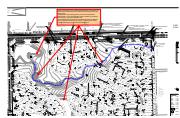
Provide documentation from the school district identifying if there will be an internal bus route or only a bus stop at the entrances. (Sub Regs)



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



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

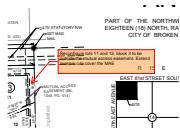


Page Label: [4] 2340719 DOD-Sheet 3
Author: jdickeson

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.

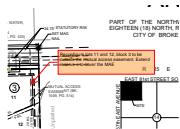
Additional networks will need to be added in the reserve, the outflow structures, and under the entries.

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
Author: jdickeson

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

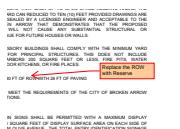
Rename the streets as assigned by INCOG. The engineering plans will need to use the assigned street names (1)



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

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

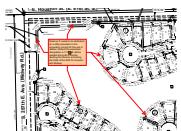
Replace the ROW with Reserve (1)



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

Replace the ROW with Reserve

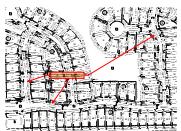
Reserve K needs to be dedicated as a utility easement in the covenants not just for the use of utilities. Without the easement designation a 17.5' U/E will be needed along all of the lots abutting the reserve and along the limits of the R/W for Houston and Midway.



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

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 in the space.



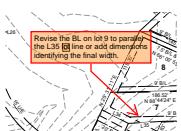
Page Label: [4] 2340719 DOD-Sheet 3
Author: jdickeson

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.

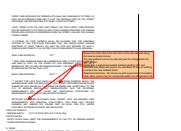
Revise the BL on lot 9 to parallel the L35 lot line or add dimensions identifying the final width. (1)



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

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 the designated U/E width shown.



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

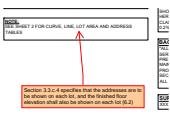
Revise the sanitary sewer to be in the easement and not in the reserve area. The primary location is in the easement, the secondary location may be in the reserve with a valid engineering reason.



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



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



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

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



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

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



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

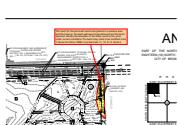
The area for the U/E on lot 2 block 3 will need to be better defined by dimensions since it does not parallel the lot line (1)



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

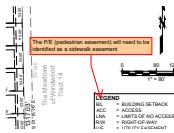
The berm for the pond will need to be placed in a reserve area and the trees on the berm will need to be removed and the berm repaired



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)



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

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

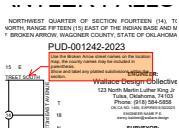
There is adequate U/E to place the sanitary line on the west side of street F instead of under the road. (1)



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 platted subdivisions within the section.



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 recommended 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 during phase 1 if the project is split into multiple phases.

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.

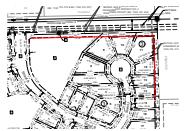
With the parallel 15' U/E the proposed U/E may be reduced to 11' (1)



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'

(3)



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

PLACE HOLDER
REVIEW COMMENTS

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.
40145C0115J, 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 _____

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 _____

PLACE HOLDER
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

PLACE HOLDER
The review of the Preliminary Plat is complete and all comments shall 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.

PLACE HOLDER
R/W DEDICATION PER THIS PLAT

ANTLER FALLS

ART 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.

UD-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:
Dora J. Gordon Revocable Trust
25900 East 81st Street South
Broken Arrow, Oklahoma, 74014
CONTACT: _____

ENTATION
NTATION FOUND AS NOTED.
PINS TO BE SET AT MAIN BOUNDARY CORNERS.

MARK
RASS CAP AT NW QUARTER CORNER
IG=388965.575
=2651250.225
9 34

OF BEARINGS
IS OF BEARING IS BASED ON THE NORTH LINE OF THE
EST QUARTER OF SECTION 14, TOWNSHIP 18, RANGE
ONER COUNTY AS N 88°49'03"E.
ITAL DATUM BASED UPON OKLAHOMA STATE PLANE
ATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.
L DATUM NAVD 1988 GPS DATA

SS NOTE
SES 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 A DESCRIPTION.

PLAIN NOTE
PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NUMBER 115J, MAP REVISED: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED AS LOCATED IN ZONE (X) NOT SHADED WHICH IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE OF THE FLOOD INSURANCE RATE MAP.

LOW PREVENTER NOTE
V BUILDINGS THAT ARE SERVED BY SANITARY SEWER
SHALL INSTALL A BACKWATER DEVICE (BACKFLO
TER). INSTALLATION OF THESE DEVICES AND AM
ANCE SHALL BE AT THE SOLE EXPENSE OF THE
TY OWNER." BROKEN ARROW ORDINACE NO. 3520
24303 ADOPTED MAY 15, 2018

1. *What is the relationship between the two characters?*

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma,

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



PLACE HOLDER
LEAVE OPEN

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 face of the plat adds up to 259.41'		
C17	56.53'	160.00'	20°14'34"	N 32°43'36" E	56.24'
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	122.48'
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°29'09"	N 41°57'46" E	34.01'
C56	38.33'	23.00'	95°29'09"	S 88°39'22" 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°11'25"	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
<tbl_info cols="

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 FRONTRAGE 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 HOMEOWNERS' 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 "F&L'E".

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, FENCING, ENTRY FEATURES, CLUB HOUSE AMENITIES AND PRIVATE STREETS AS MAY EXIST WITHIN RESERVES 'A', 'I', 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, HARDCAPE, LANDSCAPING, SWIMMING POOL, EXTERIOR ANENNAE, 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 HEREAFTER 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 HARDCAPE AND LIGHTING, AND DRAINAGE AND GRADING PLANS. APPROVAL OF PLANS IS AT THE SOLE DISCRETION OF THE ARCHITECTURAL COMMITTEE EXERCISED IN ACCORDANCE WITH THE PURPOSES OF THE COMMITTEE HEREAFTER 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 30TH 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 HEREINAFTER 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 ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE COMPLIANCE. 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 1/2.

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 ON 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 NOT 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, 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 1/2 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 MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES, 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 THEREON 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, AMENDMENT 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

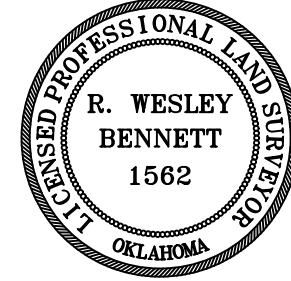
PRELIMINARY PLAT

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 OF 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 ACKNOWLEDGED 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:

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

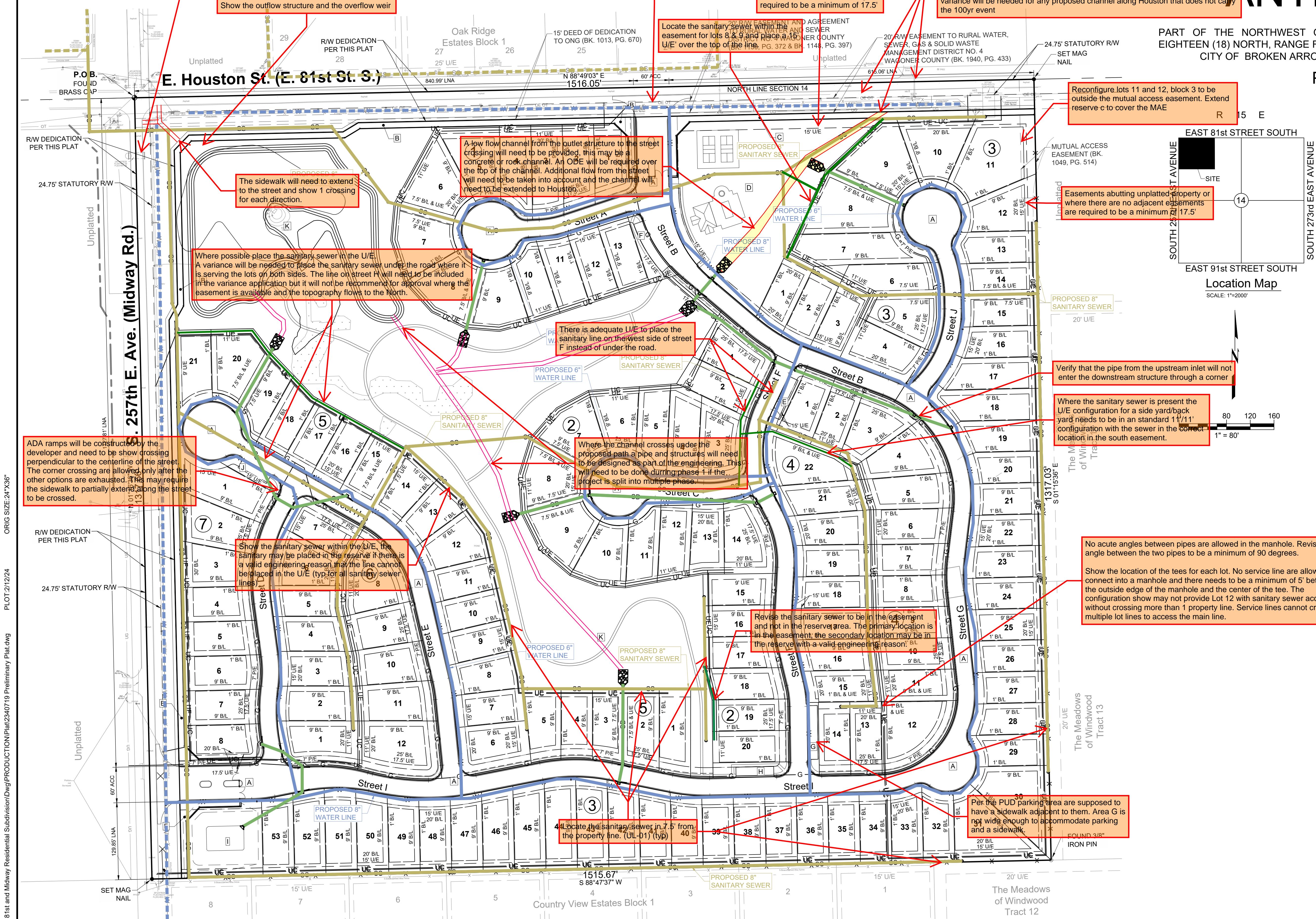
OWNER:
Nora J. Gordon Revocable Trust
25900 East 81st Street South
Broken Arrow, Oklahoma, 74014
CONTACT:

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

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.



ORIG SIZE:24x36"

PLOT:21/224

Plat.dwg

Civil-serveiprjcts2340719 81st and Midway Residential SubdivisionDwgPRODUCTIONPlat2340719 Preliminary Plat.dwg