

PREPARED 10/27/21, 9:12:55  
CITY OF BROKEN ARROW

PAYMENT DUE  
PROGRAM BP820L

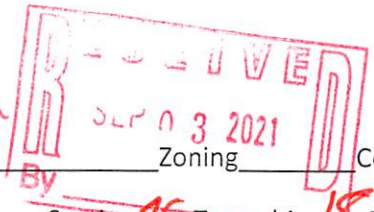
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APPLICATION NUMBER: 21-10003064 10704 S LYNN LANE RD  
FEE DESCRIPTION AMOUNT DUE  
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OUBCC FEE TRADE (CITY)	2.00
DATA RETENTION FEE	12.00
FUEL GAS 3000-UP SQFT	75.00
OUBCC FEE TRADE (STATE)	16.00
RESIDENTIAL BUILDING PERMIT	579.00
RESIDENTIAL ELECTRIC PERMIT	281.00
RESIDENTIAL MECHANICAL PERMIT	250.00
RESIDENTIAL PLUMBING PERMIT	448.00
PATIO COVER	243.00
PARK & REC.	401.00
SEWER TAP W/ BLD PERMIT	47.00
WATER TAP 3/4"	775.00
TOTAL DUE	3129.00

9/17



Application Number 21-10003064 \$100ES  
 Date Approved \_\_\_\_\_ By \_\_\_\_\_  
 Construction Address 10704 S Lynn Lane Rd Zoning \_\_\_\_\_ County \_\_\_\_\_  
 Subdivision Unplatted Lot \_\_\_\_\_ Block \_\_\_\_\_ Section 26 Township 18 Range 14



**Permit Type**

<input checked="" type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Storage Building	<input type="checkbox"/> Storm Shelter
<input type="checkbox"/> Covered patio	<input type="checkbox"/> Curb Cut	<input type="checkbox"/> home <input type="checkbox"/> garage <input type="checkbox"/> backyard
<input type="checkbox"/> Fire Repair	<input type="checkbox"/> Pergola	<input type="checkbox"/> in ground <input type="checkbox"/> above ground
<input type="checkbox"/> Remodel		<input type="checkbox"/> Other _____

**Meters**  
 For new construction, select size: domestic water meter size  3/4"  1"

<b>Water Supply</b>	<b>Sewage Disposal</b>	<b>Heating</b>
<input checked="" type="checkbox"/> BA <input type="checkbox"/> Rural <input type="checkbox"/> Private (well, cistern)	<input checked="" type="checkbox"/> BA <input type="checkbox"/> Rural <input type="checkbox"/> Septic	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas

**Requirements**  
 \$100.00 non-refundable plan review fee for new homes (\$4.50 State & City fees & \$2.00 Data Retention Fee are non-refundable)  
 (3) 8 1/2" x 11" Site/plot plan showing location of building project

<b>Structure</b>	<b>Total Square Footage</b>
<input checked="" type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Other _____	Ground Floor (include garage) <u>2688</u> Sq. Ft.
Number of bedrooms <u>4</u>	Total Sq. Ft. (include all floors) <u>3322</u> Sq. Ft.
Number of bathrooms <u>3</u> full <u>1</u> partial	Covered Patio (exclude front entry) <u>432</u> Sq. Ft.
Number of stories/height <u>2/16</u> Ft	
<b>Total Cost of Improvement</b> \$ <u>450,000</u>	

**Authorization**  
 I hereby certify that the proposed work is authorized by the owner of record.  
 Owner/Lessee Michael Officer Phone # 9188090391 Fax # n/a  
 Address 4212 S. Willow Ave City, State, Zip Broken Arrow OK 74611  
 Cell Phone # 9188090391 Email michael.officer@gmail.com  
 Owner Signature [Signature] Date 21 AUG 21

I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws and jurisdiction.  
 Applicant Shane King Phone # 9182772922 Fax # \_\_\_\_\_  
 Address 8556 E 10th St Suite C City, State, Zip Tulsa OK  
 Cell Phone # 918 277 2922 Email kingengineering and construction@yahoo.com  
 Applicant Signature [Signature] Date 30 AUG 21  
 PLEASE CALL 918 277 2922 WHEN PERMIT IS READY FOR PICK UP Phone# 918 277 2922

**Contractor Names-All contractors must be registered with the City of Broken Arrow**

General <u>Keithline Engineering LLC</u>	Phone # <u>918 369 7911</u>
Electrical <u>Sterling Electric</u>	Phone # <u>918 504 8161</u>
Mechanical <u>Mack Furniture and Appliances Heating &amp; Air</u>	Phone # <u>918 358 COOL</u>
Plumbing <u>Nichols and Son R.</u>	Phone # <u>918 407 3701</u>
Roofer <u>Nosak Improvements</u>	Phone # <u>918 230 0005</u>

# RESIDENTIAL REVIEW CHECK SHEET

Permit # <b>21-10003064</b>			
Subdivision			
SEC <b>26</b>	TWN <b>18</b>	RNG <b>14</b>	LOT <b>A1</b>
ZIP CODE			ZONE
			BLK PUD
CONSTRUCTION TYPE		Comments	
<b>wood / masonry</b>			
VERIFY LOT DIMINSIONS			
VERIFY EASEMENTS			
SHOW STORM INLETS			
SHOW FIRE HYDRANTS			
MAN HOLES STORM SEWER			
MAN HOLES SANITARY SEWER			
SANITARY SEWER <b>BA</b> GC			
BACKFLOW VALVE			
SHOW SANITARY SEWER TAP LOCATION DIMINSION FROM SIDE PROPERTY LINE			
WATER <b>BA</b> RW4 <b>3/4" 1"</b>			
TOTAL SQUARE FOOTAGE		<b>3322</b>	
STORIES		<b>2</b>	
BEDROOMS		<b>4</b>	
HEIGHT		<b>16'</b>	
GARAGE		<b>3</b>	
COVERED PATIO		✓ SQUARE FOOTAGE <b>432</b>	
ROOFER		✓	
FUEL GAS PERMIT		✓ <b>Nasak Improvement</b>	
FRONT YARD			
LEFT SIDE		<b>800'</b>	
RIGHT SIDE		<b>45'</b>	
REAR YARD		<b>130'</b>	
		<b>225'</b>	

**3129**

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Address Information

Address: 10704 S LYNN LANE RD  
City, state, zip: BROKEN ARROW OK 74011  
Inside/outside code: IN INSIDE CITY LIMITS  
ALT/ID ( DO NOT USE )  
Address type: Main Parcel  
Effective date: 9/21/2021  
Location status: Active  
Last change user: CM  
Last change date: 9/21/2021

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Parcel Information

Legal Description 98424-98424-8424-- -52410-26-18-14  
Subdivision: UNPLATTED STR 24.18.14  
Parcel status: Active

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Current Owner

Name:

**MUST PAVE THE FIRST 25' OF DRIVE INTO PROPERTY**

**AND THE LAST 25' AT HOUSE**

**FLOODPLAIN ON PROPERTY 2 ELEVATION CERTIFICATES REQUIRED**

**1 REQUIRED AT PAD ELEVATION PRE-FOOTING**

**1 REQUIRED POST CONSTRUCTION AT FINISH FLOOR**

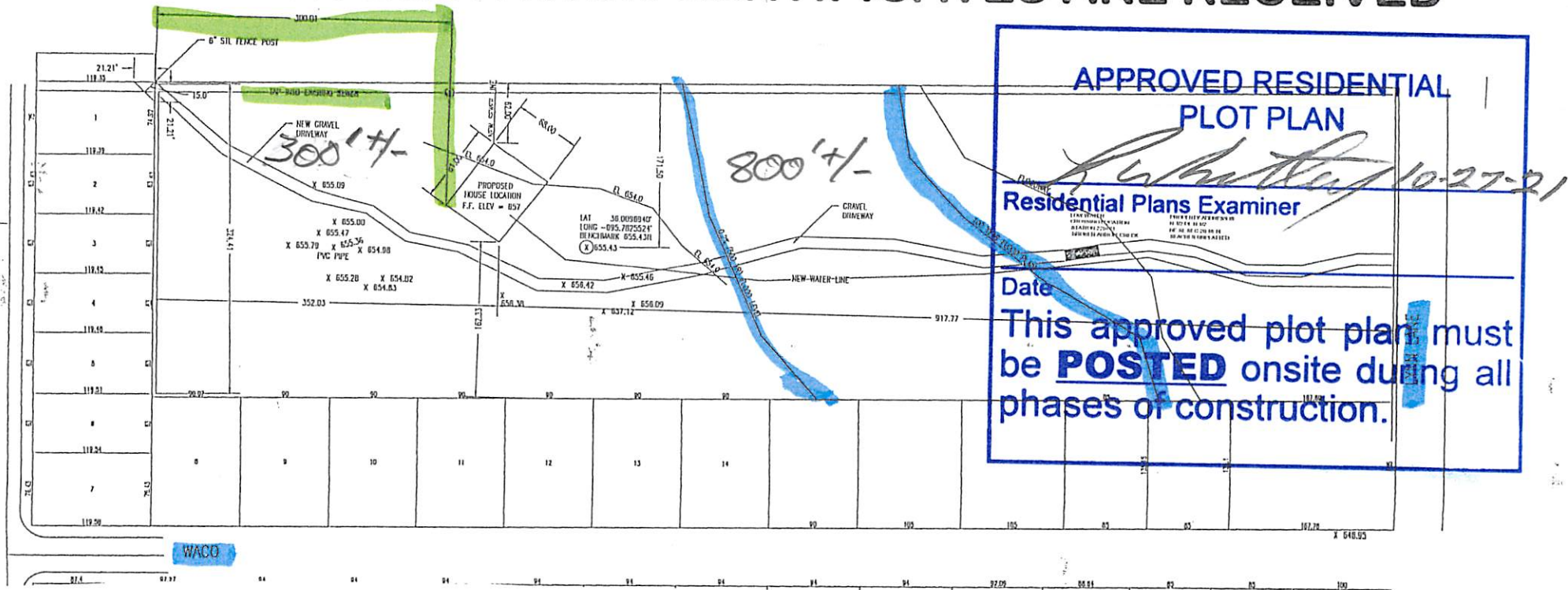
**MINIMUM FINISH FLOOR MUST BE 28" ABOVE BASE FLOOD ELEVATION**

**BASE FLOOD ELEVATION 635.0**

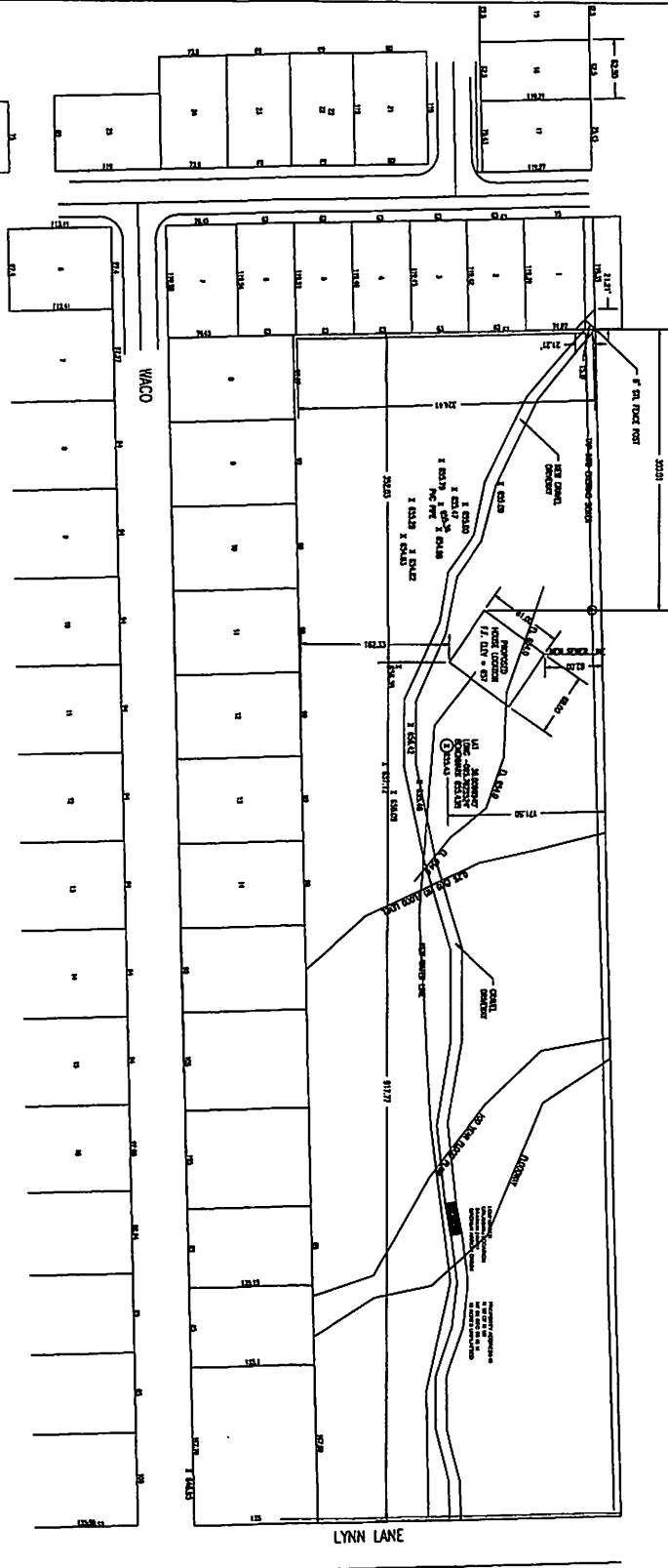
**MINIMUM FINISH FLOOR ELEVATION REQUIRED 637.50**

**NO FINAL INSPECTION UNTIL**

**BOTH ELEVATION CERTIFICATES ARE RECEIVED**



REMARKS



C1 SITE PLAN		NORTH		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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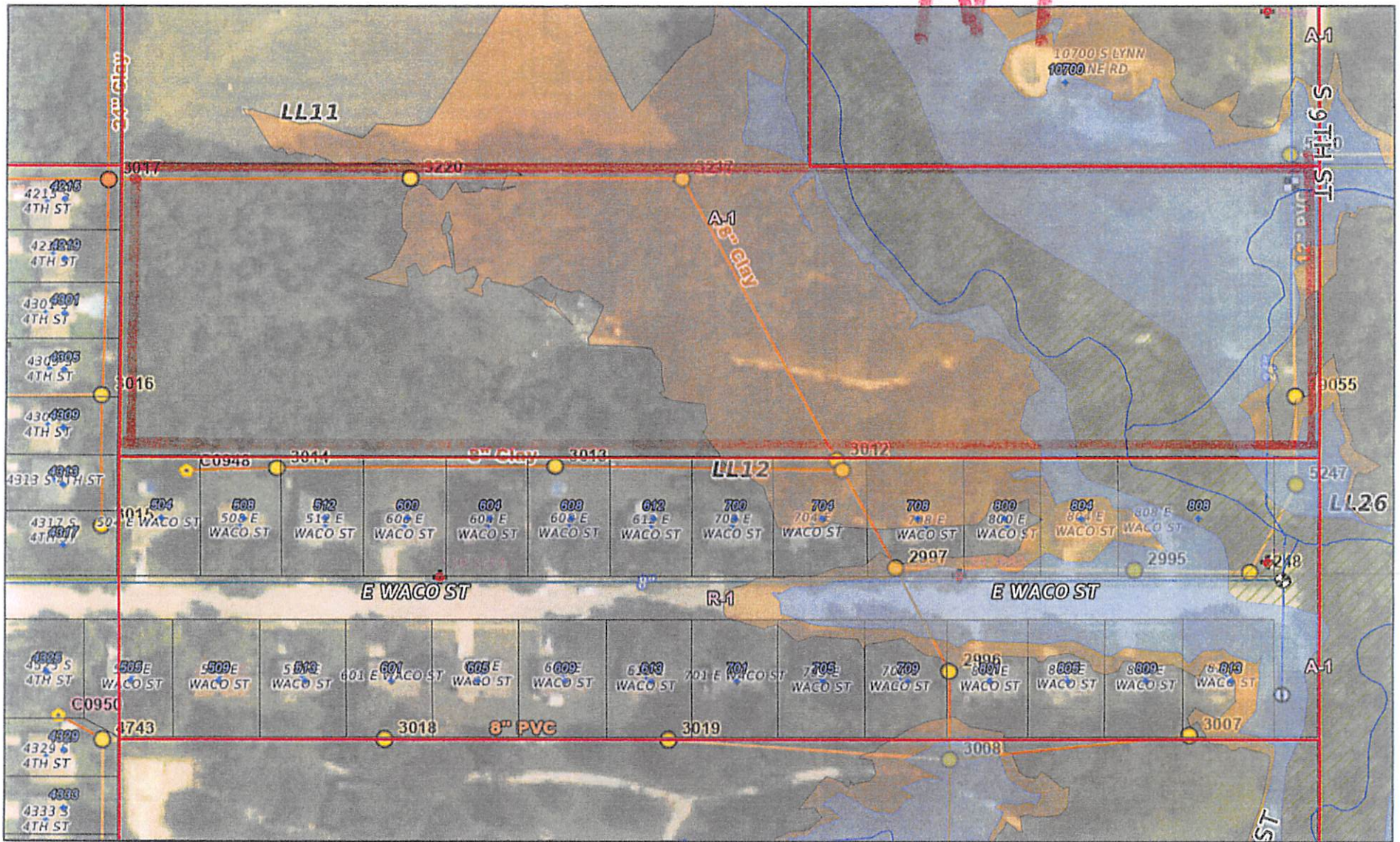
ALL MEASUREMENTS AND DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE PAVEMENT UNLESS OTHERWISE SPECIFIED.

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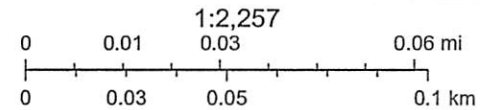
STATE OF TENNESSEE  
J. KING  
12345

# ArcGIS Web Map



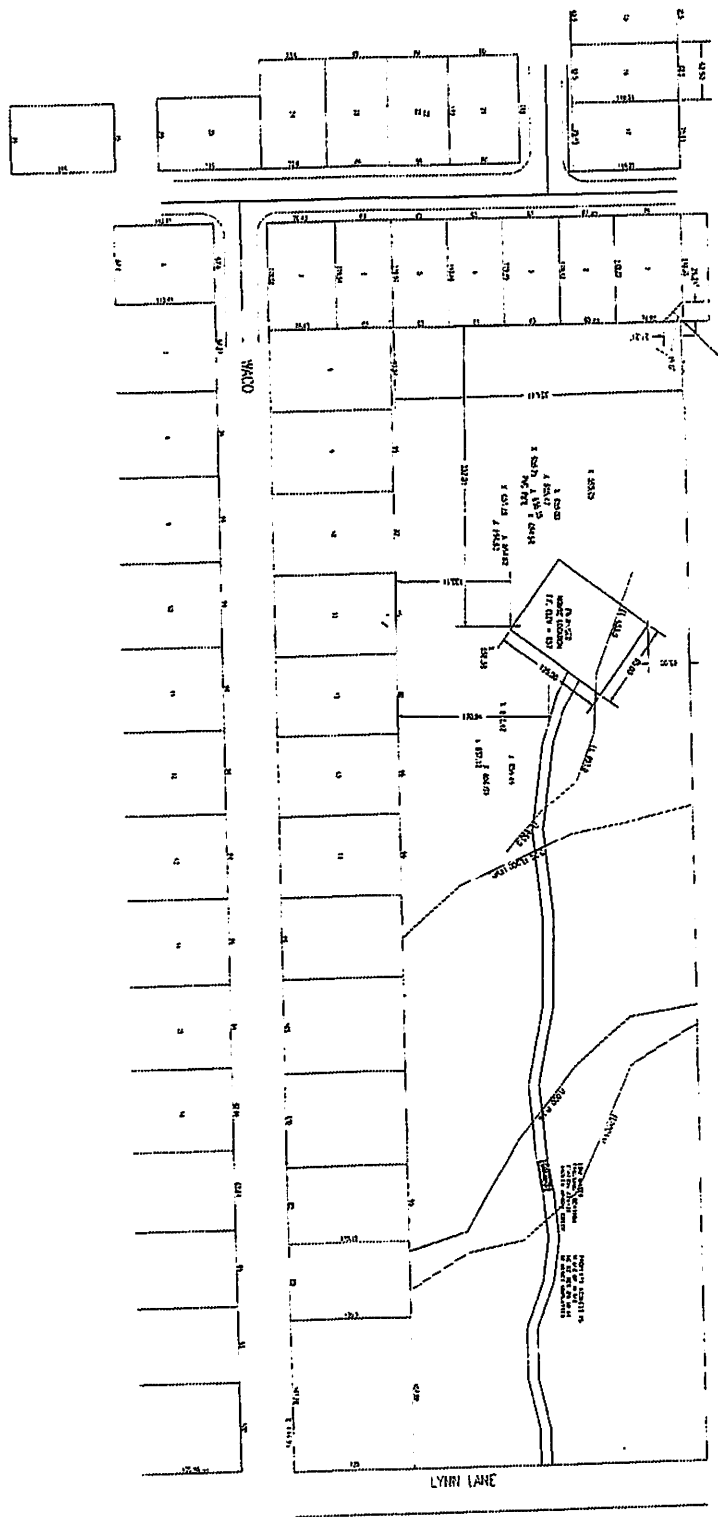
9/8/2021, 10:45:19 AM

- ◆ Address Points (Sungard)
- Zoning Districts
- 2018 Creeks
- BA Regulatory Floodplain 2016
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD,
- AE,
- AE, FLOODWAY
- parcelsTULSA
- ◆ Address Points (INCOG)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

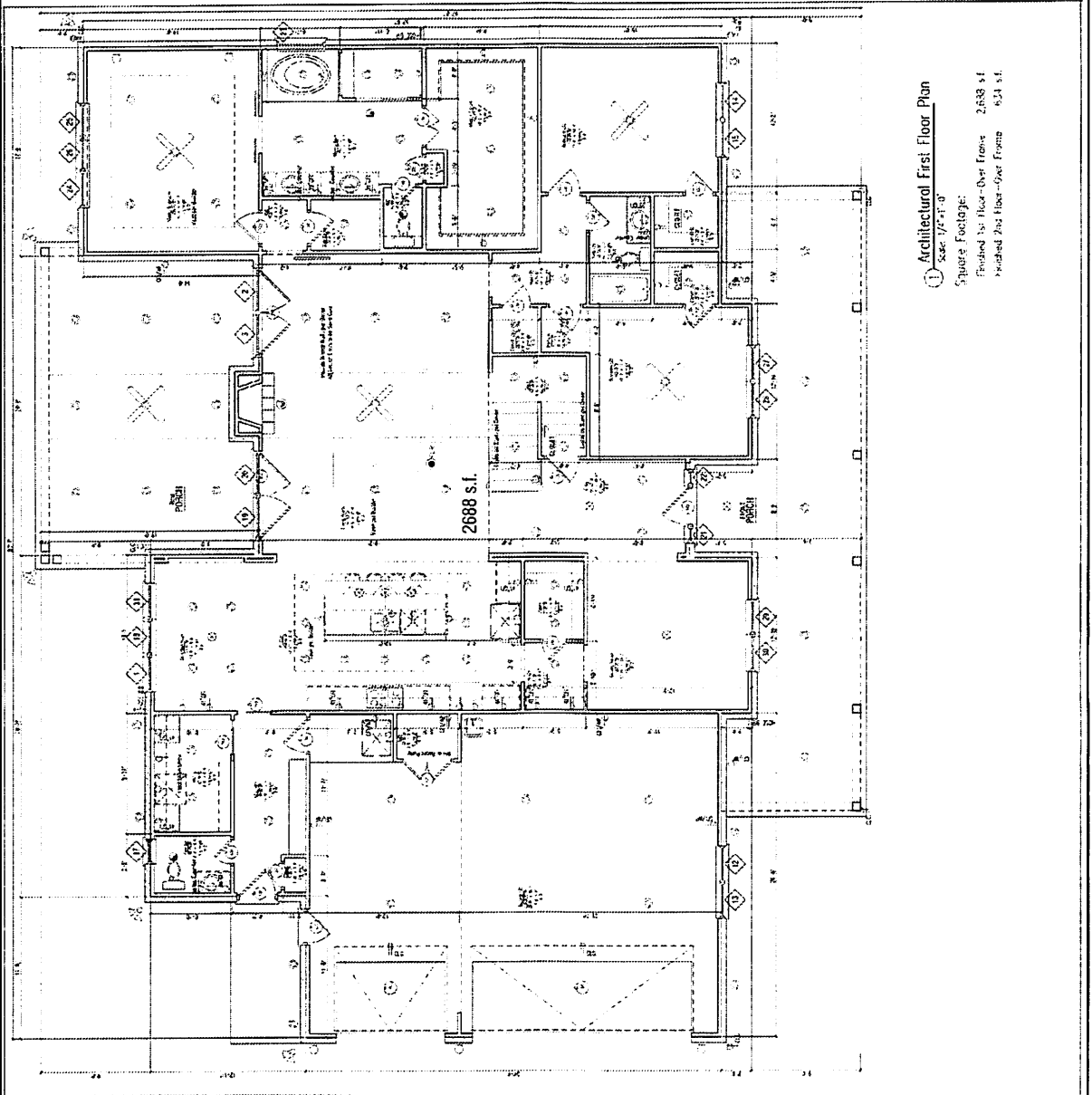
ArcGIS Web AppBuilder



100







**Architectural First Floor Plan**  
 Scale: 1/2" = 1'-0"  
 Square Footage:  
 Finished 1st Floor-Over Frame 2,638 s.f.  
 Finished 2nd Floor-Over Frame 6,214 s.f.

A-200

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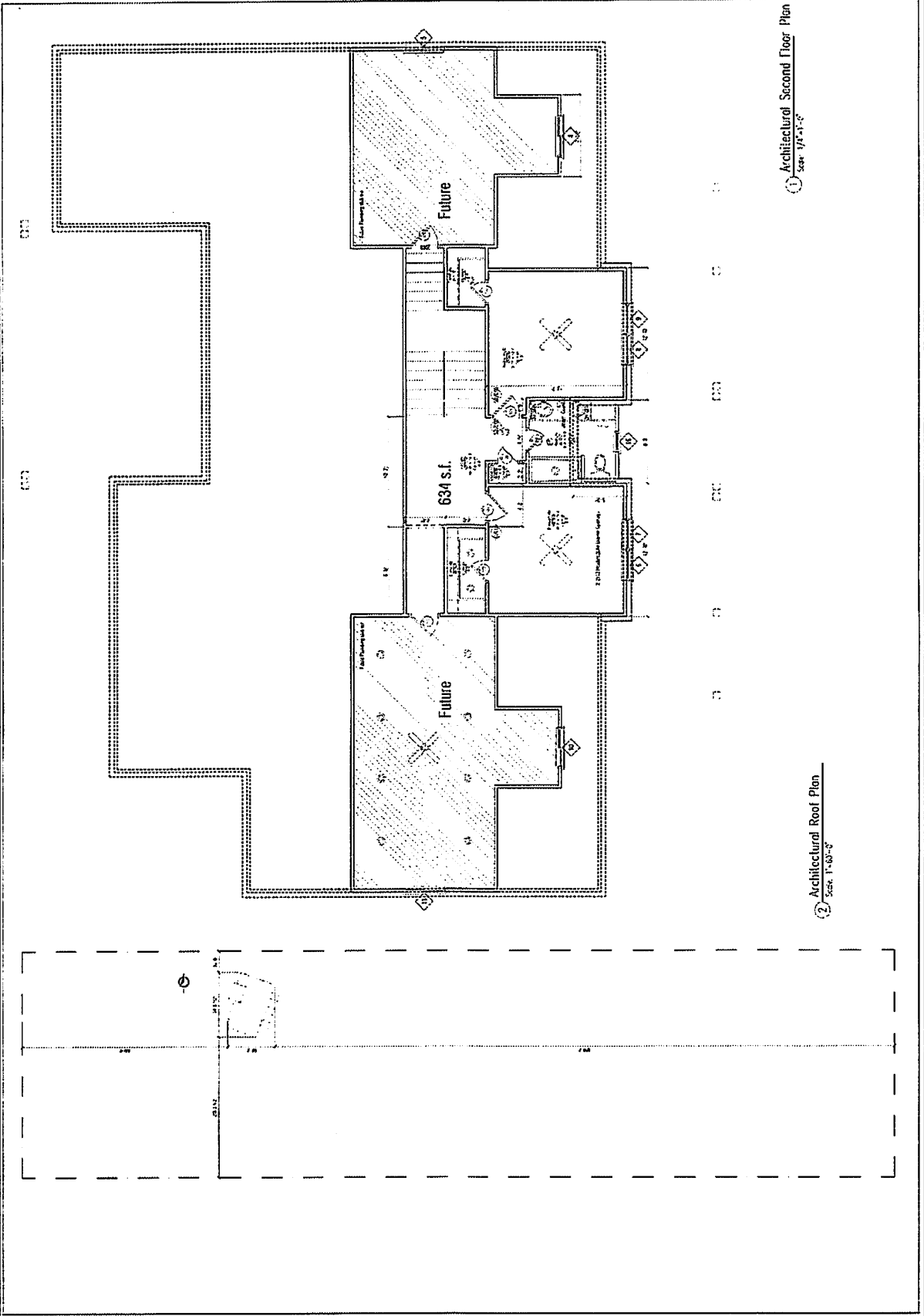
Kenny W Martin  
 Project For: Officer Custom  
 Date: 03-08-2021  
 Rev:

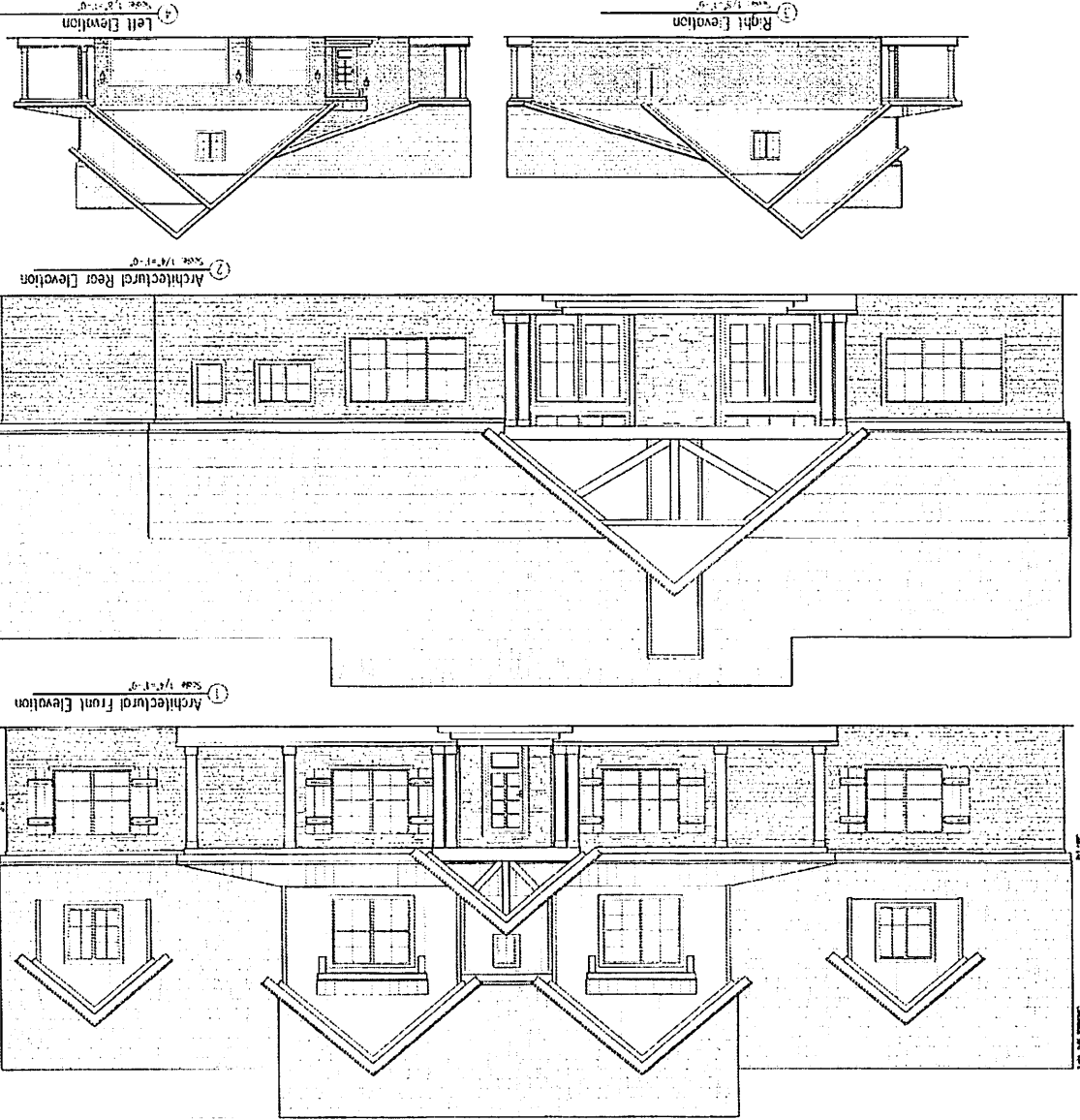
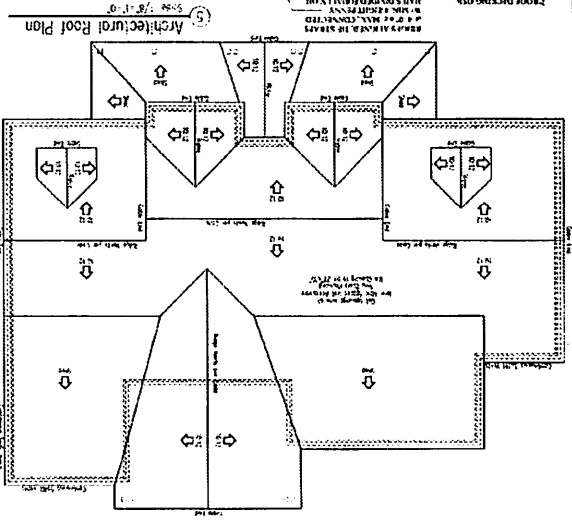
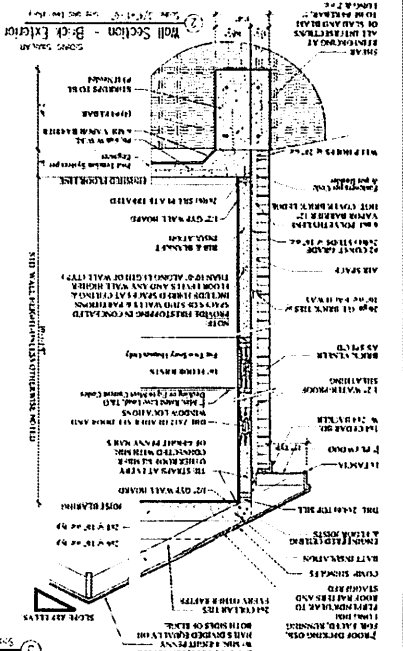
Project For: Officer Custom  
 Date: 03-08-2021  
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 Date: 03-08-2021  
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Revision	
1	Initial Design
2	Final Design
3	Construction Documents
4	As-Built
5	Final As-Built

A-201





**Project For:**  
**Officer Custom**

**Builder:**  
**Bulmer**

**Architect:**  
**Kenny W Martin**

**Date:** 03-09-2021

**Sheet:** A-202

\$100.00  
paid 9-23-21  
UK#: 1814

### EXHIBIT F-11



City Staff to complete this section  
Permit Number: FDP21-112

## FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

This application is in conformance with provisions of Ordinance No. 2443. The fee for a Floodplain Development Permit Application fee is \$100.00.

Signature required in SECTION 1. Complete this form through SECTION 2.

Proposed Subdivision Name (if applicable):  
See Legal Description ; 10704 S. LYNN LANE

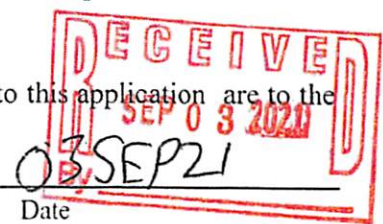


### SECTION 1: GENERAL PROVISIONS (Applicant to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within one year of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.

I, the applicant, certify that all the statements herein and in the attachments to this application are to the best of my knowledge, true and accurate.

Shane King  
(Applicant's Signature)



### SECTION 2: PROPOSED DEVELOPMENT (To be completed by Applicant)

NAME	ADDRESS	TELEPHONE
APPLICANT: <u>Michael Officer</u>		<u>918 804 0391</u>
CONTRACTOR: <u>Keithling Engineering</u>	<u>8556 E 101st Suite C</u>	
ENGINEER: <u>Shane King</u>	<u>Tulsa OK 74133</u>	<u>918.369.7911</u>
PROJECT LOCATION: <u>N 1/2 of N 1/2 NE SEC 26 1814 10 acre unplatted</u>		
ADDRESS AND LEGAL DESCRIPTION - AS ATTACHMENT IF NEEDED		

**Note:** To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot & block number or legal (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A sketch attached to this application showing the project location would be helpful.

# EXHIBIT F-11

## DESCRIPTION OF WORK (Check all applicable boxes):

### A. STRUCTURAL DEVELOPMENT:

ACTIVITY                      STRUCTURE TYPE                      ESTIMATED COST OF PROJECT \$ 450,000

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New Structure | <input checked="" type="checkbox"/> Residential (1-4 Family)  |
| <input type="checkbox"/> Addition                 | <input type="checkbox"/> Residential (More than 4 Family)   |
| <input type="checkbox"/> Alteration               | <input type="checkbox"/> Non-residential (Flood proofing? <input type="checkbox"/> Yes)                       |
| <input type="checkbox"/> Relocation               | <input type="checkbox"/> Combined Use (Residential & Commercial)  |
| <input type="checkbox"/> Demolition               | <input type="checkbox"/> Manufactured (Mobile) Home (In Manufactured Home Park? <input type="checkbox"/> Yes) |
| <input type="checkbox"/> Replacement              |   |

### B. OTHER DEVELOPMENT ACTIVITIES:

- Clearing     Fill             Grading
- Excavation (except for structural development checked above)
- Watercourse Alteration (including dredging and channel modifications)
- Drainage Improvements (including culvert work)
- Road, street or bridge construction
- Subdivision (new or expansion)
- Individual water or sewer system
- Utility construction

After completing SECTION 2, APPLICANT should submit all pages to Development Services Department.

### SECTION 3: FLOODPLAIN DETERMINATION

*(To be completed by Local Administrator)*

The proposed development is located on FIRM Panel No. 393M, Dated 9/30/2016. The

Proposed Development:

Is  Is Not Located in the Broken Arrow Regulatory Floodplain ( Is  Is Not) Located in the FEMA Special Flood Hazard Area

FIRM zone designation is AE

100-Year flood elevation at the site is 635.0

Is  Is Not Located in the FEMA Floodway ( Is  Is Not) Located an Unnumbered "A" zone

• See Section 4 for additional instructions

*Patrick P. Williams*

10/29/21

Signature of Local Administrator

Date

# EXHIBIT F-11

## SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Local Administrator)

- A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development.
- Development plans, drawn to scale, and specifications, including where applicable; details for anchoring structures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the first floor, details of flood proofing of utilities located below first floor and details of enclosures below the first floor.
- Subdivision or other development plans.
- Plans showing the extent of watercourse relocation and/or landform alterations.
- Top of new fill elevation \_\_\_\_\_ ft. NGVD
- Flood proofing protection level (non-residential only) \_\_\_\_\_ ft. NGVD. For flood proofed structures, applicant must attach certification from registered engineer or architect.
- Certification from a registered engineer that the proposed activity in the regulatory floodplain will not result in any adverse hydrological impact to the site, upstream, or downstream properties which includes but is not limited to increased velocities, and increased water surface elevations.

## SECTION 5: PERMIT DETERMINATION (To be completed by Local Administrator)

I have determined that the proposed activity:  Is  Is not in conformance with provisions to the City of Broken Arrow Ordinance No. 2443, the permit is issued subject to the conditions attached to and made part of this permit.

*Patrick P. Williams*

Signature of Local Administrator

*10/25/21*

Date

If the Local Administrator found the permit application was not in conformance with the provisions of the City of Broken Arrow Ordinance No. 2443 he will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Floodplain Appeals Board.

## SECTION 6: AS-BUILT ELEVATIONS (To be submitted by Applicant before Certificate of Compliance is issued)

The following must be provided for project structures and grading. This section must be completed by a registered professional engineer or a licensed land surveyor (attach certification).

Complete 1 or 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement, bottom of lowest structural member of the lowest floor, excluding piling and columns) is: \_\_\_\_\_ ft. NGVD.
2. Actual (As-Built) Elevation of flood proofing protection is: \_\_\_\_\_ ft. NGVD

**NOTE: Any work performed prior to submittal of the above information is at risk of the applicant.**

# EXHIBIT F-11

## SECTION 7: COMPLIANCE ACTION (To be completed by the Local Administrator)

The Local Administrator will complete this section as applicable based on inspection of the project to ensure compliance with the City of Broken Arrow's Stormwater Ordinance for flood damage prevention.

### INSPECTIONS:

Date: _____	Inspector: _____	Deficiencies? _____	<input type="checkbox"/> YES <input type="checkbox"/> NO
Date: _____	Inspector: _____	Deficiencies? _____	<input type="checkbox"/> YES <input type="checkbox"/> NO
Date: _____	Inspector: _____	Deficiencies? _____	<input type="checkbox"/> YES <input type="checkbox"/> NO

## SECTION 8: CERTIFICATE OF COMPLIANCE (To be completed by Local Administrator)

Certificate of Compliance issued by: .

\_\_\_\_\_  
Signature of Local Administrator

\_\_\_\_\_  
Date

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### *CITY STAFF TO COMPLETE THIS SECTION*

REC'D BY: \_\_\_\_\_ FEE: \_\_\_\_\_ RECEIPT NO. : \_\_\_\_\_

NOTES: \_\_\_\_\_  
\_\_\_\_\_

(Date Stamp Here)

KEYNOTES



ALL DIMENSIONS AND SPACING APPROXIMATE. REVISIONS TO BE MADE BY THE ENGINEER. FIELD OF DIMENSIONS WITHOUT LETTERS INDICATE THE REVISIONS TO YOUR ELEVATION.

NO. 1  
 REVISIONS/PERMISSIONS  
 DATE

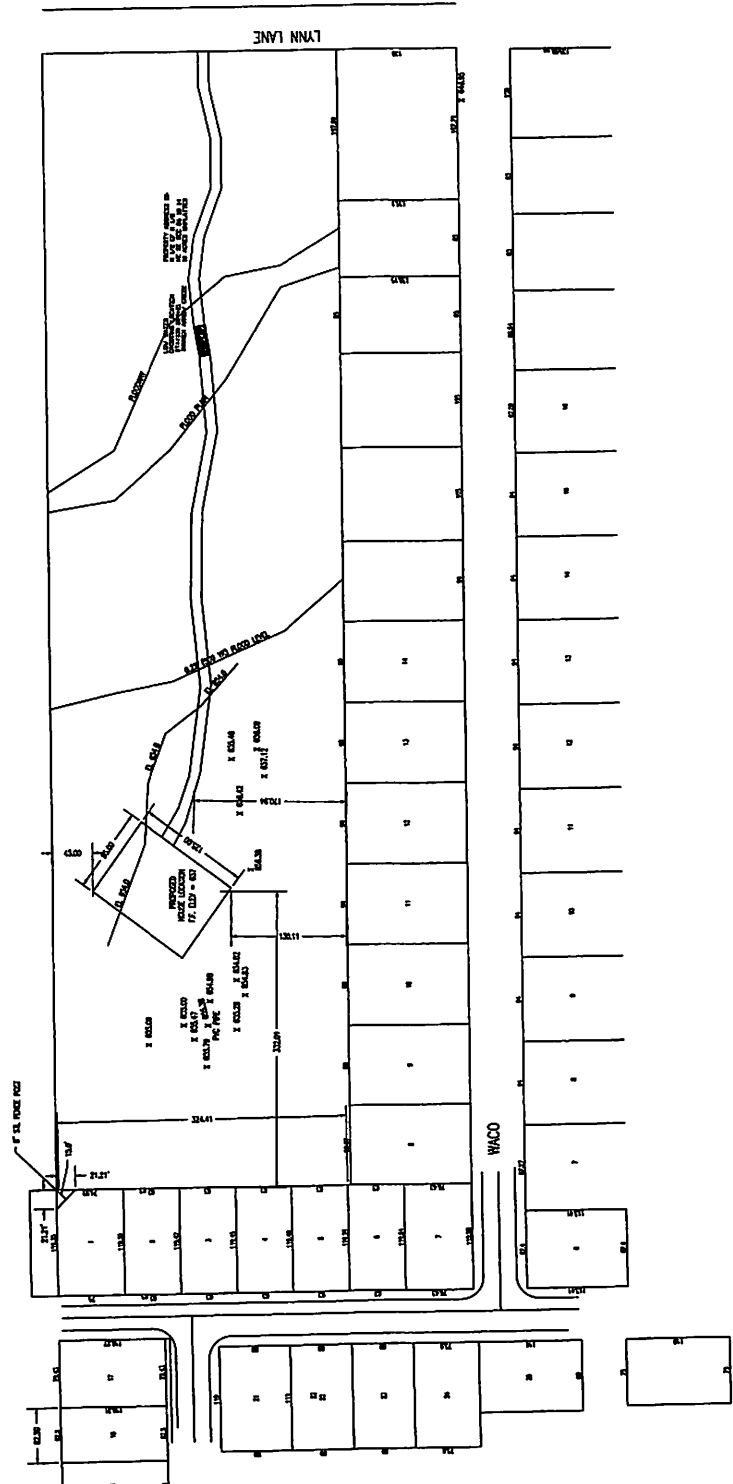
MICHAEL OFFICER HOUSE  
 BROKEN ARROW CREEK

KING ENGINEERING AND CONSTRUCTION, LLC  
 2531 S. CINCINNATI TULSA, OK 74114  
 PHONE: 918-777-9212 FAX: 918-584-4704  
 CA. LICENSE # 000000019



SHEET C-100

DATE: 01/24/21



Address 10704 S. Lynn Lane

C1 SITE PLAN  
 1"=60'

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20