

PRELIMINARY PLAT

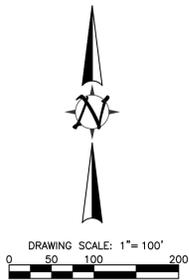
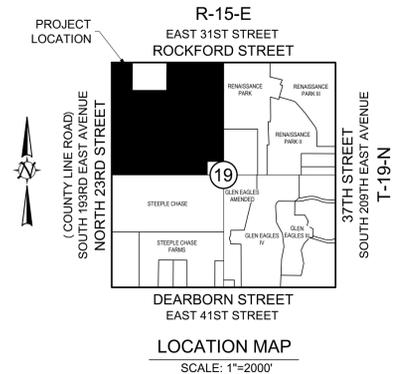
Whiskey Ridge

A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA BEING A PART OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN.

PUD 256

OWNER/DEVELOPER
WELLINGTON INVESTMENTS INC.
16310 E. 41ST STREET
TULSA, OK 74134
PHONE: 918.451.8144
ATTN: STEVE BROWN

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP JUNE 30, 2018
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288



FLOODPLAIN

1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS SHOWN ON FIRM PANEL 40145C0085J. EFFECTIVE: SEPTEMBER 30, 2016.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FOUR HUNDRED FORTY TWO (442) LOTS IN SEVENTEEN (17) BLOCKS AND FOUR (4) RESERVE AREAS

BLOCK 1.....	9.83 ACRES - 38 LOTS
BLOCK 2.....	4.89 ACRES - 28 LOTS
BLOCK 3.....	3.68 ACRES - 20 LOTS
BLOCK 4.....	10.75 ACRES - 56 LOTS
BLOCK 5.....	2.25 ACRES - 13 LOTS
BLOCK 6.....	14.04 ACRES - 69 LOTS
BLOCK 7.....	2.22 ACRES - 12 LOTS
BLOCK 8.....	1.46 ACRES - 8 LOTS
BLOCK 9.....	0.56 ACRES - 3 LOTS
BLOCK 10.....	8.90 ACRES - 41 LOTS
BLOCK 11.....	1.43 ACRES - 8 LOTS
BLOCK 12.....	7.31 ACRES - 38 LOTS
BLOCK 13.....	2.22 ACRES - 13 LOTS
BLOCK 14.....	4.51 ACRES - 26 LOTS
BLOCK 15.....	4.07 ACRES - 21 LOTS
BLOCK 16.....	2.61 ACRES - 14 LOTS
BLOCK 17.....	8.89 ACRES - 34 LOTS

RESERVE A.....	2.75 ACRES
RESERVE B.....	4.75 ACRES
RESERVE C.....	12.20 ACRES
RESERVE D.....	4.37 ACRES

LEGEND

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
R.A.....	RESTRICTED ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
U/E.....	UTILITY EASEMENT
LS/E.....	LANDSCAPE EASEMENT
DOD.....	DEED OF DEDICATION
TCM.....	TRAFFIC CONTROL MEDIAN

SITE DATA

BENCHMARK
1 1/2" ALUMINUM CAP-FLUSH-SET STAMPED "561", SET S.E. OF 31ST STREET, AND 177TH E. AVE. ELEV = 695.014' (NAVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°30'21" E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 19, T-19-N, R-15-E OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA

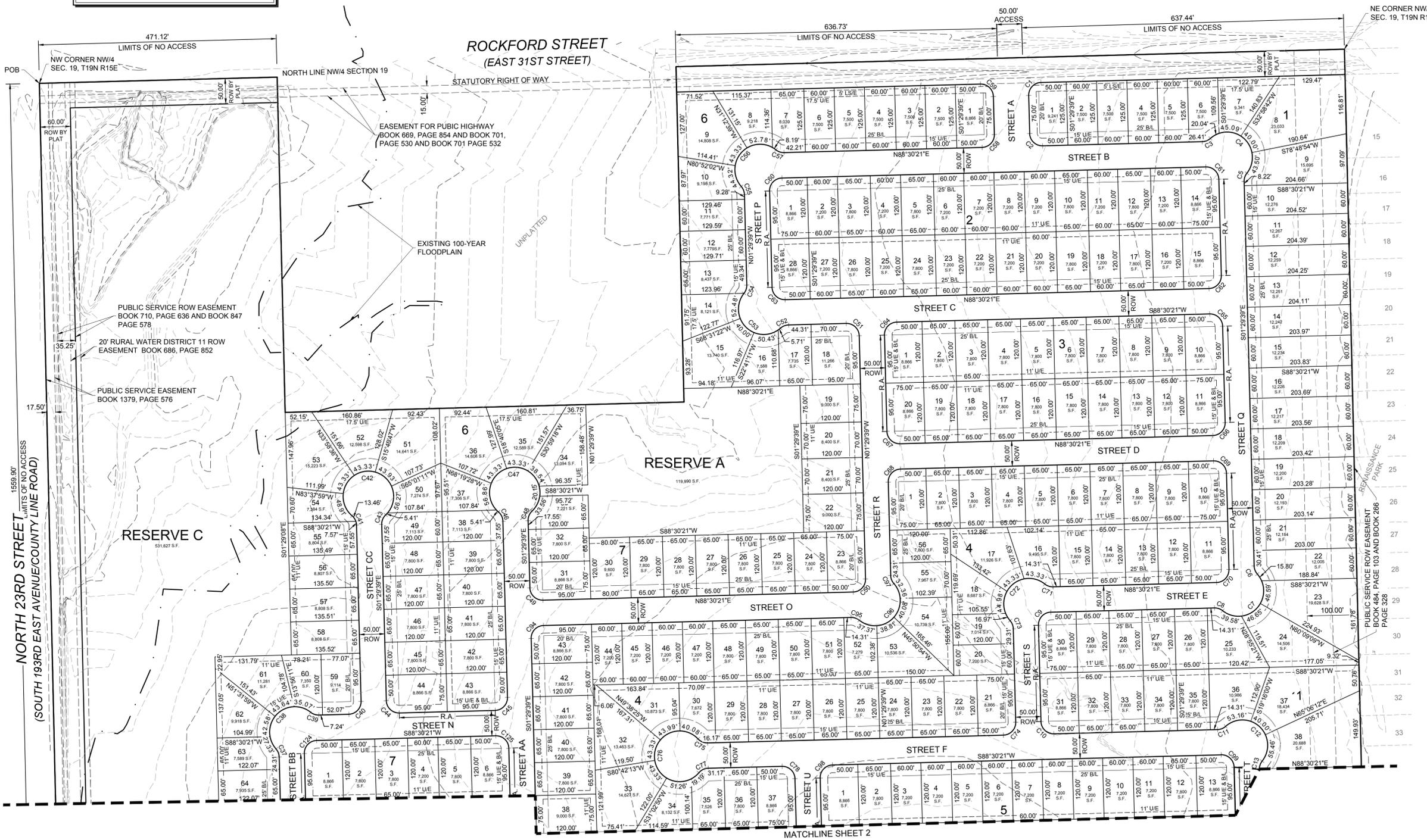
LAND AREA
6,192.393 SF ± / 142.16 ACRES ±

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, A MAG NAIL WITH WASHER STAMPED "CA6318" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

ADDRESSES
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.

CONTACTS

MUNICIPAL AUTHORITY CITY OF BROKEN ARROW 210 SOUTH 1ST STREET BROKEN ARROW, OK 74012	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 PHONE: 918.286.4658
UTILITY CONTACTS	WAGONER COUNTY RURAL WATER DISTRICT #4 9816 S. 28TH EAST AVENUE BROKEN ARROW, OKLAHOMA 74014 918-258-2331
OKLAHOMA NATURAL GAS COMPANY 5848 EAST 15TH STREET TULSA, OK 74112 PHONE: 918.631.6293	GREEN COUNTY SEWER COMPANY 20108 E. 35TH STREET BROKEN ARROW, OKLAHOMA 74014 918-355-2757
WINDSTREAM TELECOM COMPANY 3000 EAST 15TH PLACE BROKEN ARROW, OK 74012 PHONE: 918.451.3427	AEP / PSO 212 EAST 6TH STREET TULSA, OK 74119 PHONE: 918.599.2351



MATCHLINE SHEET 2

DATE: 12/15/2016 10:00 AM FILE: P:\1915\19\WHISKEY RIDGE\191519.PLT

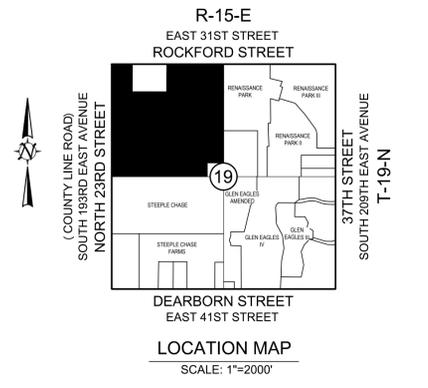
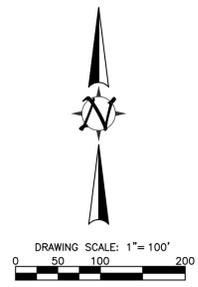
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CURVE TABLE											
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA				
C1	39.27'	25.00'	90°00'04"	C65	39.27'	25.00'	90°00'00"				
C2	39.27'	25.00'	90°00'00"	C66	39.27'	25.00'	90°00'00"				
C3	17.52'	25.00'	40°09'20"	C67	39.27'	25.00'	90°00'00"				
C4	148.62'	50.00'	170°18'39"	C68	39.27'	25.00'	90°00'00"				
C5	17.52'	25.00'	40°09'20"	C69	39.27'	25.00'	90°00'00"				
C6	17.52'	25.00'	40°09'20"	C70	39.27'	25.00'	90°00'00"				
C7	148.62'	50.00'	170°18'39"	C71	17.52'	25.00'	40°09'20"				
C8	17.52'	25.00'	40°09'20"	C72	148.62'	50.00'	170°18'39"				
C9	39.27'	25.00'	90°00'00"	C73	17.52'	25.00'	40°09'20"				
C10	39.27'	25.00'	90°00'00"	C74	39.27'	25.00'	90°00'00"				
C11	17.52'	25.00'	40°09'20"	C75	21.03	25.00'	48°11'23"				
C12	148.62'	50.00'	170°18'39"	C76	241.19'	50.00'	276°22'46"				
C13	17.52'	25.00'	40°09'20"	C77	21.03	25.00'	48°11'23"				
C14	21.03	25.00'	48°11'23"	C78	39.27'	25.00'	90°00'00"				
C15	241.19'	50.00'	276°22'46"	C79	39.27'	25.00'	90°00'00"				
C16	21.03	25.00'	48°11'23"	C80	17.52'	25.00'	40°09'20"				
C17	39.27'	25.00'	90°00'00"	C81	148.62'	50.00'	170°18'39"				
C18	39.27'	25.00'	90°00'00"	C82	17.52'	25.00'	40°09'20"				
C19	17.52'	25.00'	40°09'20"	C83	39.27'	25.00'	90°00'00"				
C20	148.62'	50.00'	170°18'39"	C84	39.27'	25.00'	90°00'00"				
C21	17.52'	25.00'	40°09'20"	C85	16.42'	25.00'	37°38'12"				
C22	39.27'	25.00'	90°00'00"	C86	148.62'	50.00'	170°18'39"				
C23	39.27'	25.00'	90°00'00"	C87	17.52'	25.00'	40°09'20"				
C24	21.03	25.00'	48°11'23"	C88	35.93'	25.00'	82°20'28"				
C25	241.19'	50.00'	276°22'46"	C89	39.27'	25.00'	90°00'00"				
C26	21.03	25.00'	48°11'23"	C90	40.10'	300.00'	07°39'32"				
C27	39.27'	25.00'	90°00'00"	C91	17.52'	25.00'	40°09'20"				
C28	39.27'	25.00'	90°00'00"	C92	148.62'	50.00'	170°18'39"				
C29	18.10'	25.00'	41°29'21"	C93	16.42'	25.00'	37°38'12"				
C30	144.27'	50.00'	165°19'09"	C94	39.27'	25.00'	90°00'00"				
C31	18.10'	25.00'	41°29'21"	C95	17.52'	25.00'	40°09'20"				
C32	46.49'	350.00'	07°39'32"	C96	148.62'	50.00'	170°18'39"				
C33	39.27'	25.00'	90°00'00"	C97	17.52'	25.00'	40°09'20"				
C34	39.18'	25.00'	89°48'00"	C98	39.27'	25.00'	90°00'00"				
C35	39.36'	25.00'	90°12'00"	C99	39.27'	25.00'	90°00'00"				
C36	39.27'	25.00'	90°00'00"	C100	39.27'	25.00'	90°00'00"				
C37	17.52'	25.00'	40°09'20"	C101	39.27'	25.00'	90°00'00"				
C38	148.62'	50.00'	170°18'39"	C102	39.27'	25.00'	90°00'00"				
C39	17.52'	25.00'	40°09'20"	C103	39.27'	25.00'	90°00'00"				
C40	39.27'	25.00'	90°00'00"	C104	39.27'	25.00'	90°00'00"				
C41	21.03	25.00'	48°11'23"	C105	39.27'	25.00'	90°00'00"				
C42	241.19'	50.00'	276°22'46"	C106	39.27'	25.00'	90°00'00"				
C43	21.03	25.00'	48°11'23"	C107	39.27'	25.00'	90°00'00"				
C44	39.27'	25.00'	90°00'00"	C108	39.27'	25.00'	90°00'00"				
C45	39.27'	25.00'	90°00'00"	C109	39.27'	25.00'	90°00'00"				
C46	21.03	25.00'	48°11'23"	C110	39.27'	25.00'	90°00'00"				
C47	241.19'	50.00'	276°22'46"	C111	17.52'	25.00'	40°09'20"				
C48	21.03	25.00'	48°11'23"	C112	148.62'	50.00'	170°18'39"				
C49	39.27'	25.00'	90°00'00"	C113	17.52'	25.00'	40°09'20"				
C50	39.27'	25.00'	90°00'00"	C114	39.27'	25.00'	90°00'00"				
C51	39.27'	25.00'	90°00'00"	C115	39.27'	25.00'	90°00'00"				
C52	17.52'	25.00'	40°09'20"	C116	39.27'	25.00'	90°00'00"				
C53	148.62'	50.00'	170°18'39"	C117	39.27'	25.00'	90°00'00"				
C54	17.52'	25.00'	40°09'20"	C118	39.27'	25.00'	90°00'00"				
C55	17.52'	25.00'	40°09'20"	C119	39.27'	25.00'	90°00'00"				
C56	148.62'	50.00'	170°18'39"	C120	39.27'	25.00'	90°00'00"				
C57	17.52'	25.00'	40°09'20"	C121	46.79'	350.00'	07°39'32"				
C58	39.27'	25.00'	90°00'00"	C122	39.27'	25.00'	90°00'00"				
C59	39.27'	25.00'	90°00'00"	C123	40.10'	300.00'	07°39'32"				
C60	39.27'	25.00'	90°00'00"	C124	39.27'	25.00'	90°00'00"				
C61	39.27'	25.00'	90°00'00"	C125	39.27'	25.00'	90°00'00"				
C62	39.27'	25.00'	90°00'00"	C126	39.27'	25.00'	90°00'00"				
C63	39.27'	25.00'	90°00'00"	C127	39.27'	25.00'	90°00'00"				
C64	39.27'	25.00'	90°00'00"								

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NOW ALL MEN BY THESE PRESENTS:

WELLINGTON INVESTMENTS, INC., AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA:

LEGAL DESCRIPTION OF TRACT

LOT 1, LESS THE EAST 12 ACRES OF N/2 OF LOT 1 AND LOT 2 AND THE E/2 OF NW/4 LESS THE SOUTH 361.5 FEET OF EAST 361.5 FEET OF NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 19 NORTH RANGE 15 EAST; THENCE NORTH 88°30'21" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19 A DISTANCE OF 471.12 FEET; THENCE SOUTH 01°22'17" EAST A DISTANCE OF 661.43 FEET; THENCE NORTH 88°30'52" EAST A DISTANCE OF 790.14 FEET; THENCE NORTH 01°22'17" WEST A DISTANCE OF 661.55 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE NORTH 88°30'21" EAST ALONG NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19 A DISTANCE OF 1324.16 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE SOUTH 01°21'43" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19, ALSO BEING THE WEST LINE OF RENAISSANCE PARK A DISTANCE OF 2285.50 FEET; THENCE SOUTH 88°32'24" WEST A DISTANCE OF 361.50 FEET; THENCE SOUTH 01°21'43" EAST A DISTANCE OF 361.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE SOUTH 88°32'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19, ALSO BEING THE NORTH LINE OF STEEPLE CHASE SUBDIVISION A DISTANCE OF 2227.05 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE NORTH 01°17'39" WEST ALONG THE WEST LINE OF SECTION 19 A DISTANCE OF 2645.47 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 6,192.393 SF AND 142.16 ACRES

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 442 LOTS, 17 BLOCKS, AND 4 RESERVES IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WHISKEY RIDGE" A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA. (THE "SUBDIVISION")

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BROKEN ARROW FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY ALL UTILITY LINES, INCLUDING WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY LINES AND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER COMMUNICATION SERVICES MAY BE LOCATED ALONG THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. OTHERWISE, ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS AND IN THE RIGHTS-OF-WAY FOR PUBLIC STREETS AS DEPICTED BY THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER COMMUNICATION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR COMMUNICATION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR COMMUNICATION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER COMMUNICATION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC

WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.

- WITHIN THE UTILITY AND DRAINAGE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, STORM SEWER OR DRAINAGE WAYS, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED. THE CITY OF BROKEN ARROW, INTER ALIA, MAY SPECIFICALLY ENFORCE THIS PROVISION.
- WAGONER COUNTY RURAL WATER DISTRICT #4, OR ITS SUCCESSORS AS THE PROVIDER, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES OR STORM WATER FACILITIES. WAGONER COUNTY RURAL WATER DISTRICT #4 SHALL HAVE SUCH RIGHT OF ACCESS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF POTABLE WATER FACILITIES. ITS SUCCESSOR UTILITY OR MUNICIPALITY PROVIDING WATER SERVICE SHALL HAVE SIMILAR RIGHT OF ACCESS.
- WHERE WATER LINES ARE INSTALLED WITHIN A UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF WAGONER COUNTY RURAL WATER DISTRICT #4, OKLAHOMA, OR ITS SUCCESSORS. THE UTILITY EASEMENTS DEDICATED HEREIN FOR THE PURPOSE OF PROVIDING POTABLE WATER ARE DEDICATED TO WAGONER COUNTY RURAL WATER DISTRICT #4, OR ITS SUCCESSORS OR ASSIGNS, AS THE EXCLUSIVE PROVIDER OF POTABLE WATER TO THE SUBDIVISION. SEWER, GAS, ELECTRIC, COMMUNICATION, CABLE, SOLID WASTE MANAGEMENT, AND OTHER PROVIDERS OF UTILITIES, OTHER THAN POTABLE WATER, MAY ALSO USE SAID EASEMENTS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, WAGONER COUNTY RURAL WATER DISTRICT #4, THEIR SUCCESSORS, OR ANY UTILITY PROVIDER OF SERVICES AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- PAVING AND LANDSCAPING WITHIN EASEMENTS
THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED, HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. GAS SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION E SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

F. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH G SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, BY THE OWNER/DEVELOPER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

G. OVERLAND DETENTION AND EASEMENTS

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS ANY AREAS DESIGNATED ON THE PLAT AS "OVERLAND DETENTION AND DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- DRAINAGE FACILITIES CONSTRUCTED IN ANY OVERLAND DETENTION AND DRAINAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE BROKEN ARROW, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BROKEN ARROW, OKLAHOMA.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DETENTION AND DRAINAGE EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF ANY GRADES OR CONTOURS IN THE EASEMENT AREAS, UNLESS APPROVED BY THE CITY ENGINEER OF THE CITY OF BROKEN ARROW, OKLAHOMA, PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE APPROVAL.
- ANY OVERLAND DETENTION AND EASEMENT AREAS AND FACILITIES LOCATED WITHIN RESERVE AREAS, AS DEPICTED ON THE ACCOMPANYING PLAT, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ON WHOSE LOTS THE EASEMENTS LIE AND BY THE HOMEOWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BROKEN ARROW, OKLAHOMA, IN THE EVENT THE LOT OWNER(S) OR THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN OVERLAND DETENTION AND EASEMENTS OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF BROKEN ARROW, OKLAHOMA MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THE HOMEOWNERS' ASSOCIATION FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOTS, PROVIDED HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/82ND OF THE COSTS AND SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE JUDICIALLY FORECLOSED BY THE CITY OF BROKEN ARROW.

- LIMITS OF NO ACCESS
THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST OMAHA STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW.

I. RESERVE AREAS

THE USE OF ANY RESERVE AREAS DEDICATED ON THE PLAT OR SUBSEQUENTLY DEDICATED FOR THE SUBDIVISION SHALL BE LIMITED TO USE AS OPEN SPACE, FENCING, LANDSCAPING, OVERLAND DRAINAGE, DETENTION, A SWIMMING POOL AND RELATED FACILITIES OR OTHER USE PROVIDED BY THE OWNER/DEVELOPER AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

J. SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS. THE OWNER SHALL CONSTRUCT REQUIRED SIDEWALKS WITHIN ANY RESERVE AREAS, COMMON AREAS AND ALONG ARTERIAL STREET FRONTAGES OF ABUTTING LOTS HAVING ACCESS ONTO MINOR STREETS. WHERE SIDEWALKS ARE NOT CONSTRUCTED BY THE OWNER/DEVELOPER, THE BUILDER OF A RESIDENCE ON EACH LOT SHALL CONSTRUCT THE REQUIRED SIDEWALK.

K. MINIMUM BUILDING SETBACKS AND YARDS

- NO BUILDING SHALL BE LOCATED NEARER TO THE RIGHT OF WAY OF AN ADJOINING PUBLIC STREET THAN THE BUILDING LINE DEPICTED ON THE ACCOMPANYING PLAT.
- EACH LOT SHALL MAINTAIN SIDE YARDS WHICH IN THE AGGREGATE ARE NOT LESS THAN TEN (10) FEET IN WIDTH AND NO SIDE YARD SHALL BE LESS THAN FIVE (5) FEET IN WIDTH. SIDE YARDS ABUTTING A STREET SHALL NOT BE LESS THAN FIFTEEN (15) FEET, UNLESS THE GARAGE ENTRY IS LOCATED ON SUCH SIDE, WHERE IT WILL BE NO LESS THAN TWENTY (20) FEET.
- THE MINIMUM REAR YARD SHALL BE TWENTY (20) FEET. CUSTOMARY ACCESSORY STRUCTURES MAY BE LOCATED IN THE REQUIRED REAR YARD, BUT NO BUILDING SHALL BE ERECTED NEARER THAN FIVE (5) FEET TO ANY LOT LINE.
- NO BUILDING, WHETHER PRINCIPAL OR ACCESSORY, SHALL ENCROACH UPON ANY UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT.

L. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE CITY OF BROKEN ARROW UNTIL COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY OF BROKEN ARROW. ANY ALL CONSTRUCTION PURSUANT TO ANY BUILDING PERMIT, BUT PRIOR TO THE CITY OF BROKEN ARROW'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT, SHALL BE AT THE OWNER/DEVELOPERS', CONTRACTORS'/BUILDERS' OR INVESTOR'S OWN RISK.

SECTION II: PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS WHISKEY RIDGE WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT, DESIGNATED AS PUD, PURSUANT TO SECTION 3, ARTICLE VII OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, (ORDINANCE NO. 1560) AS AMENDED AND EXISTED ON MAY 2, 2005 (HEREINAFTER REFERRED TO AS THE "BROKEN ARROW ZONING ORDINANCE") WHICH PUD, WAS APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON _____, 20____, AND WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO; AND WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AND ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, THE OWNERS' SUCCESSORS IN TITLE, AND THE CITY OF BROKEN ARROW, OKLAHOMA, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

DEVELOPMENT OF LAND

THE INTENDED USE FOR THIS PROJECT IS TO ESTABLISH AFFORDABLE SINGLE FAMILY DETACHED HOUSING WHICH SHALL BE GOVERNED BY THE BROKEN ARROW ZONING ORDINANCE AND USE AND DIMENSIONAL STANDARDS IN THE CURRENT RS-3 ZONING GUIDELINES EXCEPT AS HEREINAFTER MODIFIED:

PERMITTED USES:	SINGLE FAMILY DETACHED DWELLINGS
GROSS RESIDENTIAL AREA	142.16 ACRES
MINIMUM GROSS LAND AREA PER DWELLING UNIT: (DU)	8500 SQUARE FEET
MAXIMUM NUMBER OF DWELLING UNITS	450
MINIMUM FRONT BUILDING SETBACK	20 FEET
MINIMUM REAR BUILDING SETBACK (ALONG ROCKFORD STREET)	20 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT SIZE	6000 SQUARE FEET
MINIMUM LIVABILITY SPACE PER LOT*	1000 SQUARE FEET
MINIMUM CORNER LOT SIDE YARD ABUTTING A PUBLIC STREET**	15 FEET ON SIDE YARD
MINIMUM REAR YARD	20 FEET, INCLUDING LOTS ADJACENT TO THE 15' WIDE RESERVE AREA PARALLELING 23RD STREET.

* AGGREGATE LIVABILITY SPACE FOR EACH LOT SHALL BE AT LEAST 3000 SQUARE FEET. GREEN SPACE AND/OR AMENITY RESERVES SHALL BE ESTABLISHED BY SUBDIVISION PLAT AND SHALL INCLUDE A MINIMUM OF 2,000 SQUARE FEET PER LOT.

** NO GARAGE OPENING SHALL BE ALLOWED ALONG LOT LINES WITH 15' BUILDING LINE SETBACKS. RESTRICTED ACCESS WILL BE SHOWN ACROSS THE PORTION OF THE LOT WITH THE 15 FOOT BUILDING SETBACK. ON CORNER LOTS WITH A 15 FOOT BUILDING LINE SETBACK, FENCES SHALL NOT BE LOCATED BEYOND THE FRONT BUILDING LINE SETBACK. IN THE EVENT THAT GARAGE ACCESS IS PLANNED FROM THE SIDE YARD, THE MINIMUM BUILDING SETBACK ALONG THE SIDE YARD WILL BE 20'. ONLY ONE GARAGE ACCESS FRONTAGE IS ALLOWED ON EACH LOT.

I. STREET DESIGN AND ACCESS LIMITATIONS

ALL STREETS SHALL BE CONSTRUCTED AS REQUIRED TO MEET PUBLIC STREET STANDARDS AS DESCRIBED IN THE CITY OF BROKEN ARROW ENGINEERING STANDARDS. HOWEVER, STRAIGHT STREET LENGTHS IN EXCESS OF 900 FEET WILL BE ALLOWED. SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG 23RD STREET AND ROCKFORD STREET. SIDEWALKS WILL ALSO BE CONSTRUCTED BY THE DEVELOPER WHERE THEY ARE ADJACENT TO RESERVES AND/OR OPEN SPACES. NO RESIDENTIAL LOTS SHALL BE ALLOWED TO HAVE DIRECT ACCESS TO ROCKFORD STREET OR 23RD STREET. THE PROJECT WILL ALSO CONNECT TO THE EXISTING STUB STREET WITHIN STEEPLE CHASE.

J. UTILITIES

WATER SERVICE TO THE DEVELOPMENT WILL BE PROVIDED BY WAGONER COUNTY RURAL WATER DISTRICT 4. SANITARY SEWER SERVICE WILL BE PROVIDED BY GREEN COUNTRY SEWER. AS PART OF THE GREEN COUNTRY SEWER SERVICE PLAN A LIFT STATION WILL BE CONSTRUCTED IN THE NORTHWESTERN PORTIONS OF THE PROPERTY. THIS LIFT STATION WILL BE CONSTRUCTED TO OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND WILL BE MAINTAINED BY THEM. STORM SEWER WILL BE DESIGNED ACCORDING TO CITY OF BROKEN ARROW STANDARDS AND INSTALLED BY THE DEVELOPER. TWO DETENTION FACILITIES ARE CURRENTLY PROPOSED AS PART OF THE PROJECT. THESE FACILITIES WILL BE DESIGNED TO REDUCE THE PEAK STORMWATER RUNOFF RATES TO AN AMOUNT EQUAL TO OR LESS THAN EXISTING CONDITION RATES. THE DETENTION AND OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FRANCHISE UTILITIES WILL ALSO SERVE THE PROJECT WITH COMMUNICATIONS, NATURAL GAS, AND ELECTRICITY. WE ANTICIPATE UNDERGROUND SERVICES THROUGHOUT THE DEVELOPMENT.

K. LANDSCAPE AND SCREENING STANDARDS

LANDSCAPING AND SCREENING WILL BE PROVIDED ALONG ROCKFORD ST AND SHALL CONFORM TO THE CITY OF BROKEN ARROW ZONING ORDINANCE. A MINIMUM 5' WIDE FENCE AND LANDSCAPE EASEMENT WILL BE PROVIDED ALONG ROCKFORD STREET AND WILL BE MODIFIED AS NECESSARY TO ACCOMMODATE CODE REQUIRED FENCE ARTICULATION. IN ADDITION, A LANDSCAPE/OPEN SPACE RESERVE AREA OF AT LEAST 15 FEET IN WIDTH SHALL BE PROVIDED ALONG 23RD STREET. AT LEAST ONE TREE FROM THE APPROVED TREE LIST IN THE BROKEN ARROW ZONING ORDINANCE SHALL BE INSTALLED IN THE RESERVE AREA FOR EVERY 50' OF FRONTAGE ALONG 23RD STREET AND ROCKFORD STREET HOWEVER EXISTING TREES THAT MAY BE PRESERVED WILL BE USED TO SATISFY THE REQUIREMENT. REQUIRED STREET TREES ALONG 23RD STREET MAY BE INSTALLED ANYWHERE WITHIN THE ABUTTING RESERVE AREA. HOWEVER, STREET TREATS ALONG ROCKFORD ST. MUST BE LOCATED ON THE STREET SIDE OF THE ADJOINING FENCE.

ALL OPEN SPACE RESERVE AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION UNLESS OTHERWISE ACCEPTED BY THE CITY OF BROKEN ARROW FOR PERPETUAL MAINTENANCE AS PART OF THE BROKEN ARROW FLOODPLAIN POLICY. THE NORMAL 35' BUILDING LINE REQUIRED ADJACENT TO 23RD STREET SHALL BE MEASURED FROM THE ULTIMATE RIGHT OF WAY AND MAY FULLY CONTAIN THE LANDSCAPE RESERVE.

DUE TO THE LARGE FLOODPLAIN AREA ALONG 23RD STREET A SCREENING FENCE ADJACENT TO THE STREET RIGHT OF WAY WILL NOT BE REQUIRED. WHERE THE STORM WATER DETENTION OR FLOODPLAIN IS ADJACENT TO ANY PUBLIC STREET OUR GOAL IS TO ENCOURAGE A VISUAL CONNECTION FROM THE STREET TO THE FLOODPLAIN AREA TO ADD VARIETY TO THE VISUAL CHARACTER OF THE STREETScape.

FENCING PLANS SHALL BE PRESENTED TO AND APPROVED BY THE CITY OF BROKEN ARROW AT THE SAME TIME THE LANDSCAPE PLANS ARE SUBMITTED FOR REVIEW.

ALL TRAFFIC ISLANDS SURROUNDED BY STREET RIGHT OF WAY SHALL INCLUDE APPROPRIATE LANDSCAPING AND BERMS TO ADD VISUAL CHARACTER TO THE COMMUNITY AND AID IN SLOWING TRAFFIC PATTERNS THROUGH THE PROJECT SITE.

