

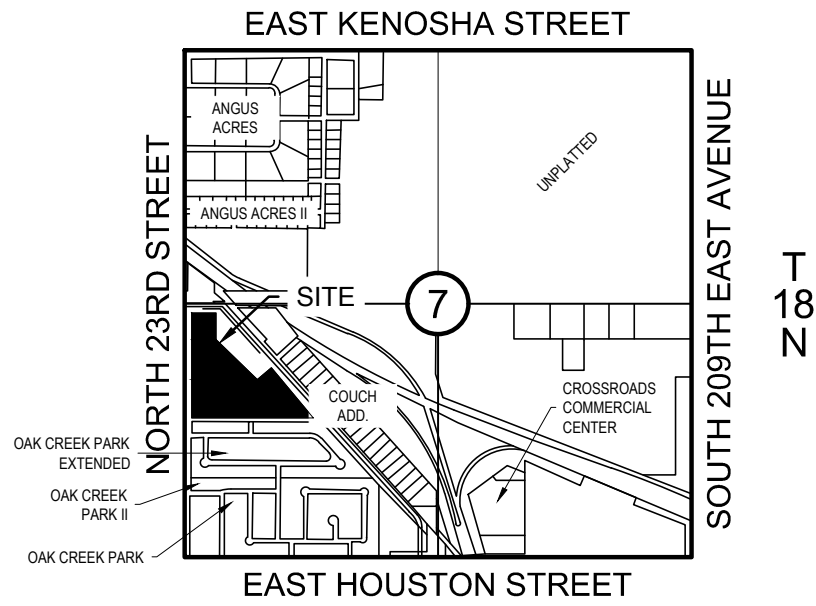
CONDITIONAL FINAL PLAT

# MULLIN PLUMBING

PUD 231

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH,  
RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN.  
AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

R 15 E



T 18 N



Location Map  
Scale: 1" = 200'

LINE	BEARING	LENGTH
L1	N01°20'07"W	20.00'
L2	N88°29'49"E	58.49'
L3	N01°30'11"W	31.54'
L4	N88°29'49"E	20.00'
L5	S01°30'11"E	31.54'
L6	N01°10'04"W	104.24'
L7	N46°51'11"E	46.10'
L8	S43°36'27"E	20.00'
L9	S46°51'11"W	53.90'
L10	S01°10'04"E	104.24'

LINE	BEARING	LENGTH
L11	S01°09'29"E	60.71'
L12	S88°50'32"W	123.58'
L13	S01°09'46"E	22.22'

LINE	BEARING	LENGTH
L14	N01°20'07"W	100.00'
L15	N46°19'08"E	57.12'
L16	S43°40'52"E	53.56'
L17	N46°19'08"E	71.62'
L18	S76°04'26"E	166.56'
L19	N56°02'55"E	140.11'
L20	S43°36'27"E	101.44'
L21	S88°50'32"W	116.16'
L22	S33°47'20"W	52.50'
L23	N01°09'29"W	60.71'

LINE	BEARING	LENGTH
L24	N01°20'07"W	20.00'
L25	N88°39'46"E	66.77'
L26	S01°20'14"E	20.00'
L27	S88°39'46"W	66.77'

**MONUMENTATION**  
ALL CORNERS TO BE SET WITH A 3/8" IRON PIN.

**BASIS OF BEARINGS**  
THIS PLAT IS BASED UPON THE NON-ASTRONOMICAL BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, WHICH IS ASSUMED TO BEAR N89°48'29"W.

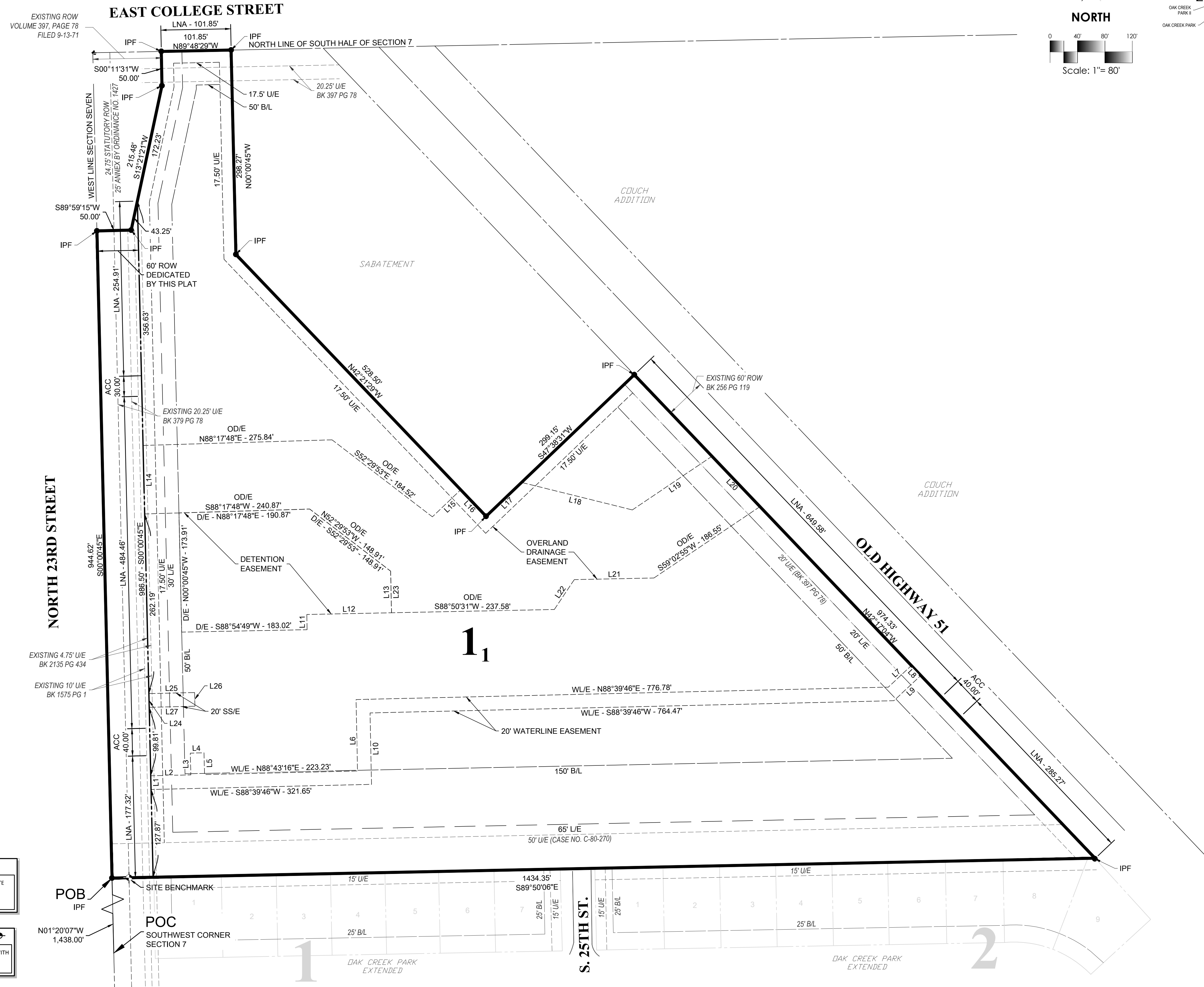
- NOTES**
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  - ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
  - ALL WATER AND SANITARY SEWER LINES WILL NOT BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.
  - ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

**ADDRESS**  
100 S. 23RD STREET  
BROKEN ARROW, OKLAHOMA

**LAND AREA**  
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK  
SUBDIVISION CONTAINS 19.47 ACRES (847,917 SF)  
LOT 1 CONTAINS 18.16 ACRES (791,024 SF)

**ADS BENCHMARK**  
BA33 - REBAR WITH 1" ALUMINUM CAP SET IN CONCRETE  
STAMPED "BA33"  
SET WEST OF 73ST STREET AND 193RD AVENUE  
ELEV. = 732.73 NAVD 88

**SITE BENCHMARK**  
SOUTHWEST CORNER OF PROPERTY, FOUND 1" REBAR WITH  
YELLOW PLASTIC CAP MARKED "S 1283"  
ELEV. = 707.65 NAVD 88



**ABBREVIATIONS**

BL	BUILDING LINE
BK PG	BOOK & PAGE
D/E	DRAINAGE EASEMENT
IPF	IRON PIN FOUND
L/E	LANDSCAPE EDGE
LNA	LIMITS OF NO ACCESS
MAE	MUTUAL ACCESS EASEMENT
OD/E	OVERLAND DRAINAGE EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT-OF-WAY
SD	STORM DETENTION EASEMENT
SS/E	SANITARY SEWER
SS/E	SANITARY SEWER EASEMENT
SS/E	SANITARY SEWER EASEMENT
SS/E	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
WL	WATERLINE
W/E	WATERLINE EASEMENT

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

MULLIN PLUMBING  
Case No. PT15-106  
Detention Determination: # DD-30515-04  
Sheet 1 OF 3  
Date of Preparation: OCTOBER 21, 2015

PLOT DATE: 04/21/2015 FILE: S:\DRAWINGS\FLEX\2015\MULLIN PLUMBING - COUNTY LINE\DRAWING\PLAT\CONDITIONAL FINAL PLAT





CONDITIONAL FINAL PLAT

# MULLIN PLUMBING

PUD 231

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN. AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

2.10 LIGHTING

- A. LIGHTING SHALL CONFORM TO SECTION 5.6 OF THE ZONING CODE. A SITE LIGHTING PLAN AND DETAILS WILL BE SUBMITTED AS PART OF THE DETAIL SITE PLAN PACKAGE TO THE CITY FOR NECESSARY APPROVALS.
- B. LIGHT POLES SHALL HAVE A MAXIMUM HEIGHT OF 20 FT. LIGHT POLES WITHIN FIFTY FEET OF THE SOUTH PUD BOUNDARY SHALL BE SHIELDED FROM THE SOUTH AND A 0 FC WILL BE REQUIRED ALONG THE SOUTH BOUNDARY LINE. A PHOTOMETRIC PLAN WILL BE SUBMITTED WITH THE SITE PLAN.

2.11 LANDSCAPE AREA

A MINIMUM OF TWENTY (20%) OF THE TOTAL NET LOT AREA OF THE PROJECT WILL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE.

2.12 HIGHWAY DESIGN OVERLAY DISTRICT

THE HIGHWAY DESIGN OVERLAY DISTRICT SHALL NOT APPLY TO THIS PROJECT.

2.13 BUILDING FACADES

STRUCTURES WITHIN 200 FEET OF A PUBLIC STREET RIGHT OF WAY SHALL HAVE THEIR VERTICAL EXTERIORS FACING THE STREET CONSTRUCTED OF BUT NOT LIMITED TO: MASONRY, CONCRETE PANELS, GLASS BLOCK, GLASS CURTAIN WALLS, EXTERIOR INSULATED FINISHED SYSTEMS (EIFS) OR STUCCO.

2.14 PARKING

PARKING WITHIN ANY OF THE LOTS COMPRISING THE PROJECT MAY EXCEED ONE HUNDRED TWENTY -FIVE PERCENT (125%) OF THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES ESTABLISHED IN TABLE 5.4.1 UP TO ONE HUNDRED FIFTY PERCENT (150%) OF THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES ESTABLISHED IN TABLE 5.4.1. THE EASTERN PROPOSED PARKING SPACES OF 123 SPACES AND THE FUTURE PARKING SPACES OF 172 SPACES SHALL BE CONSIDERED AS A STORAGE AREA AND NOT A PARKING LOT. NO LANDSCAPING REQUIREMENTS WILL BE REQUIRED FOR THIS AREA.

2.15 LANDSCAPING DETAILS

THE PROJECT LANDSCAPING CONCEPT WILL COMPLY WITH THE REQUIREMENTS OF THE BROKEN ARROW ZONING ORDINANCE FOR LANDSCAPED EDGES AND PARKING LOTS AND DRIVES. A 30 FT WIDE LANDSCAPE EDGE WILL BE PROVIDED ADJACENT TO N. 23RD STREET. A 20 FT WIDE LANDSCAPE EDGE WILL BE PROVIDED ADJACENT TO OLD HIGHWAY 51. A 65 FT WIDE LANDSCAPE EDGE WILL BE PROVIDED ON THE SOUTH BOUNDARY OF PUD 231. ALL TREES SHALL BE A MEDIUM TO LARGE TREE AS DEFINED IN THE ZONING ORDINANCE EXCEPT WHERE THERE ARE CONFLICTS WITH OVERHEAD POWER LINES. IN THE LANDSCAPED EDGE, AT LEAST ONE (1) TREE SHALL BE PLANTED PER THIRTY (30) LINEAR FEET OF STREET FRONTAGE. ON THE SOUTH PUD BOUNDARY, AT LEAST ONE (1) MEDIUM TO LARGE EVERGREEN TREE SHALL BE PLANTED FOR EVERY TWENTY (20) FEET. TREE PRESERVATION ON THE SOUTH BOUNDARY SHALL BE ENCOURAGED AND THE TREE CREDITS SHALL COMPLY TO SECTION 5.2.C.2 OF THE ZONING CODE.

AS A RESULT OF THE LANDSCAPING AND DISTANCE BETWEEN THE PROJECT IMPROVEMENTS AND THE NEIGHBORING RESIDENTIAL PROPERTY TO THE SOUTH, A SCREENING FENCE WILL BE REQUIRED WITHIN THE PROJECT. AN 8 FOOT HIGH OPAQUE FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE ALONG THE SOUTH PROPERTY LINE. CHAIN LINK FENCING IS NOT ALLOWED ALONG THE SOUTH BOUNDARY.

IN THE PROJECT PARKING LOT ON THE WEST SIDE OF THE PROPERTY, AT LEAST ONE (1) TREE WILL BE PLANTED PER 15 PARKING SPACES. TREES WILL BE MEDIUM TO LARGE 2" CALIPER MINIMUM AT INSTALLATION AND WILL BE ON THE CITY'S APPROVED TREE LIST. NO PARKING SPACE IS LOCATED MORE THAN 50 FT FROM A LANDSCAPED AREA. THE EASTERN STORAGE PARKING LOT WILL NOT REQUIRE TREES.

ALL TRASH AND MECHANICAL EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS, PEDESTALS OR EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDERS) INCLUDING BUILDING MOUNTED, WILL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY A PERSON STANDING AT GROUND LEVEL AT THE PROPERTY LINE. THE SCREENING FENCE SHALL BE A GALVANIZED CHAIN LINK FENCE WITH PRE-WOVEN FENCE SLATS.

THE LANDSCAPE FEATURES WITHIN THE PROJECT WILL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.2 OF THE BROKEN ARROW ZONING CODE. ANY REQUIRED LANDSCAPE MATERIAL THAT FAILS SHALL BE REPLACED IN ACCORDANCE WITH THE ZONING ORDINANCE.

2.16 OUTDOOR STORAGE

ALL OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM PUBLIC VIEW. NO OUTDOOR STORAGE IS PERMITTED ON UNPAVED AREAS.

2.17 FENCING

EXCEPT ON THE SOUTH BOUNDARY, THE YARD WILL BE ENCLOSED WITH AN 8 FOOT GALVANIZED CHAIN LINK FENCE. THERE WILL BE TWO (2) GATES THAT WILL PROVIDE ACCESS TO THE OFFICE PARKING LOT AND TO OLD S.H. 51. THE GATES SHALL CONTAIN KNOX BOXES.

2.18 SITE PLAN REVIEW

NO BUILDING PERMIT WILL BE ISSUED FOR ANY BUILDING WITHIN THE PROJECT UNTIL A PLANNED UNIT DEVELOPMENT DETAILED SITE PLAN AND DETAILED LANDSCAPE PLAN HAVE BEEN SUBMITTED TO THE CITY OF BROKEN ARROW AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT STANDARDS.

SECTION III. TERM, AMENDMENT AND ENFORCEMENT

3.1 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 AND UTILITY EASEMENTS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I. SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I., THE SUPPLIER OF UTILITY SERVICE OR THE CITY OF BROKEN ARROW, OKLAHOMA, MAY BRING AN 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.

3.2 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 HEREINAFTER PROVIDED.

3.3 AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS AND UTILITY EASEMENTS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY 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 AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

3.4 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 OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MULLIN PROPERTIES, LLC  
BY: \_\_\_\_\_  
ROBERT MORRIS, MANAGING MEMBER

STATE OF OKLAHOMA )  
 )SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, PERSONALLY APPEARED ROBERT MORRIS TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, LEE MARLOW, 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 HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
LEE MARLOW  
LICENSED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 933

STATE OF OKLAHOMA )  
 )SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, PERSONALLY APPEARED TO ME LEE MARLOW KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
MY COMMISSION EXPIRES NOTARY PUBLIC

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

\_\_\_\_\_  
MAYOR DATE

\_\_\_\_\_  
ATTEST: CITY CLERK DATE

MULLIN PLUMBING

Case No: PT15-106  
Detention Determination: # DD-30515-04  
Sheet 3 OF 3  
Date of Preparation: OCTOBER 21, 2015