

Legend

ACC	ACCESS	GR	GAS RISER	SPHD	SPRINKLER HEAD
A/C	AIR CONDITIONER	GUY	GUY DOWN	SS	SANITARY SEWER
BLDG	BUILDING	GV	GAS VALVE	SSLH	SANITARY SEWER LAMP
BL	BUILDING SETBACK LINE	ICV	IRRIGATION CONTROL VALVE	SSMH	SANITARY SEWER LAMP
BW	BOTTOM OF WALL	IP	IRON PIN	TG	TOP OF CURB
CGMP	CORRUGATED METAL PIPE	LNA	LIMITS OF NO ACCESS	TGDI	TOP OF INLET GRATE
CL	CENTERLINE	LP	LIGHT POLE	TBOX	TRIPLE GRATE DROP INLET
CO	CONCRETE	MA/E	MUTUAL ACCESS EASEMENT	TBOX	TELEPHONE BOX
CONC	SEWER CLEAN-OUT	MB	MAIL BOX	TSBX	TELEPHONE BOX
CPED	CABLE TELEVISION PEDESTAL	ML	METAL LID	TPED	TELEPHONE PEDESTAL
DGDI	DOUBLE GRATE DROP INLET	MW	MONITOR WELL	TR	TOP OF MANHOLE RIM
DS	DOWNSPOUT	OC	OVERHEAD CABLE	TSMH	TRAFFIC SIGNAL MANHOLE
EB	ELECTRIC BOX	OE	OVERHEAD ELECTRIC	TRSL	TRAFFIC SIGNAL
EM	ELECTRIC METER	OT	OVERHEAD TELEPHONE	TW	TOP OF WALL
EPED	ELECTRIC PEDESTAL	OU	OVERHEAD UTILITIES	TYP	TYPICAL
ESMT	EASEMENT	PPT	POWER POLE W/TRANSFORMER	UC	UNDERGROUND CABLE
FF	FINISH FLOOR	PP	POWER POLE	UG	UNDERGROUND GAS LINE
FL	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE PIPE	UE	UNDERGROUND ELECTRIC
FL	FLOWLINE (INVERT)	RCB	REINFORCED CONCRETE BOX	U/E	UTILITY EASEMENT
FND	FOUND	RCP	REINFORCED CONCRETE PIPE	UT	UNDERGROUND TELEPHONE
FND	FOUND	RR	RAILROAD	UTMH	UNDERGROUND TELEPHONE
FP	FLAGPOLE	RW	RIGHT-OF-WAY	W	WATERLINE
G	GUTTER	SC	SUPPORT COLUMN	WM	WATER METER
GL	GROUND LIGHT	SD	STORM DRAIN	WS	WATER SPIGOT
GM	GAS METER	SDMH	STORM DRAIN MANHOLE	WV	WATER VALVE
GP	GUARD POST	SGDI	SINGLE GRATE DROP INLET	XFMR	TRANSFORMER

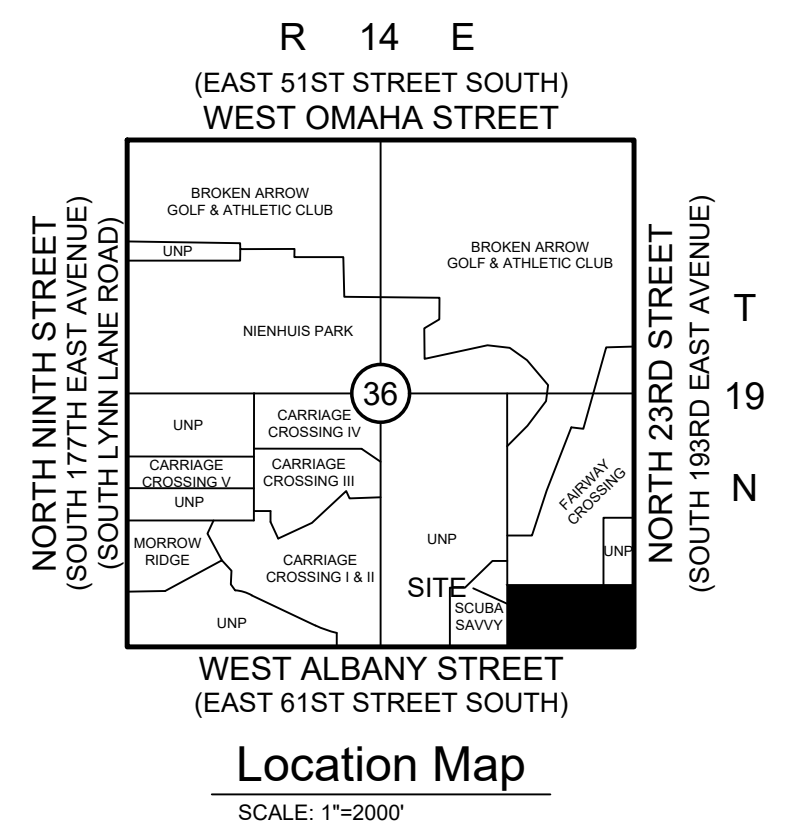
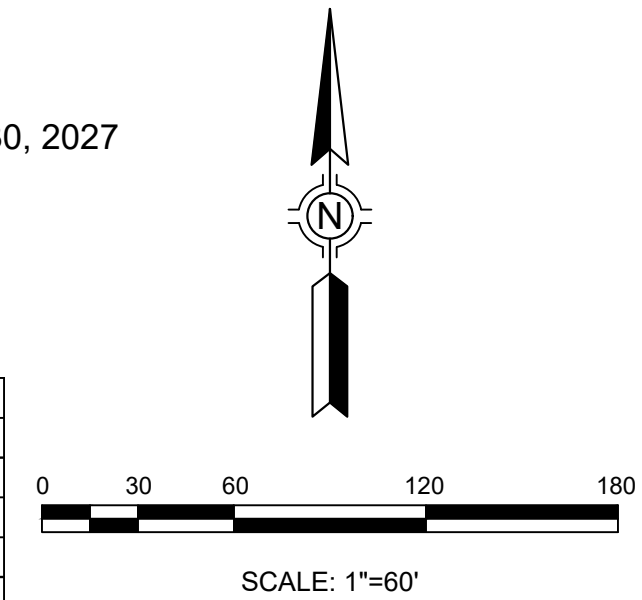
Owner/Developer:
Bhow Commercial
110 S. Hartford Ave., Suite 110
Tulsa, OK, 74120
Phone: (918) 607-8362
Contact: Shaun Bhow
Email: shaun@bhowcapital.com

Cover Sheet

The Shops At Tiger Crossing

IN PART OF THE SE/4, OF THE SE/4 OF
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 001845-2024

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2027
6660 S. Sheridan Rd, Ste. 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
Email: dpalinskee@sw-assoc.com



BA Project Number:	PR-000774-2025
Stormwater Development Permit:	STPM-031788-2025
Detention Determination:	DD-101424-60
Fee in lieu of Detention Determination:	FDD-001816-2024
Engineering Water Line:	ENG-002230-2025
Engineering Sanitary Sewer:	ENG-002252-2025
Engineering CPD:	ENG-002041-2025
Earth Change Permit for Clearing and Grubbing:	ERTH-024261-2024
Earth Change Permit for Dirt Work:	ERTH-031830-2025
	PUD-001845-2024

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Notes:

Benchmark:
RR SPIKE IN WEST FACE OF PP EAST SIDE OF SOUTH 193RD
ELEVATION=699.49
1988 NAVD DATUM
N 399676.00
E 2629939.94

Basis of Bearing:

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM.
1988 NAVD DATUM

Legal Description:

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST
QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19)
NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, OKLAHOMA

Utilities Contact List

Telephone	Natural Gas
AT&T Oklahoma	Oklahoma Natural Gas
Al Nichols	Doyle Goins
5305 E. 71st St.	5848 E. 15th Street
Tulsa, OK 74136	Tulsa, OK 74112
Phone: 918-596-4237	Phone: 918-831-8292
	Fax: 918-831-8249
Electric Service	Cable Television
AEP - PSO	Cox Communication
Rick Bynum	Robert Drew
P.O. Box 201	11811 E. 51st St.
212 E. 6th. Street	Tulsa, OK 74146
Tulsa, OK 74102	Phone: 918-286-4657
Phone: 918-599-2301	Fax: 918-286-4018
Fax: 918-599-2543	

I HERBY CERTIFY THAT THESE CONTRACT DOCUMENTS COMPLY WITH
THE ADOPTED ORDINANCES, SUBDIVISION REGULATIONS, ENGINEERING
DESIGN CRITERIA, CONSTRUCTION STANDARDS AND SPECIFICATIONS OF
THE CITY OF BROKEN ARROW. LIKEWISE, THESE DOCUMENTS COMPLY
WITH ALL APPLICABLE STATE RULES AND REGULATIONS, SUCH AS
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ), AND
FEDERAL LAWS AND RULES, SUCH AS UNITED STATES ARMY CORPS OF
ENGINEERS (USACE) AND FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ENGINEER OF RECORD
DEBORAH PALINSKEE
SEAL DATE
9-8-2025

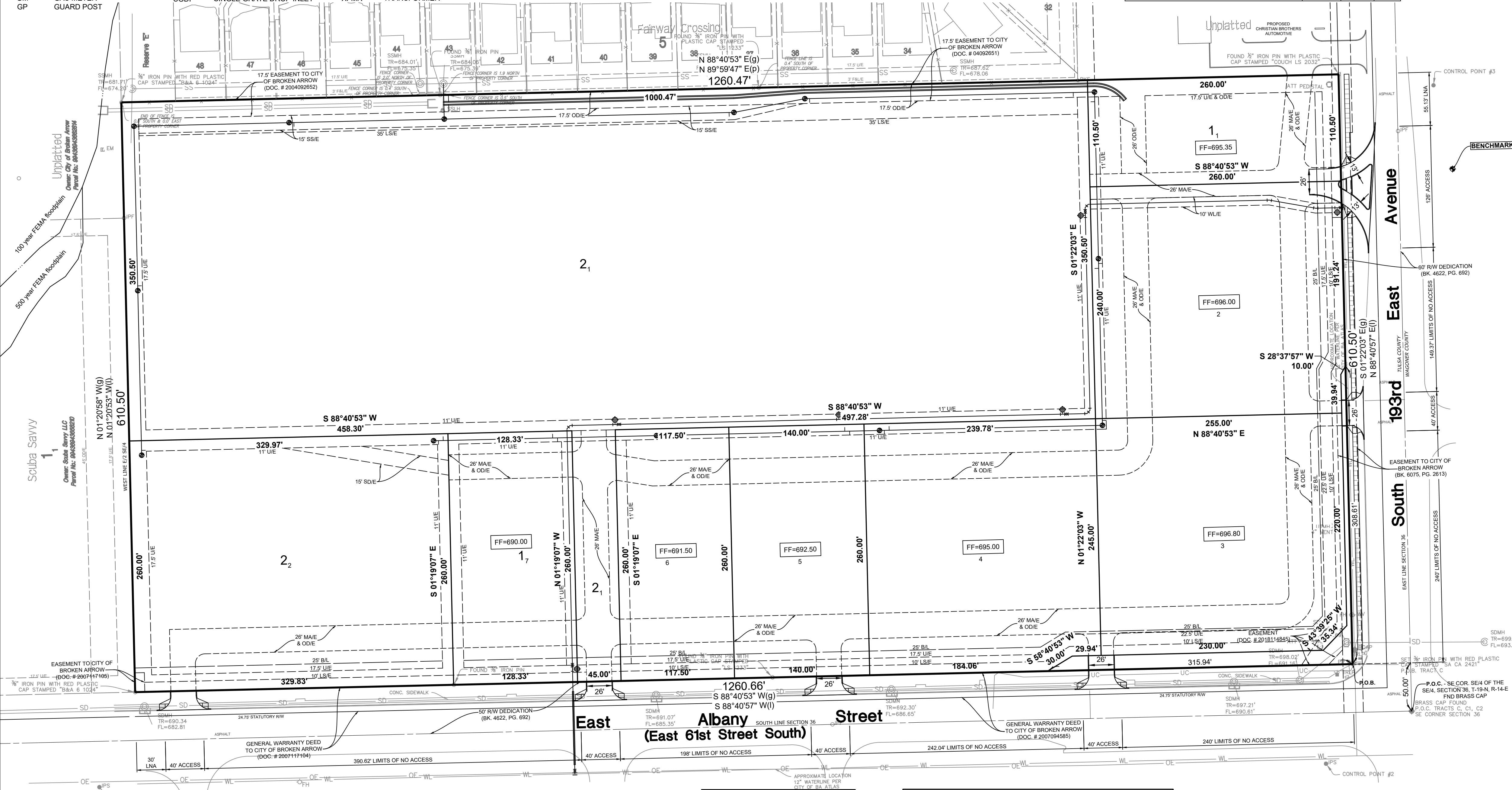


STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION
DETERMINATION NO: DD-101424-60. A FEE IN LIEU OF
DETENTION IS REQUIRED FOR THIS SITE.

Note:
TOTAL DISTURBED AREA = 10.00 Ac.

Impervious Area Table:

EXISTING IMPERVIOUS AREA TO BE REMOVED	2,350 S.F.
PROPOSED IMPERVIOUS AREA	7,190 S.F.
NET INCREASE	4,840 S.F.

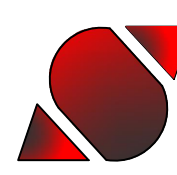


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DATE	REVISIONS



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF BROKEN ARROW PUBLIC
WORKS DEPARTMENT SPECIFICATIONS, 2024
STANDARDS CONSTRUCTION SPECIFICATIONS AND
DETAILS, INCLUDING O.D.T. 2019 EDITION
SPECIFICATIONS



SISEMORE
& Associates, Inc.

6660 S. SHERIDAN, SUITE 210
TULSA, OKLAHOMA 74133
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/27

The Shops At Tiger Crossing

Cover Sheet

CASE NO.: FDD-001816-2024 DETENTION DETERMINATION ## DD-101424-60

SCALE: PLAN 1"=60' HORZ. NA VERT. NA	DESIGN DKP	DATE 9/8/2025	DRAFTED KDD	DATE 9/8/2025
	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: 9448.05PVCV	SHEET OF	01 10	WORK ORDER NO. 19448.05	