

Draft Final Plat

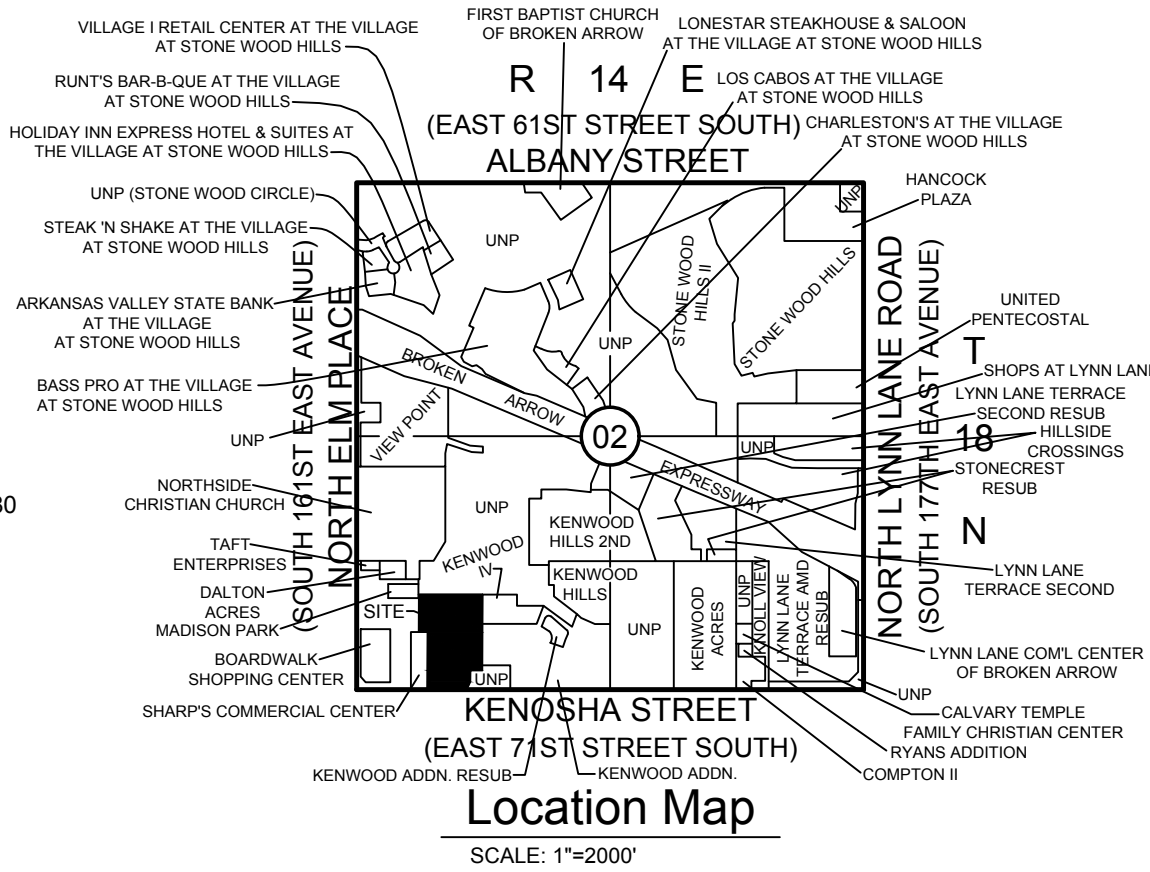
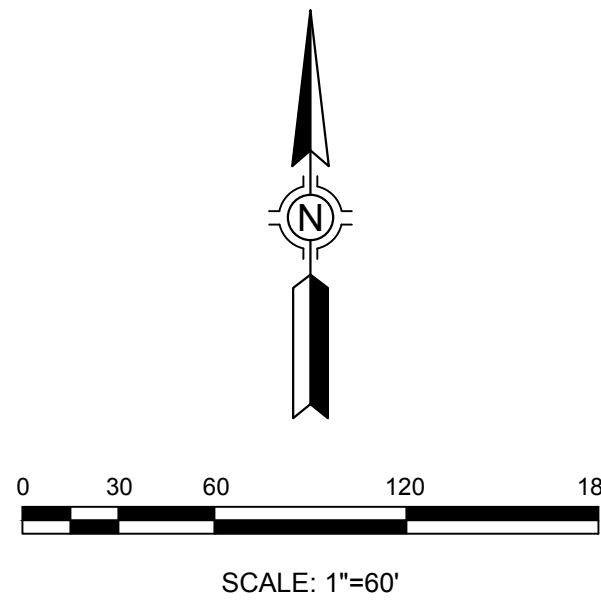
North Rose Business Park

PART OF THE SW QUARTER (SW/4) OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 253-A

Owner/Developer:
Dunhill Properties Rental, LLC
An Oklahoma Limited Liability Company
5103 S. Sheridan Road, Suite #690
Tulsa, OK 74145
Phone: (918) 392-3500
Contact: Mr. Abdul Salam Ahlou, General Partner

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2019
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com



Subdivision Statistics:

SUBDIVISION CONTAINS THIRTEEN (13) LOTS IN THREE (3) BLOCKS
AND TWO (2) RESERVE AREAS
RESERVE AREA "A" CONTAINS 0.814 ACRES (35,490 SF)
RESERVE AREA "B" CONTAINS 0.852 ACRES (37,114 SF)
SUBDIVISION CONTAINS 13.195 TOTAL ACRES (574,780 SF)
W. KENOSHA STREET R/W BEING DEDICATED BY PLAT CONTAINS 0.583 ACRES (25,407 SF)

Legend:

U/E = UTILITY EASEMENT
EA/E = EMERGENCY ACCESS EASEMENT
OD/E = OVERLAND DRAINAGE EASEMENT
L/S = LANDSCAPE
LS/E = LANDSCAPE EASEMENT
B/L = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
ESMNT. = EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
IP = IRON PIN
XXXX = STREET ADDRESS
MA/E = MUTUAL ACCESS EASEMENT

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.

Monumentation:

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED.

Basis of Bearing:

THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, WITH THE SOUTH LINE OF SECTION 2 AS SOUTH 88°32'07" WEST.

Benchmark:

CHISELED SQUARE ON CONCRETE CURB LOCATED APPROXIMATELY 57' SOUTHEAST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, KENOSHA-ELM BUSINESS PARK. NAVD 1988 DATUM ELEVATION=738.40

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 THEREOF SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.
Mayor _____
Attest: City Clerk _____

THIS DOCUMENT IS PRELIMINARY IN
NATURE AND IS NOT A FINAL, SIGNED
AND SEALED DOCUMENT.

Draft Final Plat
North Rose Business Park
Sheet 1 of 3
Date Prepared: August 18, 2018

Lot Area Table (Block 1)

Lot #	Area (SF)
1	32,204.90
2	26,914.36
3	31,769.63
4	31,769.63
5	37,064.63
6	37,064.63
7	37,504.36
8	44,803.72

Lot Area Table (Block 2)

Lot #	Area (SF)
1	28,851.23
2	28,867.22
3	34,654.60

Lot Area Table (Block 3)

Lot #	Area (SF)
1	19,258.64
2	29,619.25

Line Table

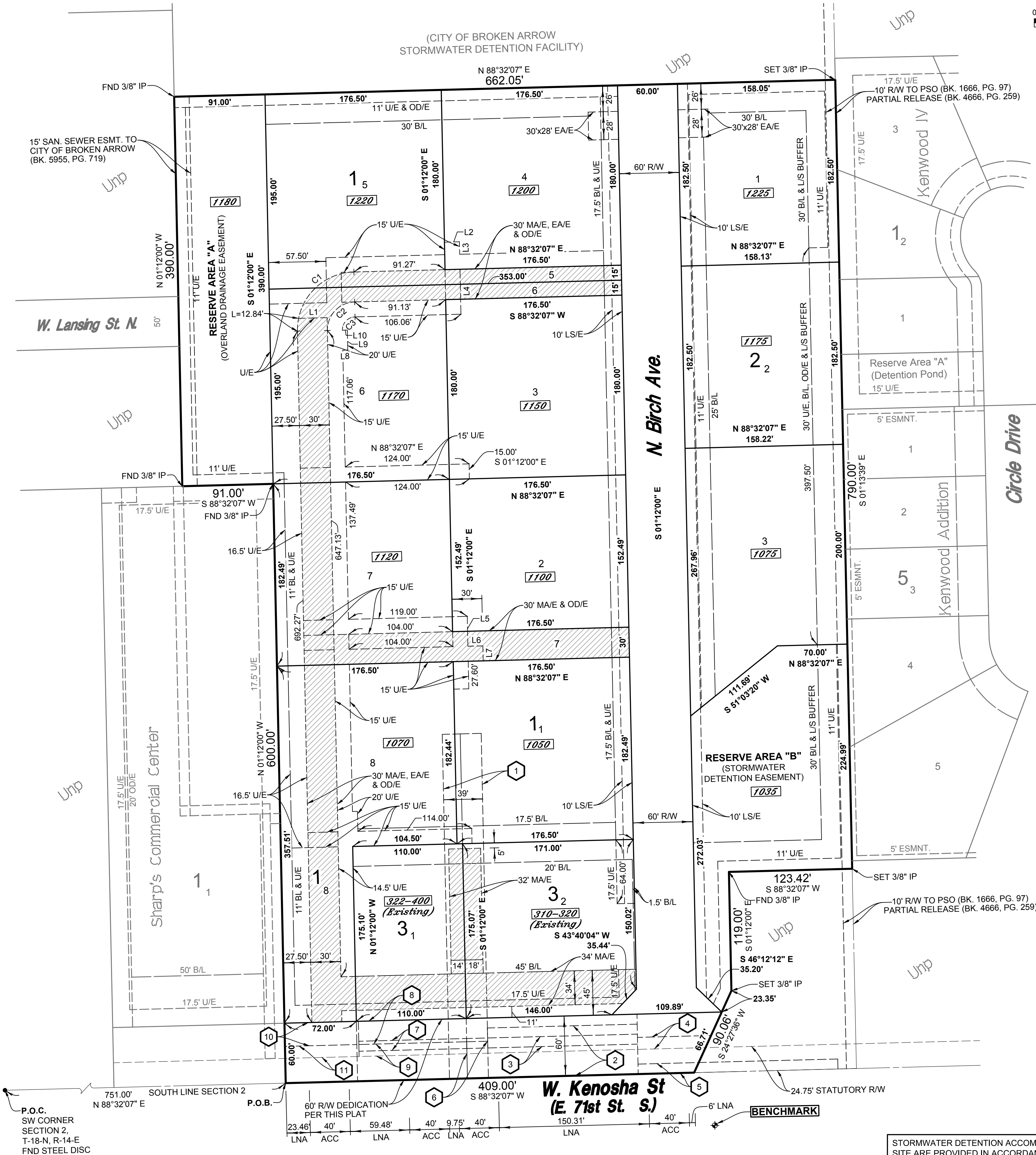
LINE #	LENGTH	BEARING
L1	28.58	S 88°32'07" W
L2	15.00	N 88°32'07" E
L3	12.50	S 01°12'00" E
L4	45.00	S 01°12'00" E
L5	30.00	S 01°12'00" E
L6	15.00	N 88°32'07" E
L7	15.00	S 01°12'00" E
L8	5.00	N 88°48'00" E
L9	20.00	N 01°12'00" W
L10	5.00	S 88°48'00" W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD LENGTH	CHORD BEARING
C1	90.84'	58.00	89°44'07"	81.83'	N 43°40'04" E
C2	43.85'	28.00	89°44'07"	39.51'	S 43°40'04" W
C3	20.36'	13.00	89°44'07"	18.34'	N 43°40'04" E

Easement Legend:

- PERMISSIVE USE/ENCROACHMENT AGREEMENT (BK. 6498, PG. 1302) & (BK. 6688, PG. 2482) (TO BE CLOSED)
- DEED OF DEDICATION TO THE PUBLIC (BK. 2808, PG. 34)
- R/W TO OKLAHOMA NATURAL GAS (BK. 2358, PG. 434)
- DEED OF DEDICATION TO THE CITY OF BROKEN ARROW (BK. 4164, PG. 997)
- R/W TO OKLAHOMA NATURAL GAS (BK. 2358, PG. 433)
- DEED OF DEDICATION TO THE CITY OF BROKEN ARROW (BK. 4164, PG. 995)
- R/W TO OKLAHOMA NATURAL GAS (BK. 2358, PG. 432)
- SEWER EASEMENT TO CITY OF BROKEN ARROW (BK. 5041, PG. 823)
- DEED OF DEDICATION TO THE CITY OF BROKEN ARROW (BK. 4164, PG. 999)
- SEWER EASEMENT TO THE CITY OF BROKEN ARROW (BK. 5208, PG. 268)
- DEED OF DEDICATION TO THE CITY OF BROKEN ARROW (BK. 4164, PG. 993)



STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO. DD-043018-16

CASE NO. PT16-108A DEVELOPMENT NO. XX-XXX

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CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 253-A

Deed of Dedication North Rose Business Park

10. MINIMUM LANDSCAPED AREA:

A LANDSCAPED AREA OF 30 FEET IN WIDTH IS REQUIRED ALONG THE EXTREME EASTERLY BOUNDARY OF DEVELOPMENT AREA "B" AND MAY BE LARGE AND CONCURRENT WITH UTILITY EASEMENT(S). WITHIN THIS 30' WIDTH LANDSCAPED AREA, A MINIMUM OF ONE MEDIUM TO LARGE TREE SHALL BE PLANTED FOR EVERY THIRTY (30) LINEAL FEET OF LANDSCAPE AREA. TREES MAY BE GROUPED TOGETHER OR EVENLY SPACED, PROVIDED NO SUCH REQUIRED TREES SHALL BE SPACED GREATER THAN A DISTANCE OF FORTY (40) LINEAL FEET AT ANY POINT ALONG SUCH LANDSCAPE AREA. A MINIMUM OF 75% OF THE TREES TO BE PLANTED IN THE SUBJECT LANDSCAPED AREA SHALL BE EVERGREEN, WITH SUCH EVERGREEN TREES HAVING A MINIMUM MATURE HEIGHT OF 15'. UP TO 25% OF THE TREES TO BE PLANTED IN THE LANDSCAPED AREA MAY BE BROADLEAF DECIDUOUS, HAVING A MINIMUM MATURE HEIGHT OF 15'.

ALONG THE NORTHERLY AND SOUTHERLY BOUNDARIES OF DEVELOPMENT AREA "B", WITH THE EXCEPTION OF NORTH BIRCH AVENUE ROADWAY AREAS, A LANDSCAPE AREA OF 30' IN WIDTH IS REQUIRED. WITHIN THIS 30' WIDTH LANDSCAPED AREA, A MINIMUM OF ONE MEDIUM TO LARGE TREE SHALL BE PLANTED FOR EVERY SEVENTY-FIVE (75) LINEAL FEET OF LANDSCAPE AREA. ALONG THE FRONTAGE OF LOTS WITHIN DEVELOPMENT AREA "B" THAT ABUT THE NORTH BIRCH AVENUE RIGHT-OF-WAY, A LANDSCAPED AREA OF 10' IN WIDTH IS REQUIRED. WITHIN THIS 10' WIDTH LANDSCAPE AREA, A MINIMUM OF ONE TREE SHALL BE PLANTED FOR EVERY FIFTY (50) LINEAL FEET OF LANDSCAPE AREA. TREES MAY BE GROUPED TOGETHER OR EVENLY SPACED.

ALL TREES TO BE PLANTED IN THE ABOVE DESCRIBED LANDSCAPE AREAS ARE TO BE A MINIMUM 2" CALIPER WIDTH, SUCH TREES SHALL BE ON THE CITY'S APPROVED TREE LIST OR AS OTHERWISE APPROVED BY THE CITY, AND OTHER APPLICABLE LANDSCAPING REQUIREMENTS OF THE CITY OF BROKEN ZONING CODE SHALL BE MET.

THE ABOVE DESCRIBED LANDSCAPED AREA SHALL BE INSTALLED PER EACH LOT AND APPROVED AT THE TIME OF SITE PLAN AND LANDSCAPE PLAN APPROVAL.

11. SCREENING & BUILDING AESTHETIC REQUIREMENTS:

AN EIGHT (8) FOOT HEIGHT WOODEN OPAQUE SCREENING FENCE SHALL BE REQUIRED ALONG THE FULL LENGTH OF THE EXTREME EASTERLY BOUNDARY LINE OF DEVELOPMENT AREA "B" (ABUTTING THE KENWOOD AND KENWOOD IV ADDITIONS TO THE EAST). CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE PICKET SIDE OF THE FENCE SHALL FACE KENWOOD AND KENWOOD IV. CARE SHALL BE EXERCISED UPON CONSTRUCTION OF SUCH FENCING FOR PRESERVATION OF EXISTING EVERGREEN AND DECIDUOUS TREES THAT ARE PRESENTLY LOCATED ALONG THIS FENCE ALIGNMENT AREA. THE FENCE MAY ALSO BE PLACED WEST OF THE EASTERN BOUNDARY TO AVOID AFOREMENTIONED LANDSCAPE AND ESTABLISHED YARDS. THE ENTIRE SUBJECT FENCE WILL BE BUILT AT THE TIME OF THE SUBDIVISION DEVELOPMENT.

FOR ALL BUILDING FACADES WITHIN DEVELOPMENT AREA "B", SUCH BUILDING FACADES SHALL BE FULLY CONSTRUCTED OF MASONRY, EXTERIOR INSULATED FINISHED SYSTEMS (EIFS), STUCCO, OR A COMBINATION THEREOF, WITH THE EXCEPTION OF WINDOW OR DOOR OPENINGS FOR THE PROPOSED BUILDINGS TO BE CONSTRUCTED WITHIN DEVELOPMENT AREA "B". FOR TWO-STORY BUILDING STRUCTURES CONSTRUCTED WITHIN DEVELOPMENT AREA "B", ALL WINDOWS ON THE EAST-FACING UPPER LEVELS OF SUCH STRUCTURES SHALL FULLY CONTAIN TRANSLUCENT OR OBSCURE-VISION GLAZED GLASS. SKYLIGHTS, SOLATUBES, OR OTHER ROOF-MOUNTED PRODUCTS DESIGNED TO ALLOW NATURAL LIGHT INTO SUCH UPPER LEVEL AREAS OF SUCH TWO-STORY BUILDING STRUCTURES SHALL BE ALLOWED.

12. LIGHTING:

ALL EXTERIOR LIGHTING WITHIN DEVELOPMENT AREA "B" SHALL BE DESIGNED AND CONSTRUCTED TO MEET CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS. SUBMITTAL AND APPROVAL OF EXTERIOR LIGHTING PLANS FOR EACH DEVELOPMENT LOT WITHIN DEVELOPMENT AREA "B" SHALL BE REQUIRED.

13. OFF-STREET PARKING:

PER CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS.

14. SIGNAGE:

PER CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS. ADDITIONALLY, ONE (1) OFF-PREMISES ADVERTISING SIGN FOR THE NORTH ROSE BUSINESS PARK PROJECT SHALL BE ALLOWED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH BIRCH AVENUE AND WEST KENOSHA STREET. SUCH SIGNAGE SHALL BE LIMITED TO A MAXIMUM HEIGHT OF TWENTY (20) FEET, CONTAIN NO GREATER THAN TWO-HUNDRED (200) FEET OF DISPLAY SURFACE AREA, AND MEET SIGNAGE PLACEMENT AND DESIGN CRITERIA AS SET FORTH IN THE CITY OF BROKEN ARROW ZONING CODE.

15. SOLID WASTE DISPOSAL:

ANY NEW DUMPSTERS IN DEVELOPMENT AREA "B" SHALL BE SCREENED WITH AN OPAQUE FENCE THAT IS HIGHER THAN THE PROPOSED DUMPSTER. SIX FOOT MINIMUM. EXTERIOR MATERIALS USED UPON SUCH DUMPSTER SCREENING FENCING SHALL BE CONSISTENT WITH THE BUILDING MATERIALS APPLIED TO THE PRINCIPLE BUILDING STRUCTURE UPON SUCH LOT. DUMPSTERS IN DEVELOPMENT AREA "B" SHALL BE LOCATED AT LEAST 30 FEET FROM THE EASTERLY BOUNDARY OF DEVELOPMENT AREA "B".

16. OTHER BULK AND AREA REQUIREMENTS:

PER CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS.

C. PUD DEVELOPMENT AREA "C" - CONSISTING OF BLOCK 3 NORTH ROSE BUSINESS PARK

DEVELOPMENT AREA "C" SHALL BE DEVELOPED IN ACCORDANCE WITH THE BROKEN ARROW ZONING ORDINANCE AND THE USE AND DEVELOPMENT REGULATIONS OF THE CN DISTRICT, EXCEPT AS FOLLOWS:

- LAND AREA: 1.129 AC. (49,177 SF)
- EXISTING ZONING: CN
- PROPOSED ZONING: CN
- PERMITTED USES: AS A MATTER OF RIGHT IN A CN - COMMERCIAL NEIGHBORHOOD DISTRICT.
- MINIMUM LOT AREA, MAXIMUM LOT AREA FRONTAGE, MAXIMUM BUILDING HEIGHT: PER CN DISTRICT
- MINIMUM BUILDING SETBACKS:
 - FROM THE SOUTH (CENTERLINE OF W. KENOSHA ST. N.): 105 FEET
 - FROM THE EAST (COLLECTOR STREET): 1.5 FEET
 - FROM THE NORTH (REAR): 20 FEET
 - FROM THE WEST: 0 FEET
- LANDSCAPE REQUIREMENTS:
 - MINIMUM LANDSCAPED AREA: 6%
 - LANDSCAPE EDGE: NONE
 - NEW INTERIOR PARKING LOT LANDSCAPING: PER 5.2.B.C OF THE BROKEN ARROW ZONING ORDINANCE
- LIGHTING:

ALL EXTERIOR LIGHTING WITHIN DEVELOPMENT AREA "C" SHALL BE DESIGNED AND CONSTRUCTED TO MEET CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS. SUBMITTAL AND APPROVAL OF EXTERIOR LIGHTING PLANS FOR EACH DEVELOPMENT LOT WITHIN DEVELOPMENT AREA "B" SHALL BE REQUIRED.

9. OFF-STREET PARKING:

PER CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS.

10. SIGNAGE:

PER CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS.

11. SOLID WASTE DISPOSAL:

ANY NEW DUMPSTERS IN DEVELOPMENT AREA "C" SHALL BE SCREENED WITH AN OPAQUE FENCE THAT IS HIGHER THAN THE PROPOSED DUMPSTER. SIX FOOT MINIMUM. EXTERIOR MATERIALS USED UPON SUCH DUMPSTER SCREENING FENCING SHALL BE CONSISTENT WITH THE BUILDING MATERIALS APPLIED TO THE PRINCIPLE BUILDING STRUCTURE UPON SUCH LOT.

12. OTHER BULK AND AREA REQUIREMENTS:

85% OF CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT STANDARDS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND TO THE CITY OF BROKEN. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I OR II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BROKEN ARROW, 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 OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND 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 HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT STANDARDS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LAND WITHIN THE SUBDIVISION AND WITH THE CONCURRENCE OF THE CITY OF BROKEN ARROW.

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, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

DUNHILL PROPERTIES RENTAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
ABDUL SALAM ALHLOU
GENERAL PARTNER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY ABDUL SALAM ALHLOU, AS GENERAL PARTNER OF DUNHILL PROPERTIES RENTAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC



MY COMMISSION EXPIRES:

AUGUST 14, 2019

COMMISSION NUMBER:

15007563

CERTIFICATE OF SURVEY

I, DEAN ROBINSON OF SISEMORE WEISZ & ASSOCIATES, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "TOP DOG TRAINING FACILITY" IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

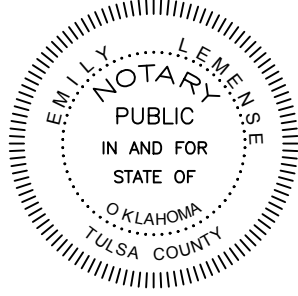


DEAN ROBINSON
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO: 1146

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY DEAN ROBINSON AS A LICENSED PROFESSIONAL LAND SURVEYOR.

NOTARY PUBLIC



MY COMMISSION EXPIRES:

AUGUST 14, 2019

COMMISSION NUMBER:

15007563

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-043018-16

CASE NO. PT16-108A DEVELOPMENT NO. XX-XXX

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

Mayor

Attest: City Clerk

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Sheet 3 of 3
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