



City of Broken Arrow

Meeting Agenda

Planning Commission

Jaylee Klempa Chair
Robert Goranson Vice Chair
Jonathan Townsend Commissioner
Jason Coan Commissioner
Mindy Payne Commissioner

Thursday, March 14, 2024

5:30 PM

City of Broken Arrow
Council Chambers
220 South 1st Street
Broken Arrow, OK
74012

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [24-384](#) Approval of Planning Commission meeting minutes of February 22, 2024

Attachments: [02-22-2024 Planning Commission Minutes.he](#)

- B. [24-371](#) Approval of BLDC-016766-2024 request for use of stone, porcelain, and metal exterior building materials, Med Spa, 0.75 acres, approximately located one-sixteenth mile north of Albany Street (61st Street), directly west of Elm Place (161st Avenue)

Attachments: [VARIANCE REQUEST LETTER](#)
[Proposed Exterior Rendering](#)

- C. [24-372](#) Approval of PT-001342-2024|PR-000510-2023, Preliminary Plat, Antler Falls, approximately 46 acres, 149 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential)/PUD-001242-2023 (Planned Unit Development), located south and east of the southeast corner of Houston Street (81st Street) and 257th Street (Midway Road)

Attachments: [Comments, Preliminary Plat, and Covenants](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [24-383](#) Public hearing, consideration, and possible action regarding SP-001322-2024 (Specific Use Permit), Events Center, 0.08 acres, DM (Downtown Mixed-Use), one-half mile south of Kenosha Street (71st Street), one-half mile east of Elm Place (161st East Avenue)

Attachments: [2-Case Map](#)

[3-Aerial](#)

[4-Floor Plan](#)

7. Appeals

8. General Commission Business

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

10. Adjournment

NOTICE:

1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.

2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.

3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.

4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 24-384, **Version:** 1

Broken Arrow Planning Commission
03-14-2024

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of Planning Commission meeting minutes of February 22, 2024

Background: Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 02 22 2024 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held February 22, 2024.

Reviewed By: Amanda Yamaguchi

Approved By: Grant Rissler



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Jaylee Klempa
Vice Chair Robert Goranson
Member Jonathan Townsend
Member Jason Coan
Member Mindy Payne

Thursday, February 22, 2024

Time 5:30 p.m.

Council Chambers

1. Call to Order

Chairperson Jaylee Klempa called the meeting to order at approximately 5:30 p.m.

2. Roll Call

Present: 5 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

- A. 24-298** Approval of Planning Commission meeting minutes of February 8, 2024
- B. 24-274** Approval of PT-001291-2024|PR-000623-2024, Preliminary Plat, The Cedars at the Preserve II, approximately 27 acres, 146 lots, PUD-310 (Planned Unit Development)/RS-4 (Residential Single Family), located at the southeast corner of Omaha Street (51st Street) and 37th Street (209th East Avenue)
- C. 24-299** Approval of PT-001301-2024|PR-000627-2024, Preliminary Plat, Timber Ridge Residential, approximately 73.57 acres, 265 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) and RD (Residential Duplex)/PUD-334, located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)

Senior Planner Joel Hensley presented the Consent Agenda.

Vice Chair Goranson requested Item 4C be removed for discussion.

Chairperson Klempa explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion. She asked if there were any other Items to be pulled from the Agenda for discussion. There were none.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan.

Move to approve the Consent Agenda less Item 4C

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

5. Consideration of Items Removed from Consent Agenda

Planning and Development Manager Amanda Yamaguchi reported PT-001301-2024, the preliminary plat for Timber Ridge Residential proposed to have 265 lots on approximately 37.57 acres. She reported this property, which was located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue), was approved for rezoning from A-1 (Agricultural) to PUD-334 (Planned Unit Development) with underlying RS-4 (Single-Family Residential) zoning, subject to the property being platted.

Vice Chair Goranson asked if there would be two preliminary plats for this development.

Ms. Yamaguchi responded in the affirmative. She explained this was phase 1 of the development.

The applicant, Mike Thedford, Wallace Design Collective, stated initially the PUD came through with the total buildout number, but this was the first phase and Wallace Design Collective was working through some concepts for the second and third phases.

Vice Chair Goranson noted the PUD indicated a total number of 592 lots, so there would be a lot more lots coming into the south section of the development. He noted at the PUD meeting a lot of discussion was tied into Vancouver, and it was determined that an emergency gate would go in at this location. He asked if an emergency gate would go in between Bintree and Timber Ridge.

Ms. Yamaguchi responded in the affirmative. She stated this was a condition for PUD approval. She stated the emergency gate would not show up on the plat, but it was a requirement and would be seen on the paving plan in the engineering submittal. She noted this was a preliminary layout with preliminary utilities.

Mr. Thedford agreed.

Vice Chair Goranson noted the emergency gate would have a lock box for emergency service access only. He asked if the sidewalks would have connectivity between Bentree and Timber Ridge.

Ms. Yamaguchi responded this would all be discussed when the engineering plans came up, but yes.

Mr. Thedford stated all the requirements specified in the PUD would be fulfilled.

Discussion ensued regarding the streets within and around the development, and the proposed traffic calming devices.

Vice Chair Goranson asked if the emergency gate would be well lit and include signage to prevent residents from running into the gate.

Ms. Yamaguchi noted the exact design of the gate was unknown at this time, but most emergency gates had reflective fixtures.

Mr. Thedford agreed. He noted it was good to remind the residents where the development was headed in terms of the PUD obligations.

Vice Chair Goranson noted the emergency gate was not included in the preliminary plat; therefore, any part of the gate would fall to City Staff and City Council to enforce.

Mr. Thedford agreed. He stated when he moved into the engineering phase, the plans would be submitted, and Staff would ensure the requirements were met.

Ms. Yamaguchi noted if the developer were to move forward with the entire preliminary plat at one time, before homes could be constructed, all infrastructure would need to be in place.

Vice Chair Goranson asked how long until phase 2 might begin.

Mr. Thedford stated a meeting was held earlier with City Staff regarding potential plans for all phases.

Vice Chair Goranson asked if phase 1 might be under construction before phase 2 came back through City Staff and Planning Commission.

Ms. Yamaguchi responded this was a possibility.

Vice Chair Goranson stated he wanted to be sure he was looking at the overall picture. He stated the PUD had 592 houses versus 265 houses as shown in the preliminary plat. He noted the residents of Bentree were concerned the residents of this new development would cut through Bentree to get to Vancouver Street.

Mr. Thedford stated he would remember Vice Chair Goranson's comments, and while this was just the plat, the developer was committed to meeting the PUD requirements.

Vice Chair Goranson asked if the traffic impact study was done.

Ms. Yamaguchi stated she did not believe a traffic impact study was required as part of the PUD.

Vice Chair Goranson stated he believed it was required at the City Council Meeting.

Ms. Yamaguchi indicated she would check and if it were required, she would ensure it was done.

The applicant, Larry Pennington, indicated the traffic impact study was completed two years ago. He stated in terms of when phase 2 began, it would depend on how phase 1 went. He indicated phase 2 would begin before phase 1 was half sold.

MOTION: A motion was made by Jason Coan, seconded by Robert Goranson.
Move to approve the Consent Agenda Item 4C

The motion carried by the following vote:
Aye: 5 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

6. Public Hearings

A. 24-295 **Public hearing, consideration, and possible action regarding BAZ-001285-2024 (Rezoning) Project 111 Rezoning, 2.2 acres, A-1 (Agricultural) to RS-1 (Single-Family Residential), located approximately one-quarter mile south of West Florence Street (East 111th Street South), one-quarter mile west of South Aspen Avenue (South 145th East Avenue)**

Senior Planner Chris Cieslak reported BAZ-001285-2024 was a request to change the zoning designation on 2.2 acres from A-1 (Agricultural) to RS-1 (Single-Family Residential). He stated the property was located approximately one-quarter mile south of West Florence Street (East 111th Street South), one-quarter mile west of South Aspen Avenue (South 145th East Avenue) and the property was currently unplatted. He indicated the property owner was interested in splitting the lot into two parcels. He stated BAZ-001285-2024 was a consistency rezoning, which was required to bring the two proposed lots into compliance with the dimensional standards of current zoning ordinance. He stated the property was designated as Level 1 by the comprehensive plan; RS-1 as well as A-1 were permitted by right in Level 1 of the comprehensive plan. He stated according to FEMA's National Flood Hazard Layer, none of the property was located in the 100-year floodplain. He stated based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended BAZ-001285-2024 be approved, and platting be waived.

The applicant Tyler Marsten with Renovated Realty stated the he wished to split the lot and sell it to build a single family home.

Commissioner Payne asked if Mr. Marsten was renovating the home in the front and selling the back half of the property.

Mr. Marsten responded in the affirmative.

Commissioner Payne stated Mr. Marsten was doing an excellent job renovating the existing home.

Chairperson Klempa indicated no one signed up to speak and there were no comments submitted to City Staff. She closed the public hearing.

MOTION: A motion was made by Jonathan Townsend, seconded by Mindy Payne.

Move to approve Item 6A per Staff recommendation

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

Chairperson Klempa indicated this Item would go before City Council on March 19, 2024; if any wished to speak regarding this Item, a Request to Speak form should be submitted prior to the meeting start.

B. 24-296 **Public hearing, consideration, and possible action regarding PUD-001294-2024 (Planned Unit Development Minor Amendment), Villages at 1Eleven Flats, 8.95 acres, A-1 to CM and PUD-288A, located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)**

Staff Planner Henry Bibelheimer reported Planned Unit Development (PUD)-001294-2024, a minor amendment to PUD-288A involved a 8.95 acre undeveloped tract located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue). He noted he had a correction to make for the Staff Report: the owner of the property was Jason Bradshaw with BLDPSC111LP; this would be corrected in the Staff Report for City Council. He stated PUD-288 and BAZ-2024 were approved on this property by City Council on June 17, 2019. He explained PUD-288 and BAZ-2024 were approved to change the zoning from A-1 (Agricultural) to CM (Community Mixed-Use) and RS-4 (Single-Family Residential) with PUD-288, subject to the property being platted. He stated the western portion of the property was platted as The Village at 1Eleven. He indicated on September 14, 2023 Planning Commission approved PUD-00988-2023, which was to increase the maximum length of the multifamily building design standards, section 5.5.C.2.a of the zoning ordinance. He stated PUD-001294-2024 was a PUD minor amendment to PUD-288, to modify the building design criteria. He stated Section 5.5.C.2.b of the zoning ordinance required that: "Each façade over 50' in length shall incorporate wall plane projections or recesses having a depth of at least 10% of the length of the façade and extend for at least 20% of the length of the façade." He indicated the PUD design requirement shall read: "FAÇADE ARTICULATION: Multifamily building façades greater than fifty feet (50') in length, measured horizontally, shall be articulated with wall plan projections and recesses having a minimum depth on aggregate of seven (7') feet for a minimum of 30% for Building 1 (Building facing Aspen Avenue) and for a minimum of 14% for Buildings 2 and 3 (Buildings located at the interior of site) of each façade and in substantial conformance with

the Architectural plans and façade elevations represented in Section IV.” He stated Villages at 1Eleven Flats was a proposed mixed-use development consisting of commercial and residential uses. He indicated access to this development was proposed to be from two primary points of access off of Florence Street (111th Street) and two primary points off of Aspen Avenue (145th E Avenue). He noted the conditional final plat for this development was approved by the City Council on October 19, 2021. He noted the surrounding land uses and Comprehensive Plan uses were included in the Staff Report. He stated according to the FEMA Maps, none of this property was located in the 100 year floodplain. He stated based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended PUD-001294-2023 be approved, subject to the property being platted.

Ms. Yamaguchi noted this was a Minor Amendment and would not go before City Council for consideration.

The applicant Erik Enyart with Tanner Consulting indicated Tanner Consulting was the original planner for the PUD, the engineer and planner for the single family phase to the west, and the engineer, surveyor, and planner for this multifamily development area. He noted this was put together a couple of years ago and there were now some new design elements which needed to be adjusted in order to move forward with the project. He stated he worked with City Staff who recommended the Minor Amendment. He asked for approval. He stated he was in agreement with Staff recommendations.

Chairperson Klempa asked why this change was needed.

Mr. Enyart responded there were a number of development standards attached to multifamily as a use in the Broken Arrow Zoning Ordinance. He stated at the time the PUD was written there was no site plan or design, and now that this was done, it was found there were particular elements not quite in line with the Broken Arrow Zoning Ordinance. He noted Zoning Ordinance was in place to ensure there was façade articulation, with both projections and recessions to make the aesthetics interesting. He displayed the architectural rendering which showed the proposed development. He noted he felt the project had many interesting design elements and was quite attractive.

Vice Chair Goranson agreed.

Mr. Enyart stated according to code a recess of 10 percent was required for a distance of 20 percent of the façade which would be a 25.3 foot recess for a distance of over 50 feet, and this would not work with the proposed design. He stated the proposed Amendment was tailored to the proposed buildings as seen in the rendering.

Chairperson Klempa stated the proposed amendment indicated the building facing Aspen would have more fluctuation in the façade, while the interior buildings would have slightly less fluctuation.

Mr. Enyart responded in the affirmative.

Chairperson Klempa stated she was happy the building facing Aspen would have great fluctuation and she felt the other buildings would still be attractive.

Chairperson Klempa noted there were no comments submitted to City Staff, and no citizens signed up to speak. She closed the public hearing.

Commissioner Coan asked if this type of Amendment was common for projects started several years ago.

Ms. Yamaguchi responded in the affirmative. She stated this particular project went from raw land to fully developed, which took time, and then again, the pandemic happened which slowed progress, so it was not uncommon to see a gap between original approval and small adjustments to PUDs.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend.

Move to approve Item 6B per Staff recommendation

The motion carried by the following vote:

Aye:	4 -	Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa
Nay:	1 -	Mindy Payne

7. Appeals

There were no Appeals.

8. General Commission Business

A. 24-247 **Consideration, discussion, and possible appointment of one Planning Commission member to serve on the New Orleans Square Advisory Committee**

Acting Community Development Director Grant Rissler asked the Planning Commission to appoint a Planning Commission Member to serve on the New Orleans Square Advisory Committee. He explained the old New Orleans Square Advisory Committee was being reestablished with new and old members to review the Overlay District and make adjustments if necessary to spur development in the area. He noted Mindy Payne had been appointed by one of the City Council Members; therefore, the Planning Commission should select one of the other four Commissioners to serve.

Chairperson Klempa stated for clarification purposes, Mindy Payne was already appointed, and the Planning Commission was to appoint a second Planning Commission Member to serve.

Commissioner Townsend indicated he served on the New Orleans Square Committee previously, but he would like to serve again unless the City was looking for someone new.

Mr. Rissler indicated Commissioner Townsend was welcome to serve as the Committee had a number of new members.

Commissioner Townsend asked when the Committee would begin meeting.

Mr. Rissler responded it was hoped the Committee would begin meeting at the end of March or the beginning of April.

Vice Chair Goranson asked why it was decided to reestablish the New Orleans Square Advisory Committee.

Mr. Rissler explained New Orleans Square was at approximately 98% occupancy, but nothing was being built. He stated City planners and engineers indicated would-be developers felt the restrictions were too strict. He said maybe this was true, maybe it was not, but the purpose of the Committee was to look at the Overlay District and decide whether this was the case. He noted the Committee would look at the Overlay District and reevaluate the design standards and construction requirements and make adjustments to the Overlay District as a whole if deemed appropriate.

Ms. Yamaguchi stated it was not unusual to revisit overlay districts to make changes. She noted the Committee would not be overhauling the entire document, but making small changes which might encourage development.

Mr. Rissler agreed.

Vice Chair Goranson asked about the coffee shop which was supposed to go in by the McDonalds and the other business which was going to go in by the Mexican restaurant. He asked if those businesses sparked this review.

Mr. Rissler responded yes, in part.

Ms. Yamaguchi stated both of these developments came through as PUDs with modifications to the Overlay District. She stated this in and of itself gave the City Planners pause; this was a brand new Overlay and already amendments were being made, then add to this neither business had yet come to fruition.

MOTION: A motion was made by Robert Goranson, seconded by Jason Coan.
Move to appoint Jonathan Townsend to serve on the New Orleans Square Advisory Committee

The motion carried by the following vote:
Aye: 5 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

Chairperson Klempa indicated this Item would go before City Council on March 5, 2024.

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Commissioner Payne stated she was approached by a fifth grader who asked if she would hear any music from the Amphitheater at her school, to which she (Commissioner Payne) responded, “possibly,” and the fifth grader got so excited and said, “You mean, the City is giving us our own Spotify?!” She stated it would be so nice if adults could see things from a child’s point of view sometimes; there was always a good side to things.

Chairperson Klempa asked about the City Hall Committee.

Mr. Rissler indicated City Manager Spurgeon hoped to have a welcoming letter for the City Hall Committee Members by the end of the month. He noted City Staff were meeting to discuss what the City needs were to present to the Committee.

Vice Chair Goranson asked if City Hall would be included in the next bond issue.

Mr. Rissler indicated the City did not want to make City Hall a bond issue project.

Chairperson Klempa asked if funding was already in place.

Mr. Rissler responded there was a concept for funding in place.

Mr. Farhad Daroga indicated at this stage, the Committee would be making a needs assessment; the consultants would meet with all departments and staff and give a report on the needs and then go from there with the Committee.

Mr. Rissler indicated Mr. Daroga would be the contact person for the Committee.

Vice Chair Goranson asked if he understood correctly, whatever the Committee decided, whether to improve the existing building or build a new City Hall, the construction/project costs would not be funded through a bond issue.

Assistant City Attorney Graham Parker responded in the affirmative.

Mr. Daroga stated at this point, the Committee would not assess the costs, it would be a needs assessment only. He stated the primary goal of the first phase would be determination of location criteria. He stated the City hired a consultant, Narrate, for this project.

Chairperson Klempa asked who from Narrate would be on the consulting team for this project.

Mr. Daroga responded all four of the Senior Partners from Narrate would be serving on the team for this project.

Ms. Yamaguchi noted she sent out an email last week about the Housing and Demographic Study Meeting, a joint meeting between Planning Commission and City Council. She noted this joint meeting would be on March 26, from 5:30 p.m. to 7:30 p.m. She indicated the location had changed and the meeting would now be at the Public Safety Complex, but she would send out new invites and remind Planning Commission again at the next Planning Commission Meeting.

Vice Chair Goranson asked about the Subdivision Regulations, or land code.

Engineering Section Manager Jason Dickeson stated the Land Subdivision Code evaluation was underway and he hoped to have a new document soon for presentation.

Mr. Rissler noted the Engineering and Design Criteria was just adopted, the Land Subdivision Code was being revised, Zoning Ordinance, and now the New Orleans Square Overlay District; there was a lot going on all at once.

Vice Chair Goranson asked why preliminary plats did not go before City Council for consideration.

Ms. Yamaguchi stated this was simply how Broken Arrow chose to operate, and the Committee was considering whether this should change. She noted the preliminary plat was very fluid and nothing was set in stone until the conditional final plat was considered, and this was why the conditional final plat went before City Council for consideration.

10. Adjournment

The meeting adjourned at approximately 6:20 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.

Move to adjourn

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa



City of Broken Arrow

Request for Action

File #: 24-371, Version: 1

**Broken Arrow Planning Commission
03-14-2024**

To: Chairman and Commission Members
From: Community Development Department
Title: Approval of BLDC-016766-2024 request for use of stone, porcelain, and metal exterior building materials, Med Spa, 0.75 acres, approximately located one-sixteenth mile north of Albany Street (61st Street), directly west of Elm Place (161st Avenue)

Background:

Applicant: Darrell Byrd, Property Arts Inc & Travis Williams, Williams Contracting
Owner: -
Developer: -
Engineer: -
Location: Approximately located one-sixteenth mile north of Albany Street (61st Street), directly west of Elm Place (161st Avenue)
Size of Tract 0.75 acres
Number of Lots: 1
Present Zoning: CH (Commercial Heavy)/PUD-130A (Planned Unit Development)
Comp Plan: Level 6 - Regional Employment/Commercial

This façade approval request involves a 0.75 acre parcel located approximately one-sixteenth mile north of Albany Street (61st Street), directly west of Elm Place (161st Avenue). This property was previously developed as Care First Pharmacy and has been platted as part of Stone Ridge Towne Center. Ownership has now transferred to Med Spa and they are in the process of remodeling the structure.

Section 5.8.G.1 of the Zoning Ordinance states that structures adjacent to an arterial street or highway shall have vertical exteriors facing these roadways constructed of masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. This section also provides authority to the Planning Commission to consider and approve metal finishes, wood, plastic or other masonry material through the site plan review process. The applicant is requesting approval by the Planning Commission to incorporate metal, stone, and porcelain exterior building materials for the building associated with the Med Spa remodel.

The existing building facade is approximately 5,600-square feet and faces Elm Place. The proposed façade is a

mixture of stone, aluminum, and porcelain material.

Attachments: Variance Request Letter
 Proposed Exterior Rendering

Recommendation:

Staff recommends that the building facade for Med Spa be approved as presented.

Reviewed By: **Amanda Yamaguchi**

Approved By: **Grant Rissler**

ALY



City of Broken Arrow Planning / Development
220 South 1st Street
Broken Arrow, Oklahoma 74012

February 22, 2024

To Whom It May Concern,

In regards to the MedSpa Renovation Project – 2023, project location 2530 North Elm Place, we would like to request a variance for the exterior finishes with the City of Broken Arrow. City of Broken Arrow code requirements specify exterior finishes to be 100% masonry.

Attached is a colored rendering showing the proposed renovation exterior and the renovated material percentages for each side as follows:

North Elevation

Porcelain Tile (Dark) Percentage: 41%
Stone (White) Percentage: 59%

West Elevation

Porcelain Tile (Dark) Percentage: 41%
Stone (White) Percentage: 41%
Aluminum Siding (Wood Grain) Percentage: 18%

East Elevation

Porcelain Tile (Dark) Percentage: 34%
Stone (White) Percentage: 28%
Aluminum Siding (Wood Grain) Percentage: 22%

South Elevation

Porcelain Tile (Dark) Percentage: 34%
Stone (White) Percentage: 29%
Aluminum Siding (Wood Grain) Percentage: 21%

If there are any additional questions, please do not hesitate to contact us at our office: (918) 893-5560 or e-mail at acd@propertyarts.com

Thank you,
Property Arts Inc.

Darrell R. Byrd, A.I.A., NCARB
Architect





City of Broken Arrow

Request for Action

File #: 24-372, Version: 1

**Broken Arrow Planning Commission
03-14-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of PT-001342-2024|PR-000510-2023, Preliminary Plat, Antler Falls, approximately 46 acres, 149 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential)/PUD-001242-2023 (Planned Unit Development), located south and east of the southeast corner of Houston Street (81st Street) and 257th Street (Midway Road)

Background:

Applicant: Justin DeBruin, Wallace Design Collective

Owner: Nora Gordon, Gada Construction

Developer: -

Engineer: Wallace Design Collective

Location: South and East of the southeast corner of Houston Street (81st Street) and 257th Street (Midway Road)

Size of Tract Approximately 46 acres

Number of Lots: 149

Zoning: RS-4 (Residential Single Family)/ PUD-001242-2023 (Planned Unit Development)

Comp Plan: Level 2 - Urban Residential

PT-001342-2024, the preliminary plat for Antler Falls proposes to have 149 lots on approximately 46 acres. This property, which is located south and east of the southeast corner of Houston Street (81st Street) and 257th Street (Midway Road), has been approved for rezoning from A-1 (Agricultural) to PUD-001242-2023 (Planned Unit Development) with underlying RS-4 (Single-Family Residential) zoning, subject to the property being platted.

Single-family lots encompass much of the property and generally meets the minimum standards of the RS-4 zoning district. A significant portion of the property is proposed for reserve areas with the largest area starting at the northwest corner moving to the southeast and northeast through the interior section of the property. Primary access to this development is provided by one access point on Houston Street, and one access point on 257th Street.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water is available from Rural Water District Number 4 Wagoner County and sanitary sewer is available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on March 4, 2024.

Attachments: Checklist, Preliminary Plat, and Covenants

Recommendation:

Staff recommends PT-001342-2024|PR-000510-2023, Preliminary Plat for Antler Falls, subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler

ALY

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 Conditional 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

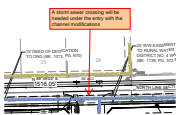
A low flow channel from the outlet structure to the street crossing will need to be provided, this may be a concrete or rock channel.



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

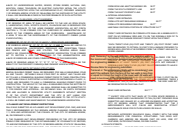
ADA ramps will be constructed by the developer and need to be show crossing perpendicular to the centerline of the street. The corner crossing are allowed only after the other options are exhausted. This may require the sidewalk to partially extend along the street to be crossed.



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

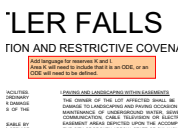
Add a U/E designation on the easement between lots12 & 13 Block 4 for the electric and gas (1)



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

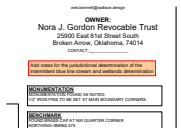
Add language for reserves K and I. Area K will need to include that it is an ODE, or an ODE will need to be defined. (1)



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.

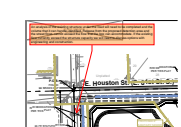
Add notes for the jurisdictional determination of the intermittent blue line stream and wetlands determination (1)



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

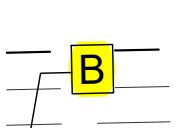
An analysis of the existing structure under the road will need to be completed and the volume that it can handle identified. Release



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.

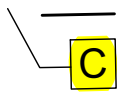
B (1)



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

B

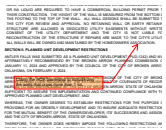
C (1)



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

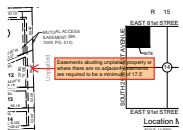
E (1)



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

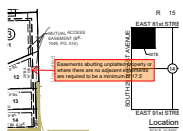
E

Easements abutting unplatted 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

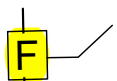
Easements abutting unplatted property or where there are no adjacent easements are required to be a minimum of 17.5'



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

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

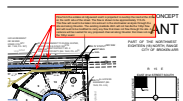
F (1)



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 shown



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

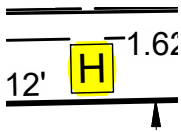
G (1)



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

G

H (1)



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

H

I (1)



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

I

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.

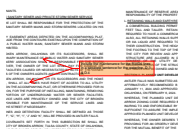
Identify what the 0.57 dimension is for (1)



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

Identify what the 0.57 dimension is for

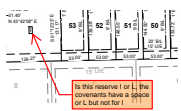
Include the maintenance for the RWD4 lines in a separate sentence for the waterline. D.3 & D.4 (1)



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

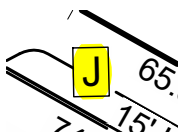
Is this reserve I or L, the covenants have a space or L but not for I (1)



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


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

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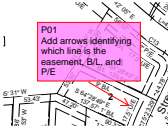
No acute angles between pipes are allowed in the manhole. Revise the angle between the two pipes to be a minimum of 90 degrees

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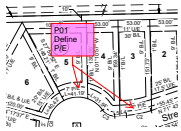
P01 Add arrows identifying which line is the easement, B/L, and P/E (1)

	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
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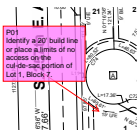
P01 Define P/E (1)



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

P01
Define P/E

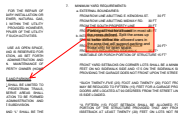
P01 Identify a 20' build line or place a limits of no access on the cul-de-sac portion of Lot 1, Block 7. (1)



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

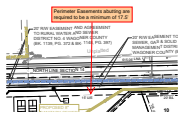
Per the PUD parking area are supposed to have a sidewalk adjacent to them. Area G is not wide enough to accommodate parking and a sidewalk.

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

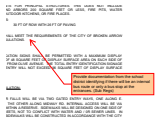
Perimeter Easements abutting are required to be a minimum of 17.5'



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

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

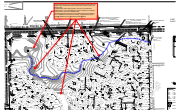
Provide documentation from the school district identifying if there will be an internal bus route or only a bus stop at the entrances. (



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.

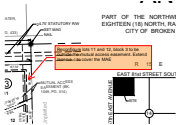
Recommend revising note D.5 to reference the engineering plans to differentiate between the private and public lines, or identifying



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

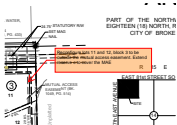
Recommend revising note D.5 to reference the engineering plans to differentiate between the private and public lines, or identifying that all networks within the subdivision are private and only the pipes along the arterial are public.
Additional networks will need to be added in the reserve, the outflow 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

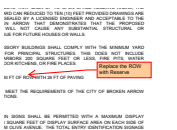
Rename the streets as assigned by INCOG. The engineering plans will need to use the assigned street names (1)



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

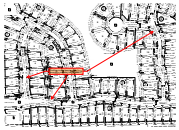
Reserve K needs to be dedicated as a utility easement in the covenants not just for the use of utilities. Without the easement designation



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.

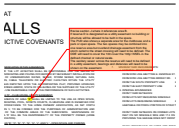
Reverse curves require a 50' separation between the PC and PT (1)



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

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

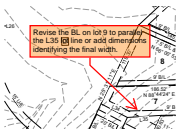
Revise section J where it references area B. If reserve D is designated as a utility easement no building or structure will be allowed



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.

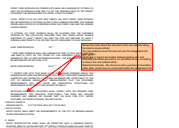
Revise the BL on lot 9 to parallel the L35 lot line or add dimensions identifying the final width. (1)



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



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

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

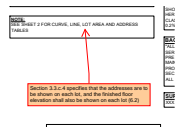
Revise the sanitary sewer to be in the easement and not in the reserve area. The primary location is in the easement, the second



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

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

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



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 (typ for all sanitary sewer lines)



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)

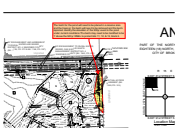
The area for the U/E on lot 2 block 3 will need to be better defined by dimensions since it does not parallel the lot line (1)



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

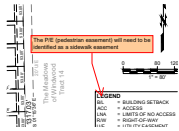
The berm for the pond will need to be placed in a reserve area and the trees on the berm will need to be removed and the berm repaired. Identify the elevation of the 500yr event in the pond under current conditions. The berm may need to be modified to be 1' above the 500yr WSEL to protect lots 11, 12,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



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

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

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



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

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

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

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

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

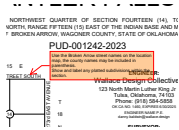
There is adequate U/E to place the sanitary line on the west side of street F instead of under the road. (1)



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

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

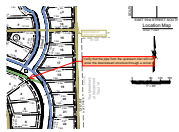
Use the Broken Arrow street names on the location map, the county names may be included in parenthesis. Show and label any pl



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

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

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



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Author: jdickeson

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

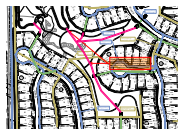
Where possible place the sanitary sewer in the U/E. A variance will be needed to place the sanitary sewer under the road where it



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Author: jdickeson

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

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



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Author: jdickeson

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

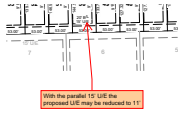
Where the sanitary sewer is present the U/E configuration for a side yard/back yard needs to be in an standard 11'/11' configuration



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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)



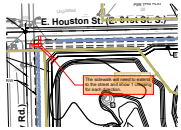
Page Label: [1] 2340719 Preliminary Plat-Sheet 1-NO TOPO
Author: jdickeson

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

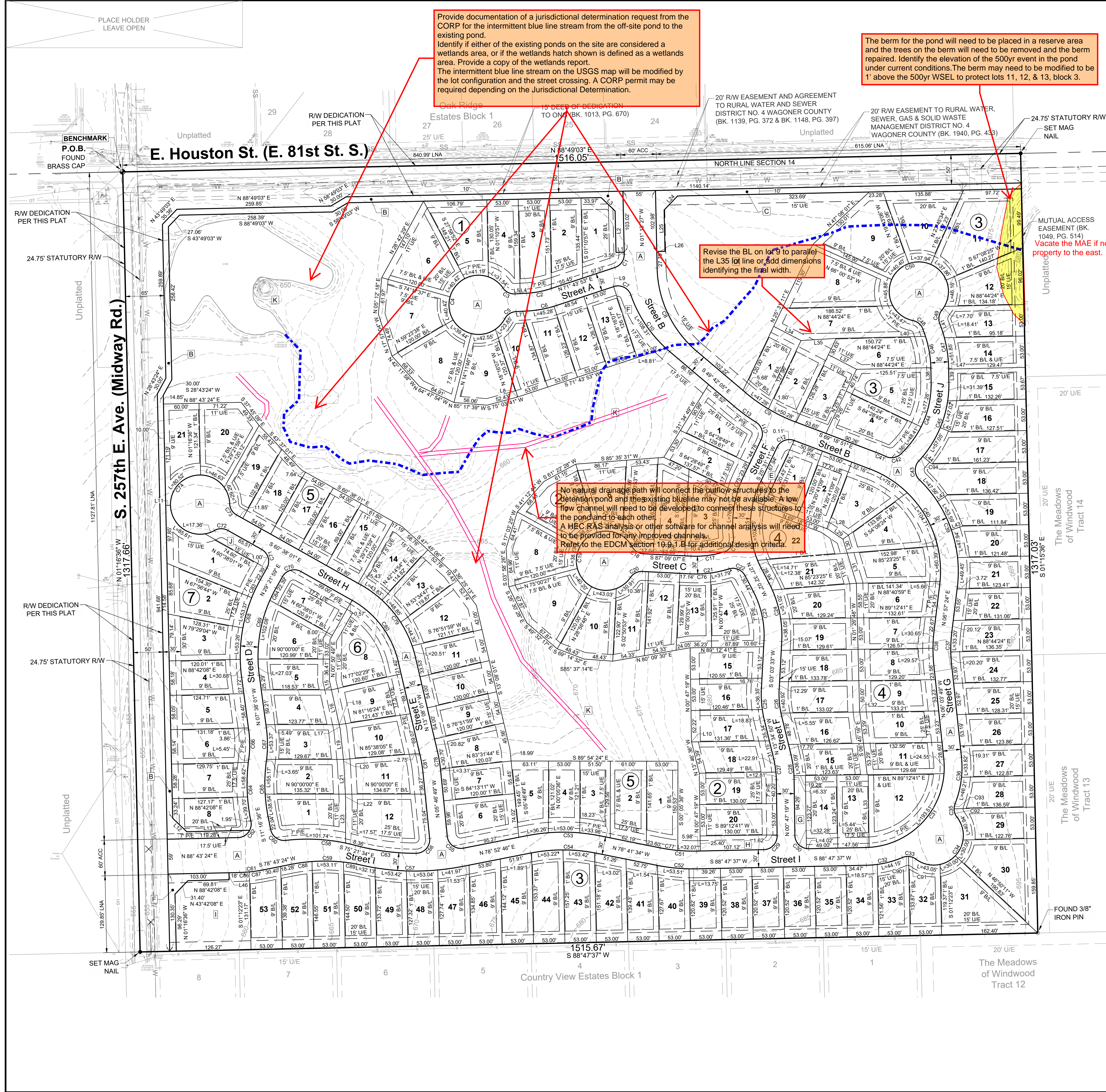


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Author: jdickeson



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

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



PRELIMINARY PLAT

ANTLER FALLS

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

PUD-001242-2023



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

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

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

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

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

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

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

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

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

SURVEYOR'S LAST SITE VISIT:
XXXXXXXXXXXXXXXXXXXX

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

Mayor

Attest: City Clerk

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

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

PRELIMINARY PLAT

ANTLER FALLS

PUD-001242-2023

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

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

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

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

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

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

ORIG SIZE:24"x36"

PLOT:2/1/2/24

\\civil-server\projects\2340719 81st and Midway Residential Subdivision\Dwg\PRODUCTION\Plat2340719 DOD.dwg

PRELIMINARY PLAT

ANTLER FALLS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SECTION III. SIDEWALKS

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

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

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

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

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

C. SIDEWALKS ALONG STREETS WITHIN ANTLER FALLS

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

SECTION IV. FENCE AND LANDSCAPE EASEMENT

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

SECTION V. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

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

B. MEMBERSHIP

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

C. ASSESSMENT

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

SECTION VI. PRIVATE RESTRICTIONS AND COVENANTS

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

A. ARCHITECTURAL COMMITTEE

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

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

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

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

B. USE OF LOTS

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

1. USE.

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

2. ORIENTATION OF DWELLINGS.

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

3. GARAGES.

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

4. FOUNDATIONS.

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

5. EXTERIOR WALLS.

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

6. WINDOWS.

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

7. ROOF PITCH

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

8. ROOFING MATERIALS.

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

9. CHIMNEYS.

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

10. DRIVEWAYS.

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

11. FENCING.

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

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

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

12. LANDSCAPING OF LOTS; IRRIGATION SYSTEMS.

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

13. ON-SITE CONSTRUCTION.

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

14. OUTBUILDINGS.

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

15. SWIMMING POOLS.

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

16. ANTENNAS.

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

17. LOT MAINTENANCE.

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

18. RECREATIONAL VEHICLES AND EQUIPMENT.

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

19. TRAILERS, MACHINERY AND EQUIPMENT COMMERCIAL VEHICLES.

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

20. ALL-TERRAIN VEHICLES AND UNLICENSED MOTOR VEHICLES.

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

21. BASKETBALL GOALS.

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

22. ON-STREET PARKING PROHIBITED.

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

23. CLOTHESLINES AND GARBAGE RECEPTACLES.

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

24. MAILBOXES.

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

25. ANIMALS.

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

26. NOXIOUS ACTIVITY.

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

27. SIGNAGE.

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

28. MATERIALS AND STORAGE.

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

29. MAINTENANCE ACCESS TO INDIVIDUAL LOTS.

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

30. PRIVATE WALL EASEMENT.

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

SECTION VII. ENFORCEMENT, DURATION, AMEDEMMENT AND SEVERABILITY

A. ENFORCEMENT

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

B. DURATION

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

C. AMENDMENT

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

D. SEVERABILITY

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

IN WITNESS WHEREOF, OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024.

NORA J. GORDON REVOCABLE TRUST

BY: _____

NORA GORDON, OWNER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER IS:

CR:

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

Show the outflow structure and the overflow weir

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

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

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

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

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

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

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

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

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

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

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.

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.

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.

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

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

CONCEPTUAL IMPROVEMENTS PLAN ANTLER FALLS

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

PUD-001242-2023

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

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

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



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

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

\\civil-server\projects\2340719 81st and Midway Residential Subdivision\Drawings\PRODUCTION\2340719 Preliminary Plat.dwg
PLOT: 2/12/24
ORIG SIZE: 24"X36"

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



City of Broken Arrow

Request for Action

File #: 24-383, Version: 1

**Broken Arrow Planning Commission
03-14-2024**

To: Chairman and Commission Members
From: Community Development Department
Title: Public hearing, consideration, and possible action regarding SP-001322-2024 (Specific Use Permit), Events Center, 0.08 acres, DM (Downtown Mixed-Use), one-half mile south of Kenosha Street (71st Street), one-half mile east of Elm Place (161st East Avenue)

Background:

Applicant: Madison King
Owner: Markwayne Mullin
Developer: Madison King
Engineer: N/A
Location: One-half mile south of Kenosha Street (71st Street), one-half mile east of Elm Place (161st East Avenue)
Size of Tract: 0.08 acres
Number of Lots: 1
Present Zoning: DM (Downtown Mixed-Use)
Comp Plan: Level 5 Downtown Area

SP-001322-2024 is a request for a Specific Use Permit for an indoor play facility to be placed in a Downtown Mixed-Use zoning district. The property is located one-half mile south of Kenosha Street (71st Street), one-half mile east of Elm Place (161st East Avenue).

With SP-001322-2024, applicant is proposing to develop the site as an indoor play facility where children can interact with different play scenarios such as a dental office, grocery store or other business. The applicant has indicated that children are to be accompanied by parents at all times, and that this is not a childcare facility. If this facility were to transition into a daycare, either in the traditional definition or for short-term events, additional building and fire codes may be required and the specific use permit will need to be updated.

This use is not specified in the Table of Allowed Uses in the Zoning Ordinance. This use is most similar to a general indoor recreation facility. This use requires a specific use permit in the DM zoning district. No specific criteria are listed for this use.

Surrounding land uses and zoning classifications include the following:

North: DM Commercial Business

East:	DM	Commercial Business
South:	DM	Commercial Business
West:	DM	Commercial Business

According to the FEMA Maps, this property is not located within the 100-year floodplain.

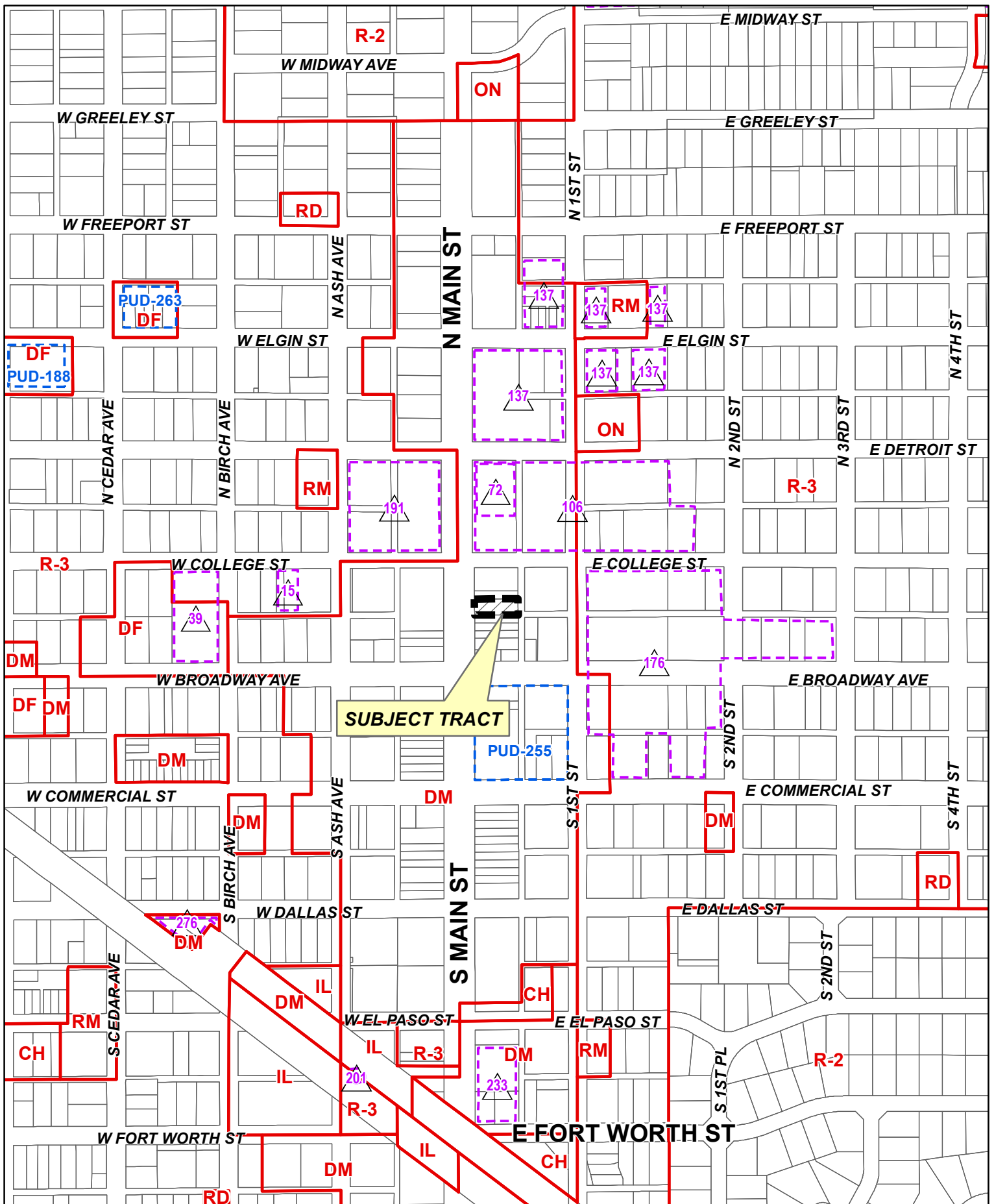
Attachments: Case map
Aerial photo
Floor Plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-001322-2024 be approved as presented.

Reviewed By: Amanda Yamaguchi

Approved By: Grant Rissler

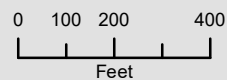


300' Radius



Subject
Tract

SP-001322-2024



11 18-14





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2023



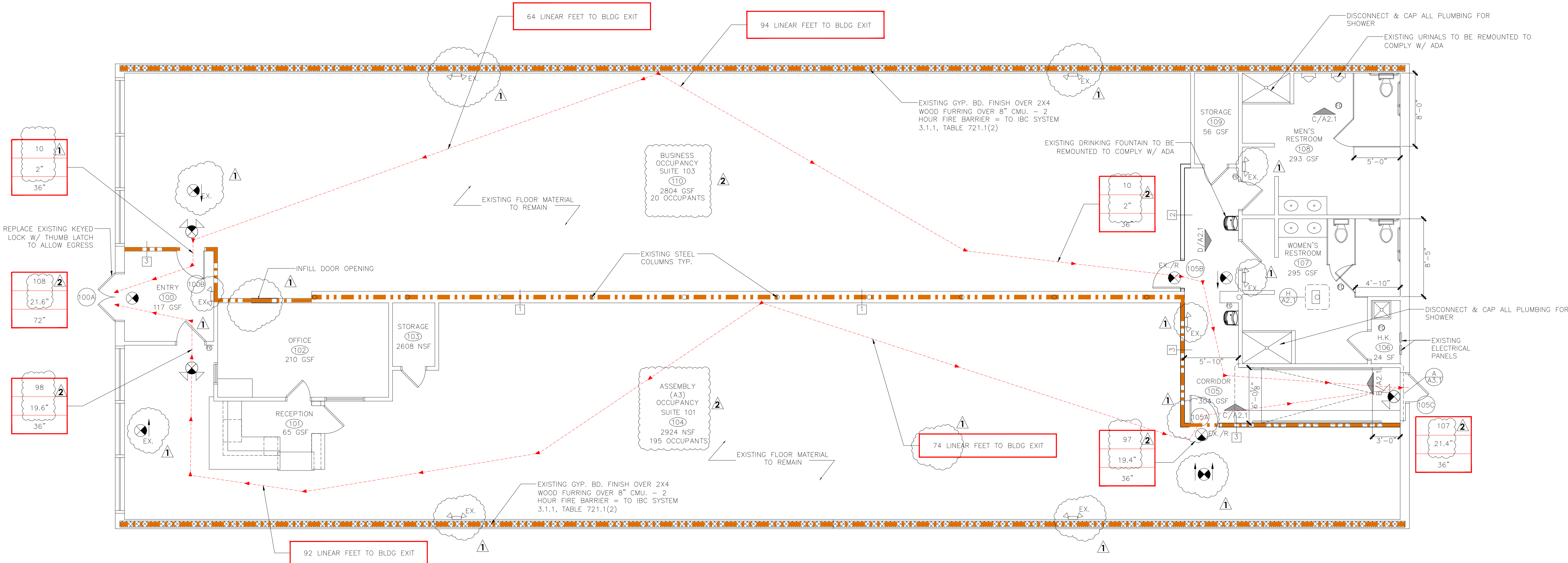
Subject
Tract

SP-001322-2024

0 100 200 400
Feet

11 18-14





A PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

**City of Broken Arrow
Reviewed for Code Compliance**

Date: 12/06/2023

Reviewed By:
Joe Williford, MCP | Chief Building Inspector
Community Development Department
PO Box 610, Broken Arrow, OK 74013
Office: (918) 259-2400, ext. 7337 | Cell: (918) 671-9821
Email: jwilliford@Brokenarrowok.gov

FLOOR PLAN LEGEND	
	WALL SECTION MARKER (DETAIL/SHEET NUMBER)
	ENLARGED DETAIL SYMBOL (DETAIL/SHEET NUMBER)
	NEW DOOR RE: A2.1 FOR DOOR SCHEDULE
	EXISTING DOOR TO REMAIN RE: A2.1 FOR DOOR SCHEDULE
	EXISTING FLOOR DRAIN TO REMAIN
	OCCUPANTS
	REQUIRED EGRESS WIDTH
	EGRESS WIDTH
	TWO-HOUR FIRE BARRIER
	EXIT SIGN W/ 90 MINUTE BATTERY BACKUP
	ROOM NAME ROOM NUMBER
	ELEVATION SYMBOL (DRAWING/SHEET NUMBER)
	FIRE EXTINGUISHER
	TRAVEL DISTANCE TO EXIT
	WALL TYPE - RE: TO A3.1 FOR WALL TYPES
	EXIT/ EMERGENCY LIGHTING COMBO W/ 90 MINUTE BATTERY BACKUP
	NEW WALL MOUNTED EMERGENCY LIGHT FIXTURE ON 90 MIN. BATTERY BACK-UP
	EXISTING / RELOCATED WALL MOUNTED EMERGENCY LIGHT FIXTURE ON 90 MIN. BATTERY BACK-UP
	EXISTING WALL MOUNTED EMERGENCY LIGHT FIXTURE ON 90 MIN. BATTERY BACK-UP

FLOOR PLAN GENERAL NOTES	
1.	ALL DIMENSIONS ARE GIVEN TO THE FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS OF EXISTING & NEW CONSTRUCTION.
2.	ANY DISCREPANCIES BETWEEN DIMENSIONS IN THE FIELD & ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH CONSTRUCTION. WRITTEN DIMENSIONS GOVERN.
3.	CONTRACTOR TO COORDINATE LOCATION OF ALL WOOD BLOCKING REQUIRED FOR NEW CASEWORK, EQUIPMENT, ETC.
4.	UNLESS OTHERWISE NOTED, LOCATE ALL DOOR FRAMES 4" FROM ADJACENT CORNER.
5.	CONTRACTOR TO COORDINATE COUNTERTOP GROMMET LOCATIONS WITH OWNER.



ARCHITECTURAL SEAL

SCALE	•
FILENAME	•
MANAGER	•
DRAWN BY	•
DATE	• NOVEMBER 22, 2023
REVISION 1	• DECEMBER 4, 2023
REVISION 2	• DECEMBER 5, 2023

PROPOSED
FLOOR PLAN

A1.1

MULLIN DEVELOPMENT BA OFFICES

MULLIN PROPERTIES

113 NORTH MAIN STREET, 101 & 103
BROKEN ARROW, OKLAHOMA 74012

16 East 16th Street, Suite 500
Tulsa, Oklahoma 74119

918-794-0758
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