



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

*Robert Goranson Chairman*  
*Jason Coan Vice Chairman*  
*Jaylee Klempa Commissioner*  
*Jonathan Townsend Commissioner*  
*Mindy Payne Commissioner*

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Thursday, May 14, 2026

5:30 PM

City of Broken Arrow  
Council Chambers  
220 South 1st Street  
Broken Arrow, OK  
74012

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. [26-655](#) Approval of Planning Commission meeting minutes of April 23, 2026

**Attachments:** [04.23.2026 Meeting Minutes](#)

- B. [26-658](#) Approval of LOT-002808-2026, Northeast Crossroads Lot Consolidation, 2 lots to 1 lot 1.83 acres, CH (Commercial Heavy), located at the northeast corner of Kenosha Street (71st Street) and 37th Street (209th E Ave)

**Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)  
[4 - Lot Combination Exhibit](#)  
[5 - Lot Combination Legal Description](#)

**5. Consideration of Items Removed from Consent Agenda**

**6. Public Hearings**

- A. [26-497](#) Public hearing, consideration, and possible action regarding SP-002762-2026, Public Safety Telecommunications Tower, 10.58 acres, CN (Commercial Neighborhood), southwest corner of W. Jasper Street (131st Street) & S. Aspen Avenue (145th East Avenue)

**Attachments:** [1 Case Map](#)  
[2 Aerial Map](#)  
[3 Comm Tower Exhibit](#)  
[4 Propagation Map](#)

- B. [26-653](#) Public hearing, consideration, and possible action regarding BAZ-002789-2026 (Rezoning), Matthew Thompson, approximately 0.24 acres, R-3 (Residential Single-Family) to DM (Downtown Mixed-Use Core) located approximately one-third mile east of Elm Place (161st East Avenue) and just north of Houston Street (81st Street).

**Attachments:** [BAZ-002789-2026a Case Map](#)  
[BAZ-002789-2026b Aerial Map](#)  
[BAZ-002789-2026 CompPlan](#)  
[BAZ-002789-2026c Legal Description](#)  
[Original Ordinance 3791](#)

- C. [26-679](#) Public hearing, consideration, and possible action regarding PUD-002802-2026 (Planned Unit Development), Advance Alarm, 0.52 acres, IL (Industrial Light), located south of Houston St (81st Street) and west of 9th Street (177th E Avenue)

**Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)

## 7. Appeals

## 8. General Commission Business

- A. [26-673](#) Consideration, discussion, and possible approval of building elevations for SITE-002713-2026, BAPS Aquatic Center, 6.6 acres, RS-P (Single Family Residential - Preservation)/Downtown Residential Overlay District (DROD) Area 7, located one-third mile north of Houston Street (81st Street), one-quarter mile west of 9th Street (177th E. Avenue/Lynn Lane Road)

**Attachments:** [2-BAPS Aquatic Center Elevations](#)

## 9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

## 10. Adjournment

**NOTICE:**

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

**A paper copy of this agenda is available upon request.**

**POSTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m.**

\_\_\_\_\_  
**City Clerk**



# City of Broken Arrow

## Request for Action

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**File #:** 26-655, **Version:** 1

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**Broken Arrow Planning Commission  
05-14-2026**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:** Approval of Planning Commission meeting minutes of April 23, 2026  
**Background:** Minutes recorded for the Broken Arrow Planning Commission meeting.  
**Attachments:** 04 23 2026 Planning Commission Minutes  
**Recommendation:** Approve minutes of Planning Commission meeting held April 23, 2026.  
**Reviewed By:** Jane Wyrick  
**Approved By:** Rocky Henkel



**City of Broken Arrow**  
**Planning Commission**  
**Minutes**

City of Broken Arrow  
220 South 1st Street  
Broken Arrow, OK 74012

**Robert Goranson Chairman**  
**Jason Coan Vice Chairman**  
**Jaylee Klempa Commissioner**  
**Jonathan Townsend Commissioner**  
**Mindy Payne Commissioner**

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**Thursday, April 23, 2026**

**Council Chambers**

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**1. Call to Order**

Chairman Robert Goranson called the meeting to order at 5:30 p.m.

**2. Roll Call**

**Present: 5 -** Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. 26-530** Approve COA-002750-2026, Lynn Lane Plaza East Change of Access, approximately 1.89 acres, IL (Industrial Light), located one-tenth mile south of E. Houston Street (81st Street) and just east of S. 9th Street (Lynn Lane/177th East Avenue)
- B. 26-548** Approval of LOT-002767-2026, GPM Albany St (lot consolidation), 2 lots to 1 lot, 1.47 acres, CH (Commercial Heavy), located on the southwest corner of Albany St (61st Street) and Aspen Ave (145th E Ave)
- C. 26-553** Approval of Planning Commission meeting minutes of April 9, 2026
- D. 26-554** Approval of LOT-002749-2026 Bronze Oak LLC Lot Split, 2.31 acres, 1 lot to 2 lots, RS (Single Family Residential), one-quarter mile south of Florence Street (111th Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne  
**Move to Approve Consent Agenda**

The motion carried by the following vote:

**Aye:5 -** Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

**5. Consideration of Items Removed from Consent Agenda - NONE**

**6. Public Hearings**

- A. 26-547** Public hearing, consideration, and possible action regarding COMP-002721-2026 (Comprehensive Plan Change), Creekside Commercial Center, 52.6 acres, Level 6 to Level 2 and Level 3, located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364)

Jose Jimenez, Planner II, presented Item 26-547. This request seeks to change a 52.6-acre property's comprehensive plan designation from higher-intensity Level 6 to lower and moderate-intensity Levels 2 and 3 to allow for future commercial development. The applicant plans to pursue rezoning and a planned unit development, with portions of the site designated for different commercial uses as part of a larger master plan. The area is currently vacant and agricultural, not in a floodplain, and has access to utilities, making it suitable for development.

The discussion focused on clarifying that a future frontage road along the Creek Turnpike is still expected, regardless of the comprehensive plan change. Staff confirmed that while the exact location and design are not finalized, the city will require right-of-way dedication during development, likely in phases as different portions of the property are built.

It was explained that developers may not be required to construct the road immediately, but the dedication ensures the corridor is preserved for future use. The final alignment could vary—possibly running between development areas rather than strictly along one side—and will be determined during later planning stages.

Overall, the key point was to ensure there is no misunderstanding that the frontage road requirement is being waived, even though details will be worked out as development progresses.

Nicole Watts, from Wallace Design Collective, explained that part of the property will be developed as a single-family residential subdivision, along with commercial areas. They presented a conceptual plan showing a collector road connecting from the turnpike signal, running south, then looping east and connecting to Houston Street.

Ms. Watts confirmed they understand and intend to meet the city's requirement for a full collector/frontage road. The plan also includes connecting to an existing stub street near the industrial area, which would allow traffic from that area to reach the signalized intersection instead of using the more dangerous nearby intersection.

Overall, the proposal aims to improve connectivity and traffic safety while aligning with the city's long-term road planning requirements.

**MOTION: A motion was made by Jason Coan, seconded by Robert Goranson Move to Approver Item 26-547 COMP-002721-2026 (Comprehensive Plan Change), Creekside Commercial Center, 52.6 acres, Level 6 to Level 2 and Level 3, located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364)**

The motion carried by the following vote:

**Aye: 3 -  
Nay: 2 -**

Jonathan Townsend, Jason Coan, Robert Goranson  
Mindy Payne, Jaylee Klempa

**B. 26-565**

**Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).**

Jose Jimenez, Planner II, presented Item 26-565. This item is a request to amend an existing planned unit development and rezone 90.33 acres from heavy commercial to compact single-family residential for the Aspen Creek Villas project. The proposal would replace previously planned commercial and multifamily uses with up to 350 single-family lots of varying widths and a minimum lot size of 6,000 square feet.

The comprehensive plan already supports this residential use. Still, staff raised concerns about the lack of a dedicated common open space, recommending that some shared amenities like parks or trails be included in addition to private yard space.

The development would also be required to dedicate right-of-way for a future frontage road along the Creek Turnpike, provide connectivity to surrounding properties, and align with planned roadway improvements on Tucson Street.

Overall, the request shifts the project from a mixed-use commercial concept to a primarily residential neighborhood, with key considerations focused on open space, traffic access, and integration with surrounding development.

Jane Wyrick, Planning & Development Manager, presented changes from the previous iteration of this item. The discussion highlighted key revisions to the Aspen Creek Villas PUD and focused on how those changes improve the plan.

It was clarified that the applicant updated the document to reduce the required open space from 15% to 8%, correct technical references, and formally indicate that the remaining portion of the previous PUD would be abandoned if approved.

A major change was the relocation of the frontage road. Instead of running through the neighborhood, it is now planned along the north edge of the site with a dedicated 80-foot right-of-way, which better aligns with city transportation plans and keeps through-traffic out of the residential area.

The plan also now includes reserve areas to accommodate existing billboards, ensuring they are not impacted, and introduces stub street connections to allow future connectivity to adjacent properties.

Discussion points included concern over the reduced open space percentage and how that number was determined, as well as questions about the placement of stub streets. Overall, the revisions were viewed as a meaningful improvement—especially the frontage road relocation—while still leaving some policy considerations like open space to be addressed further.

Alan Betchan, AAB Engineering, explained that the revisions were made to address concerns about density, housing quality, and layout while keeping the project economically viable.

They reduced the total number of lots from 415 to a maximum of 350, lowered density, and introduced a mix of lot sizes to encourage higher-quality homes and avoid uniform, lower-end development.

The reduction in open space to 8% was justified by noting that much of the development now aligns with zoning that does not require the 15% common open space, while still maintaining the required livability space within the PUD framework.

Mr. Betchan also confirmed planned amenities, including two detention ponds with trails and a potential pool or spray ground, which would serve as functional and recreational open space.

Overall, he emphasized that this plan reflects a balanced compromise—reducing density, improving housing mix and quality, and maintaining flexibility for final design details—while responding to feedback from staff and the commission.

The further discussion focused on whether the revised PUD provides enough benefit and quality for the city while addressing earlier concerns.

Commissioners clarified that buffering requirements don't apply in this case since this is the first residential development in the area, but future developments would be held to those standards. They acknowledged that the proposal follows the intended transitional land use pattern and maintains flexibility for future adjustments.

Mr. Betchan emphasized that the plan now includes lower density, a mix of lot sizes, capped total lots, open space, and amenities, all of which provide more structure and control than standard zoning. They also highlighted that the PUD ensures features like landscaping, fencing, and overall design quality that the city might not otherwise get.

Commissioners responded positively, noting improvements such as wider lots, better layout, and stronger attention to housing quality and aesthetics, including enhanced frontage design and amenities like ponds, trails, and a pool.

Overall, the tone shifted to supportive, with recognition that the applicant made substantial efforts to address concerns, resulting in a more balanced and higher-quality development plan.

Jose Jimenez read a letter from Elisa Buckmaster into the record: The letter expresses opposition to the Aspen Creek Villas project, citing concerns that the development would significantly worsen traffic on 121st Street, which is currently a narrow two-lane road without adequate infrastructure. The writer argues that adding hundreds of homes would increase congestion, limit access, and create safety risks for residents and emergency services. They also raise concerns about declining property values and the ability of Aspen Creek Elementary to handle increased enrollment, emphasizing that infrastructure improvements should be addressed before approving additional development.

**MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne Move to Approve Item 26-565 with updates as presented and abrogate PUD-307 for this property - PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).**

The motion carried by the following vote:

**Aye: 5 -**

Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

## **7. Appeals - NONE**

## **8. General Commission Business - NONE**

## **9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)**

Jane Wyrick noted that the next Planning Commission meeting date, May 14, 2026, is also the opening day of the Rooster Days festival, and asked if the commissioners would like to begin that meeting earlier. The commissioners agreed to keep the meeting at the same time as scheduled.

## **10. Adjournment**

The meeting was adjourned at 6:30 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jonathan Townsend  
**Move to Adjourn**

The motion carried by the following vote:

**Aye: 5 -**

Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson



# City of Broken Arrow

## Request for Action

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**File #:** 26-658, **Version:** 1

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**Broken Arrow Planning Commission**  
**05-14-2026**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:**

Approval of LOT-002808-2026, Northeast Crossroads Lot Consolidation, 2 lots to 1 lot 1.83 acres, CH (Commercial Heavy), located at the northeast corner of Kenosha Street (71<sup>st</sup> Street) and 37<sup>th</sup> Street (209<sup>th</sup> E Ave)

**Background:**

**Applicant:** Mitchell Mueller and Nicole Watts, Wallace Design Collective  
**Owner:** Gregory Brown, The Bank N.A.  
**Developer:** NA  
**Surveyor:** Aaron Burns, PLS, Wallace Design Collective  
**Location:** At the northeast corner of Kenosha Street (71st Street) and 37th Street (209th E Ave)  
**Size of Tract** 1.83 acres  
**Number of Lots:** 1 proposed  
**Zoning:** CH (Commercial Heavy)  
**Comp Plan:** Level 6 - Regional Employment/Commercial

Lot Split request LOT-002808-2026 involves 1.83 acres, which is currently platted as Northeast Crossroads. The property is located at the northeast corner of Kenosha Street (71st Street) and 37th Street (209th E Ave)

The applicant is requesting this lot consolidation approval to finalize the development and construction of The Bank N.A.

According to FEMA National Flood Hazard Layer Maps, no portion of the properties to be consolidated are located within the 100-year floodplain. Water and sanitary sewer service is available from the City of Broken Arrow.

Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot consolidation.

**Attachments:** Case map  
Aerial  
Survey Exhibit  
Survey Legal Descriptions

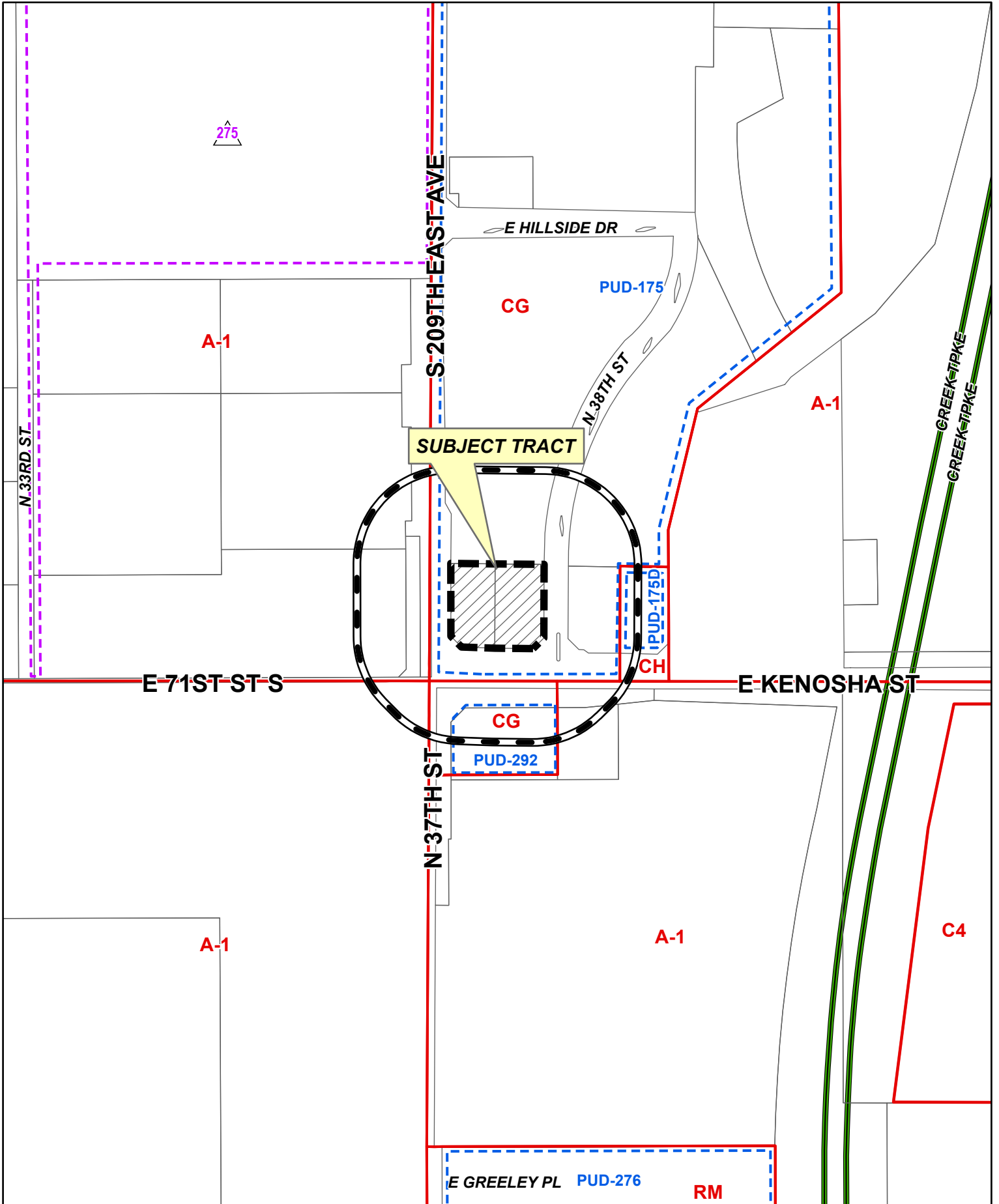
**Recommendation:**

Staff recommends LOT-002808-2026 be approved, subject to a new warranty deed being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Wagoner County.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

JAJ



275

**SUBJECT TRACT**

N 33RD ST

S 209TH EAST AVE

E HILLSIDE DR

N 38TH ST

A-1

CG

PUD-175

A-1

CREEK-TIPKE  
CREEK-TIPKE

E 71ST ST S

E KENOSHA ST

PUD-175D  
CH

CG

PUD-292

N 37TH ST

A-1

A-1

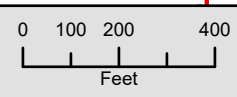
C4

E GREELEY PL PUD-276

RM



**LOT-002808-2026**



05 18-15





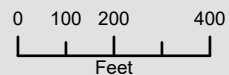
**SUBJECT TRACT**

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2025



Subject Tract

**LOT-002808-2026**



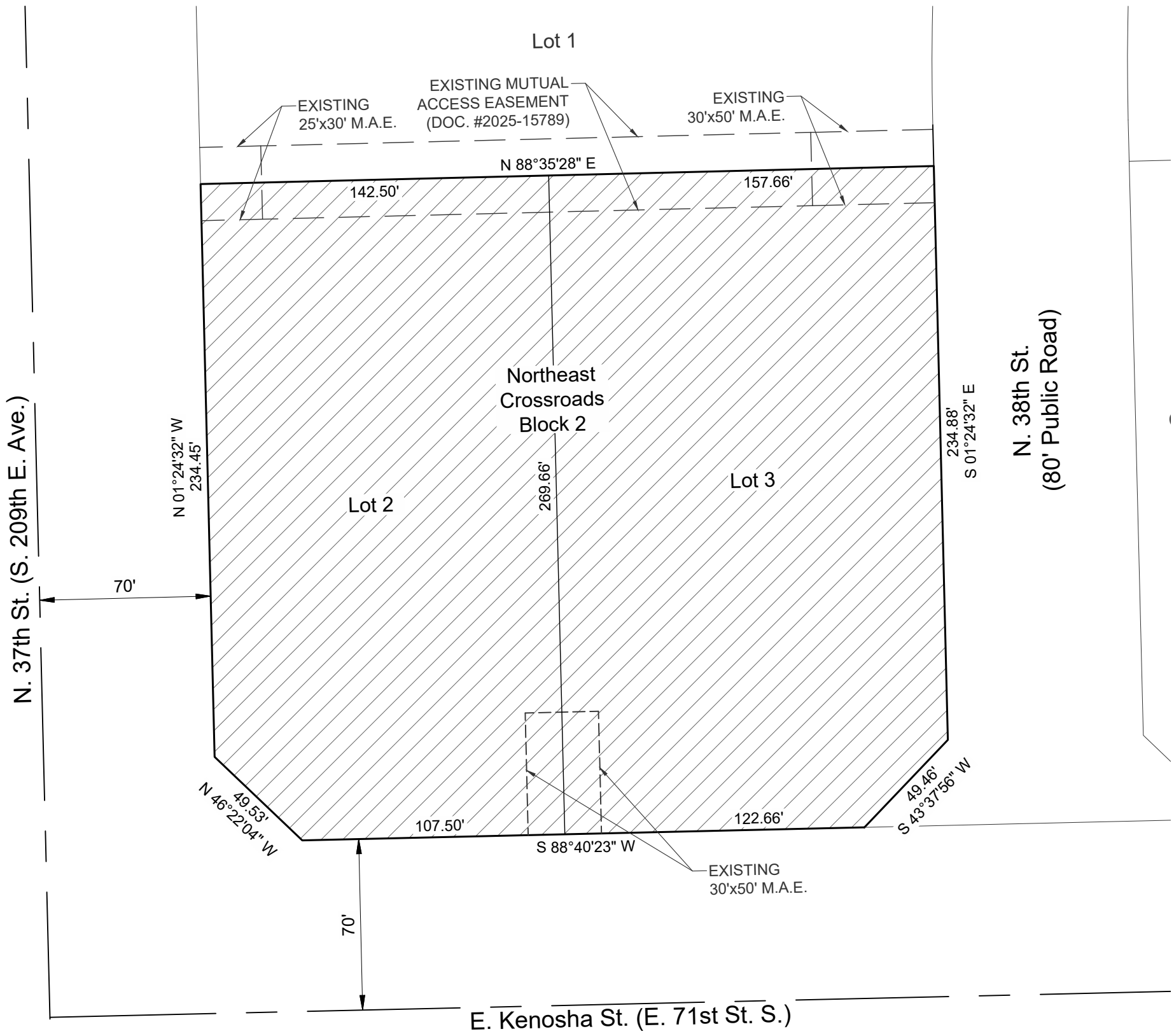
05 18-15



\\civil-server\projects\2640141 The Bank Phase II\04 Production\04 Exhibits\2440618 Lot Combo.dwg

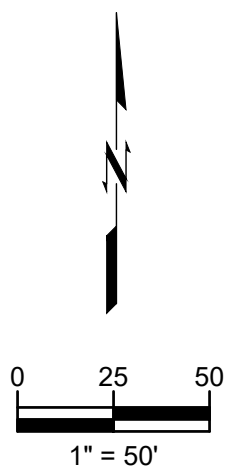
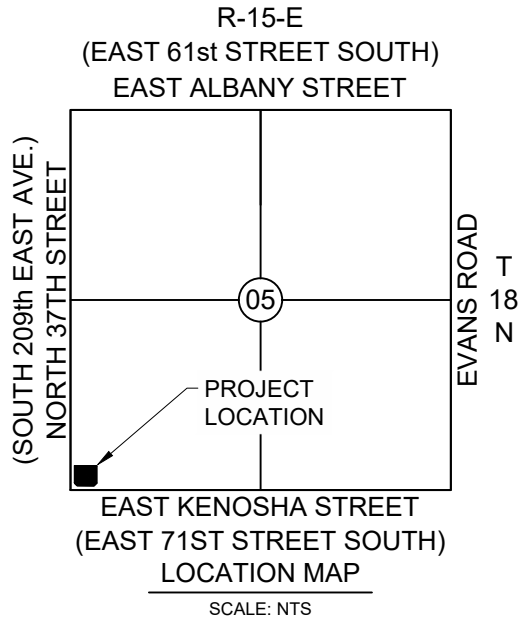


wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-27



LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK 2, NORTHEAST CROSSROADS, A SUBDIVISION OF PART OF THE W/2 OF THE SW/4 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.



**LOT COMBINATION EXHIBIT**

**BANK NA**

Date: April 8, 2026

# Lot Combination Exhibit

SHEET 1 OF 1

## LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK 2, NORTHEAST CROSSROADS, A SUBDIVISION OF PART OF THE W/2 OF THE SW/4 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA

## BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF LOT 2 AND 3, BLOCK 2, NORTHEAST CROSSROADS AS BEING NORTH 88°35'28" EAST.

## SURVEYOR'S CERTIFICATE

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF APRIL, 2026.



\_\_\_\_\_  
AARON BURNS, P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027

SURVEYOR'S LAST SITE VISIT: 10/01/25



wallace  
design  
collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. boulevard  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
wallace.design



# City of Broken Arrow

## Request for Action

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**File #:** 26-497, **Version:** 1

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**Broken Arrow Planning Commission  
05-14-2026**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding SP-002762-2026, Public Safety Telecommunications Tower, 10.58 acres, CN (Commercial Neighborhood), southwest corner of W. Jasper Street (131<sup>st</sup> Street) & S. Aspen Avenue (145<sup>th</sup> East Avenue)

**Background:**

In 2014, the Citizens of Broken Arrow voted to approve a bond project to improve first responder radio communications in South Broken Arrow.

**Applicant:** City of Broken Arrow  
**Owner:** City of Broken Arrow  
**Developer:** City of Broken Arrow  
**Engineer:** MRL Communications Engineers  
**Location:** Southwest corner of W. Jasper Street (131st Street) & S. Aspen Avenue (145th East Ave.)  
**Size of Tract** 10.58 acres  
**Number of Lots:** 1  
**Present Zoning:** CN (Commercial Neighborhood)  
**Comp Plan:** Level 4 (Commercial/Employment Nodes)

SP-002762-2026 is a request for a Specific Use Permit for a freestanding telecommunications tower on city property zoned CN (Commercial Neighborhood) that is located on the southwest corner of W. Jasper Street (131<sup>st</sup> Street) and S. Aspen Avenue (145<sup>th</sup> East Ave.). This is an undeveloped 10.58-acre tract of land already owned by the City of Broken Arrow.

Section 2-7-2 Telecommunication Towers outlines certain factors that City Council can approve. Two factors are requested for this application:

1. Height: proposed communications tower will be approximately 180 feet in height. By ordinance, up to 120 feet is allowable by right in commercial districts, while up to 200 feet is allowable by right in industrial districts. The height necessity comes from low-lying topography and the need to fill geographic coverage gaps in the area.
2. Co-location: proposed communications tower would have the ability for co-location in the future. This minimizes the quantity of towers and increases project viability.

This is a public safety project to boost communication coverage for first responders in South Broken Arrow. This project is one of the last projects of the 2014 GO Bond package. Broken Arrow participates in a mutual aid coverage network with surrounding communities that makes up the third largest radio network in the state. City Council approved the consultant agreement for the engineering and design of this tower on April 15, 2025 (Project 191793). The existing tree coverage will be preserved to provide a natural landscape buffer to surrounding properties. A driveway will be constructed with access from Aspen Avenue.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3/ FP	RM (Multi-Family)	Single-Family Estates
East	Level 4	CN (Commercial Neighborhood)	Commercial
South	Level 3	RM (Multi-Family)	Undeveloped
West	FP	Floodplain	Undeveloped

According to FEMA Maps, a portion of this property is located within the 100-year floodplain (Zone AE); however, the driveway access and pad site will be outside of the floodplain in Zone X.

Since publishing the public hearing notice for this request, staff determined that the legal description for the project site only included a portion of the project site. Staff recommends that this item be tabled to the June 11, 2026, Planning Commission meeting to allow time to re-notice the proposed Specific Use Permit using the full legal description.

- Attachments:** Case Map  
Aerial Map  
Cell Tower Exhibit  
Propagation Map

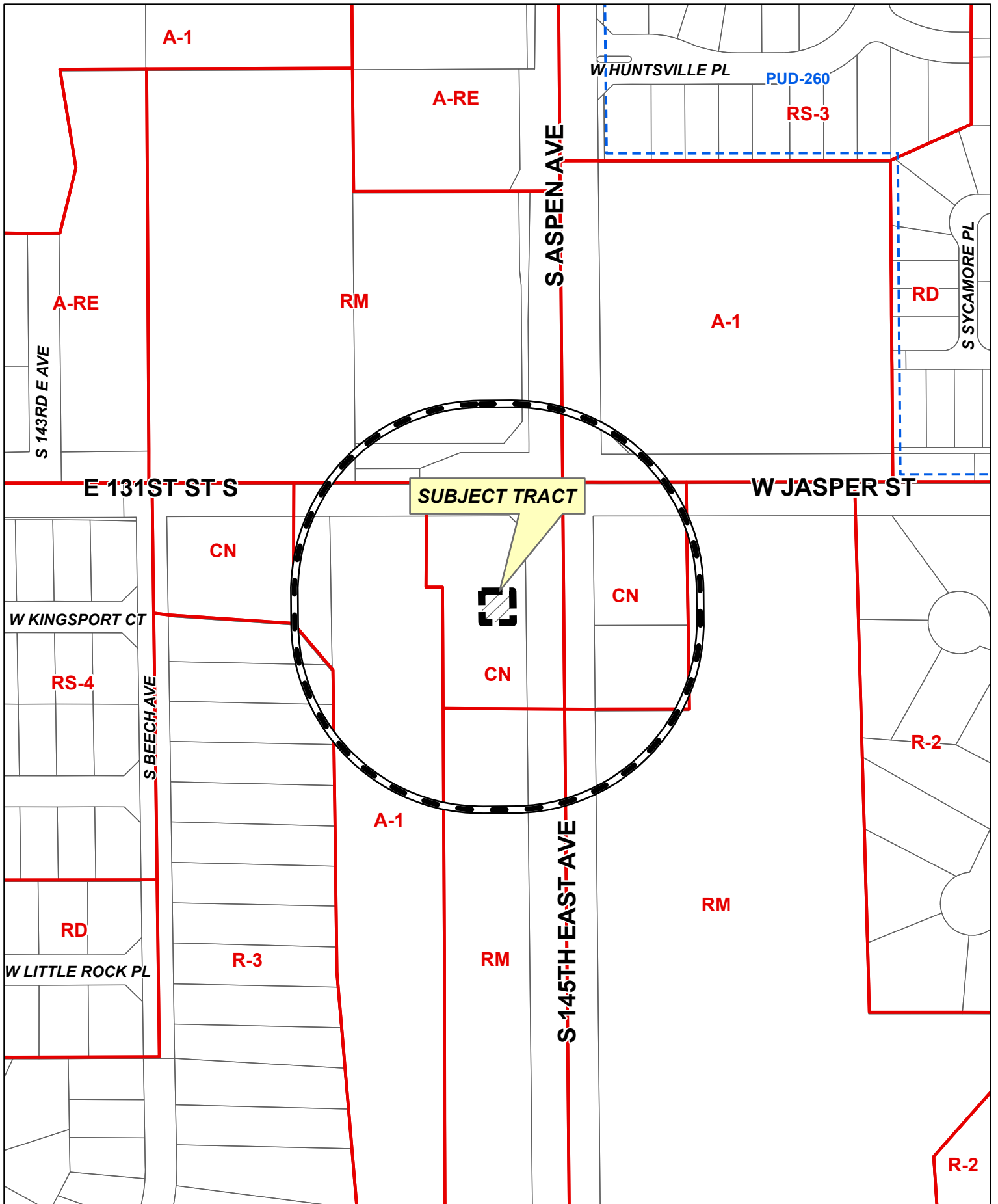
**Recommendation:**

Table SP-002762-2026 per to the June 11, 2026, Planning Commission meeting.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

RLB



**SUBJECT TRACT**

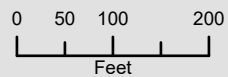


300' Radius



Subject Tract

**SP-002762-2026**



09 17-14





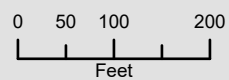
**SUBJECT TRACT**

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2025



Subject Tract

**SP-002762-2026**



09 17-14



**SURVEY CONTROL DATA**

- HORIZONTAL CONTROL MONUMENTS  
NORTHEAST QUARTER (NE/4) OF SECTION 9
- BASIS OF BEARING:  
GRID NORTH AS ESTABLISHED BY OKLAHOMA STATE PLANE SYSTEM, NAD83(2011)
- VERTICAL CONTROLS (BM):  
NAVD 88
- SECTION NUMERICAL DESCRIPTION (S-T-R):  
SECTION 9, T-17-N, R-14-E

**BEFORE YOU DIG! CALL OKIE 1-800-522-6543**

UTILITIES LOCATION SHOWN ON PLAN AND PROFILE WERE OBTAINED FROM INFORMATION PROVIDED BY UTILITY SYSTEM OWNER IN CONJUNCTION WITH EXISTING PHYSICAL FEATURES VISIBLE AT THE TIME OF THE TOPOGRAPHIC SURVEY. LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**UTILITY CONTACTS**

CITY OF BROKEN ARROW, OKLAHOMA  
E&C UTILITY COORDINATOR, GARY MCCOLPIN  
485 N. POPLAR AVE.  
BROKEN ARROW, OKLAHOMA 74012  
(539) 357-1612

CITY OF BROKEN ARROW, OKLAHOMA  
WATER & SEWER, TIMOTHY ROBINS, P.E.  
485 N. POPLAR AVE.  
BROKEN ARROW, OKLAHOMA 74012  
(918) 259-7000 EXT. 3000

CITY OF BROKEN ARROW, OKLAHOMA  
STREETS/STORMWATER, TIM WILSON  
485 N. POPLAR AVE.  
BROKEN ARROW, OKLAHOMA 74012  
(918) 259-7000 EXT. 5200

OKLAHOMA NATURAL GAS (GOV'T RELOCATIONS)  
ATTN: JAMES CANTRELL  
5848 EAST 15TH STREET  
TULSA, OKLAHOMA 74112  
(918) 640-5300 (CELL)  
JAMES.CANTRELL@ONEGAS.COM

COX COMMUNICATIONS  
ATTN: LAND USE & COMPLIANCE  
11811 E. 51ST STREET  
TULSA, OK 74146  
(405) 406-9894 (WORK),(833) 850-0590  
TULROW@COX.NET

OKLAHOMA NATURAL GAS (EXISTING CONST.)  
ATTN: ZACHARY WILMOTT  
5848 EAST 15TH STREET  
TULSA, OKLAHOMA 74112  
(918) 230-2612 (CELL)  
ZACHARY.WILMOTT@ONEGAS.COM

KINETIC FIBER  
ATTN: RANDY MCCORKLE  
11200 S. 225TH E. AVE.  
BROKEN ARROW, OKLAHOMA 74012  
(918) 515-1903 (WORK)  
(918) 261-2918 (CELL)

AEP / PSO  
ATTN: JOSEPH CHEBAIBAI  
5223 S GARNETT ROAD  
TULSA, OK 74149  
(918) 232-4571 (CELL)  
(918) 250-6249 (WORK)

METRONET COMMUNICATIONS  
ATTN: EMILY KIEFFNER  
1117 E. LOUISVILLE ST.  
BROKEN ARROW, OKLAHOMA 74012  
(812) 639-4426 (CELL)

AT&T  
ATTN: ALFORD NICHOLS  
509 S. DETROIT AVE.  
TULSA, OK 74120  
(539) 444-1069 (OFFICE)  
(918) 607-7028 (CELL)

**CONVENTIONAL SYMBOLS**

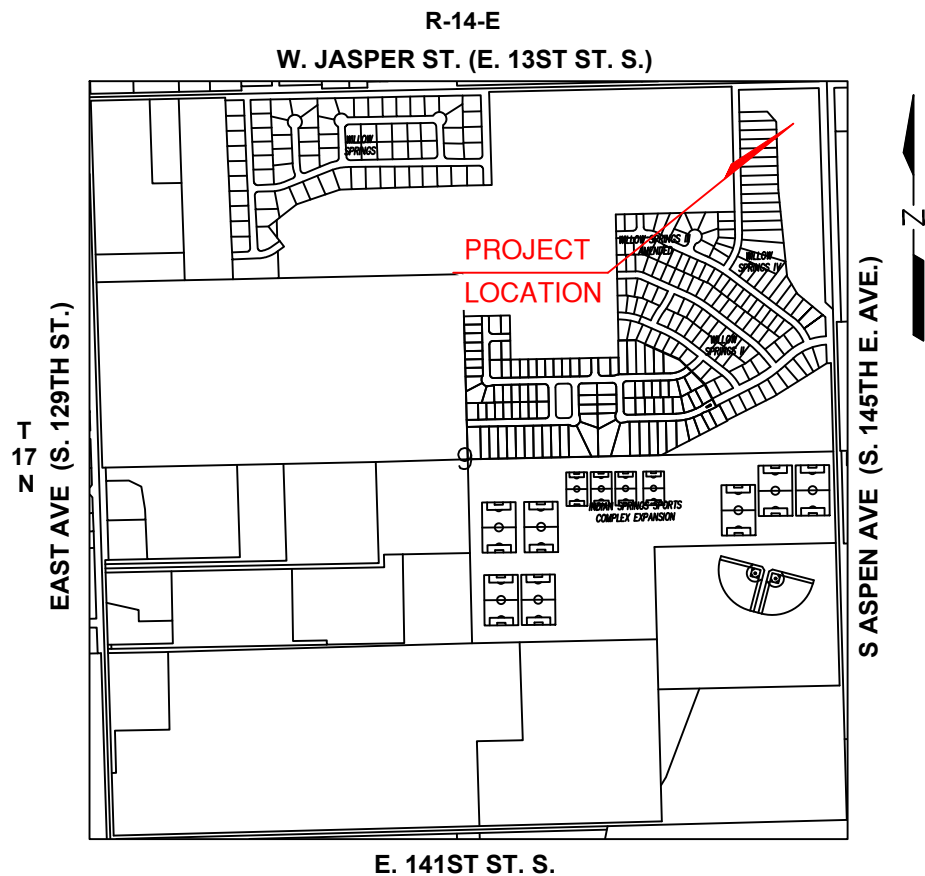
- SECTION LINES
- PROPOSED ROAD
- R/W RIGHT-OF-WAY LINES - NEW
- PRES. R/W RIGHT-OF-WAY LINES - EXISTING
- X- FENCES
- DE- OVERHEAD ELECTRIC LINES
- DT- OVERHEAD TELEPHONE LINES
- SS- SANITARY SEWERS
- G- GAS LINES
- W- WATER LINES
- UT- UNDERGROUND TELEPHONE LINES
- CTV- CABLE TELEVISION LINES
- STM- STORM SEWER
- UCT- UNDERGROUND CABLE TELEVISION LINES
- UE- UNDERGROUND ELECTRIC



**BROKEN ARROW**  
*Where Opportunity lives*

**INDIAN SPRINGS**  
**35.973294°, -95.815489°**

PROJECT NUMBER 191713



PROJECT LOCATION SECTION 9, T-17-N, R-14-E, TULSA COUNTY

**ENGINEERING & CONSTRUCTION DEPARTMENT**  
**485 NORTH POPLAR AVENUE**  
**BROKEN ARROW, OK. 74012**

CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS, FEBRUARY 20, 2024,  
SHALL GOVERN ALL CONSTRUCTION AS SUPPLEMENTED BY OKLAHOMA STANDARD  
SPECIFICATION FOR HIGHWAY CONSTRUCTION, APPROVED BY THE DEPARTMENT OF  
TRANSPORTATION 2019.

**INDEX OF SHEETS**

DESCRIPTION	SHEET
TITLE SHEET	1
GENERAL NOTES & TOWER LOADING	2-3
SITE PLAN & SURVEYS	4-8
GROUNDING PLAN & DETAILS	9-11
STRUCTURE DETAILS	12
H-FRAME & FENCE DETAILS	13
HAND HOLE INSTALLATION	14
ACCESS ROAD DETAILS	15
RF NOTES	16

**BROKEN ARROW COUNCIL**

MAYOR	DEBRA WIMPEE
VICE-MAYOR	JOHNNIE PARKS
WARD-2	LISA FORD
WARD-4	JUSTIN GREEN
WARD-3	DAVID PICKEL

**BEST MANAGEMENT PRACTICES MANUAL:**

REFER TO [HTTPS://WWW.BROKENARROWOK.GOV/GOVERNMENT/PUBLIC-WORKS/ENGINEERING-CONSTRUCTION/CONSTRUCTION ACTIVITY BEST MANAGEMENT PRACTICES GUIDANCE MANUAL 2023](https://www.brokenarrowok.gov/government/public-works/engineering-construction/construction-activity-best-management-practices-guidance-manual-2023)

**APPROVED**

\_\_\_\_\_  
DATE \_\_\_\_\_  
MICHAEL L. SPURGEON  
CITY MANAGER/ GENERAL MANAGER

**RECOMMENDED FOR APPROVAL**

\_\_\_\_\_  
DATE \_\_\_\_\_  
CHARLIE BRIGHT P.E.  
DIRECTOR OF ENGINEERING & CONSTRUCTION

\_\_\_\_\_  
DATE \_\_\_\_\_  
TIM WILSON  
DIRECTOR OF STREETS & STORMWATER

\_\_\_\_\_  
LYNN R. MERRILL P.E.  
ENGINEER OF RECORD

SITE WORK GENERAL NOTES

- 1. The Contractor shall conduct his operations so as not to interfere with public or private utility authorities installing services on or near site. The Contractor is responsible for having all utilities located prior to commencing construction activities. Trenches on site, in public roads, right-of-ways, and on private property shall be excavated in such a manner that damage does not occur to an existing utility. The Contractor will be held responsible for all costs associated with damaging existing utilities, including but not limited to fines and repair costs. Open trenches will be barricaded per OSHA requirements.
2. All existing active sewer, water, gas, electric, and other utilities where encountered in the work, shall be protected at all times, and where required for the proper execution of the work, shall be relocated as directed by owner/contractor and/or utilities.
3. All site work shall be as indicated on the drawings and in the project specifications.
4. If necessary, rubbish, stumps, debris, sticks, stones and other refuse shall be removed from the site and disposed of legally.
5. All existing inactive sewer, water, gas, electric and other utilities, which interfere with the execution of the work, shall be removed and/or capped, plugged or otherwise discontinued at points which will not interfere with the execution of the work, subject to the approval of contractor, owner and/or local utilities.
6. The Contractor shall provide site signage in accordance with the technical specification for site signage, if applicable.
7. The site shall be graded to cause surface water to flow away from the equipment shelter or equipment location and tower areas.
8. No fill or embankment material shall be placed on frozen ground. Frozen materials, snow or ice shall not be placed in any fill or embankment.
9. The sub grade shall be compacted and brought to a smooth uniform grade prior to finished surface application.
10. The areas of the owners property disturbed by the work and not covered by the tower equipment or driveway, shall be graded to a uniform slope, and stabilized to prevent erosion as specified in the project specifications.
11. Contractor shall minimize disturbance to existing site during construction. Erosion control measures, if required during construction, shall be in conformance with the local guidelines for erosion and sediment control.

CONSTRUCTION NOTES

- 1. Field verification: Contractor shall field verify scope of work, new antenna platform location, if applicable, and antennas to be installed.
2. Coordination of work: Contractor shall coordinate RF work and procedures with Owner.
3. Ice Bridge: Contractor shall install new ice bridge(s) as shown on the drawings and provide all necessary hanger assemblies, supports, and building entry ports required to support and route cables from the equipment shelter/building to the new ice bridge and new tower.
4. Compound surfacing and access driveways: Gravel surfacing is permitted within the compound in areas of the compound fencing, proposed ground ring connections, or other disturbed areas, and shall be replaced to match the original condition (or as specified) by the Contractor if disturbed during construction. However, no gravel driveway or gravel surfacing will be permitted for access driveways; all access driveways shall be constructed of concrete to the lines, grades, and details shown on the drawings or as approved by the Owner. Any cuts in Mirafi fabric shall have a new Mirafi strap installed over the cut with an overlap of at least one foot on each side.
5. All work to be performed by the Contractor unless otherwise noted.
6. Painting / Galvanizing Repairs: Contractor to apply cold galvanized paint (ZRC Cold Galvanizing Compound or approved equivalent) or epoxy paint to any damaged, cut, welded, or exposed areas of the new tower structure during construction, to match the specified tower finish or as approved by the structure Owner. Photos of the ZRC cold galvanizing compound on-site and of the completed galvanizing repairs shall be submitted as part of the closeout package.

SITE NOTES

- 1. The minimum lowest elevation shall not be less than 12" above crown of the federal and/or 100 year flood elevation, whichever is higher. Contractor shall submit an elevation survey prior to placing equipment platform and a final survey upon completion of project. If required by local or state statutes.
2. Work outside of the property line included in this set of drawings shall be, but not be limited to, the site driveway and utility connections.
3. Contractor and sub-contractors shall verify all utility service connection locations prior to submittal of price. It is recommended that the contractor visit the site and verify all dimensions and notes before submitting price and proceeding with work.
4. Contractor shall reference any available geotechnical report for recommended excavation, backfill, and/or earth fill procedures. If no geotechnical report is provided or available for the site, Contractor shall notify the Owner and/or Engineer prior to commencing earthwork and shall follow industry-standard practices for the observed soil conditions, or as otherwise directed by the Owner/Engineer.
5. Contractor is responsible for all safety compliance's and safety of personnel & subcontractors.

CODES & STANDARDS

Contractor's work shall comply with all applicable national, state, and local codes as adopted by the local authority having jurisdiction (AHJ) for the location. The edition of the AHJ adopted codes and standards in effect on the date of contract award shall govern the design.

BUILDING CODE: Contractor's work shall comply with the latest edition of International Building Code.

ELECTRICAL CODE: National Fire Protection Association (NFPA) 70 - 2023, National Electrical Code

LIGHTNING PROTECTION CODE: NFPA 780 - Lightning Protection Code, 2023

LOCAL CODES: Uniform building, fire, electrical, plumbing, or mechanical codes adopted by the City of Broken Arrow, a recognized national code organization, or local amendments to those codes, as well as the Broken Arrow Code of Ordinances and all other codes and regulations of the City of Broken Arrow, state and federal governments

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- 1. American Concrete Institute (ACI) 305.1-06, 306, 318-99
2. American Institute of Steel Construction (AISC), Manual of Steel Construction
3. Telecommunications Industry Association (TIA/EIA 222) Latest Edition, Structural Standard for Antenna Tower and Antenna Supporting Structures
4. Institute for Electrical and Electronics Engineers (IEEE) 81, Guide for Measuring Earth Resistivity, Ground Impedance and Earth Surface Potentials of a Grounding System IEEE 1000 (1999) Recommended Practice for Powering and Grounding Electronic Equipment
5. IEEE C62.41, Recommended Practices on Surge Voltages in Low Voltage AC Power Circuits for Location Category C3 and High System Exposure.
6. TIA 607 Commercial Building Grounding and Bonding Requirements for Telecommunications
7. Telcordia GR-63 Network Equipment-Building System (NEBS): Physical Protection
8. Telcordia GR-347 Central Office Power Wiring
9. Telcordia GR-1275 General Installation Requirements
10. Telcordia GR-1503 Coaxial Cable Connections
11. Fabricated steel materials shall be rated and hot dipped galvanized in accordance with ASTM Specifications 123, latest issue (2oz. per sq. ft. of surface)

CONCRETE AND ALL CONCRETE REINFORCEMENT STEEL SHALL CONFORM TO APPROPRIATE SPECIFICATIONS OF THE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM). C39/C39M-05e1, A615/615M-08a OR BETTER, A185/A185M-07 OR BETTER.

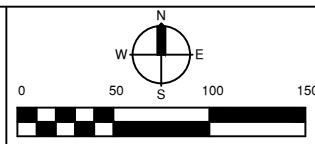
For any conflicts between sections of listed codes and standards regarding material, methods of construction, or other requirements, the most restrictive requirement shall govern. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall govern.

GENERAL NOTES

- 1. For the purpose of construction, the following definitions shall apply:
2. All materials furnished and installed shall be in strict accordance with all applicable codes, regulations and ordinances. Contractor shall issue all appropriate notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority regarding the performance of the work.
3. All work carried out shall comply with all applicable municipal and utility company specifications and local jurisdictional codes, ordinances and applicable regulations.
4. Drawings are to scale unless otherwise indicated (e.g., labeled "NOT TO SCALE" or "SCHEMATIC"). Non-scaled drawings are provided for general arrangement and outline purposes only.
5. Unless noted otherwise, the work shall include furnishing materials, equipment, appurtenances, and labor necessary to complete all installations as indicated on the drawings.
6. The Contractor shall install all equipment and materials in accordance with the manufacturer's recommendations.
7. If the equipment cannot be installed as depicted on the drawings, Contractor shall propose an alternate installation arrangement for approval by the Owner and the Engineer of Record (EOR) prior to proceeding.
8. The Contractor shall be responsible at all times for keeping the premises, including access roads, free from excess waste materials and trash. Upon completion of the site work, and prior to final acceptance by the Owner, the Contractor shall remove all such materials and trash to a proper landfill site as designated by the local jurisdiction. Spare hardware removed shall be returned to the Owner's designated location.
9. Construction shall comply with Owner specifications for construction of sites.
10. Contractor shall verify all existing dimensions and conditions prior to commencing any work. All dimensions of existing construction shown on the drawing must be verified. Contractor shall notify the Owner of any discrepancies prior to ordering material or proceeding with construction.
11. All safety precautions must be taken when working around high levels of electromagnetic radiation. Equipment should be shutdown prior to performing any work that could expose the workers to danger. Personal RF exposure monitors are to be worn to alert workers of any dangerous exposure levels.
12. Equipment Calibration : All measuring devices such as transits, meters and RF test equipment shall be in proper calibration. Written confirmation from a certified laboratory that such instruments have been calibrated within the prior 6 month period before erection is to commence may be required by the Owner. At least one transit shall be present and utilized throughout the erection process.
13. The Contractor shall ensure that State and Local regulations are complied with in regard to noise levels produced by his or his Sub-contractor's equipment or methods of construction. The Contractor shall also ensure that his work hours comply with any local "quiet" ordinances and that his construction schedule takes into account any impact these quiet ordinances will have.
14. It is the contractors responsibility to review and understand all items within these drawings and contract specifications.

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Table with 2 columns: DATE, REVISIONS



INDIAN SPRINGS 35.973294°, -95.815489°

GENERAL NOTES

Table with columns: PROFILE SCALE, DESIGN, DATE, DRAFTED, DATE, REVIEWED, DATE, APPROVED, DATE, SHEET OF, DRAWING NAME, PROJECT NO.

### SAFETY NOTES

Contractor shall provide safety training for the working crew. Daily toolbox talks will be conducted covering topics such as a) Fall Protection, b) Confined Space, c) Electrical Safety, d) Trenching and Excavating, e) Hoist Safety, f) Crane Safety.

OSHA/NATE PARTNERSHIP:

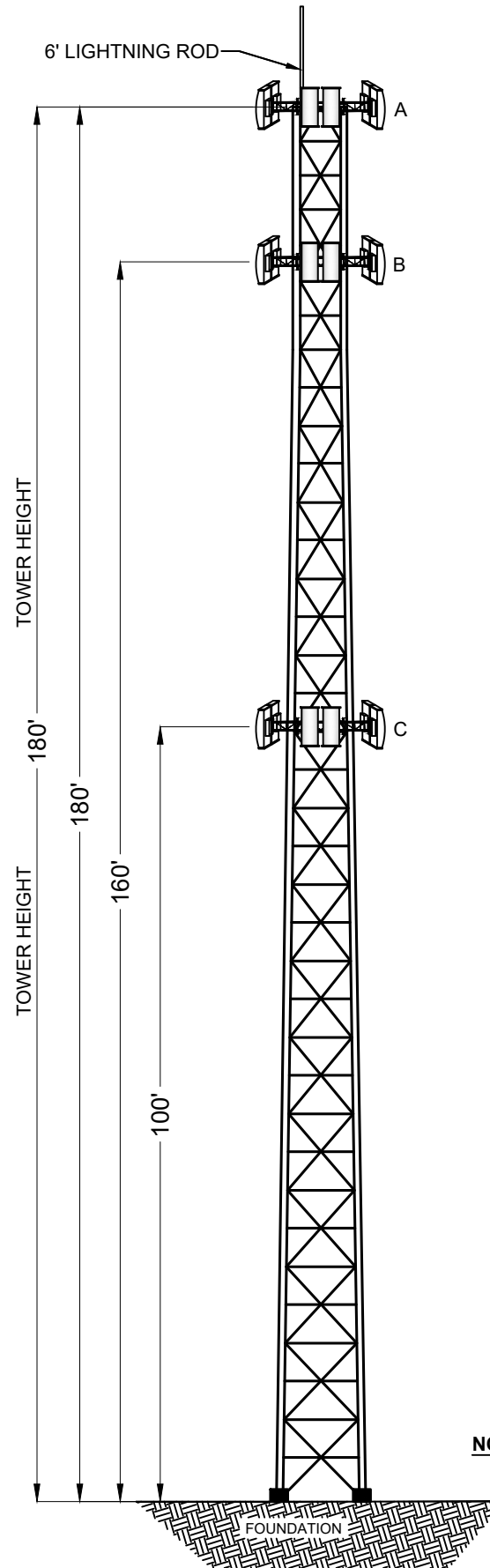
PREPLANNING AND JOB HAZARD ANALYSIS REQUIREMENTS:

- An effective safety and health program shall be implemented on the job site
- A competent person, responsible for safety and health activities shall be designated for on site activities
- Training for 100% fall protection over 6' shall be completed for all exposed employees prior to construction and written certification shall be maintained
- Each individual having received training shall be personally identified
- The completion date for the training shall be documented on each training record
- All employees' training records shall be readily accessible for inspection purposes
- Inspections of the following equipment shall be performed every time it is placed into use:
  - All personal protective equipment
  - Fall protection systems including fall restraint, arrest and positioning device systems
  - All hand tools and electrical equipment
  - Rigging equipment
  - Tag lines

NOTE: It is required that a written validation of inspection shall be maintained at the job site and that a tagging system is implemented for equipment taken out-of-service.

- Location(s) where high-voltage lines and other electrical hazards have been identified and marked
- Electrical service provider has been notified prior to the start of work (if needed)
- Site specific briefing notifying employees of identified hazards and means of control/ elimination has been performed
- Emergency procedures have been determined and implemented prior to the start of work
- Personnel trained in first aid and CPR have been identified
- Site specific emergency rescue procedures have been developed and documented
- All applicable warning and danger signs have been posted and maintained on the job site
- All crew members are provided maps or address to nearest hospital
- All personnel are prohibited from 'Riding the equipment lift' - NO EXCEPTIONS

DATE	REVISIONS



### SELF-SUPPORT TOWER LOADING DESIGN

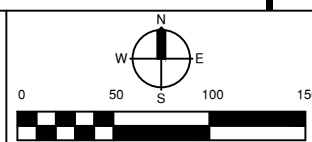
PROPOSED NEW LOADING:

- A. THREE (3) 10' SECTOR MOUNTS (180')**  
 ONE (1) 6' LIGHTNING ROD  
 SIX (6) 8' X 1' PANEL ANTENNAS  
 SIX (6) REMOTE RADIO HEADS  
 ONE (1) RAYCAP  
 THREE (3) 7/8" HYBRID CABLES
- B. THREE (3) 10' SECTOR MOUNTS (160')**  
 SIX (6) 8' X 1' PANEL ANTENNAS  
 SIX (6) REMOTE RADIO HEADS  
 ONE (1) RAYCAP  
 THREE (3) 7/8" HYBRID CABLES
- C. THREE (3) 10' SECTOR MOUNTS (100')**  
 SIX (6) 8' X 1' PANEL ANTENNAS  
 SIX (6) REMOTE RADIO HEADS  
 ONE (1) RAYCAP  
 THREE (3) 7/8" HYBRID CABLES

NOTE: BROKEN ARROW WILL UTILIZE 20,000 SQUARE INCHES AT THE 100' C/L

NOTE: TOWER LOADING IS FOR DESIGN PURPOSES ONLY.

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**INDIAN SPRINGS**  
**35.973294°, -95.815489°**

### NOTES & TOWER LOADING

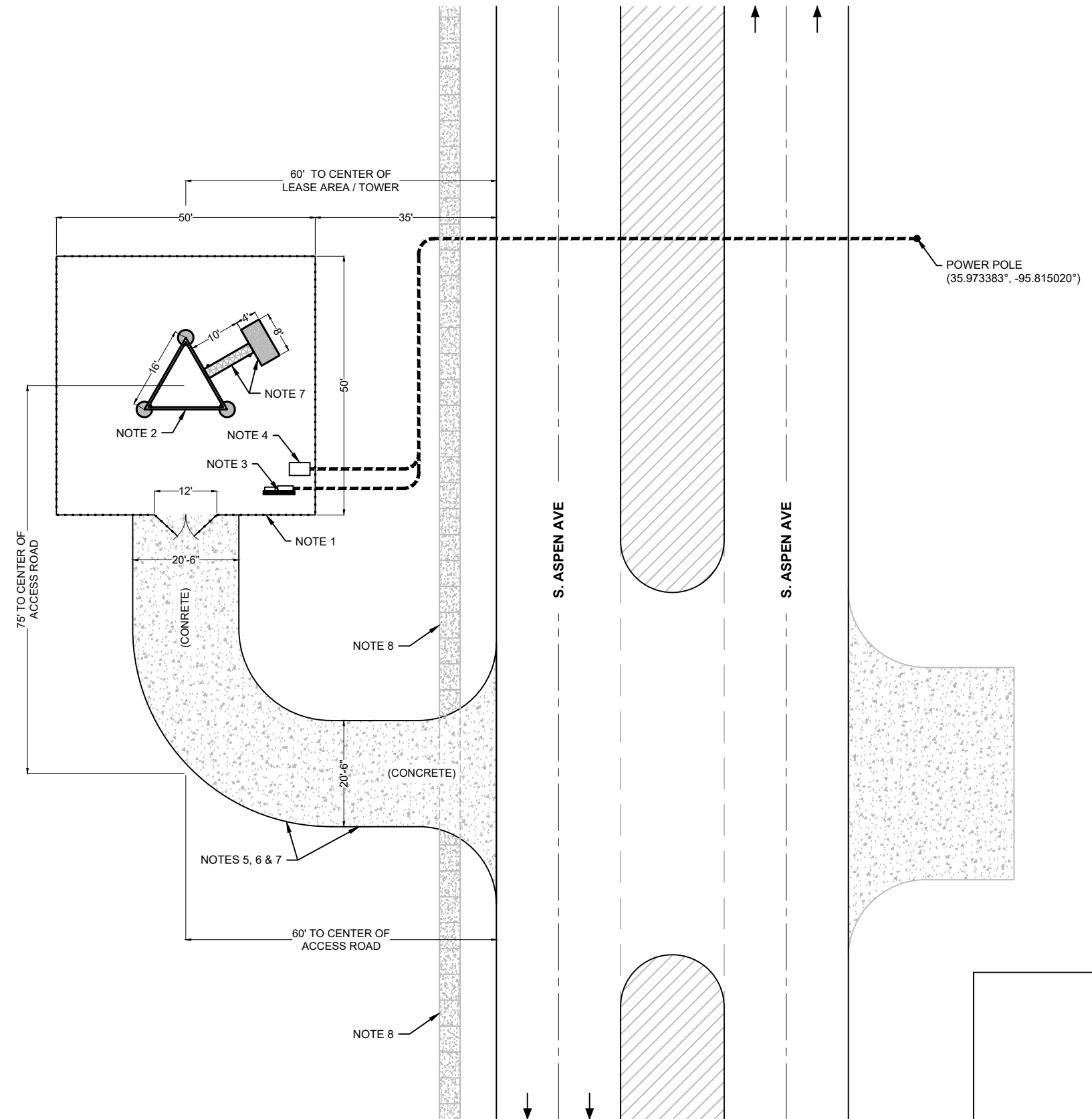
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HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: N2	LM	03/26	LM	03/26
SHEET OF 3 OF 16	PROJECT NO. 250527			

# SITE PLAN (OVERVIEW)



**NOTES:**

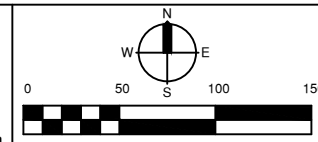
1. LEASE AREA DIMENSIONS: 50'X50'
2. TOWER (180' SELF-SUPPORT TOWER)
3. ONE (1) SIX FOOT H-FRAME WITH 200 AMP SERVICE CENTER AND METER CAN
4. ONE (1) 48" X 30" X 24" TIER 22 HAND HOLE
5. DRIVEWAY DESIGN AND PAVEMENT: CONSTRUCT CONCRETE DRIVEWAY/ACCESS ROAD WITH PORTLAND CEMENT CONCRETE (CLASS BA1, MIN. 6" THICK) OR ASPHALTIC CONCRETE (MIN. 7.5" THICK) PER ENGINEERING DESIGN CRITERIA SEC. 6.7 AND ZONING ORDINANCE SEC. 22. MAX. GRADE: 10% WITHOUT DIRECTOR OF ENGINEERING APPROVAL.
6. DRIVEWAY LOCATION AND SPACING: INGRESS WIDTH ≤25' EXCL. CURB RETURNS PER ZONING ORDINANCE SEC. 107. MIN. DISTANCE FROM ARTERIAL/COLLECTOR INTERSECTION CENTERLINE: 150' FOR NON-RESIDENTIAL PER ENGINEERING DESIGN CRITERIA SEC. 6.3.4-6.3.5. NO INTERFERENCE WITH SIGHT TRIANGLES OR SIDEWALKS.
7. CURB CUT AND APPROACH: DESIGN CURB CUT TO HANDLE 100-YEAR STORM RUNOFF WITHOUT LEAVING ROADWAY PER ENGINEERING DESIGN CRITERIA SEC. 10.6.6. CONNECT SMOOTHLY TO EXISTING CURBS, PROFILE IN PLANS. IF ON A STATE HIGHWAY, COMPLY WITH ODOT REGULATIONS.
8. ADA-ACCESSIBLE SIDEWALK REPLACEMENT: COMPLY WITH ADA/PROWAG PER ENGINEERING DESIGN CRITERIA SEC. 6.2.8/6.7. MIN. WIDTH: 5' ON ARTERIAL/COMMERCIAL STREETS (18" FROM CURB FACE OR 2' FROM BACK FOR STRIPS). CONSTRUCT BEFORE FINAL INSPECTION; CONNECT ENTRANCES TO PUBLIC SIDEWALKS/TRANSIT. NO OBSTRUCTIONS >30" IN SIGHT TRIANGLES PER ZONING ORDINANCE SEC. 83.
9. 4' X 8' X 6" CONCRETE EQUIPMENT PAD AND 10' ICE BRIDGE (SEE SHEETS 11, 12)



UNDERGROUND FACILITIES NOT SHOWN, MUST CALL LOCATOR SERVICE BEFORE DIGGING



DATE	REVISIONS



**INDIAN SPRINGS**  
35.973294°, -95.815489°

## SITE PLAN (OVERVIEW)

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: A1	LM	03/26	LM	03/26
SHEET OF 4 OF 16	PROJECT NO. 250527			

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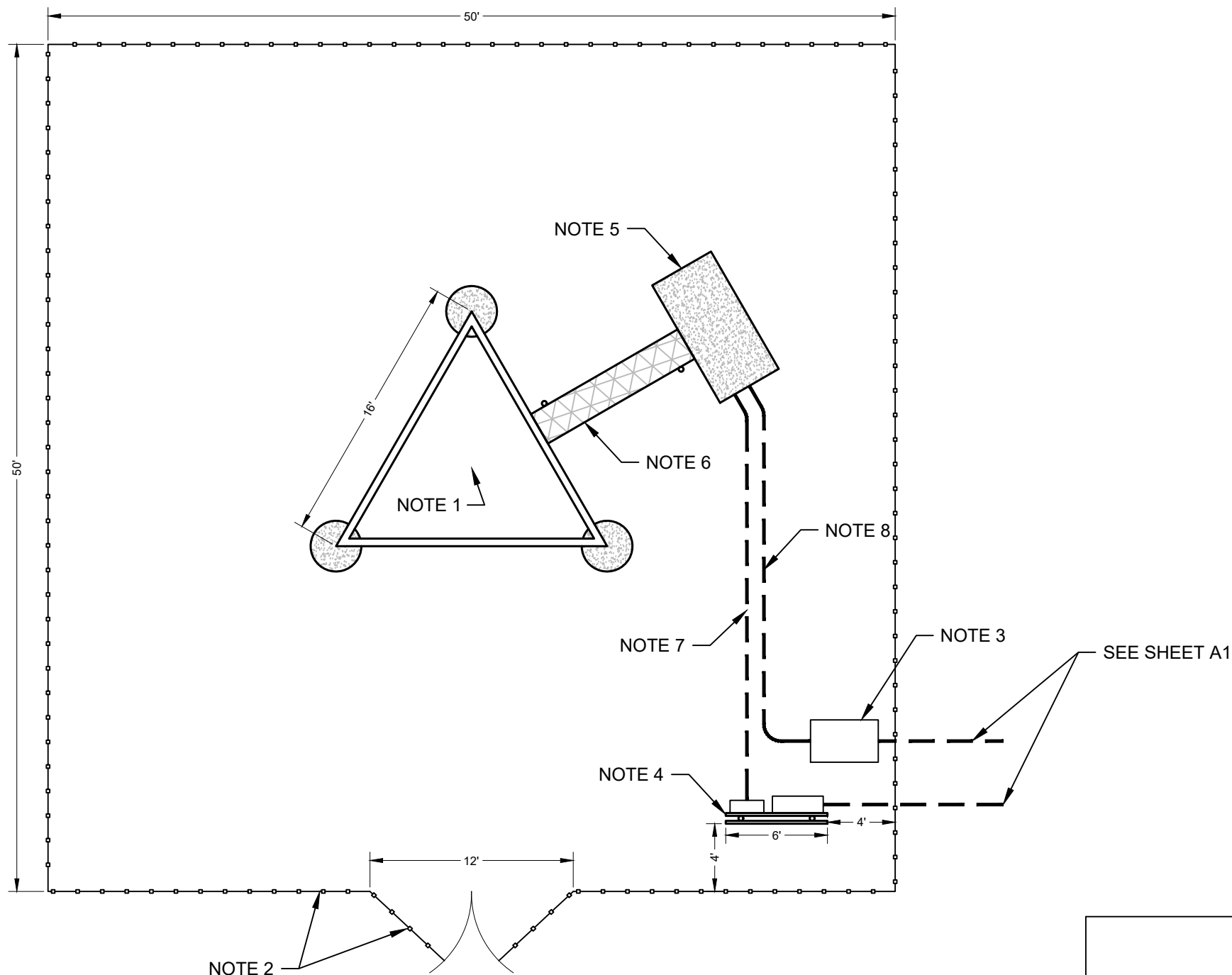
**SITE PLAN  
(DETAIL)**



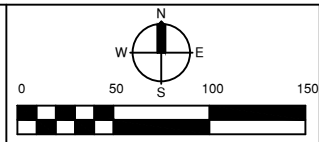
**NOTES:**

1. TOWER CENTER:  
LAT : 35.973294°  
LONG : -95.815489°
2. 50'X50' FENCED COMPOUND WITH TWO (2) 6' GATES
3. FIBER HAND HOLE
4. 6' POWER/TELCO H-FRAME (200-AMP SERVICE PANEL)
5. 4'X8'X6" CONCRETE EQUIPMENT PAD
6. 12" X 10' GALVANIZED ICE BRIDGE
7. ONE (1) 2" SCHEDULE 40 PVC POWER CONDUIT
  - CONTRACTOR SHALL STUB UP CONDUIT 12" ABOVE GRADE AT THE CONCRETE PAD
8. ONE (1) 3" SCHEDULE 40 PVC TELCO CONDUIT
  - CONTRACTOR SHALL STUB UP CONDUIT 12" ABOVE GRADE AT THE CONCRETE PAD

UNDERGROUND FACILITIES NOT SHOWN, MUST CALL LOCATOR SERVICE BEFORE DIGGING



DATE	REVISIONS



**INDIAN SPRINGS**  
35.973294°, -95.815489°

**SITE PLAN (DETAIL)**

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	LM	03/26	LM	03/26
DRAWING NAME: A2	SHEET OF 5 16	PROJECT NO. 250527		

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**EXHIBIT "A"**  
PAGE 1 OF 2

PARCEL NO. 1  
PROJECT NO. 250527

250527  
Parcel No. 1

**Underground Electrical Easement**

An Underground Electrical Easement located in part of the Northeast quarter (NE/4) of Section Nine (9), Township Seventeen (17) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (NE/4);  
Thence S 01°33'06" E on the East line of said Northeast quarter (NE/4) a distance of 167.52 feet;  
Thence S 88°26'54" W a distance of 60.00 feet to a point on the West Existing Right of Way line of South Aspen Avenue, said point being the Point of Beginning;  
Thence S 01°33'06" E on said West Existing Right of Way line a distance of 63.95 feet;  
Thence S 88°26'54" W a distance of 25.00 feet;  
Thence N 01°33'06" W a distance of 10.00 feet;  
Thence N 88°26'54" E a distance of 5.00 feet;  
Thence N 01°33'06" W a distance of 53.95 feet;  
Thence N 88°26'54" E a distance of 20.00 feet to the Point of Beginning.

Containing 0.03 Acre (1329.10 Sq. Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System, NAD 83 (2011), North zone

This Description was prepared by:

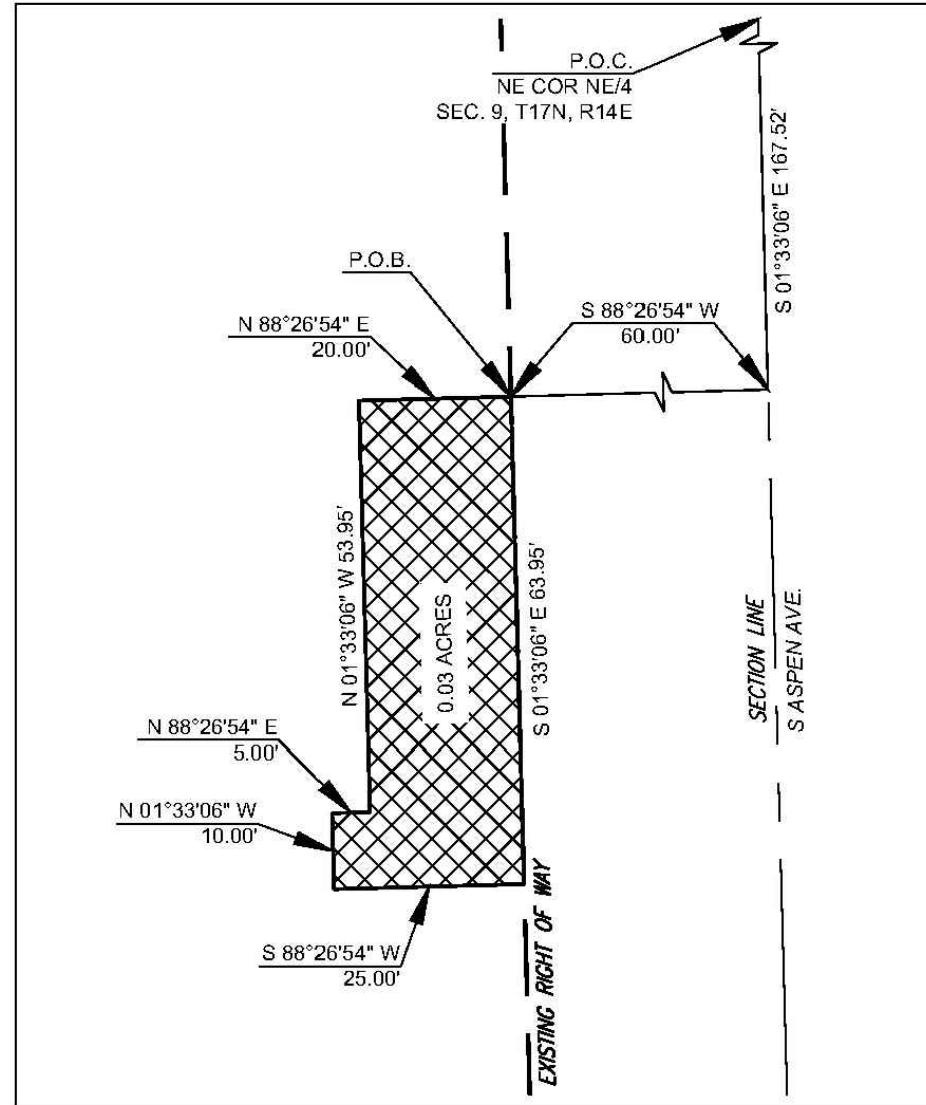
Michael D. Cain, PLS #2052  
CEC Corporation, CA #32  
11-05-2025



DATE: 11/09/2025  
CEC PROJECT # 250527  
RADIO TOWER TOPO SURVEY  
PARCEL No. 1  
**UNDERGROUND ELECTRICAL EASEMENT EXHIBIT "A"**  
PROJECT NO. 250527

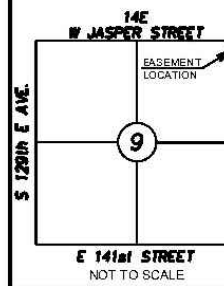
**EXHIBIT "A"**  
PAGE 2 OF 2

PARCEL NO. 1  
PROJECT NO. 250527



SURVEYOR'S CERTIFICATE

I, Michael D. Cain, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing represents the easement description, as shown hereon.



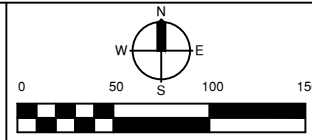
**BASIS OF BEARING**  
Note: Bearings are based on Oklahoma State Plane System, NAD83(2011), North Zone.

*Michael Cain*  
Michael D. Cain, PLS No. 2052  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142



DATE: 11/09/2025  
CEC PROJECT # 250527  
RADIO TOWER TOPO SURVEY  
PARCEL No. 1  
**UNDERGROUND ELECTRICAL EASEMENT EXHIBIT "A"**  
PROJECT NO. 250527

DATE	REVISIONS



**INDIAN SPRINGS**  
35.973294°, -95.815489°

**SURVEY (EASEMENT)**

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
	HORZ. _____	JA	03/26	NW
VERT. _____	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME: A3-1	SHEET OF 6 OF 16	PROJECT NO. 250527		

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**EXHIBIT "A"**  
PAGE 1 OF 2

PARCEL NO. 2  
PROJECT NO. 250527

**250527**  
Parcel No. 2

LEGAL DESCRIPTION

A tract of land lying in part of the Northeast quarter (NE/4) of Section Nine (9), Township Seventeen (17) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, Oklahoma. Said tract being more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (NE/4);  
Thence S 01°33'06" E on the East line of said Northeast quarter (NE/4) a distance of 171.47 feet;  
Thence S 88°26'54" W a distance of 80.00 feet to the Point of Beginning;  
Thence S 01°33'06" E a distance of 50.00 feet;  
Thence S 88°26'54" W a distance of 50.00 feet;  
Thence N 01°33'06" W a distance of 50.00 feet;  
Thence N 88°26'54" E a distance of 50.00 feet to the Point of Beginning.


Containing 0.06 Acre (2500.00 Sq. Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System, NAD 83 (2011), North zone

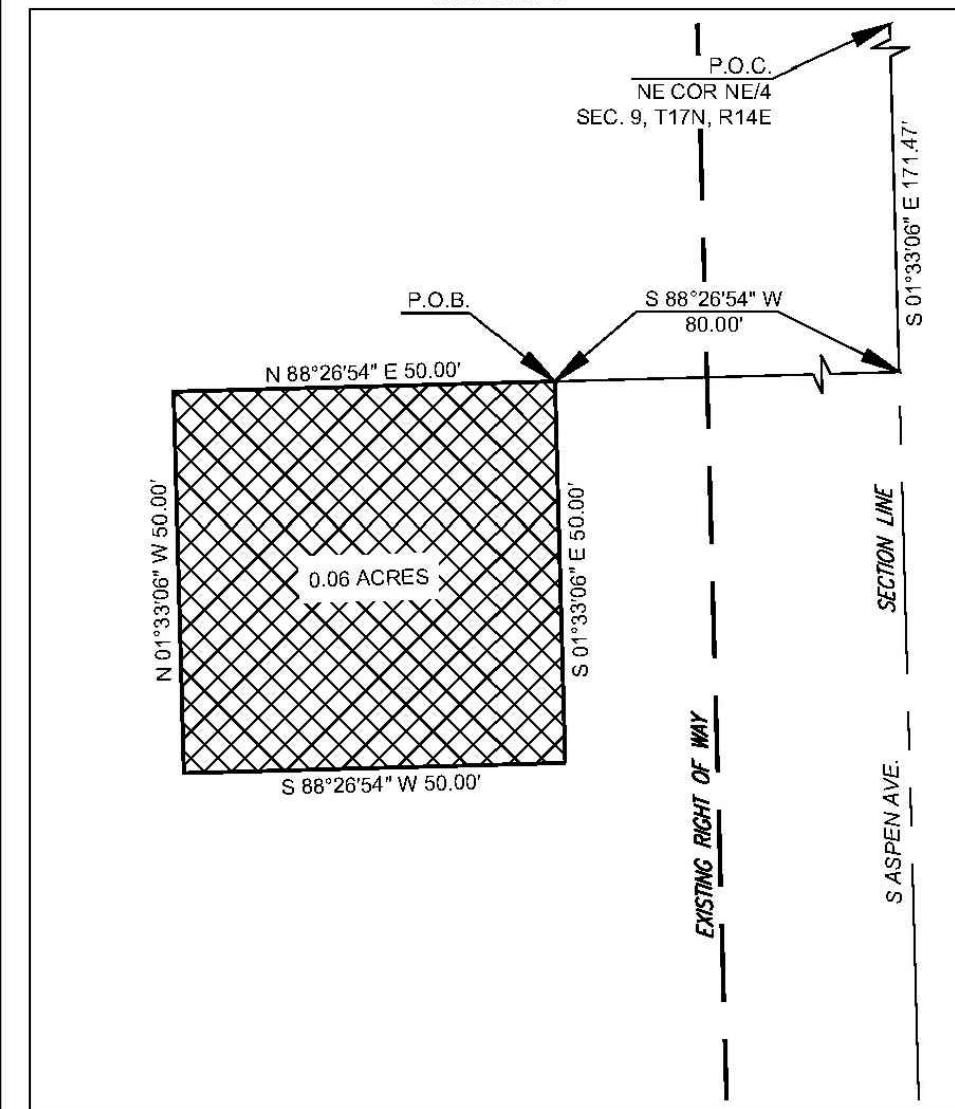
This Description was prepared by:

Michael D. Cain, PLS #2052  
CEC Corporation, CA #32  
11-05-2025

 <p>4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-26</p>	DATE: 11/05/2025 CEC PROJECT #: 250527 RADIO TOWER TOPO SURVEY PARCEL No. 2
	LEASE SURVEY EXHIBIT "A" PROJECT NO. 250527

**EXHIBIT "A"**  
PAGE 2 OF 2

PARCEL NO. 2  
PROJECT NO. 250527

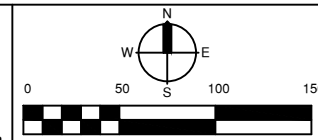


SURVEYOR'S CERTIFICATE

I, Michael D. Cain, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing represents the legal description, as shown hereon.

 <p>NOT TO SCALE</p>	 <p><b>BASIS OF BEARING</b> North Arrow: True North Plane System: NAD83(2011), North Zone</p>	<p><i>Michael Cain</i></p> <p>Michael D. Cain, PLS No. 2052 CEC Corporation 4555 W. Memorial Rd. Oklahoma City, OK 73142</p> 	<table border="1"> <tr> <td rowspan="2">  <p>4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-26</p> </td> <td>                 DATE: 11/05/2025                  CEC PROJECT #: 250527                  RADIO TOWER TOPO SURVEY                  PARCEL No. 2             </td> </tr> <tr> <td>                 LEASE SURVEY                  EXHIBIT "A"                  PROJECT NO. 250527             </td> </tr> </table>	 <p>4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-26</p>	DATE: 11/05/2025 CEC PROJECT #: 250527 RADIO TOWER TOPO SURVEY PARCEL No. 2	LEASE SURVEY EXHIBIT "A" PROJECT NO. 250527
 <p>4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-26</p>	DATE: 11/05/2025 CEC PROJECT #: 250527 RADIO TOWER TOPO SURVEY PARCEL No. 2					
	LEASE SURVEY EXHIBIT "A" PROJECT NO. 250527					

DATE	REVISIONS



**INDIAN SPRINGS**  
35.973294°, -95.815489°

**SURVEY (LEASE AREA)**

PROFILE SCALE: HORZ. _____ VERT. _____	DESIGN	DATE	DRAFTED	DATE
	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: A3-2	SHEET OF	7 16	LM	LM
PROJECT NO. 250527			DATE 03/26	

DRAFT WITHOUT STAMP

**EXHIBIT "A"**  
PAGE 1 OF 2

PARCEL NO. 3  
PROJECT NO. 250527

**250527**  
Parcel No. 3

**Roadway Access Easement**

A Roadway Access Easement located in part of the Northeast quarter (NE/4) of Section Nine (9), Township Seventeen (17) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (NE/4);  
Thence S 01°33'06" E on the East line of said Northeast quarter (NE/4) a distance of 256.47 feet;  
Thence S 88°26'54" W a distance of 60.00 feet to a point on the West Existing Right of Way line of South Aspen Avenue, said point being the Point of Beginning;  
Thence S 01°33'06" E on said West Existing Right of Way line a distance of 30.00 feet;  
Thence S 88°26'54" W a distance of 36.42 feet;  
Thence N 56°45'08" W a distance of 16.94 feet;  
Thence N 36°21'03" W a distance of 16.94 feet;  
Thence N 01°33'06" W a distance of 41.42 feet;  
Thence N 88°26'54" E a distance of 30.00 feet;  
Thence S 01°33'06" E a distance of 24.75 feet;  
Thence S 46°33'06" E a distance of 14.49 feet;  
Thence N 88°26'54" E a distance of 19.75 feet to the Point of Beginning.

Containing 0.06 Acre (2674.56 Sq. Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System, NAD 83 (2011), North zone

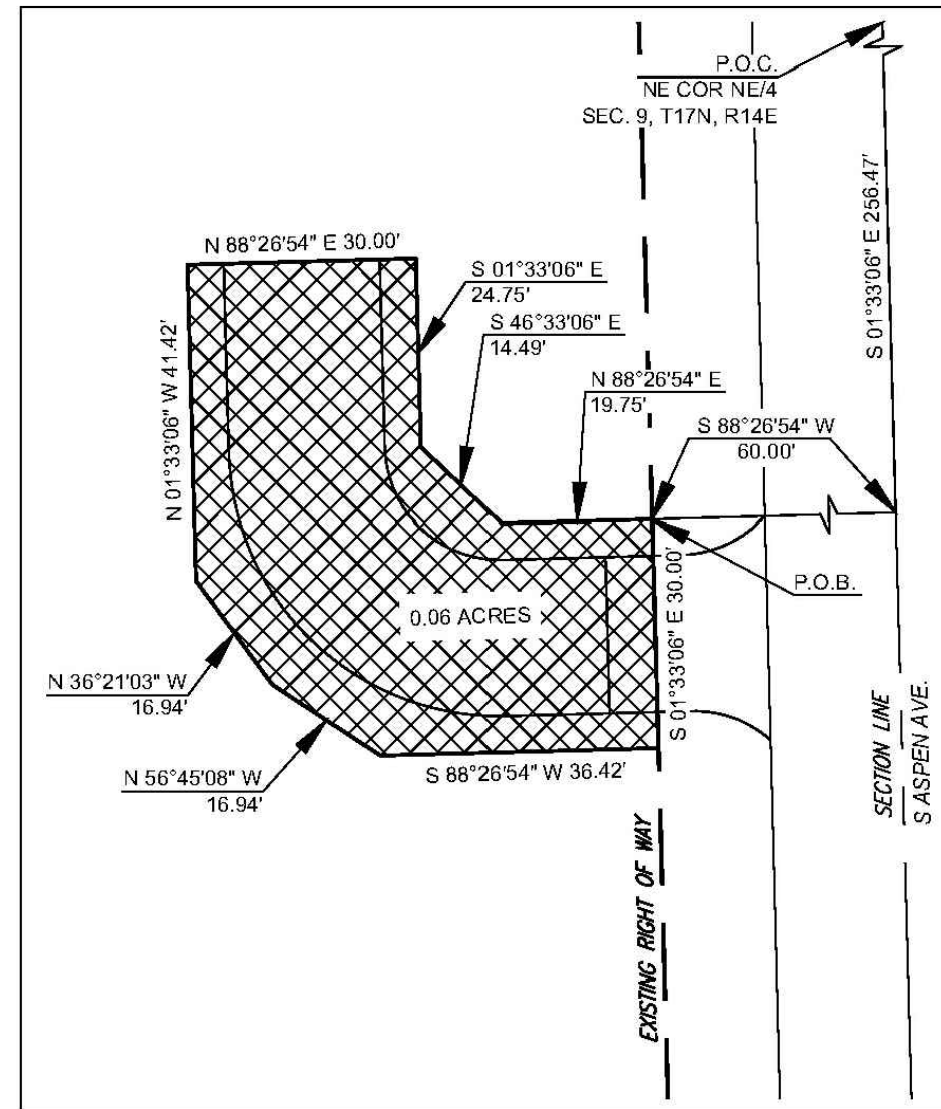
This Description was prepared by:

Michael D. Cain, PLS #2052  
CEC Corporation, CA #32  
11-05-2025

 <p><b>CEC</b></p> <p>4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-26</p>	DATE: 11/05/2025 CEC PROJECT #: 250527 RADIO TOWER TOPD SURVEY PARCEL No. 3
	ROADWAY ACCESS EASEMENT EXHIBIT "A"
	PROJECT NO. 250527
	NOT TO SCALE

**EXHIBIT "A"**  
PAGE 2 OF 2

PARCEL NO. 3  
PROJECT NO. 250527










SURVEYOR'S CERTIFICATE

I, Michael D. Cain, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing represents the easement description, as shown hereon.

 <p>14E W JASPER STREET EASEMENT LOCATION 9 S ASPEN AVE. 17N E 141st STREET NOT TO SCALE</p>	Michael Cain Michael D. Cain, PLS No. 2052 CEC Corporation 4555 W. Memorial Rd. Oklahoma City, OK 73142	 <p>MICHAEL D. CAIN P.S. 2052 OKLAHOMA</p>
	DATE: 11/05/2025 CEC PROJECT #: 250527 RADIO TOWER TOPD SURVEY PARCEL No. 3	
	ROADWAY ACCESS EASEMENT EXHIBIT "A"	
	PROJECT NO. 250527	

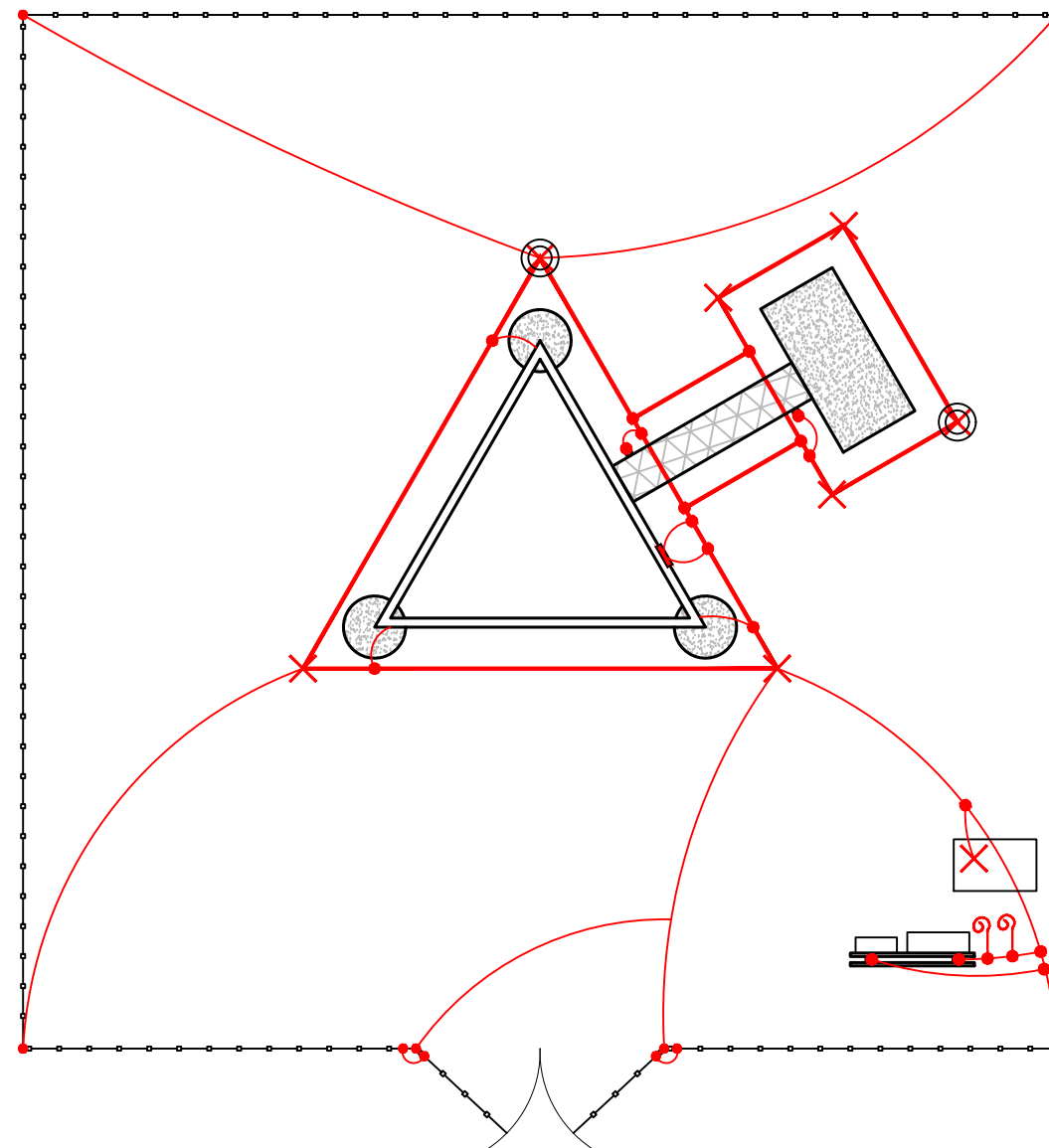
DATE	REVISIONS

# GROUNDING PLAN

-  GROUND RING AND LEADS
-  EXOTHERMIC WELD
-  10' XIT CHEMICAL GROUND ROD
-  GROUND BAR
-  MECHANICAL CLAMP
-  INSPECTION HANDHOLE
-  GROUND PIG TAILS 6' ABOVE GRADE

**NOTES:**

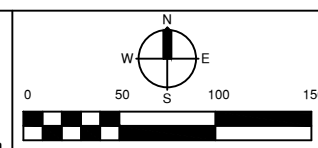
1. USE #2 AWG BARE SOLID TINNED COPPER WIRE FOR GROUND RING AND ALL ATTACHMENTS. MINIMUM BEND RADIUS SHALL NOT BE EXCEEDED
2. ALL LEGS OF TOWER, ICE BRIDGE, AND H-FRAME REQUIRE GROUNDING USING EXOTHERMIC WELDS.
3. ALL EQUIPMENT REQUIRES GROUNDING PER MANUFACTURER SPECIFICATIONS
3. GROUND TOWER GROUND BAR AT THE BOTTOM OF THE TOWER
4. BOND FENCE POSTS WITHIN 6' OF TOWER OR H-FRAME TO TOWER GROUND SYSTEM
5. PLACE INSPECTION HANDHOLE ON ONE TOWER AND ONE EQUIPMENT PAD GROUND RODS



UNDERGROUND FACILITIES NOT SHOWN, MUST CALL LOCATOR SERVICE BEFORE DIGGING



DATE	REVISIONS



**INDIAN SPRINGS**  
35.973294°, -95.815489°

## GROUNDING PLAN

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: B1	LM	03/26	LM	03/26
SHEET OF 9 OF 16	PROJECT NO. 250527			

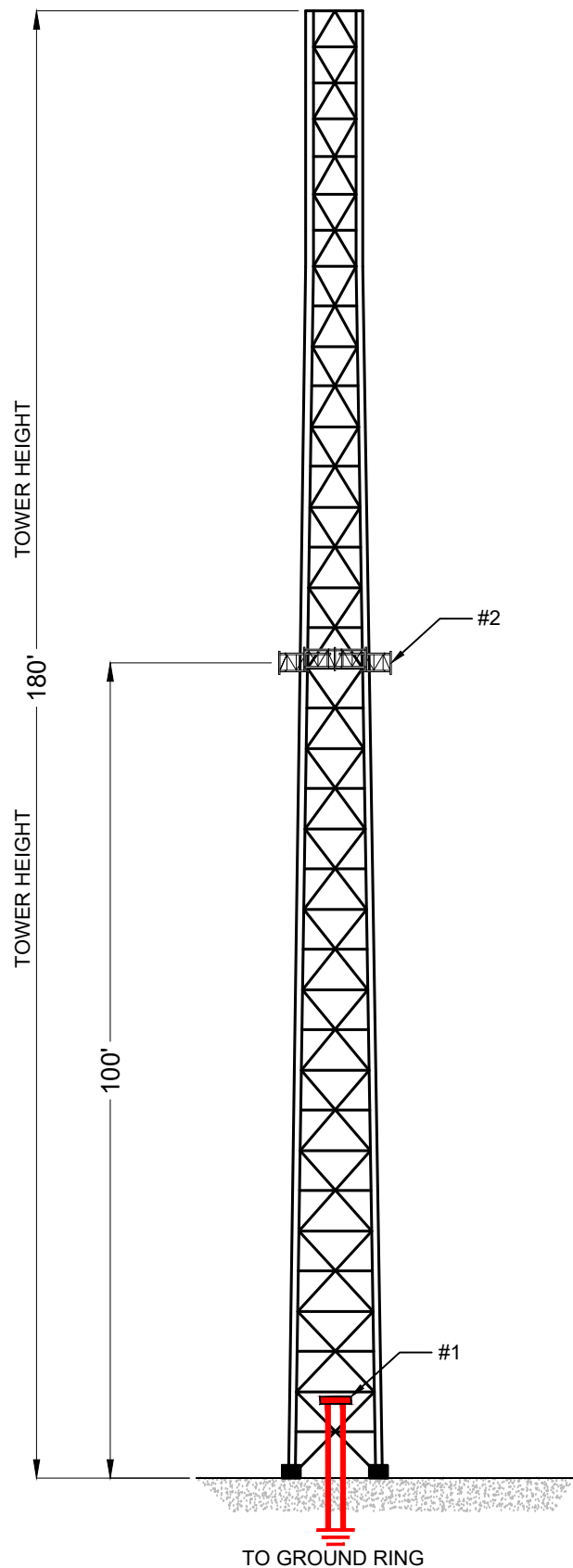
DRAFT WITHOUT STAMP

**GROUNDING REQUIREMENTS**

**EXAMPLE SELF-SUPPORT TOWER GROUNDING DETAIL**

- 1. DUAL LUG GROUND BAR 4" x 12" x 1/4"
- 2. CITY OF BROKEN ARROW FUTURE 20,000 SQUARE INCHES AT THE 100' C/L

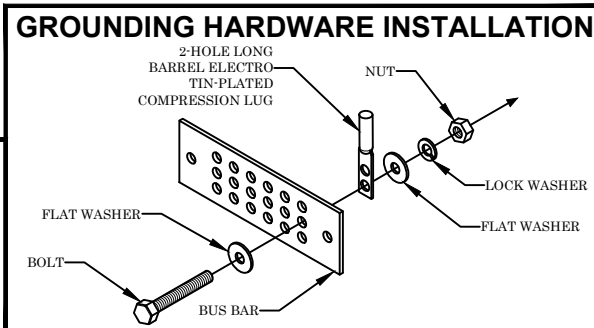
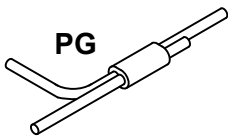
NOTE: DRAWING DOES NOT DEPICT ACTUAL INSTALLATION



When Applicable:

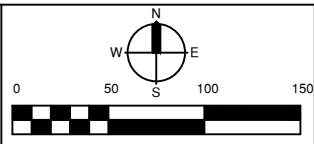
1. The Contractor shall install the grounding system and lightning protection devices and shall verify (as designed and installed) and document compliance with the NEC (as adopted by the AHJ), the site-specific (UL, LPI, or NFPA) lightning protection code, and general compliance with Telcordia and ITA Grounding Standards.
2. All conductors shall be run in horizontal and vertical directions only, and as straight as possible to minimize the number of bends and curves. The minimum allowable bend is 12 inches.
3. All ground electrode systems (including telecommunication, radio, lightning protection, and AC power GES's) shall be bonded together, at or below grade, by two or more copper bonding conductors in accordance with the NEC.
4. The Contractor shall measure the ground resistance prior to backfilling the ground ring trenches and provide test results to the Owner to verify compliance with the grounding resistance measurement specifications. If poor soil resistivity or unusual site restrictions exist, chemically enhanced ground rods may be required per written approval of the Owner. The maximum resistance between any point on the ground system and a non-trivial reference ground shall be five (5) ohms or less. The "fall of potential" method with a Megger Earth Tester is recommended for this test.
5. Metal raceway shall not be used as the NEC required equipment ground conductor. Stranded copper conductors with green insulation, size in accordance with the NEC, shall be furnished and installed with the power circuits to equipment.
6. Each cabinet frame shall be directly connected to the ground ring with #2 AWG solid copper. All ground leads to be connected using UL listed two-hole, long barrel, electro tin plated compression lugs or exothermic welds.
7. Exothermic welds shall be used for all grounding connections below grade. Ice bridge bonding conductors shall be mechanically bonded to the bridge and bolted to the platform ground bar.
8. Approved antioxidant coatings (i.e., conductive gel or paste) shall be used on all compression and bolted ground connections.
9. Aluminum conductor or copper clad steel conductor shall not be used for grounding connections.
10. Miscellaneous electrical and non-electrical metal boxes, frames and supports shall be bonded to the ground ring, in accordance with the NEC.
11. Where applicable, metal conduit and tray shall be grounded and made electrically continuous with listed bonding fittings or by bonding across the discontinuity with #6 AWG copper wire and UL approved grounding type conduit clamps.
12. Ground conductors used in the facility ground and lightning protection systems shall not be routed through metallic objects that form a ring around the conductor, such as metallic conduits, metal support clips or sleeves (thereby causing "girdling" effects) through walls or floors. When it is required to be housed in conduit to meet code requirements or local conditions, non-metallic material such as PVC plastic conduit shall be used. Where use of metal conduit is unavoidable (e.g., non-metallic conduit prohibited by local code) the ground conductor shall be bonded to each end of the metal conduit.
13. Ground bars shall be polished using Brasso or other suitable copper polish to remove corrosion and discoloration prior to connecting lugs to the bar. Coat the bar lightly with Non-Oxidizing Compound or equal. Remove excess No-Ox after installation.
14. All ground connections shall employ 2-hole long barrel, electro tin-plated compression lugs.

ALL BELOW GRADE CONNECTIONS TO GROUND RING SHALL BE EXOTHERMIC WELD PG TYPE CONNECTIONS



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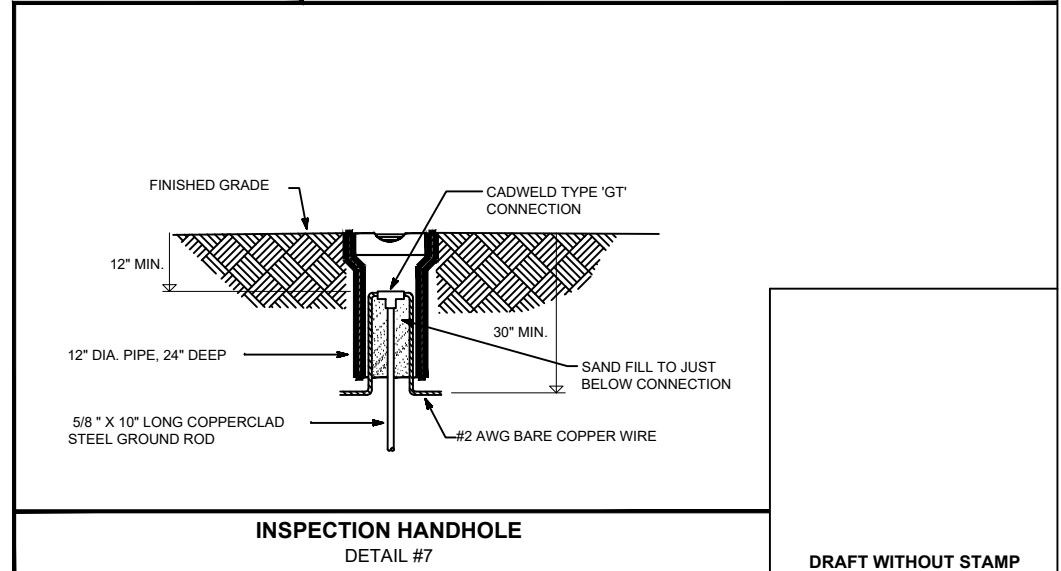
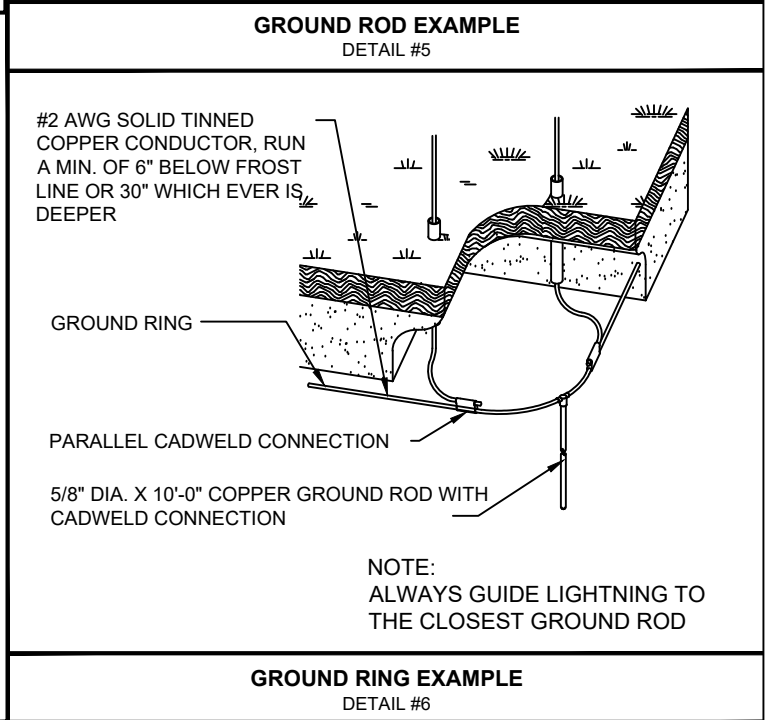
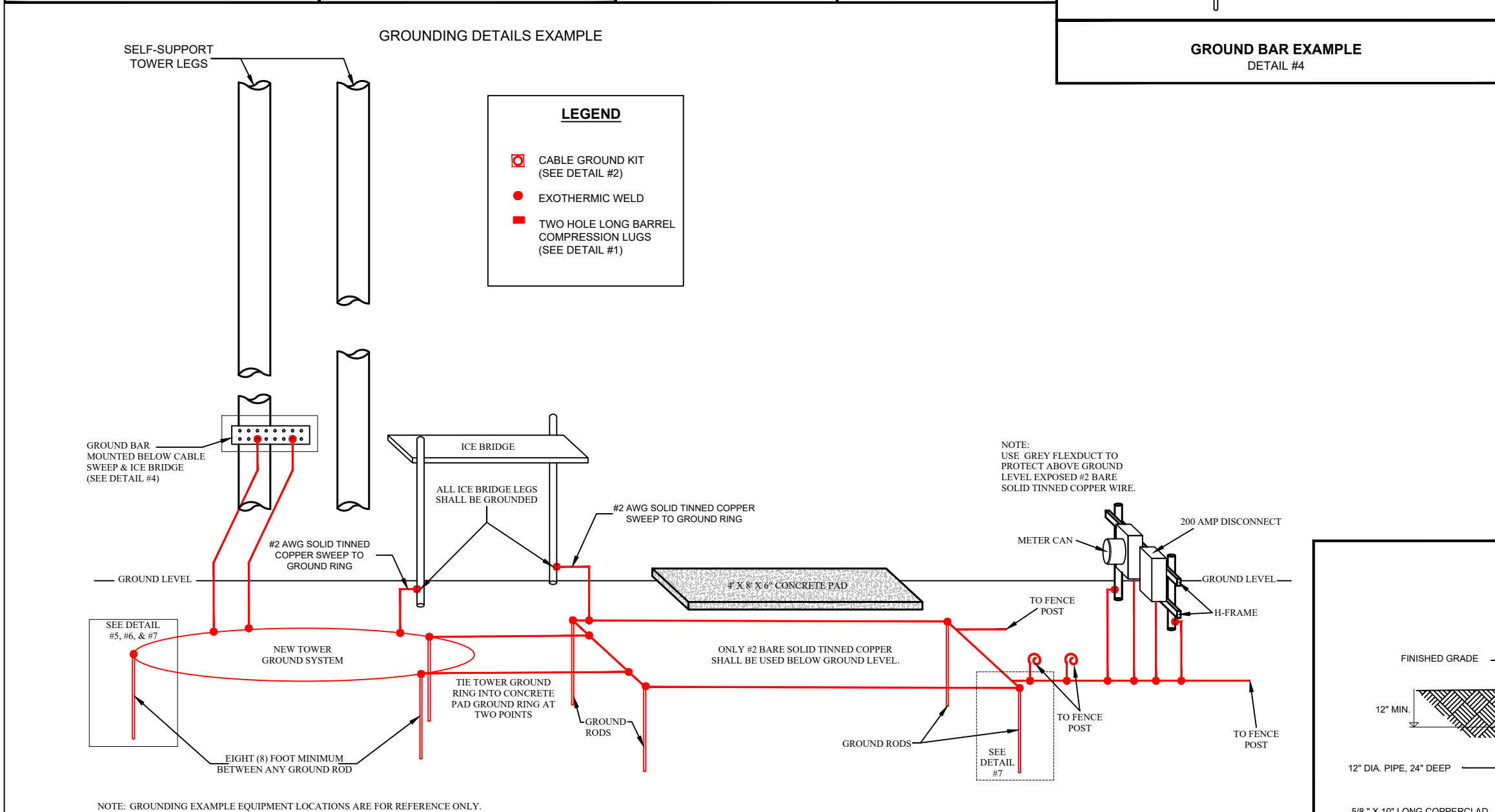
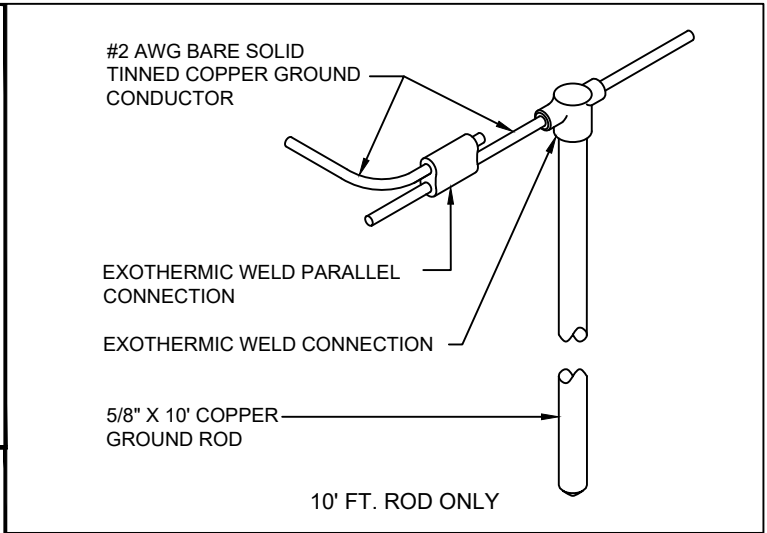
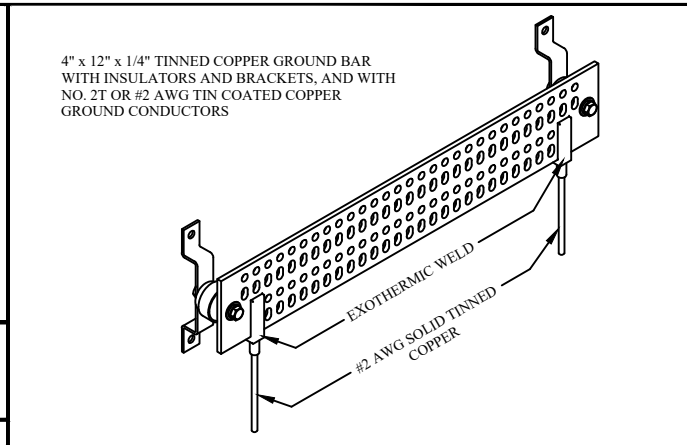
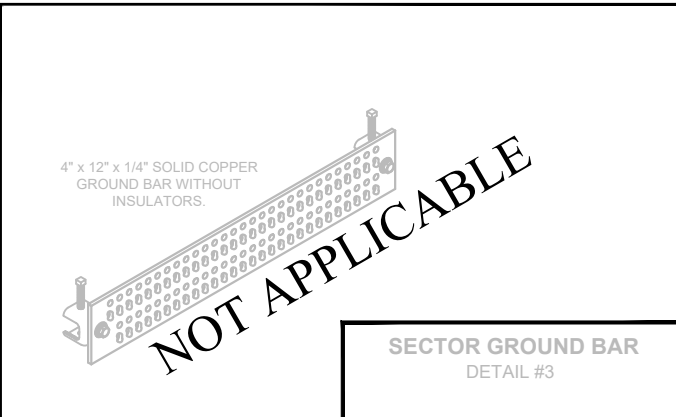
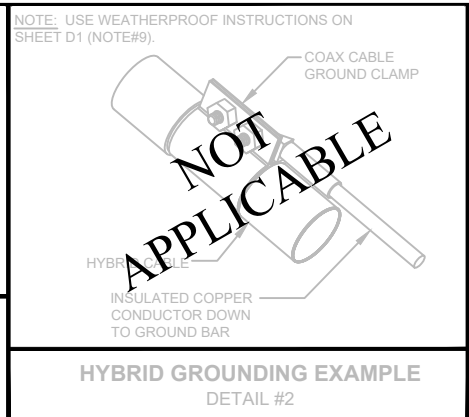
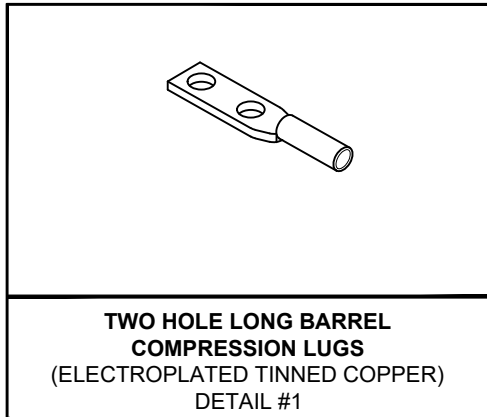
DATE	REVISIONS



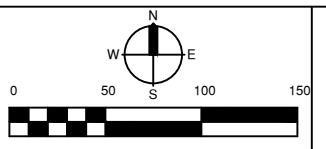
**INDIAN SPRINGS**  
35.973294°, -95.815489°

**GROUNDING DETAILS I**

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME:	SHEET	OF	PROJECT NO.	
B2	10	16	250527	



DATE	REVISIONS



**INDIAN SPRINGS**  
35.973294°, -95.815489°

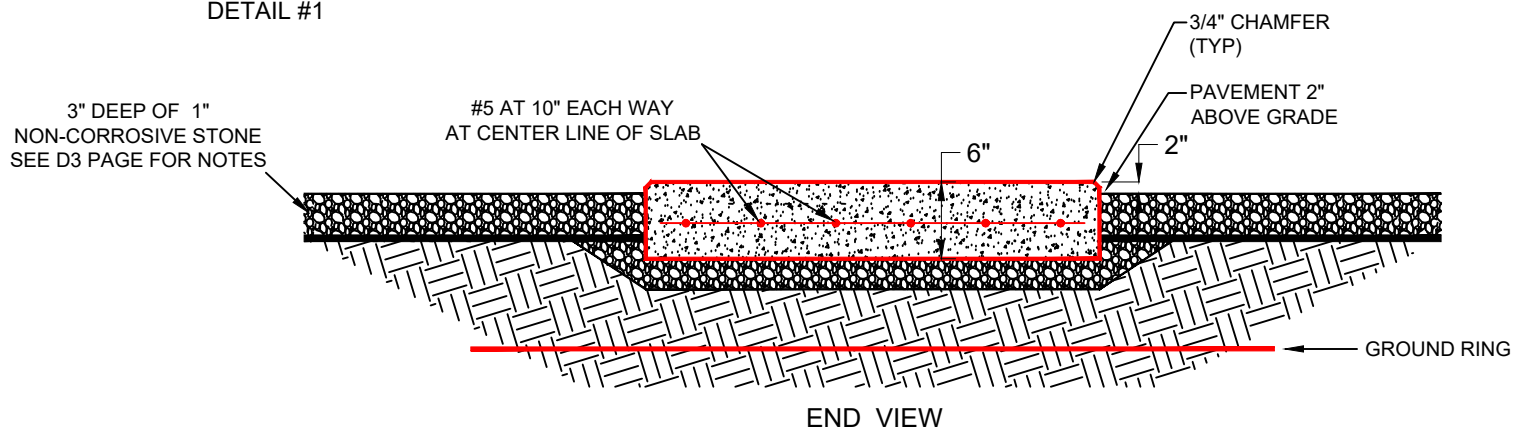
**GROUNDING DETAILS II**

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
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VERT. _____	REVIEWED	DATE	APPROVED	DATE
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SHEET OF 11 16	PROJECT NO. 250527			

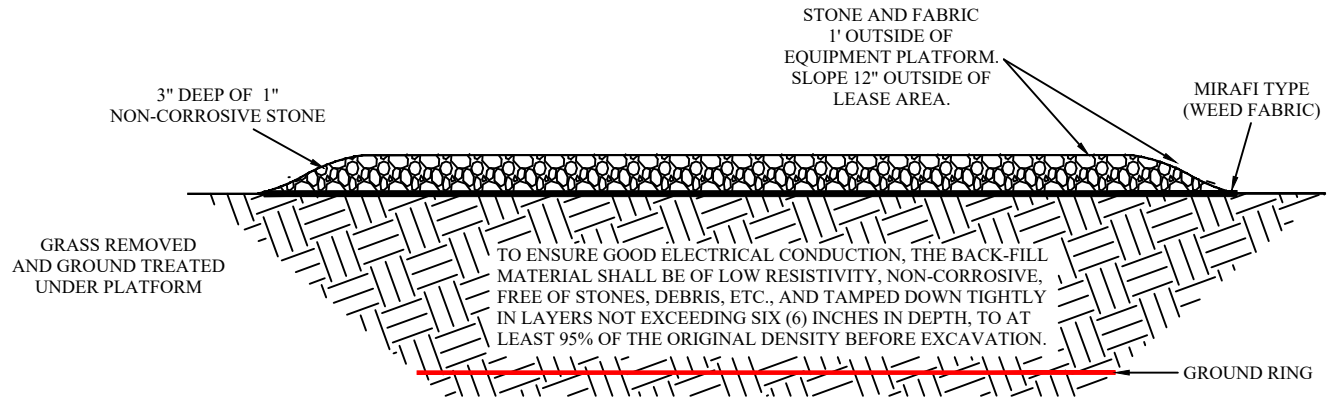
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M:\Current\BROKEN\_ARROW\SITE\_DRAWINGS\INDIAN\_SPRINGS\_BA\_TITILEBLOCKS.dwg, 3/12/2026 - 9:30 AM

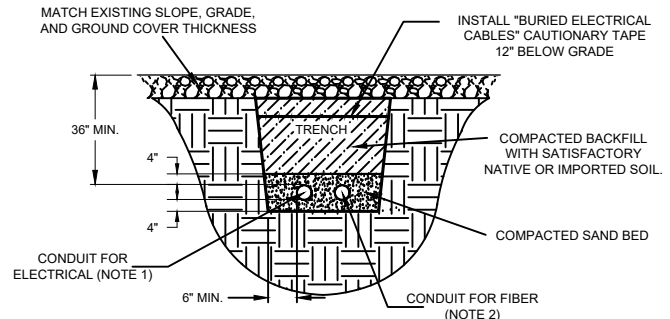
**CEMENT PAD DETAIL  
DETAIL #1**



**SITE SURFACING DETAIL  
DETAIL #2**



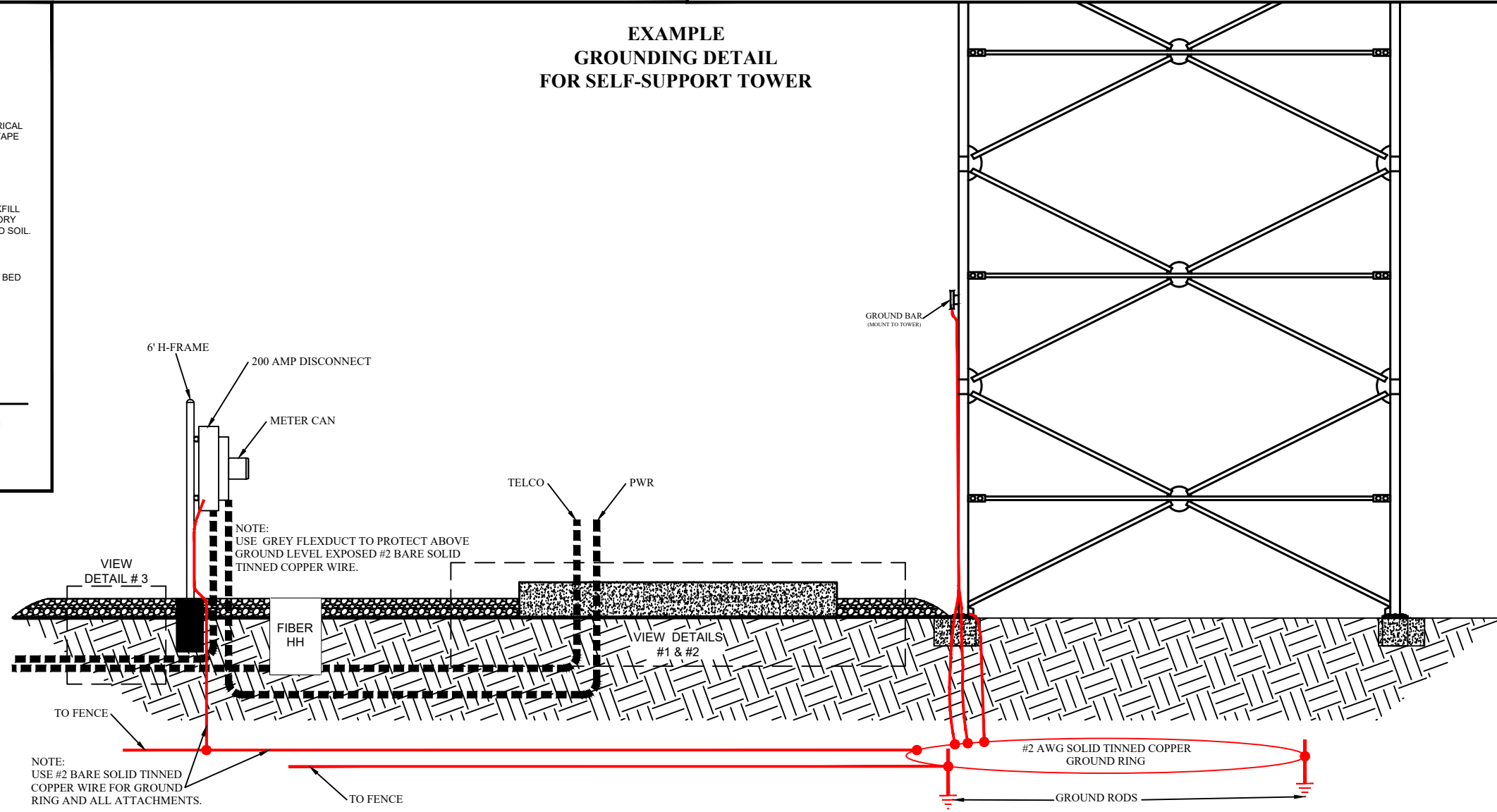
**TRENCH PLAN FOR BURIED CONDUIT  
DETAIL #3**



NOTE 1: CONDUIT SIZE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS. CONDUIT TYPE SHALL BE SCHEDULE 40 WITH WATER TIGHT JOINTS.

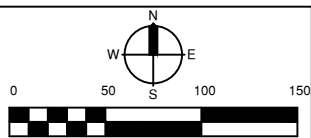
NOTE 2: CONDUIT SHALL BE ONE (1) 4" ORANGE HDPE WITH WATER TIGHT JOINTS

**EXAMPLE  
GROUNDING DETAIL  
FOR SELF-SUPPORT TOWER**



DATE	REVISIONS

DRAFT WITHOUT STAMP



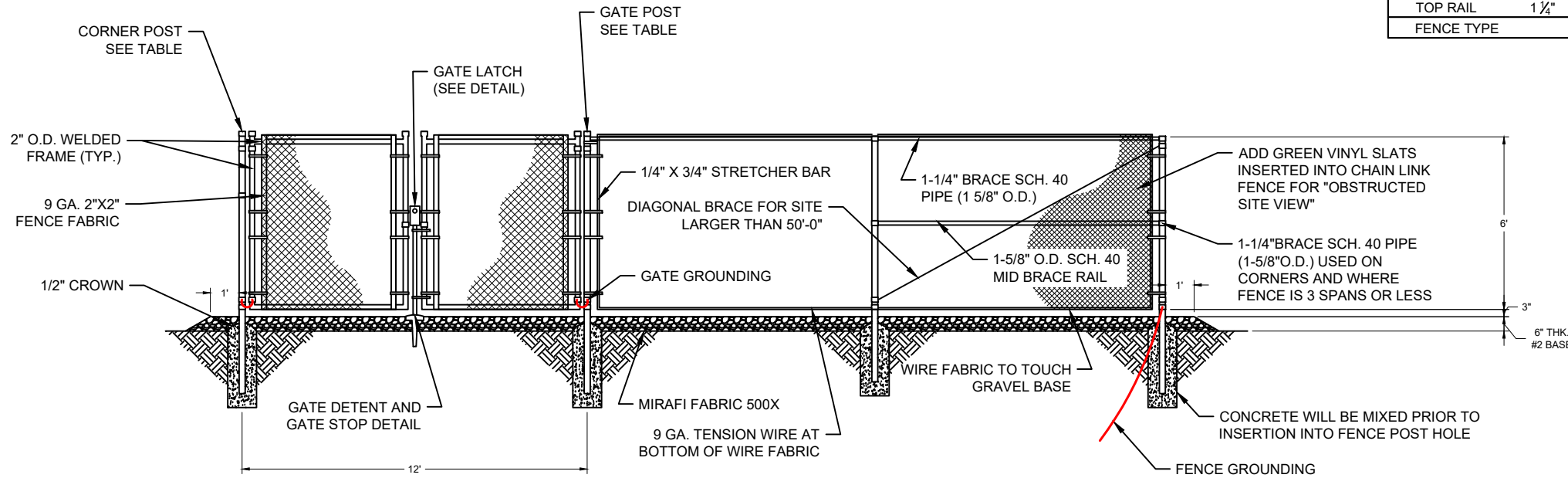
**INDIAN SPRINGS**  
35.973294°, -95.815489°

**STRUCTURE DETAILS**

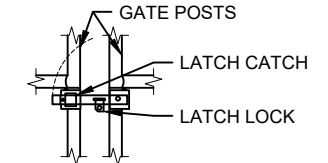
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HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: C1	LM	03/26	LM	03/26
SHEET OF 12 OF 16	PROJECT NO. 250527			

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### EXAMPLE FENCE & GATE DETAIL



6' HIGH GATE / FENCE		FOOTINGS	NOTES:
LINE POST	2"	12" x 36"	1. ALL MATERIALS TO BE HOT DIP GALVANIZED
CORNER POST	3"	12" x 36"	
GATE POST	4"	12" x 36"	
TOP RAIL	1 1/4"	N/A	
FENCE TYPE			11 GAUGE



FRONT VIEW



TOP VIEW

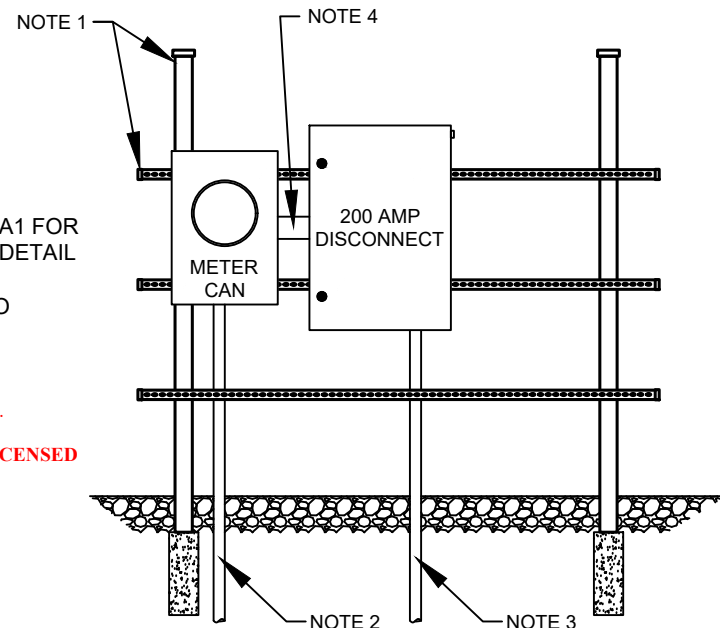
### EXAMPLE GATE LATCH DETAIL

### H-FRAME AND POWER SERVICE & DISCONNECT 120/240 200 AMP

- 6' POWER H-FRAME
  - POST (2) 3-1/2" OD X 10'6" (FOOTING 12"X36")
  - CHANNEL STRUT (3) 5' PIECES
  - POST CAP (2) PIECES
  - SADDLE NUTS (6) PIECES
- SCHEDULE 40 PVC CONDUIT TO TERMINATE TO PSO (SEE SHEET A1 FOR ROUTING DETAIL; SEE SHEET C1 DETAIL #3)
- 2" SCHEDULE 40 PVC CONDUIT TO STUB-UP AT PAD
- 3" GALVANIZED SLEEVE

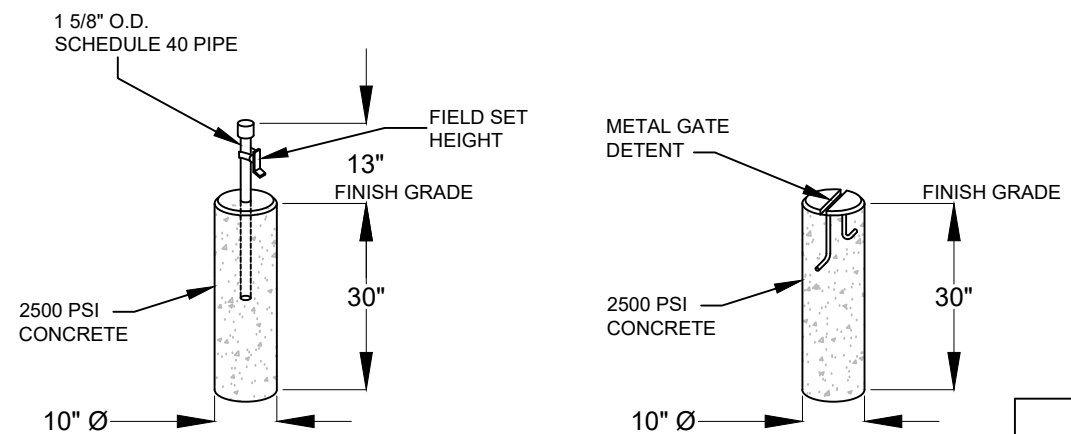
ALL MATERIALS TO BE HOT DIP GALVANIZED.

\*ALL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICIAN

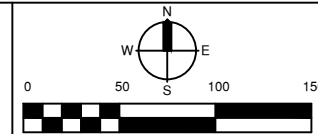


\* CONDUCTORS WILL BE INSTALLED BY OTHERS

### EXAMPLE GATE DETENT AND STOP/KEEPER DETAIL



DATE	REVISIONS



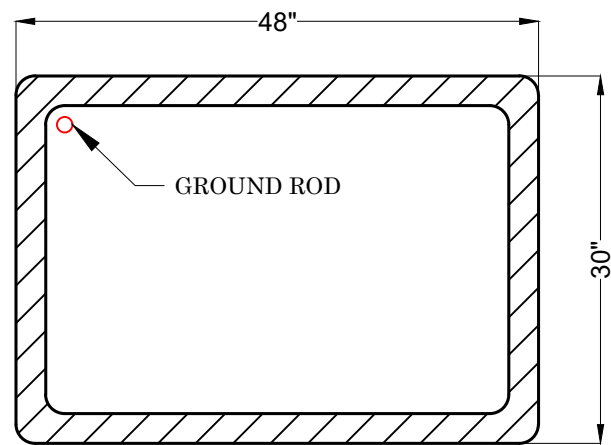
INDIAN SPRINGS  
35.973294°, -95.815489°

### H-FRAME & FENCE

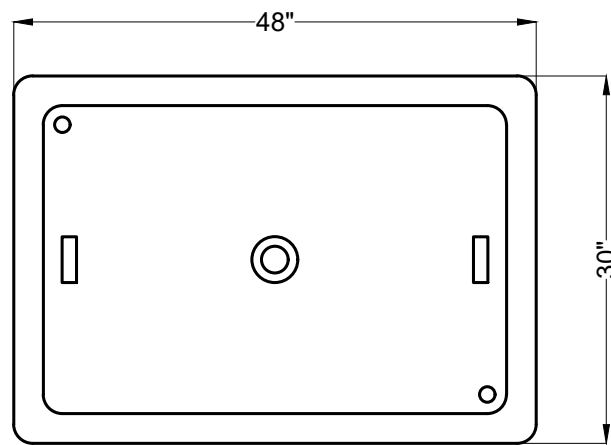
PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: C2	LM	03/26	LM	03/26
SHEET 13 OF 16	PROJECT NO. 250527			

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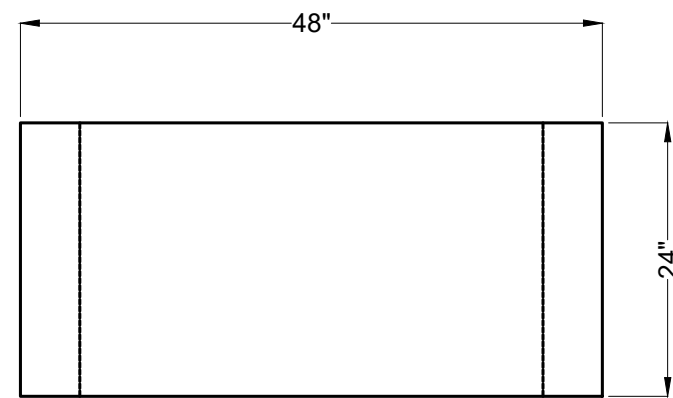
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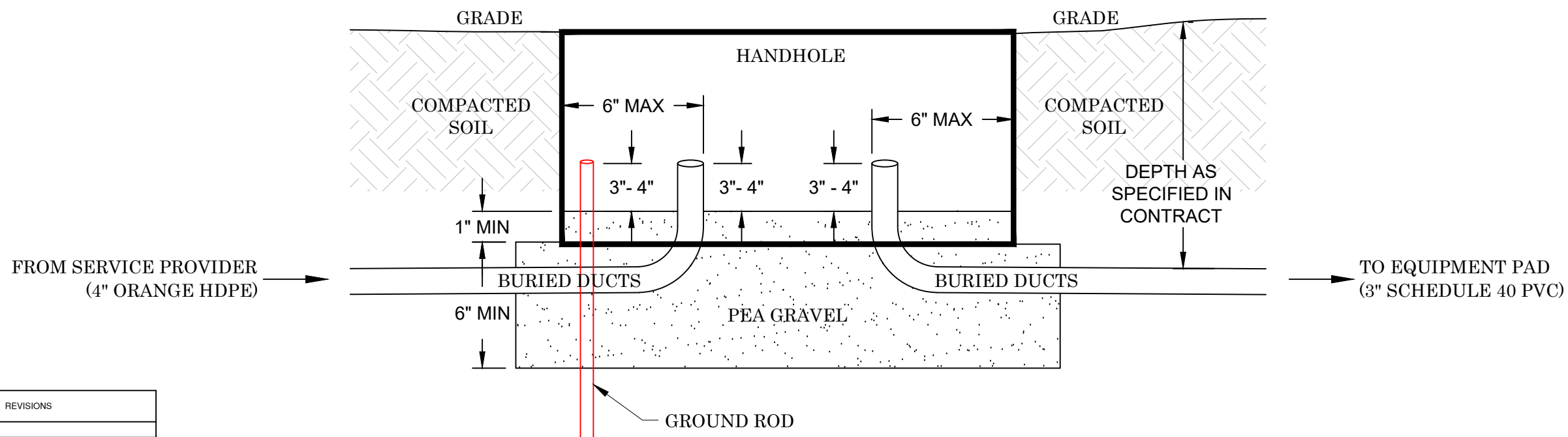
HAND HOLE  
TOP VIEW  
(NO LID)



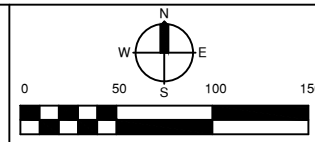
HAND HOLE  
TOP VIEW  
(WITH LID)



HAND HOLE  
SIDE VIEW



DATE	REVISIONS



**INDIAN SPRINGS**  
35.973294°, -95.815489°

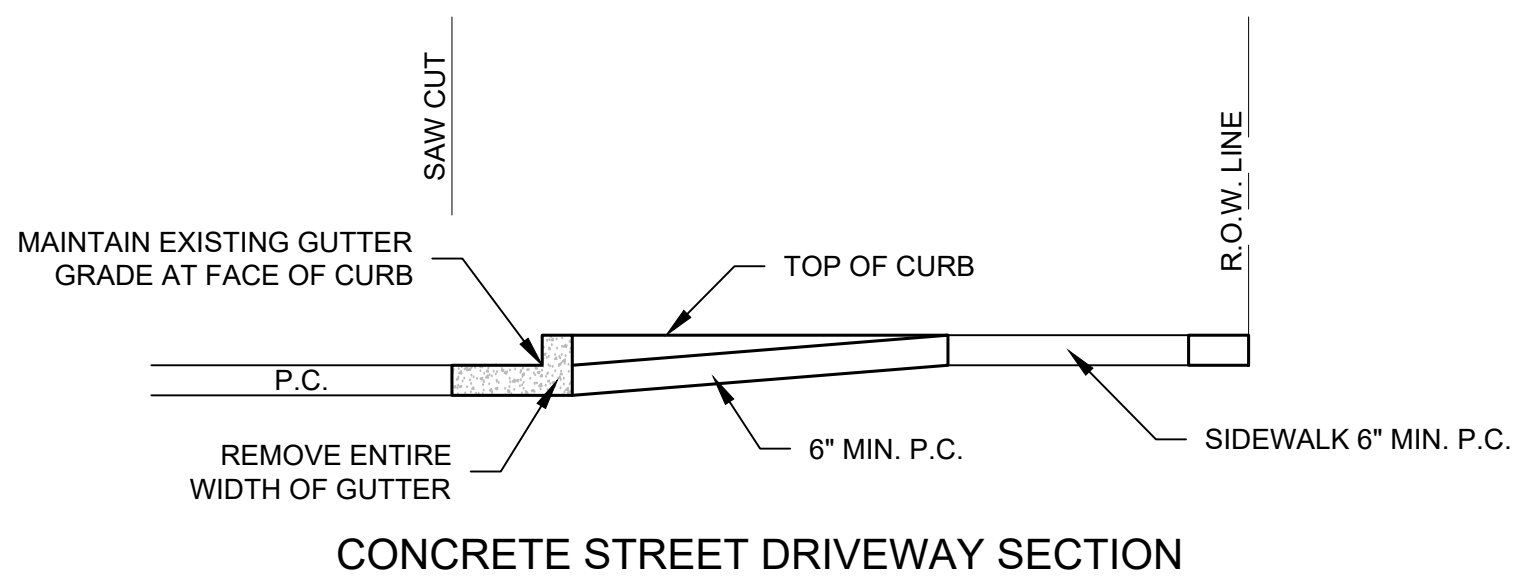
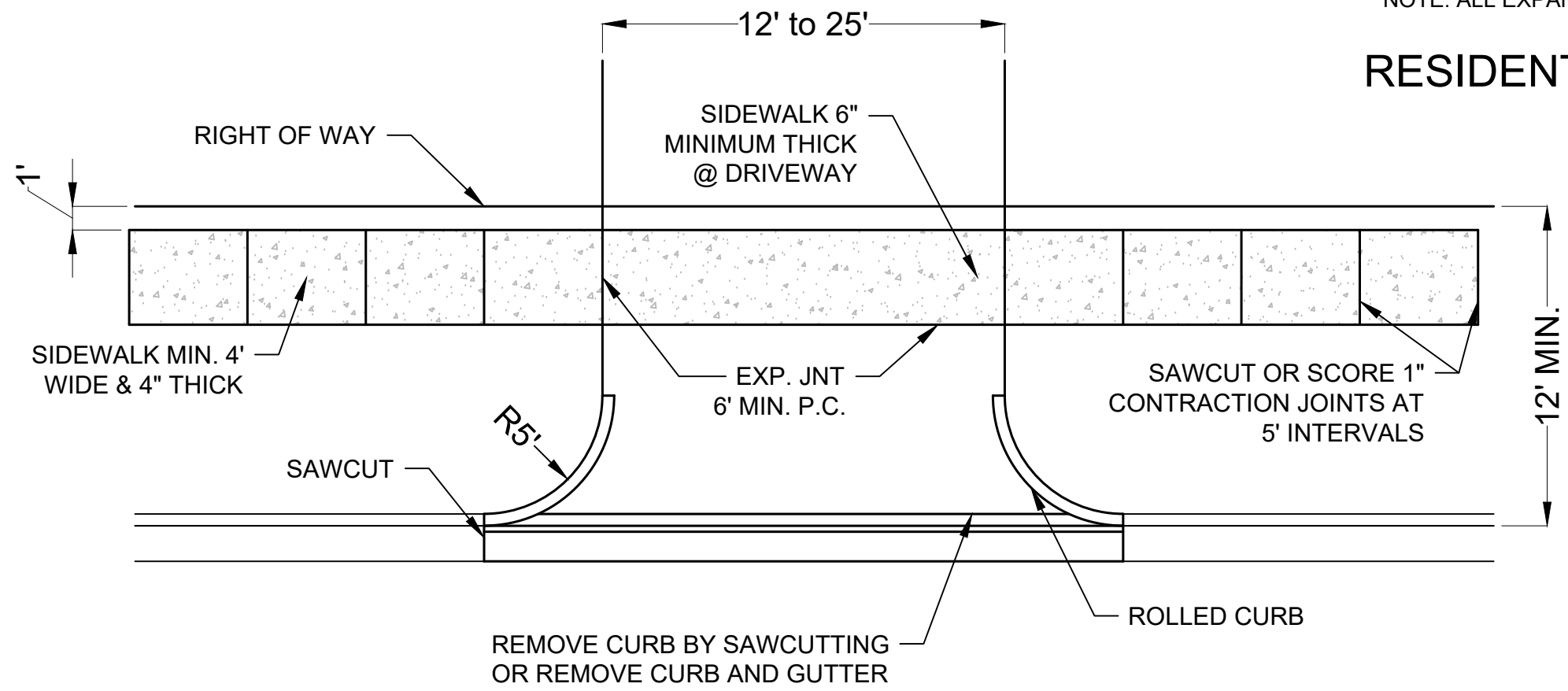
**HH INSTALLATION**

PROFILE SCALE: HORZ. _____ VERT. _____	DESIGN	DATE	DRAFTED	DATE
	JA	03/26	NW	03/26
DRAWING NAME: C3	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
SHEET 14 OF 16		PROJECT NO. 250527		

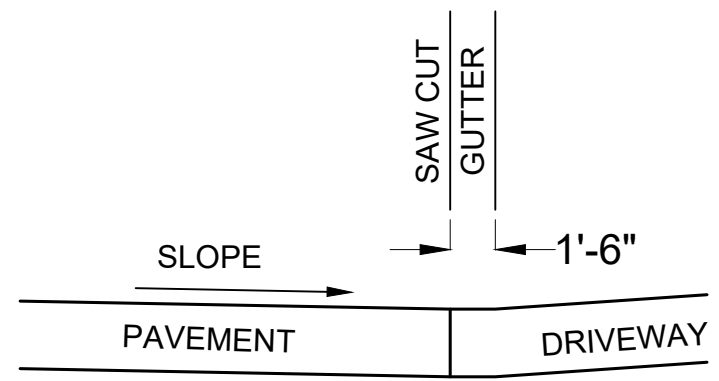
DRAFT WITHOUT STAMP

NOTE: ALL EXPANSION JOINTS SHALL BE APPROVED FIBER MATERIAL

# RESIDENTIAL CONCRETE DRIVEWAY



CONCRETE STREET DRIVEWAY SECTION



SECTION AT GUTTER

DATE	REVISIONS

**CITY OF BROKEN ARROW**  
Where opportunity lives

**MRL**  
COMMUNICATIONS ENGINEERS  
525 CENTRAL PARK DRIVE SUITE 300  
OKLAHOMA CITY, OK 73105 | (405)842-2405 | www.mrleng.com

North arrow pointing up, with W, E, S, N labels. Graphic scale bar showing 0, 50, 100, 150 units.

**INDIAN SPRINGS**  
35.973294°, -95.815489°

**ACCESS ROAD DETAILS**

PROFILE SCALE:				
HORZ.	DESIGN	DATE	DRAFTED	DATE
	JA	03/26	NW	03/26
VERT.	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME:	SHEET	OF	PROJECT NO.	
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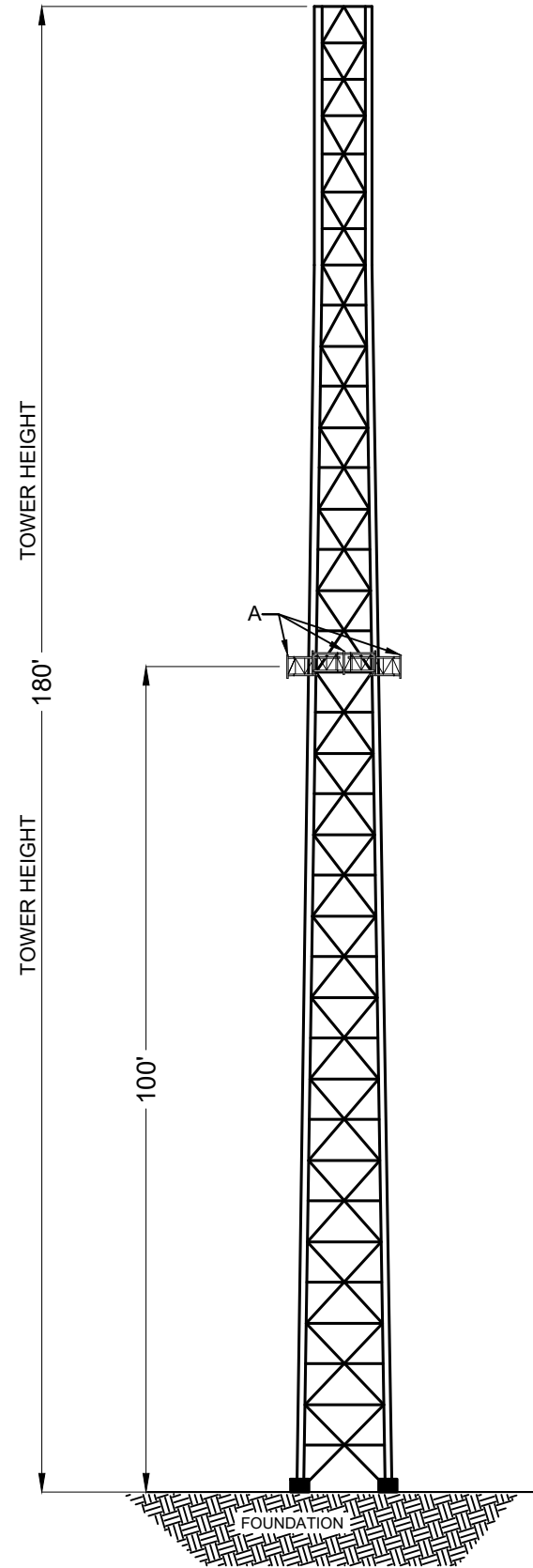
# SELF-SUPPORT TOWER CENTERLINES & AZIMUTHS

## APPROXIMATE ANTENNA LOCATION (AZIMUTH FROM TRUE NORTH)

- A. THREE (3) 10' SECTOR MOUNTS  
C/L: 100'  
AZIMUTHS : 0°, 120°, 240°

RF DESIGNS COMPLETED BY OTHERS.

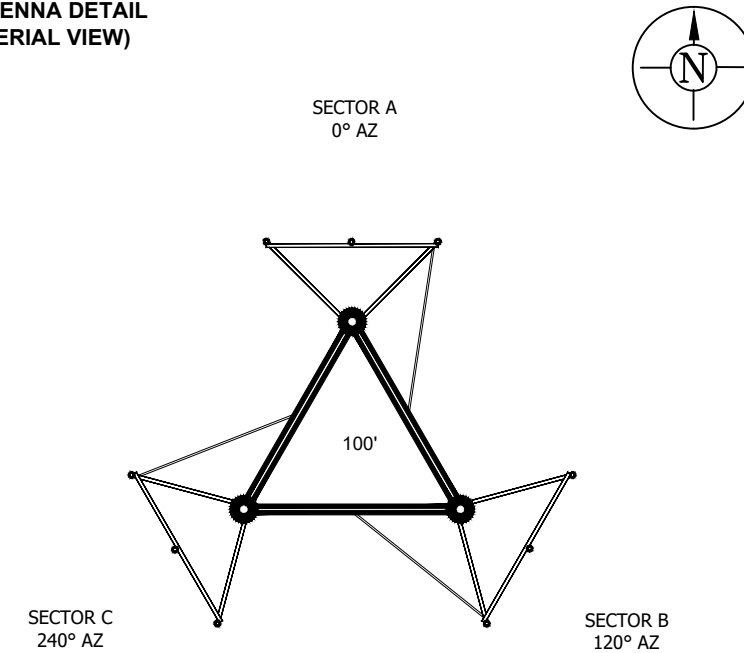
NOTE: BROKEN ARROW WILL UTILIZE 20,000 SQUARE INCHES  
AT THE 100' C/L



### RF NOTES

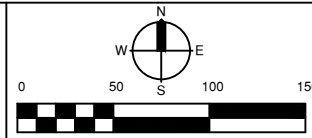
1. Actual cable lengths coax, etc. shall be determined and verified for each per site by the Owner.
2. RF cable and raceway shall comply with the requirements of the National Electrical Code (NEC, NFPA 70), Chapter 8.
3. All specified material for each location (e.g., outdoors, indoors-occupied, indoors-unoccupied, plenums, riser shafts, etc.) shall be approved, listed, or labeled as required by the NEC.
4. RF cable shall be supported at minimum of every three (3) feet except inside monopoles or lattice towers where cable and connector manufacturers support recommendations shall be lowered. Only manufacturer recommended cable support accessories shall be used.
5. The outdoor cable support system shall be provided with a cable tray or T-Brackets as required to support and protect antenna cable runs.
6. Drip loops shall be required on all outside cables. Cables shall be sloped away from the building or outdoor cabinets to prevent water from entering through the coaxial cable port.
7. In outdoor applications, weather proofing shall be required and the following procedure must be used:
  - Weatherproof all connections as follows:
    - 1st Layer - Wrap with tape shiny side in, sticky side out
    - 2nd Layer - Wrap with butyl rubber tape
    - 3rd Layer - Wrap with tape shiny side out 3 passes over connector
8. Antennas shall be painted, when required, by the tenant in accordance with antenna manufacturers' surface preparation and painting requirements.
9. Cable shields and tower conduits shall be grounded about one foot before they turn toward the facility.
10. Approved grounding kits, including grounding straps, shall be used to ground the coaxial cable shields. The ground connectors for the kits shall be bonded directly to ground bar using exothermic, double bolted system or approved clamp connections.
11. All radio signal cable shall be labeled or color coded.

### ANTENNA DETAIL (AERIAL VIEW)



DRAFT WITHOUT STAMP

DATE	REVISIONS

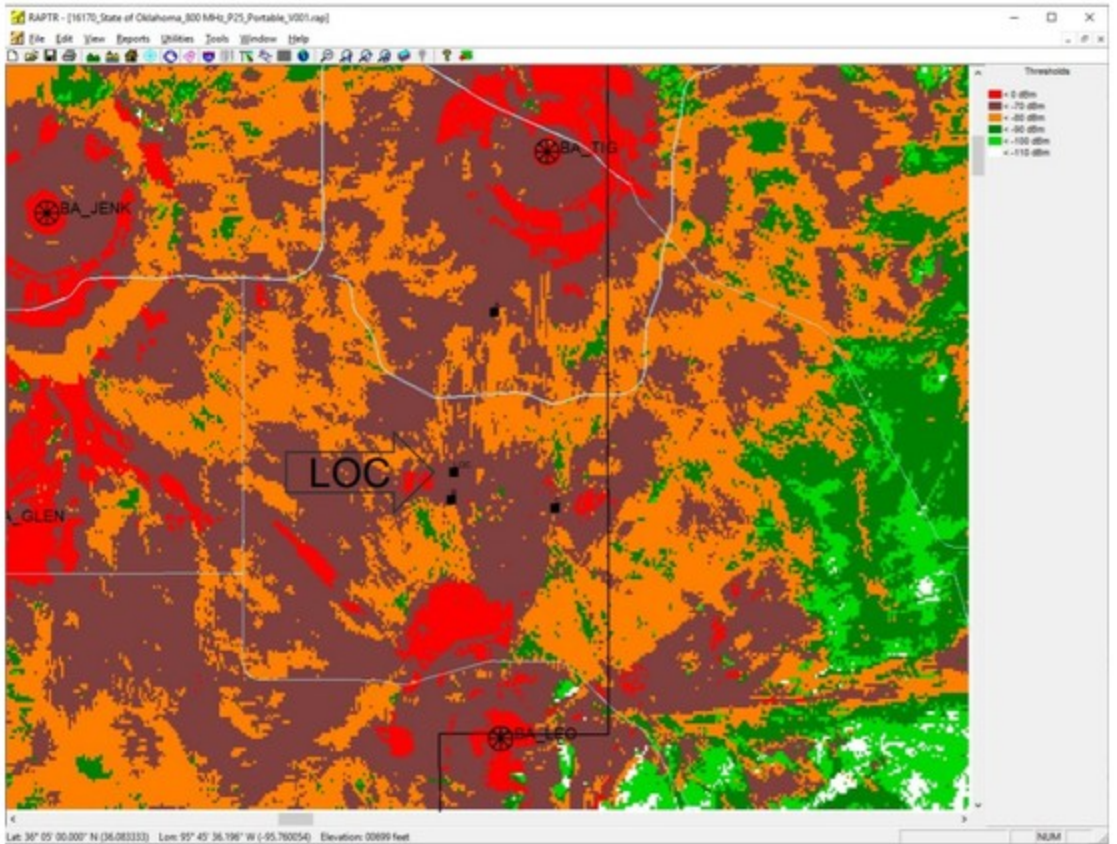


**INDIAN SPRINGS**  
**35.973294°, -95.815489°**

### RF NOTES

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME:	LM	03/26	LM	03/26
D1	SHEET _____ OF _____	16	16	PROJECT NO. 250527

M:\Current\BROKEN\_ARROW\SITE\_DRAWINGS\INDIAN\_SPRINGS\_BA\_TITLBLELOCKS.dwg, 3/12/2026 - 9:31 AM



7/800 MHz DAQ 3.4 Portable on Hip, **Talk Back**. On Street (GN), In -10 dB (Dark GN) -20 dB (OR), -30 dB (Dark RD), -40 dB (RD) Buildings  
*For Information Only*



# City of Broken Arrow

## Request for Action

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**File #: 26-653, Version: 1**

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**Broken Arrow Planning Commission  
05-14-2026**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding BAZ-002789-2026 (Rezoning), Matthew Thompson, approximately 0.24 acres, R-3 (Residential Single-Family) to DM (Downtown Mixed-Use Core) located approximately one-third mile east of Elm Place (161<sup>st</sup> East Avenue) and just north of Houston Street (81<sup>st</sup> Street).

**Background:**

**Applicant:** Mark Seibold Architecture & Development

**Owner:** Matthew Thompson

**Developer:** Thompson Construction

**Location:** Approximately one-third mile east of Elm Place (161st East Avenue) and just north of Houston Street (81st Street).

**Size of Tract** 0.24 acres

**Number of Lots:** 1 lot

**Present Zoning:** R-3 (Residential Single-Family)

**Comp Plan:** Level 5 (Downtown Area)

BAZ-002789-2026 is a rezoning request proposing to change the zoning on this property from R-3 (Residential Single-Family) to DM (Downtown Mixed-Use Core) for a multi-story, mixed-use development. This application aligns with the Comprehensive Plan which is slated as Level 5 (Downtown Area). The .24-acre lot is made up of historic Lot 16, 17 & 18 of Block 73 of Broken Arrow's Original Townsite. This rezoning request is congruent with the current DM (Downtown Mixed-Use Core) zoning of the parcels to both the north (Lot 19, 20, 21, 22, 23 & 24 of Block 73) and south (Lot 13, 14 & 15 of Block 73). The proposed development is approximately one acre including Lots 13-24 of Block 73, making up the east side of the block between Galveston and Houston Street fronting the west side of Main Street.

It was identified during the application process that this particular property was rezoned under a previous application, BAZ-000716-2023 that was recommended by Staff and Planning Commission for approval at the regular meeting of April 27, 2023, and approved by City Council at the regular meeting of May 16, 2023. The corresponding maps and legal descriptions were correct; however, Lots 16, 17, & 18 of Block 73 were left off the adopted ordinance (Ordinance No. 3791), which only referenced Lots 13, 14, & 15 of Block 73. A Corrective Ordinance will be drafted and sent to City Council for approval.

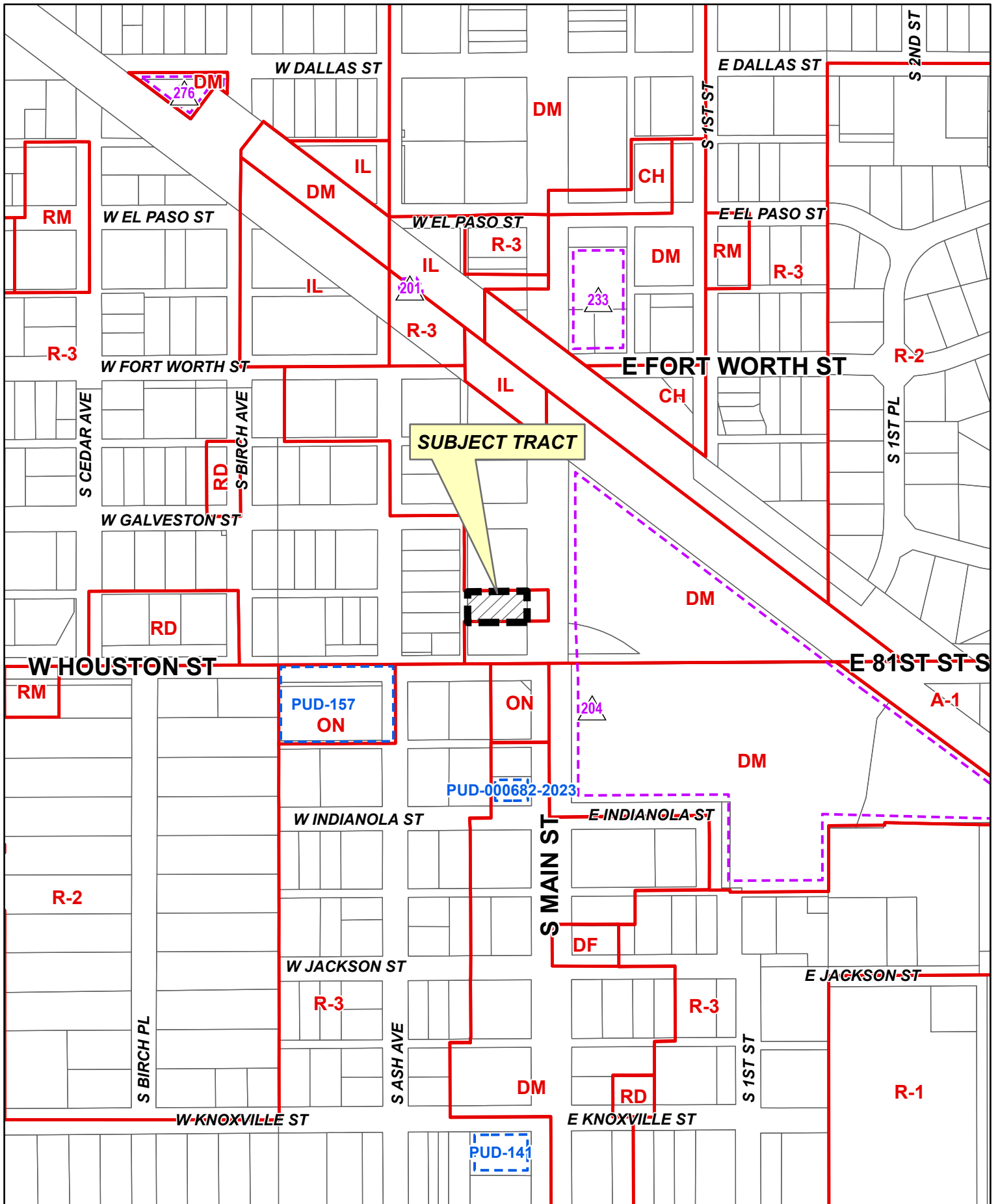
**Attachments:** Case Map  
Aerial Map  
Comp Plan  
Legal Description  
Original Ordinance 3791

**Recommendation:**  
No action needed; information only.

**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel

RLB



**SUBJECT TRACT**

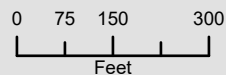


300' Radius



Subject Tract

**BAZ-002789-2026**



11 18-14





**SUBJECT TRACT**

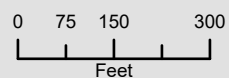


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



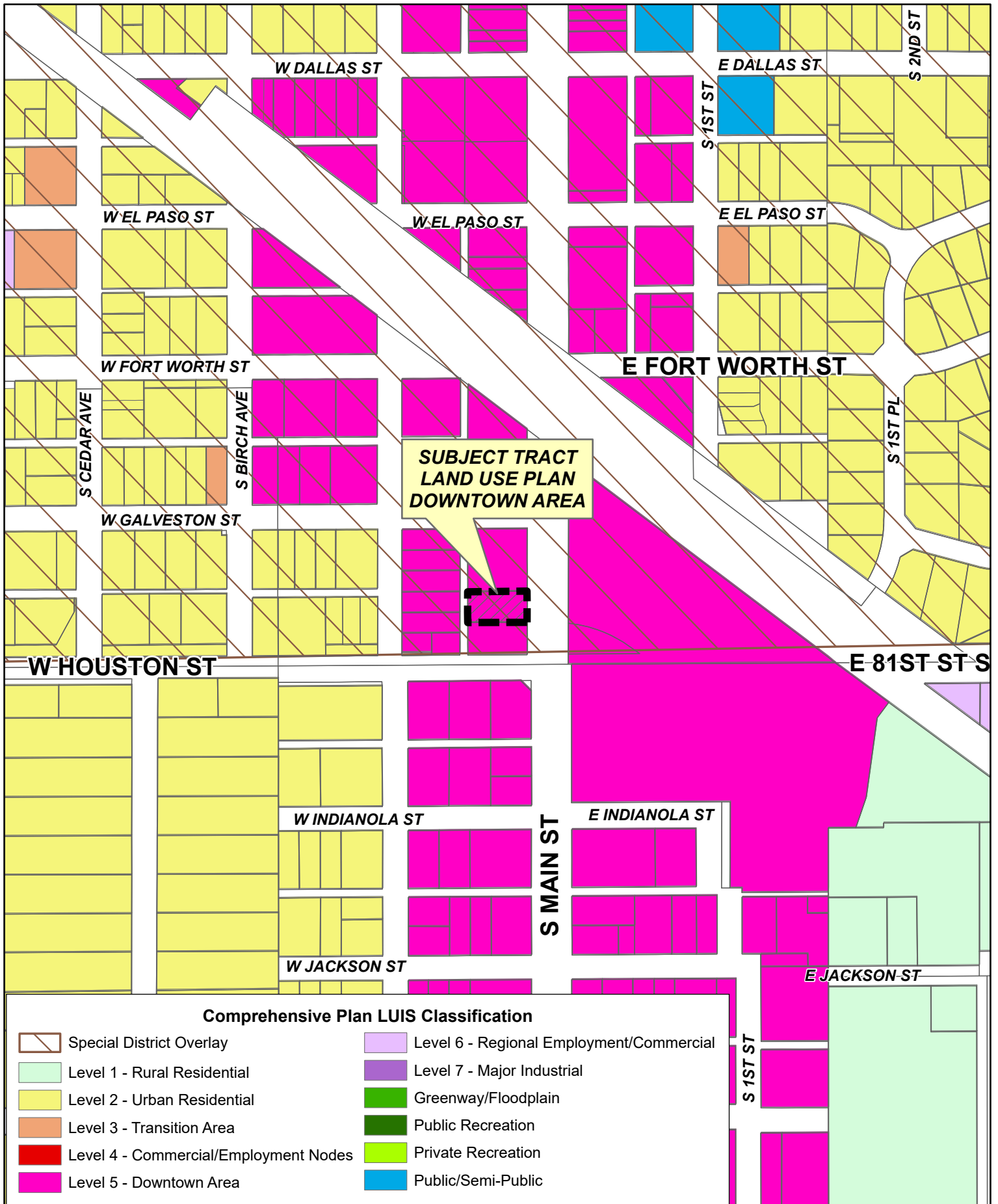
Subject Tract

**BAZ-002789-2026**















11 18-14





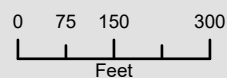
**SUBJECT TRACT  
LAND USE PLAN  
DOWNTOWN AREA**

**Comprehensive Plan LUIS Classification**

- |  |  |
|--|--|
|  Special District Overlay              |  Level 6 - Regional Employment/Commercial |
|  Level 1 - Rural Residential           |  Level 7 - Major Industrial               |
|  Level 2 - Urban Residential           |  Greenway/Floodplain                      |
|  Level 3 - Transition Area             |  Public Recreation                        |
|  Level 4 - Commercial/Employment Nodes |  Private Recreation                       |
|  Level 5 - Downtown Area               |  Public/Semi-Public                       |



**BAZ-002789-2026**



11 18-14



Legal Description: Trusteed Deed Doc. # 2025043180

Lots 16, 17, 18 Block 73, ORIGINAL TOWN of Broken Arrow, Tulsa County, Oklahoma according to the recorded Plat thereof.

**ORDINANCE NO. 3791**

**An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-000716-2023, generally located at the northwest corner of Main Street and Houston Street (81st Street), granting DM (Downtown Mixed-Use) classification upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

**WHEREAS**, the State of Oklahoma has granted cities, as governmental entities, the duty and power to enact zoning ordinances for the protection of persons and property residing within the City limits, and for securing the benefits of orderly development as a whole; and

**WHEREAS**, a series of governmental administrative hearings have been conducted at which time it was determined that the land in question would be proper for an DM (Downtown Mixed-Use) district; and

**WHEREAS**, rezoning case BAZ-000716-2023 (R-3 to DM), was approved by the Broken Arrow City Council on May 16, 2023; and

**WHEREAS**, the property is generally located at the northwest corner of Main Street and Houston Street (81st Street); and

**WHEREAS**, the proposed zoning is compatible with the comprehensive plan and surrounding uses; and

**WHEREAS**, the granting of the application will not have an adverse effect on the other property in the area or in the community; and

**WHEREAS**, for these reasons, the City Council finds this request should be granted.

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA:**

**SECTION I.** The zoning classification of the following described real estate situated in Tulsa County, State of Oklahoma, being more particularly described as follows:

Legal Description for BAZ-2000716-2023

LOTS 13, 14, AND 15, BLOCK 73, ORIGINAL TOWN OF BROKEN ARROW, SECTION 11, TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA

be and the same is hereby changed from the zoning R-3 (Single-Family Residential) to DM (Downtown Mixed-Use)

**SECTION II.** Any ordinance or parts of ordinances found to be in conflict herewith

are hereby repealed.

**SECTION III.** An emergency exists for the preservation of the public health, peace, and safety, and therefore this ordinance shall become effective from and after the time of its passage and approval.

PASSED AND APPROVED and the emergency clause ruled upon separately this 5<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
(Seal) CITY CLERK

APPROVED:

\_\_\_\_\_  
ASSISTANT CITY ATTORNEY



# City of Broken Arrow

## Request for Action

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**File #:** 26-679, **Version:** 1

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**Broken Arrow Planning Commission**  
**05-14-2026**

**To:** Chair and Commission Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding PUD-002802-2026 (Planned Unit Development), Advance Alarm, 0.52 acres, IL (Industrial Light), located south of Houston St (81<sup>st</sup> Street) and west of 9<sup>th</sup> Street (177<sup>th</sup> E Avenue)

**Background:**

**Applicant:** Lisa Quinnelly, Quinnelly Architecture  
**Owner:** Clint Morrison, Advance Alarms  
**Developer:** NA  
**Engineer:** NA  
**Location:** South of Houston St (81st Street) and west of 9th Street (177th E Avenue)  
**Size of Tract** 0.52 acres  
**Present Zoning:** IL (Industrial Light)  
**Proposed Zoning:** IL/PUD-002802-2026  
**Comp Plan:** Level 6 - Regional Employment/Commercial

PUD-002802-2026 is a proposed Planned Unit Development to alter setback lines on an industrial lot located at 809 E Jackson Pl.

Staff is still needing an updated development outline from the applicant and is requesting that this item be continued to the next planning commission meeting on May 28, 2026.

**Attachments:** Case Map  
Aerial Photo

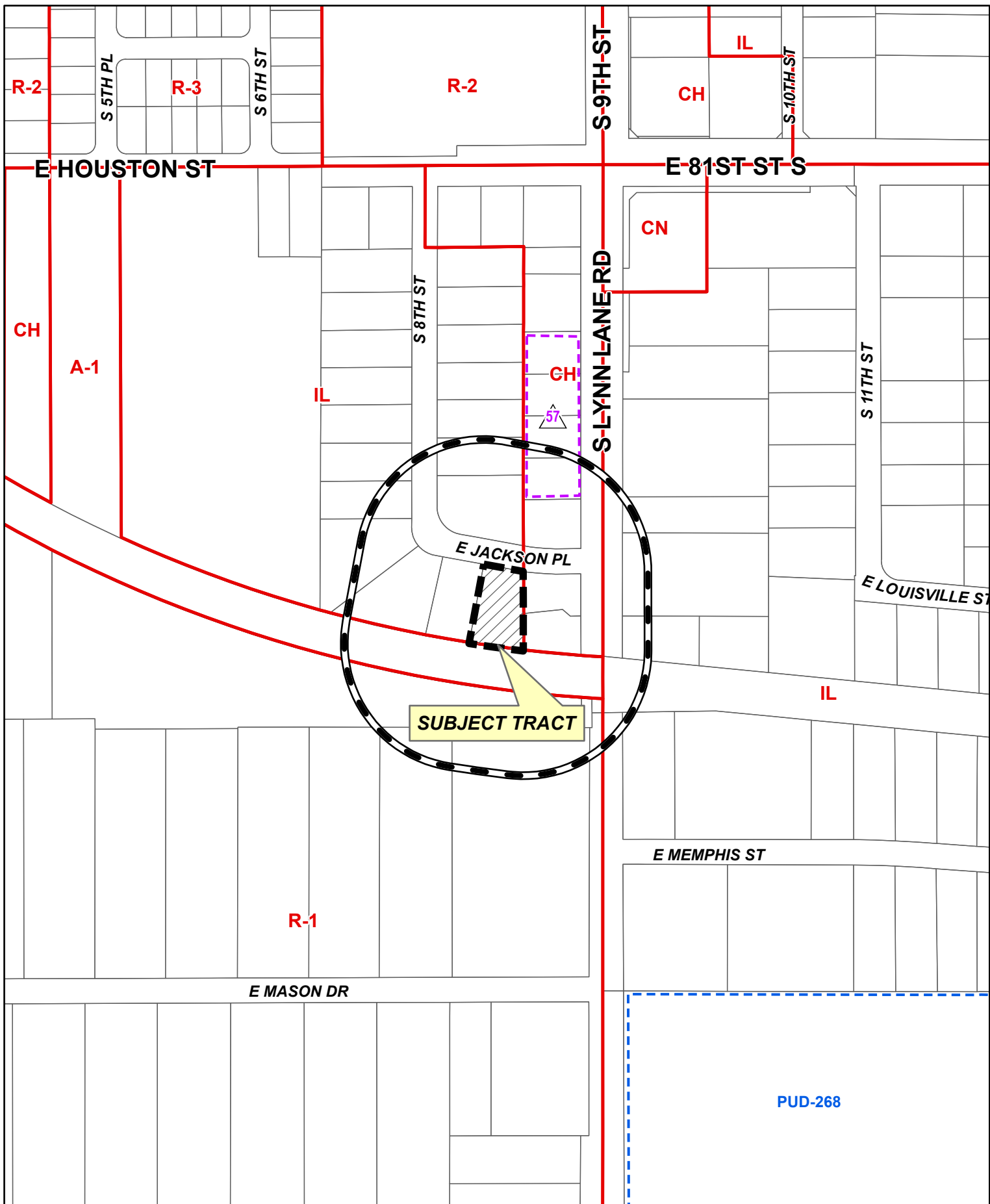
**Recommendation:**

Based upon the need for an updated development outline document, Staff recommends that PUD-002802-2026 be continued to the May 28, 2026, meeting of the Broken Arrow Planning Commission.

**Reviewed by:** Jane Wyrick

**Approved by:** Rocky Henkel

JAJ



**SUBJECT TRACT**

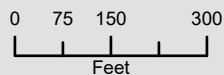


300' Radius



Subject Tract

**PUD-002802-2026**



14 18-14



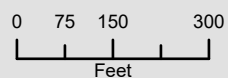


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



Subject Tract

**PUD-002802-2026**



14 18-14



Vexcel Imaging



# City of Broken Arrow

## Request for Action

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**File #: 26-673, Version: 1**

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**Broken Arrow Planning Commission  
05-14-2026**

**To:** Chair and Commission Members  
**From:** Community Development Department  
**Title:**

Consideration, discussion, and possible approval of building elevations for SITE-002713 -2026, BAPS Aquatic Center, 6.6 acres, RS-P (Single Family Residential - Preservation)/Downtown Residential Overlay District (DROD) Area 7, located one-third mile north of Houston Street (81<sup>st</sup> Street), one-quarter mile west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road)

**Background:**

**Applicant:** Nick Mason, Wallace Design Collective  
**Owner:** Mike Leitch, Broken Arrow Public Schools  
**Developer:** Broken Arrow Public Schools  
**Engineer:** Wallace Design Collective  
**Location:** One-third north of Houston Street (81st Street), one-quarter mile west of 9th Street (177th E. Avenue/Lynn Lane Road)  
**Size of Tract** 6.6 acres  
**Number of Lots:** 1  
**Present Zoning:** RS-P (Single Family Residential - Preservation)/DROD Area 7  
**Comp Plan:** Public/Semi-Public

A site plan was submitted on February 25, 2026 for a proposed indoor swimming facility for Broken Arrow Public Schools located one-third mile north of Houston Street (81<sup>st</sup> Street), one-quarter mile west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road) at 637 E. College Street. The property is zoned RS-P (Single Family Residential - Preservation)/DROD (Downtown Residential Overlay District) Area 7.

According to Section V of the Downtown Residential Overlay District, Mixed-Use B/Commercial buildings in Area 7 are required to have a minimum 60% ground-floor transparency, which can include windows and glass doors. This section also gives Planning Commission the right to grant modifications to Building Form and Building Activation requirements. Transparency requirements are a Building Activation feature.

The applicant is proposing to reduce the transparency requirement for this facility, since it does not function as a mixed-use or commercial retail space. The applicant has also expressed security concerns with additional glazing in a student-focused facility. The proposed transparency percentages are 50% on the street-facing north façade, and 36% on the west façade.

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**File #: 26-673, Version: 1**

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**Attachments:** BAPS Aquatic Center Elevations

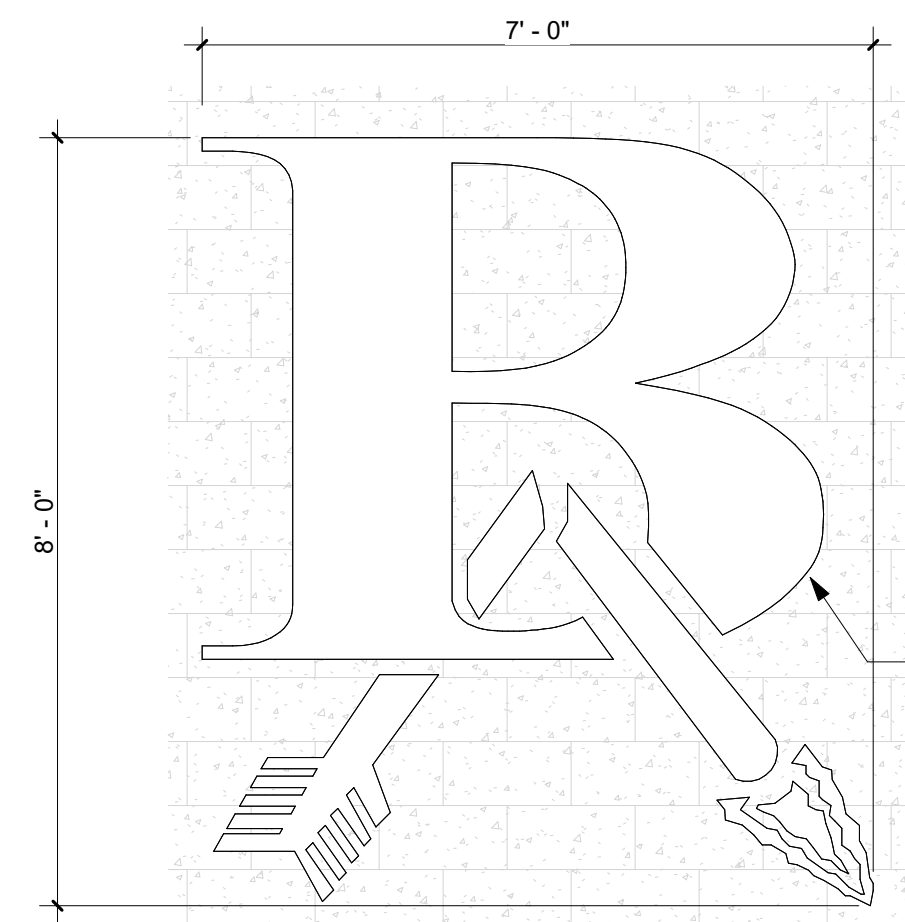
**Recommendation:**

Staff recommends that the reduction in transparency requirement be approved.

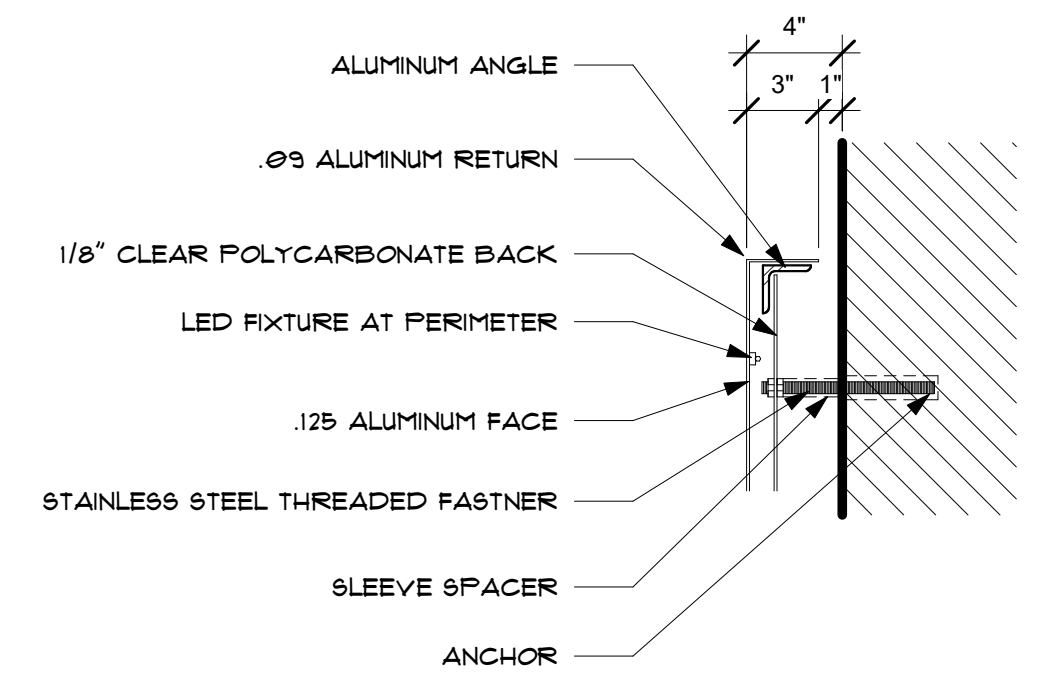
**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel

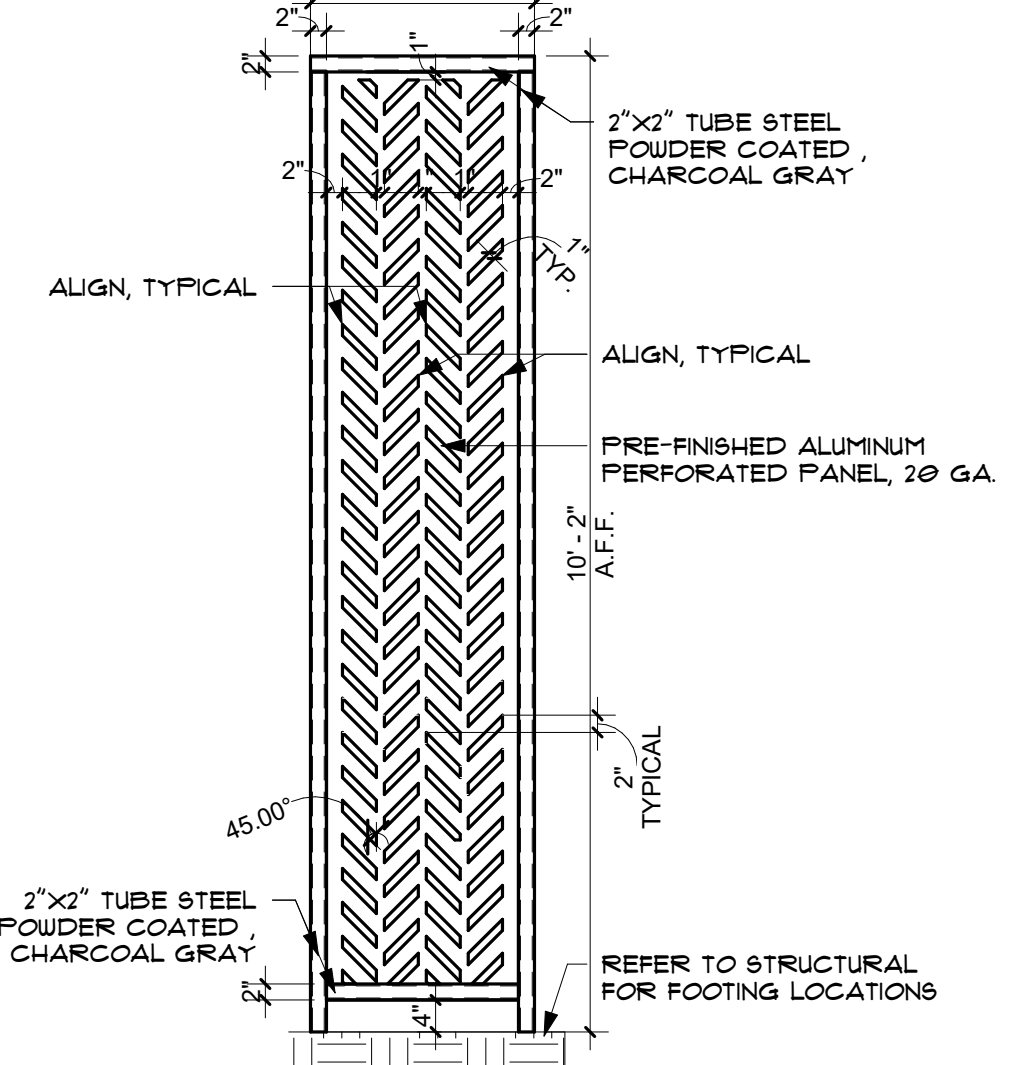
MEH



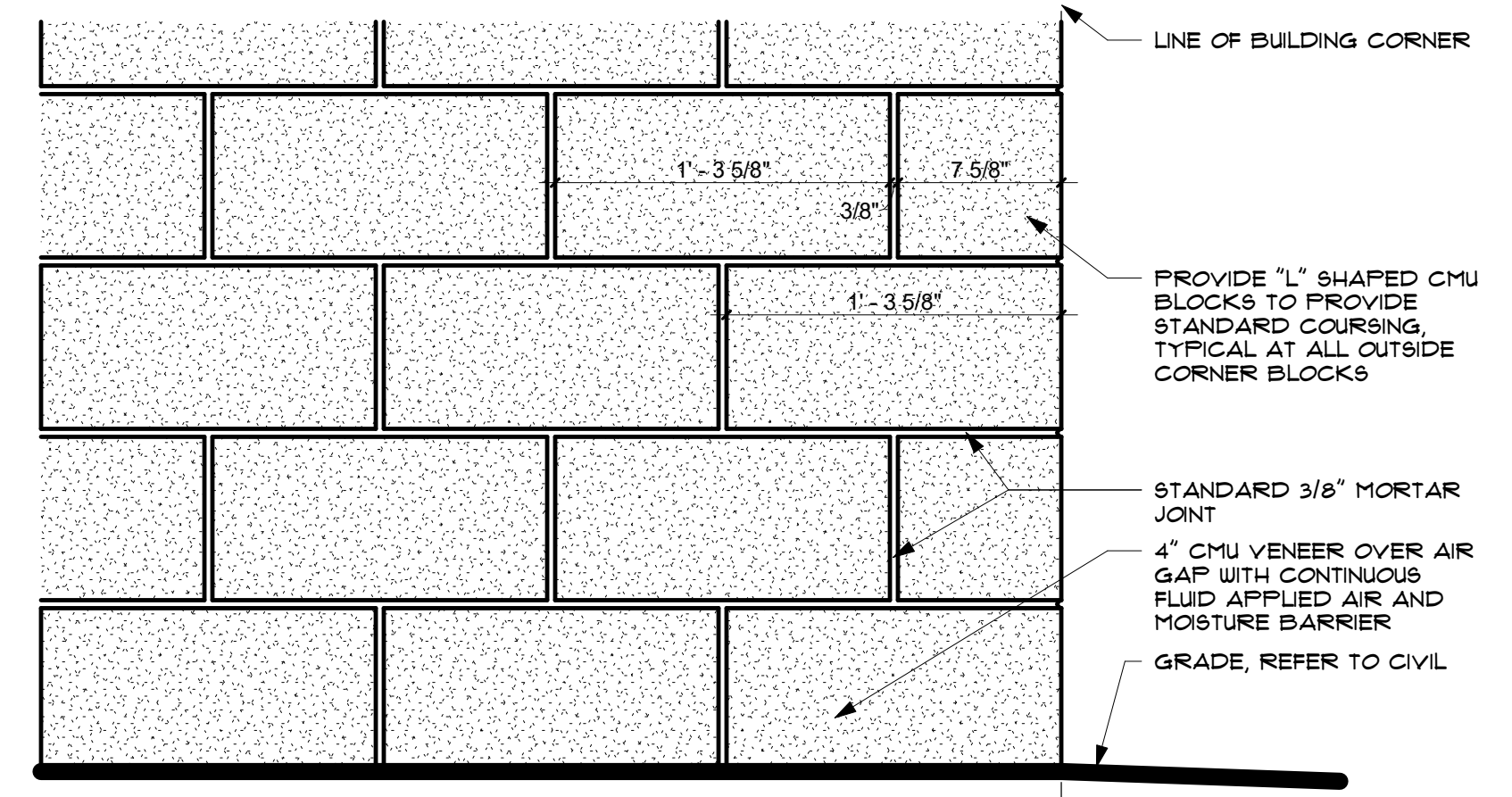
**F BA LOGO - EXTERIOR SIGN**  
1/2" = 1'-0"



**E SIGN LIGHT DETAIL**  
1 1/2" = 1'-0"



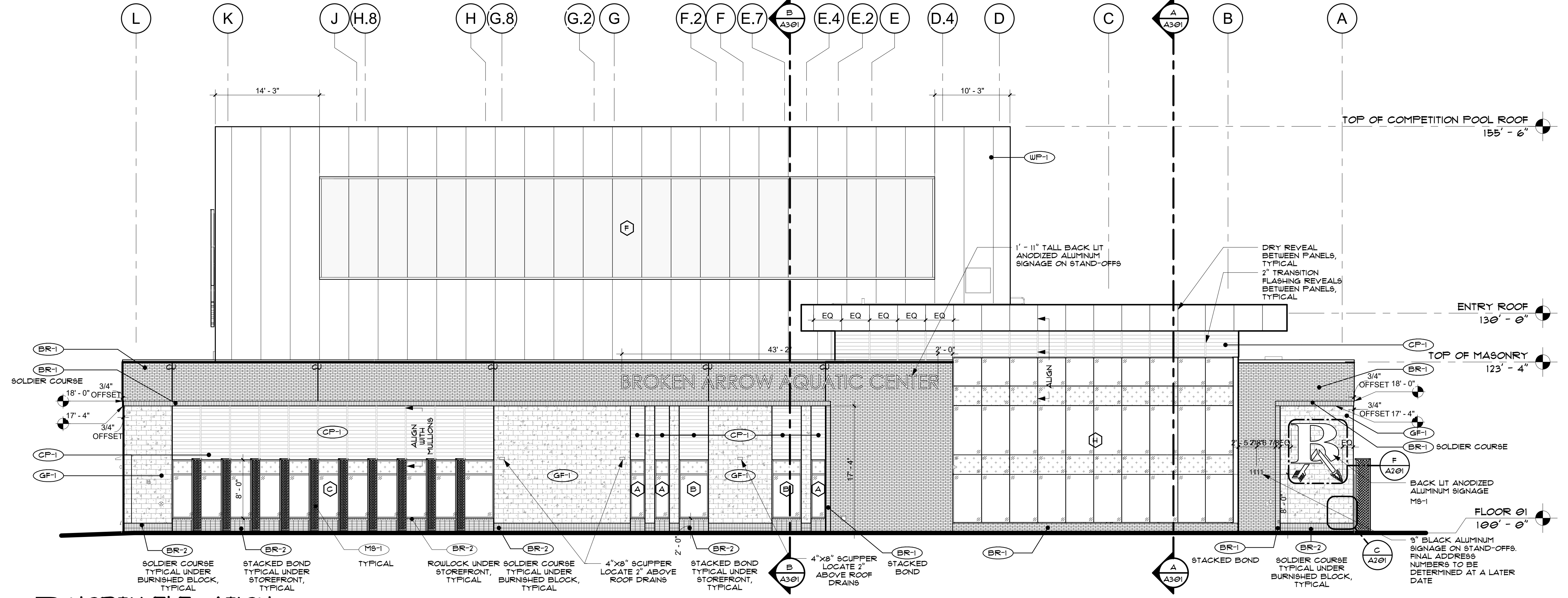
**D VERTICAL LOUVER ELEVATION**  
1/2" = 1'-0"



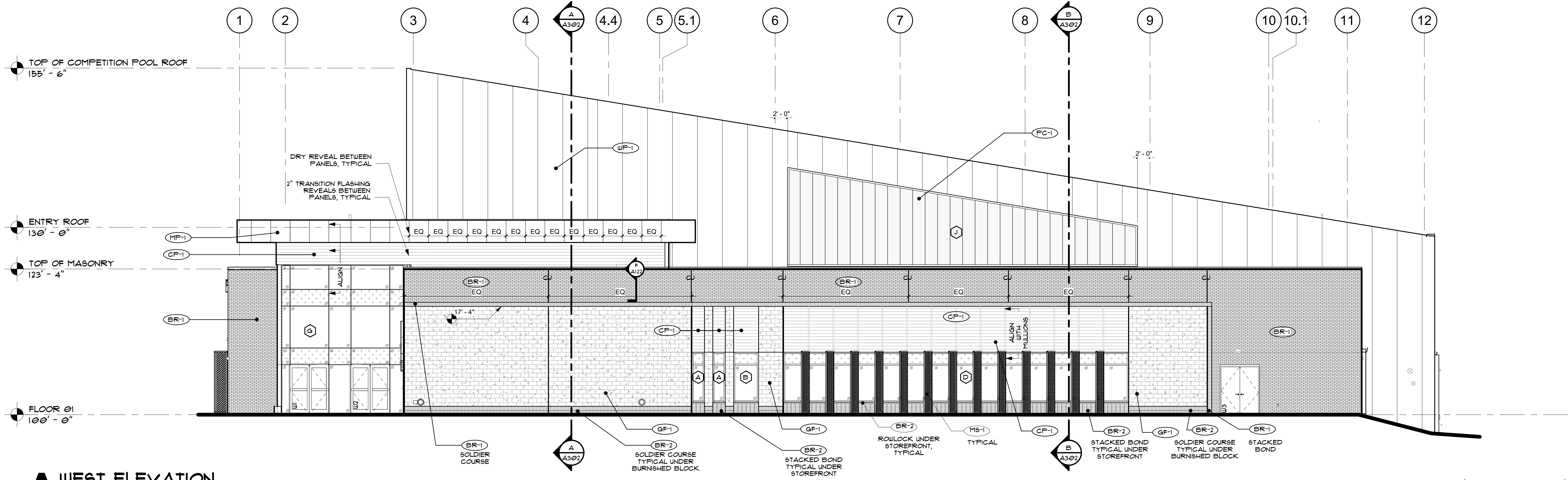
**C 4" CMU VENEER COURSING ELEVATION DETAIL**  
1 1/2" = 1'-0"

- EXTERIOR ELEVATION GENERAL NOTES**
- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR FINISH, U.N.O.
  - MASONRY DIMENSIONS ARE NOMINAL, U.N.O.
  - REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
  - DETAILS ON EXTERIOR ELEVATIONS ARE GENERAL IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO WALL DETAILS AND SECTIONS FOR DETAILED INFORMATION CONCERNING EXTERIOR CONSTRUCTION.
  - REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION AT EXTERIOR LIGHTING.
  - PROVIDE CONTROL JOINTS PER MANUFACTURER'S SPECIFICATIONS. ALIGN WITH OTHER JOINTS WHERE INDICATED.
  - PROVIDE WATER-TIGHT SEAL AT ALL SIGNAGE ATTACHMENT AND POWER FEED LOCATIONS.
  - ALL MECHANICAL LOUVERS TO BE PAINTED TO MATCH THE ADJACENT FINISH COLOR.

- EXTERIOR MATERIAL LEGEND**
- METAL WALL PANELS - MP**
- MP-1 METAL WALL PANEL  
COLOR: CHARCOAL  
B.O.D.: MORIN W-12 - 1 1/2" - RUN VERTICALLY
  - MP-2 METAL WALL PANEL  
COLOR: CHARCOAL  
B.O.D.: BERRIDGE R - PANEL - RUN VERTICALLY
- COMPOSITE METAL PANELS - WP**
- WP-1 COMPOSITE METAL PANEL  
COLOR: CHARCOAL  
B.O.D.: ALUGOBOND PLUS
- CORRUGATED METAL WALL PANELS - CP**
- CP-1 CORRUGATED METAL PANEL  
COLOR: CHARCOAL  
B.O.D.: MATRIX Mx-1 - 1 1/2" - RUN HORIZONTALLY
  - CP-2 CORRUGATED METAL PANEL  
COLOR: CHARCOAL  
PERFORATION 1/4" DIAMETER HOLES  
B.O.D.: MATRIX Mx-1 - 1 1/2" - RUN VERTICALLY
- CONCRETE MASONRY UNITS - GE**
- GF-1 CONCRETE MASONRY UNIT - GROUND FACE WHITE LIMESTONE #100  
B.O.D.: BEST BLOCK MASONRY
- BRICK VENEER - BR**
- BR-1 BRICK VENEER, RUNNING BOND UNLESS OTHERWISE NOTED  
COLOR: CRIMSON VELOUR MODULAR FACE BRICK  
B.O.D.: ACME BRICK
  - BR-2 BRICK VENEER, STACK BOND AND SOLDIER COURSE  
COLOR: EBONY VELOUR MODULAR FACE BRICK  
B.O.D.: ACME BRICK
- POLYCARBONATE UNITIZED PANEL - PC**
- PC-1 POLYCARBONATE UNITIZED PANEL  
B.O.D.: KINGSPAN UNIGUARD 4 1/4" SYSTEM
- FIXED METAL SUNSHADE**
- MS-1 FIXED METAL SUNSHADE - CUSTOM FABRICATION  
TWO-COAT PVDF FLUOROPOLYMER ORGANIC FINISH  
CUSTOM PERFORATION PATTERN  
B.O.D.: HENDRICKS ARCHITECTURAL SUNSHADES - ALUMINUM EXTRUSIONS
- OTHER ITEMS**
- EQ GLAZING SYSTEM, REFER TO A621 FOR MORE INFORMATION
- NOTE:**  
MASONRY WALLS ARE TO UTILIZE STANDARD COURSING. IF CUT COURSES ARE REQUIRED, THE CUT COURSE IS TO BE LOCATED AT THE BOTTOM OF THE WALL.



**B NORTH ELEVATION**  
1/8" = 1'-0"



**A WEST ELEVATION**  
1/8" = 1'-0"



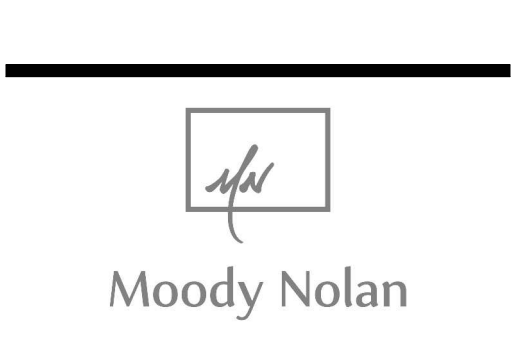
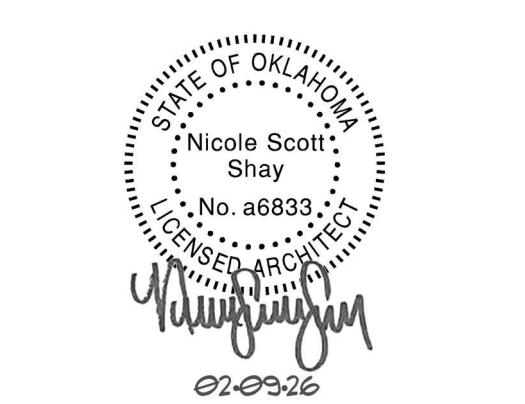
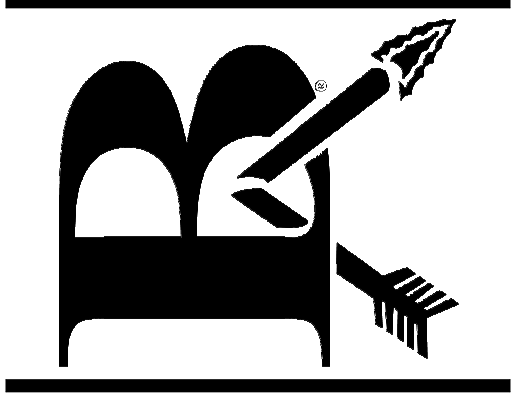
Moody Nolan

EXTERIOR ELEVATION GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR FINISH, UNO.
2. MASONRY DIMENSIONS ARE NOMINAL, UNO.
3. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
4. DETAILS ON EXTERIOR ELEVATIONS ARE GENERAL IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO WALL DETAILS AND SECTIONS FOR DETAILED INFORMATION CONCERNING EXTERIOR CONSTRUCTION.
5. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION AT EXTERIOR LIGHTING.
6. PROVIDE CONTROL JOINTS PER MANUFACTURER'S SPECIFICATIONS. ALIGN WITH OTHER JOINTS WHERE INDICATED.
7. PROVIDE WATERTIGHT SEAL AT ALL SIGNAGE ATTACHMENT AND POWER FEED LOCATIONS.
8. ALL MECHANICAL LOUVERS TO BE PAINTED TO MATCH THE ADJACENT FINISH COLOR.

EXTERIOR MATERIAL LEGEND

- METAL WALL PANELS - MP**
- (MP-1) METAL WALL PANEL  
COLOR: CHARCOAL  
B.O.D.: MORNK 11/2" - 1 1/2" - RUN VERTICALLY
  - (MP-2) METAL WALL PANEL  
COLOR: CHARCOAL  
B.O.D.: BERRIDGE R - PANEL - RUN VERTICALLY
- COMPOSITE METAL PANELS - WP**
- (WP-1) COMPOSITE METAL PANEL  
COLOR: CHARCOAL  
B.O.D.: ALUGOSOND PLUS
  - (WP-2) BEYOND
- CORRUGATED METAL WALL PANELS - CP**
- (CP-1) CORRUGATED METAL PANEL  
COLOR: CHARCOAL  
B.O.D.: MATRIX 11x1 - 1 1/2" - RUN HORIZONTALLY
  - (CP-2) CORRUGATED METAL PANEL  
COLOR: CHARCOAL  
PERFORATION 1/4" DIAMETER HOLES  
B.O.D.: MATRIX 11x1 - 1 1/2" - RUN VERTICALLY
- CONCRETE MASONRY UNITS - CM**
- (CM-1) CONCRETE MASONRY UNIT - GROUND FACE WHITE LIMESTONE #100  
B.O.D.: BEST BLOCK MASONRY
- BRICK VENEER - BR**
- (BR-1) BRICK VENEER, RUNNING BOND UNLESS OTHERWISE NOTED  
COLOR: CRIMSON VELOUR MODULAR FACE BRICK  
B.O.D.: ACME BRICK
  - (BR-2) BRICK VENEER, STACK BOND AND SOLDIER COURSE  
COLOR: EBONY VELOUR MODULAR FACE BRICK  
B.O.D.: ACME BRICK
- POLYCARBONATE UNITIZED PANEL - PC**
- (PC-1) POLYCARBONATE UNITIZED PANEL  
B.O.D.: KINGSPAN UNIGUARD 4 1/4" SYSTEM
- FIXED METAL SUNSHADE**
- (MS-1) FIXED METAL SUNSHADE - CUSTOM FABRICATION  
TWO-COAT PVDF FLUOROPOLYMER ORGANIC FINISH  
CUSTOM PERFORATION PATTERN  
B.O.D.: HENDRICKS ARCHITECTURAL SUNSHADES - ALUMINUM EXTRUSIONS
- OTHER ITEMS**
- (A367) GLAZING SYSTEM, REFER TO A367 FOR MORE INFORMATION
- NOTE**  
MASONRY WALLS ARE TO UTILIZE STANDARD COURSING. IF CUT COURSES ARE REQUIRED, THE CUT COURSE IS TO BE LOCATED AT THE BOTTOM OF THE WALL.



**BAPS AQUATIC CENTER**  
637 E College St, Broken Arrow, OK 74012

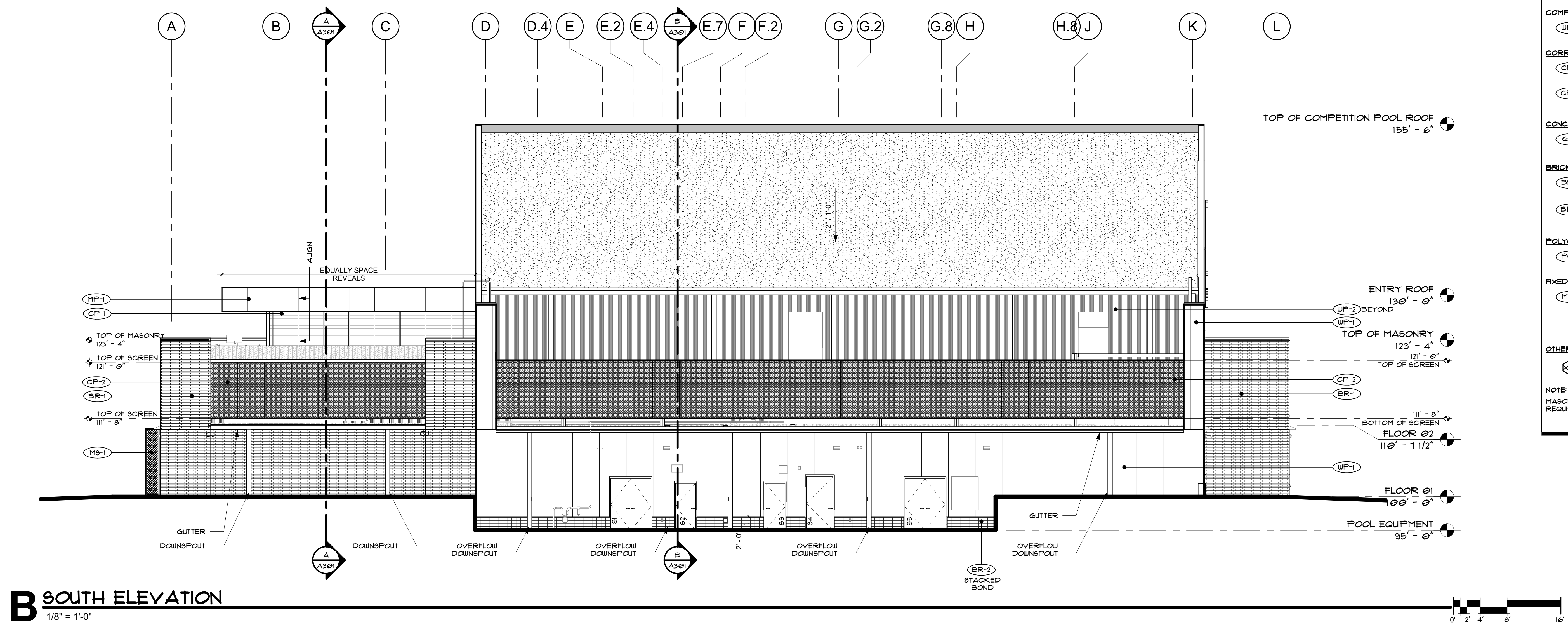
**A202**  
EXTERIOR ELEVATIONS

**GH2 ARCHITECTS**  
GH2.COM

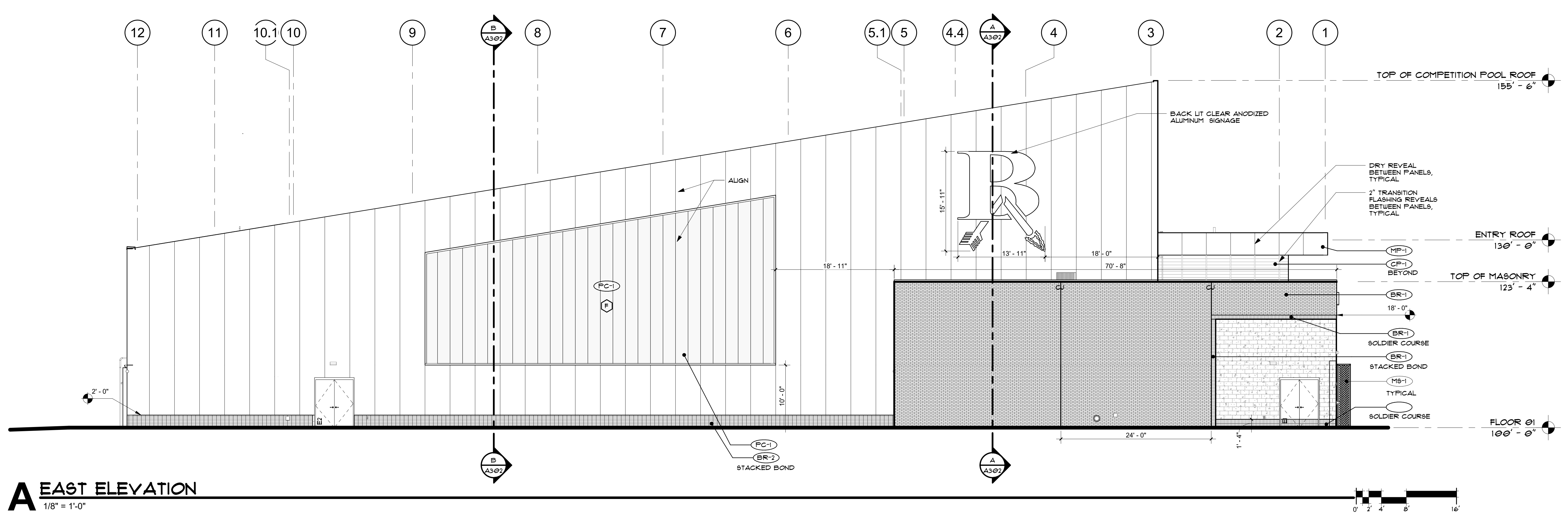
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**20240218**  
ISSUE DATE:  
**02/10/2026**  
ISSUE:  
**CONSTRUCTION DOCUMENTS**  
OTHER ISSUE DATES:  
NO. DESCRIPTION DATE

SHEET NAME:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A202**  
© 2026 COPYRIGHT GH2 ARCHITECTS, LLC



**B SOUTH ELEVATION**  
1/8" = 1'-0"



**A EAST ELEVATION**  
1/8" = 1'-0"