

Preliminary Plat/Conceptual Utility Plan

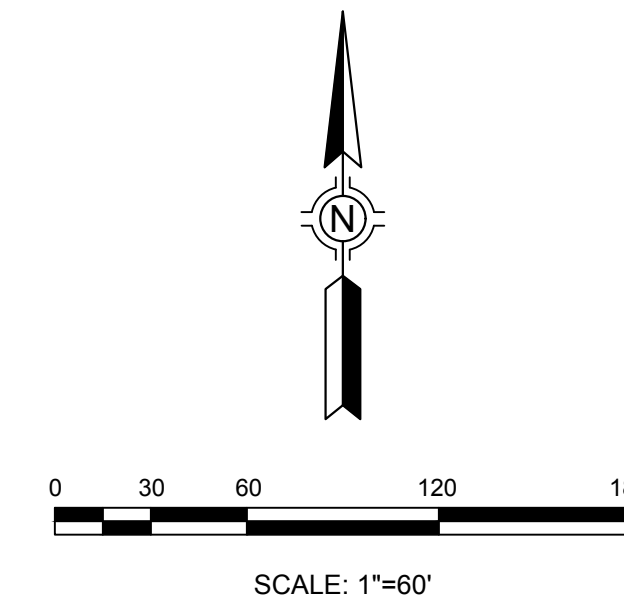
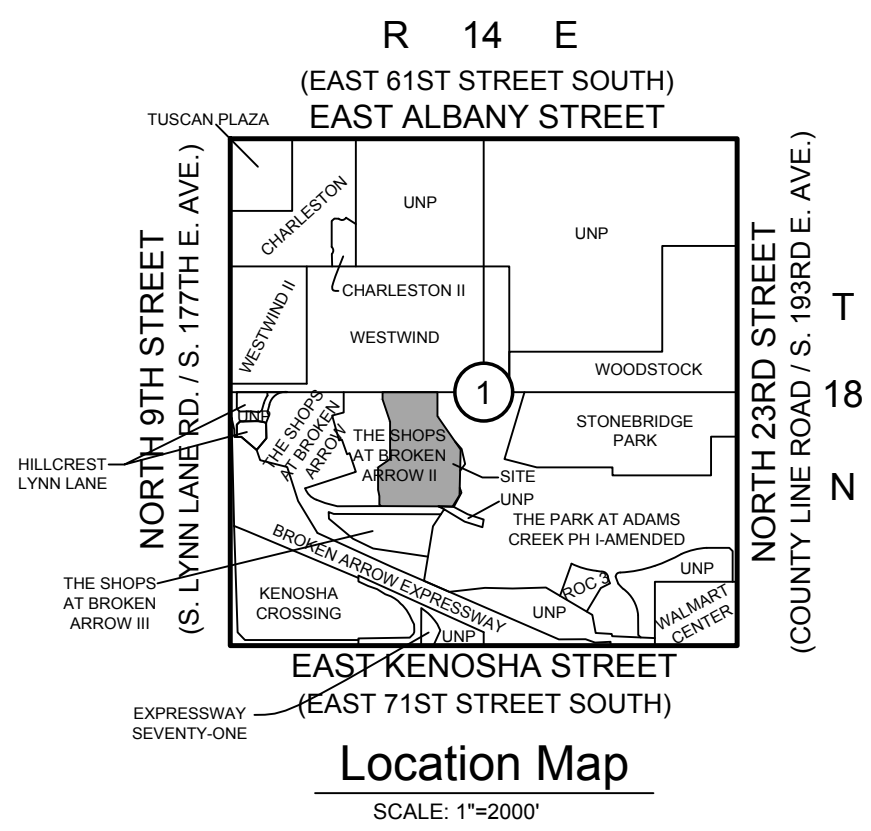
The Shops at Broken Arrow II Amended

A RESUBDIVISION OF PART OF LOT FOUR (4) AND ALL OF LOT EIGHT (8), BLOCK ONE (1), THE SHOPS AT BROKEN ARROW II AND PART OF RESERVE F, AMENDED PLAT OF THE PARK AT ADAM'S CREEK-PHASE I CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. XXX

Owner:
Auburndale-Halifax Broken Arrow LLC
A Delaware Limited Liability Company
5115 McKinney Avenue, Suite F
Dallas, Texas 75205
Phone: (214) 528-4600
Contact: Mr. Robert K. Carlin

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2017
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com



Subdivision Statistics:
SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK
SUBDIVISION CONTAINS 18.913 TOTAL ACRES (823,872 SF)

Legend:
U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
RW = RIGHT-OF-WAY
PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
FND = FOUND
IP = IRON PIN
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
L = LENGTH
R = RADIUS
BK. = BOOK
PG. = PAGE
[Symbol] = STREET ADDRESS

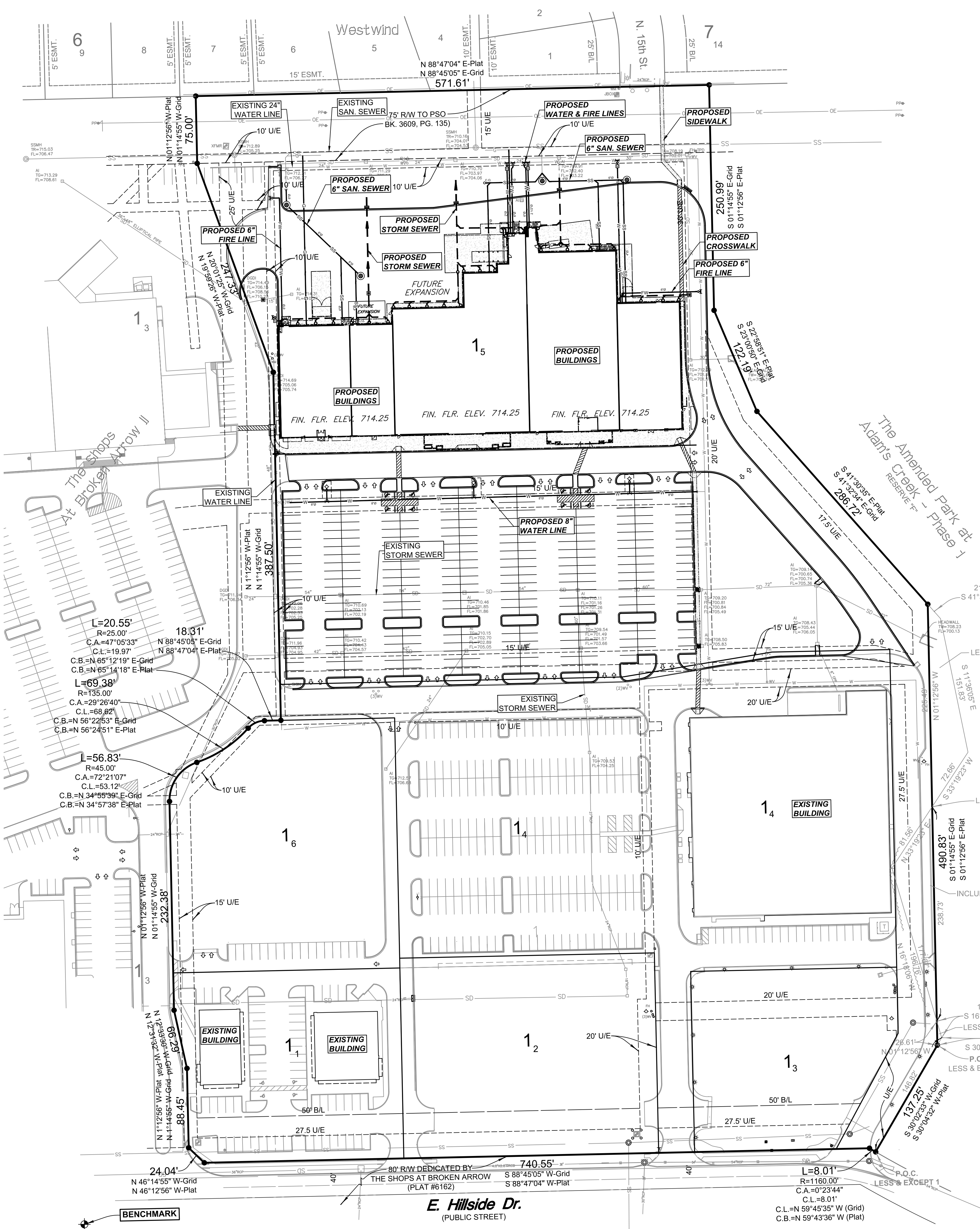
Note:
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

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

Basis of Bearing:
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 [1993].

Benchmark:
CHISELED BOX ON TOP OF CURB LOCATED APPROXIMATELY 150' SW OF THE MOST SOUTHERLY SW CORNER OF LOT 1, BLOCK 1, THE SHOPS AT BROKEN ARROW II AMENDED.
NAVD 1988 DATUM
ELEVATION=717.94

Notice:
PURSUANT TO SECTION 2.6.4 OF THE SUBDIVISION REGULATIONS FOR THE TULSA METROPOLITAN AREA (THE 'SUBDIVISION REGULATIONS'), THE FINAL IMPROVEMENT PLANS SHALL HAVE BEEN APPROVED BY THE CITY OF TULSA ('CITY') PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND THE CITY SHALL BE THE BENEFICIARY OF THE FOREGOING RESTRICTIVE COVENANT, PROVIDED, HOWEVER, THAT NOTHING CONTAINED WITHIN THIS COVENANT SHALL PREVENT THE TULSA METROPOLITAN AREA PLANNING COMMISSION FROM AUTHORIZING AN ACCELERATED RELEASE OF A BUILDING PERMIT UNDER THE PROVISIONS OF SECTION 2.5 OF THE SUBDIVISION REGULATIONS.



REFERENCE DRAWING ONLY
(SITE PLAN WITH UTILITIES AND TOPOGRAPHY)

Backflow Preventer Table

BLOCK	LOT NO.	MINIMUM ALLOWABLE FINISHED FLOOR ELEV. W/O BACKFLOW PREVENTER	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIRED (YES OR NO)
1	1	-	-	-	-	-
1	2	-	-	-	-	-
1	3	-	-	-	-	-
1	4	-	-	-	-	-
1	5	-	-	-	-	-
1	6	-	-	-	-	-

WHEN INDIVIDUAL LOTS ARE CONSTRUCTED, NEED FOR BACKFLOW PREVENTER VALVES SHALL BE RE-EVALUATED. IF THE ABOVE FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

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

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

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