

**IN THE DISTRICT COURT IN AND FOR TULSA COUNTY
STATE OF OKLAHOMA**

CITY OF BROKEN ARROW,)	
OKLAHOMA, a Municipal Corporation,)	
)	
Plaintiff,)	
)	
vs.)	Case No. CJ-2017-01169
)	
REIP, LLC; GORDON-WILLIAMS)	Honorable Caroline Wall
DEVELOPMENT INC.; TRANSOK PIPE LINE)	
COMPANY; SUNOCO MID-CON (IN) LLC;)	
SUNOCO PARTNERS REAL ESTATE)	
ACQUISITION, LLC; BOARD OF COUNTY)	
COMMISSIONERS OF TULSA COUNTY; AND)	
DENNIS SEMLAR, COUNTY TREASURER)	
OF TULSA COUNTY, OKLAHOMA,)	
)	
Defendants.)	

JOURNAL ENTRY OF JUDGMENT

This matter comes on for hearing before me, the undersigned Judge of the District Court, on this _____ day of November, 2017, upon the oral application of Plaintiff, City of Broken Arrow [“the City”], and Defendant, REIP, LLC [“REIP”], for an Order vesting title in the City to a permanent drainage easement and authorizing damages in the amount of \$155,000.00, and conveyance of approximately 0.067 acres of land owned by the City, generally located to the south and west of the southernmost dam on the City’s pond/water detention facility located within the Battle Creek Golf Course owned by the City and presently used as a pond [“the Pond”].

The City appears by and through its attorneys of record, Beth Anne Childs and Trevor Dennis. REIP appears by and through its attorney of record, J. Douglas Mann of Rosenstein, Fist and Ringold. The Defendants, Board of County Commissioners of Tulsa County, and Dennis Semler, County Treasurer of Tulsa County, Oklahoma, appear by and through their attorney of record, Kim Hall. The defendants, Gordon-Williams Development, Inc., Transok Pipeline

Company, Sunoco Mid-Con (In) LLC, Sunoco Partners Real Estate Acquisition, LLC, have not appeared in this matter although properly served with service of process.

The Court, being fully advised, finds as follows:

1. The filing of this condemnation action, the appointment of the Commissioners, the Oaths of Commissioners and the Commissioners' subsequent Report are regular in all respects.

2. REIP does not contest the validity or propriety of the taking of the permanent drainage easement across the REIP property which is the subject of this matter, as described in Exhibit "A" attached hereto ["the Easement"], and agrees to accept the amount of \$155,000.00 and conveyance of the Pond, as full compensation and settlement of damages for the Easement so taken. REIP has waived its right to a trial on all issues dealing with the propriety of the taking and the damages sustained.

3. The taking of the Easement is necessary for the public purpose of the City for constructing a stormwater drainage and diversion facility within the Easement in accordance with the plans and specifications attached as Exhibit "B." The Easement is currently held in fee simple by REIP. The Easement is hereby ordered taken and condemned under the power of eminent domain, and the City is declared to be the owner of the Easement.

4. The Defendant, Board of County Commissioners, claims no right, title or interest in the Easement. The Defendant, Tulsa County Treasurer, claims no delinquent *ad valorem* taxes or delinquent personal property taxes through the date of the filing of this Journal Entry of Judgment. The defendants, Transok Pipeline Company, Gordon-Williams Development, Inc., Sunoco Mid-Con (In) LLC, Sunoco Partners Real Estate Acquisition, LLC, claim no right, title or interest in the Easement.

5. The City is prepared to pay REIP the sum of \$155,000.00 pursuant to the Report of the Court Appointed Commissioners, and the Court finds this amount, in addition to provision of the Pond, to be an appropriate award.

6. Service of process has been perfected as provided by law on all Defendants having any compensable interest in the Easement.

7. REIP and its successors and assigns shall have the right to construct two (2) permanent thirty foot [30'] wide by forty foot [40'] long bridges/box culverts/roadways traversing the Easement [the "Easement Crossings"] at locations reasonably determined by REIP or its successors and assigns, to provide for vehicular ingress, egress and travel over and across the Easement to and from the tracts of land owned by REIP located to the north and south of the Easement. The Easement Crossings shall be constructed in compliance with all City Codes, Regulations, and Ordinances.

8. REIP and its successors and assigns shall have the right to construct a roadway to connect to the "stubbed-in road" located on the property owned by St. John Hospital to the east of the REIP property ["the St. John Site"], including the ability to complete the paving within said "stubbed-in road" within the St. John site, to the east boundary line of the REIP property. The roadway and any connections shall be constructed in compliance with all City Codes, Regulations and Ordinances.

9. The City has declared the Pond surplus and fee simple title to the Pond, which is generally located to the south and west of the southernmost dam on the City's pond/water detention facility located within the Battle Creek Golf Course owned by the City and as described in Exhibit "C", shall be vested in REIP.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the taking of the Easement is hereby granted, approved and confirmed, with the duty of the City to maintain the Easement and all improvements therein in a reasonable and prudent manner.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the City is the owner of the permanent drainage easement on the land described in Exhibit "A" for the purpose of the

City to construct a stormwater and drainage facility within the Easement in accordance with the plans and specifications attached as Exhibit “B.”

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the date of the tender of payment by the City to REIP, of the cumulative sum of \$155,000.00, REIP and all persons claiming by, through or under REIP, shall have no further right, title or interest in and to said Easement inconsistent with the City’s ownership of the Easement, subject only to the right to REIP to construct the above-described Easement Crossings, and REIP is hereby enjoined from ever asserting any claim to said Easement adverse to the rights of the City.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the sum of \$155,000.00 and conveyance of the Pond includes full compensation to REIP for the Easement, any damages to the remainder of the land owned by REIP, any claims or causes of action known or unknown relating to this matter, as well as all attorney’s fees, engineering fees, appraisal fees, cost and expenses incurred or to be incurred by REIP in this matter.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that REIP and its successors and assigns shall have the right to construct two (2) permanent thirty foot [30’] wide by forty foot [40’] long bridges/box culverts/roadways traversing the Easement [the “Easement Crossings”] at locations reasonably determined by REIP or its successors and assigns, to provide for vehicular ingress, egress and travel over and across the Easement to and from the tracts of land owned by REIP located to the north and south of the Easement. The Easement Crossings shall be constructed in compliance with all City Codes, Regulations, and Ordinances.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that REIP and its successors and assigns shall have the right to construct a roadway to connect to the “stubbed-in road” located on the property owned by St. John Hospital to the east of the REIP property [“the St. John Site”], including the ability to complete the paving within said “stubbed-in road” within

the St. John site, to the east boundary line of the REIP property. The roadway and any connections shall be constructed in compliance with all City Codes, Regulations and Ordinances.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that fee simple title to the Pond as described in Exhibit “C” is vested in REIP.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each party shall bear its respective costs and attorney’s fees included herein.

CAROLINE WALL
JUDGE OF THE DISTRICT COURT

APPROVED AS TO FORM AND CONTENT:

Beth Anne Childs, OBA No. 15138
City of Broken Arrow
P. O. Box 610
Broken Arrow, Oklahoma 74013
Telephone: (918) 259-8422
Fax: (918) 259-8218

Attorney for Plaintiff, City of Broken Arrow, Oklahoma

J. Douglas Mann, OBA No. 5663
ROSENSTEIN, FIST & RINGOLD
525 South Main, Suite 700
Tulsa, Oklahoma 74103-4508
(918) 585-9211
(918) 583-5617 (Facsimile)

Attorney for Defendant, REIP, LLC

Kim Hall, Assistant District Attorney
Tulsa County District Attorney's Office
500 South Denver Ave, #800
Tulsa, Oklahoma 74103-3840

*Attorney for Defendants, Board of County Commissioners
of Tulsa County and Tulsa County Treasurer*

EXHIBIT “A”

[Legal Description of Easement]

EXHIBIT "A" REIP, LLC PARCEL A - UTILITY EASEMENT

OWNER:

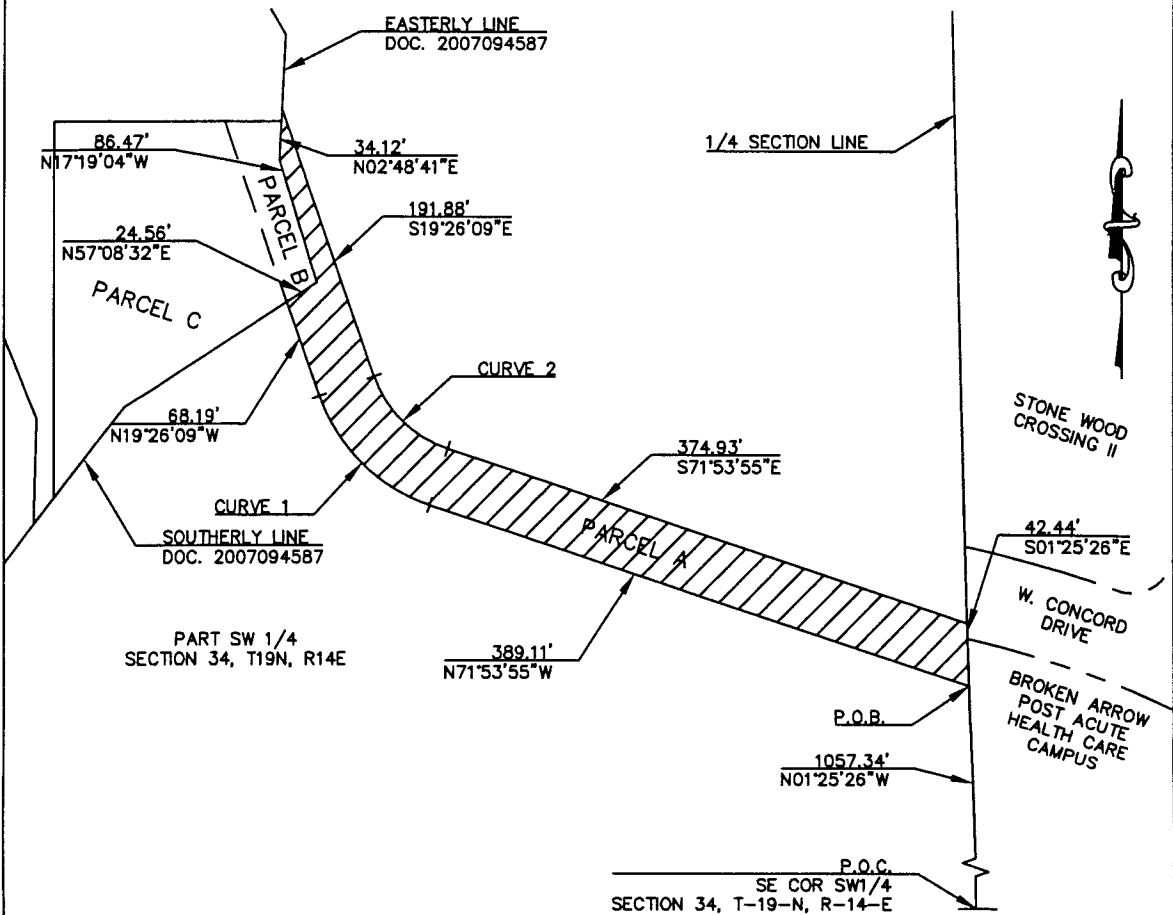
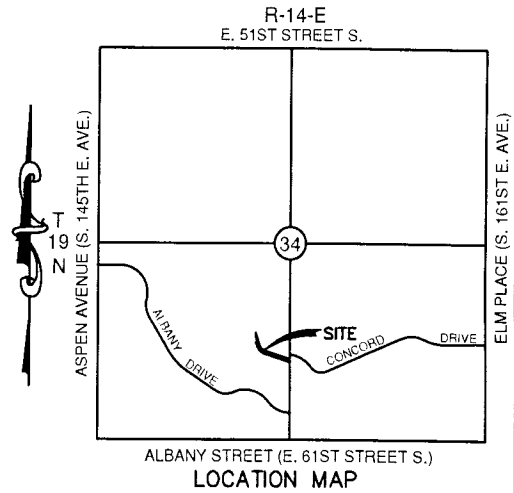
REIP LLC C/O COLEMAN ROBISON

ADDRESS:

525 S. MAIN AVENUE, SUITE 700
TULSA, OK 74103

STATEMENT OF BEARINGS:

BEARINGS ARE BASED ON A GRID BEARING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST (N88°41'15"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.



CURVE TABLE					
NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	109.88'	120.00'	52°27'46"	N 45°40'02" W	106.88'
C2	73.25'	80.00'	52°27'46"	S 45°40'02" E	70.72'

(SEE EXHIBIT "B" FOR LEGAL DESCRIPTION)

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

<p style="font-size: small;">CITY OF BROKEN ARROW <i>Where opportunity lives</i></p>	PARCEL - A	DATE - MARCH 2015
	DRAWING - REIP, LLC - PARCEL A	DRAWN BY - FLK
	REV -	SCALE - 1" = 100'
		CHECKED BY - JWS

EXHIBIT "B"
REIP, LLC
PARCEL A - UTILITY EASEMENT

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4;

THENCE N01°25'26"W ALONG THE EAST LINE OF SAID SW1/4 FOR A DISTANCE OF 1057.34 FEET TO THE POINT OF BEGINNING;

THENCE N71°53'55"W FOR A DISTANCE OF 389.11 FEET TO A POINT ON A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52°27'46", HAVING A RADIUS OF 120.00 FEET FOR AN ARC LENGTH OF 109.88 FEET AND A LONG CHORD DISTANCE OF 106.08 FEET, BEARING N45°40'02"W;

THENCE N19°26'09"W FOR A DISTANCE OF 68.19 FEET TO A POINT ON THE SOUTHERLY LINE OF A GENERAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2007094587 ON AUGUST 22, 2007;

THENCE N57°08'32"E ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 24.56 FEET TO THE EASTERLY LINE OF SAID GENERAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2007094587 ON AUGUST 22, 2007;

(THE FOLLOWING 2 COURSES ARE ALONG SAID EASTERLY LINE)

1. THENCE N17°19'04"W FOR A DISTANCE OF 86.47 FEET;
2. THENCE N02°48'41"E FOR A DISTANCE OF 34.12 FEET;

THENCE S19°26'09"E FOR A DISTANCE OF 191.88 FEET TO A POINT ON A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52°27'46", HAVING A RADIUS OF 80.00 FEET FOR AN ARC LENGTH OF 73.25 FEET AND A LONG CHORD DISTANCE OF 70.72 FEET, BEARING S45°40'02"E;

THENCE S71°53'55"E FOR A DISTANCE OF 374.93 FEET TO THE EAST LINE OF SAID SW1/4;

THENCE S01°25'26"E ALONG SAID EAST LINE FOR A DISTANCE OF 42.44 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINING 0.53 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID BEARING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST (N88°41'15"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.

THIS DESCRIPTION WAS PREPARED ON MARCH 09, 2015 ON BEHALF OF COWAN GROUP ENGINEERING, LLC. BY JUSTIN SMITH, PLS 1868, CERTIFICATE OF AUTHORIZATION NUMBER CA6414, EXPIRES ON JUNE 30, 2016.

JUSTIN SMITH, PLS 1868, DATE

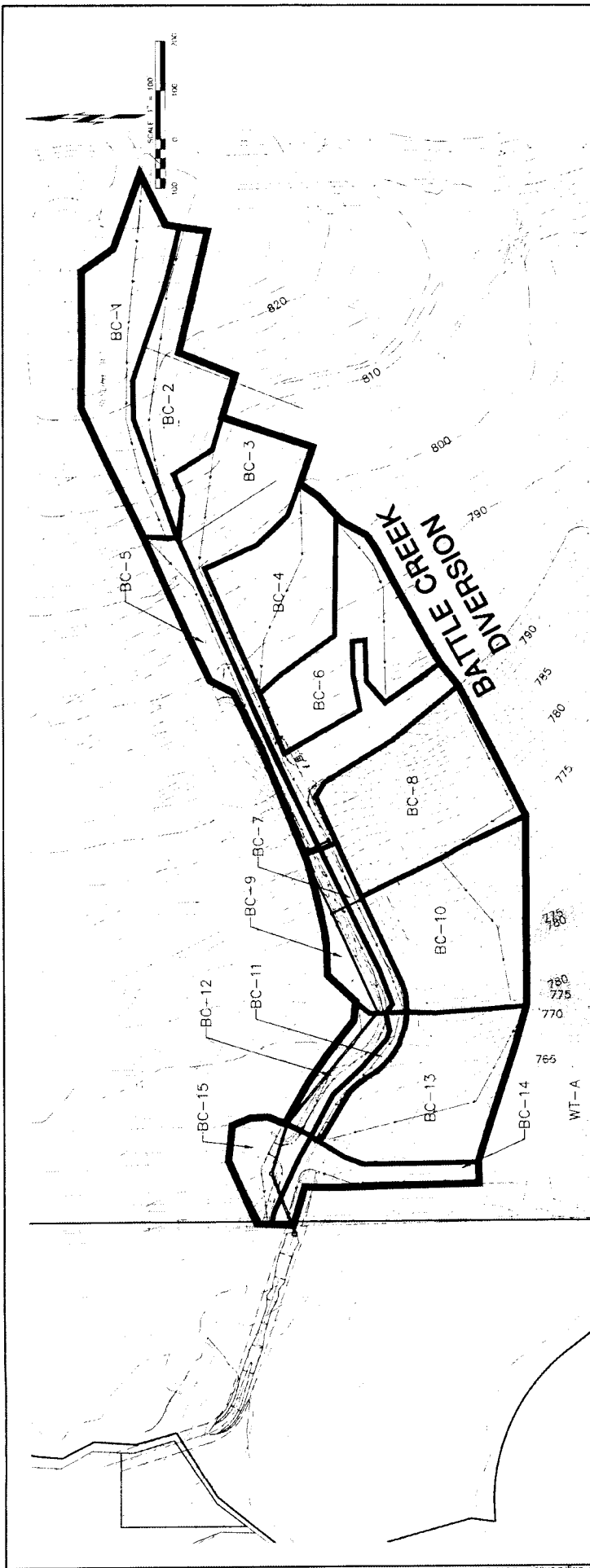


City of
BROKEN ARROW
Where opportunity lives

PARCEL - A	DATE - MARCH 2015
DRAWING -	DRAWN BY - FLK
REIP, LLC - PARCEL A	SCALE -
REV -	CHK'D BY - JWS

EXHIBIT “B”

[Plans and Specifications of Stormwater and Drainage Diversion Facility
which will be Constructed within the Easement]



DRAINAGE SUMMARY TABLE

Basin	Slope	Area (a.c.)	Weighted Coefficient	Time (min)	Rainfall Intensity														
					2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr	25 Yr	50 Yr	100 Yr						
BC-1	1.1%	1.1	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-2	1.2%	1.2	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-3	1.3%	1.3	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-4	1.4%	1.4	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-5	1.5%	1.5	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-6	1.6%	1.6	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-7	1.7%	1.7	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-8	1.8%	1.8	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-9	1.9%	1.9	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-10	2.0%	2.0	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-11	2.1%	2.1	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-12	2.2%	2.2	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-13	2.3%	2.3	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-14	2.4%	2.4	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
BC-15	2.5%	2.5	0.50	10	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
WT-A																			

Q100 (CLOSED SYSTEM) = 131.4 CFS
 Q100 (OPEN SYSTEM) = 7.6 CFS
 Q100 (TOTAL SYSTEM) = 139.0 CFS

 CITY OF BROKEN ARROW <i>Where opportunity lives</i>	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS	UPPER HAIKEY CREEK WEST TRIBUTARY DRAINAGE AREA MAP	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>11/15/16</td> <td>02/12/2017</td> <td>02/12/2017</td> <td>02/12/2017</td> </tr> <tr> <td>DESIGNED</td> <td>CHECKED</td> <td>APPROVED</td> <td>DATE</td> </tr> <tr> <td>11/15/16</td> <td>02/12/2017</td> <td>02/12/2017</td> <td>02/12/2017</td> </tr> <tr> <td>DRAWING NAME</td> <td>SHEET NO.</td> <td>TOTAL SHEETS</td> <td>DATE</td> </tr> <tr> <td>UPPER HAIKEY CREEK WEST TRIBUTARY DRAINAGE AREA MAP</td> <td>14</td> <td>14</td> <td>02/12/2017</td> </tr> <tr> <td>SCALE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>1" = 100'</td> <td>02/12/2017</td> <td>02/12/2017</td> <td>02/12/2017</td> </tr> </table>	DATE	DATE	DATE	DATE	11/15/16	02/12/2017	02/12/2017	02/12/2017	DESIGNED	CHECKED	APPROVED	DATE	11/15/16	02/12/2017	02/12/2017	02/12/2017	DRAWING NAME	SHEET NO.	TOTAL SHEETS	DATE	UPPER HAIKEY CREEK WEST TRIBUTARY DRAINAGE AREA MAP	14	14	02/12/2017	SCALE	DATE	DATE	DATE	1" = 100'	02/12/2017	02/12/2017	02/12/2017
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STORMWATER MANAGEMENT PLAN

SITE DESCRIPTION

LOCATION MAP:
LOCATION REFERENCE MAP IS PROVIDED ON THE COVER SHEET OF THESE DRAWINGS.

PROJECT DESCRIPTION:
STORMWATER DIVERSION PIPING AND CHANNELIZATION

LOCAL PROJECT CONTACT:

THOMAS TOIBERT
(918)259-7000, EXT. 5434

SEQUENCE OF CONSTRUCTION ACTIVITIES:

PRIOR TO INITIATING SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL PERIMETER TEMPORARY SEDIMENT CONTROLS SPECIFIED, CLEAR AND GRUB ONLY IN AREAS NECESSARY, PRESERVING AS MUCH NATIVE VEGETATION AS POSSIBLE. INSTALL, MAINTAIN AND/OR MOVE TEMP. SEDIMENT ITEMS AS PRACTICAL WITH CONSTRUCTION OPERATIONS. IF DIRECTED BY THE CONTRACT ADMINISTRATOR, REPLACE SALVAGED TOPSOIL AND DEVICES WITH AN ACCEPTABLE VEGETATION COVER (AT LEAST 70% MUST BE ATTAINED). THE CONTRACTOR MAY CHOOSE TO MODIFY THE TYPE OR ARRANGEMENT OF SPECIFIED PRACTICES TO IMPROVE THEIR EFFECTIVENESS AS APPROVED BY THE CONTRACT ADMINISTRATOR. THE CONTRACTOR SHALL MAINTAIN A LOG OF THE DATES OF MAJOR SOIL DISTURBANCE ACTIVITIES AND ALSO THE DATES OF INSTALLATION OF EROSION CONTROL MEASURES.

NOTE:

THIS SHOULD INCLUDE MAJOR ACTIVITIES REQUIRED TO CONSTRUCT THE PROJECT & EROSION CONTROL ITEMS.

TOTAL DISTURBED AREA (INCLUDING OFF-SITE BORROW AND FILL AREAS) 0.70 ACRES

PRE-CONSTRUCTION RUNOFF COEFFICIENT: 0.387

POST-CONSTRUCTION RUNOFF COEFFICIENT: 0.673 (FUTURE)

SOIL DESCRIPTION: COWETA-BATES, DENNIS-PHAROAH AND DENNIS-RADLEY COMPLEXES

RECEIVING WATERS: HANKEY CREEK

DISCHARGE FROM INDUSTRIAL ACTIVITY: N/A

DISCHARGE TO A FEDERALLY PROTECTED LAND: N/A

DISCHARGE TO A 303D/THREATENED/IMPAIRED SYSTEM: N/A

HISTORICAL PROPERTIES: N/A

ENDANGERED SPECIES: N/A

NOTE:

THIS SHEET SHOULD BE USED IN CONJUNCTION WITH A DRAINAGE MAP THAT ILLUSTRATES THE DRAINAGE CHARACTERISTICS AND RECEIVING WATERS FOR THIS PROJECT. THIS SHEET SHOULD ALSO BE USED WITH THE EROSION CONTROL SUMMARIES, PAY ITEMS, & NOTES.

EROSION AND SEDIMENT CONTROLS

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE FOLLOWING:

MAINTENANCE AND INSPECTION:

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER FROM THE BEGINNING OF CONSTRUCTION UNTIL AN ACCEPTABLE VEGETATIVE COVER IS ESTABLISHED. MAINTENANCE SHALL BE PERFORMED WITHIN 24 HOURS OF ANY WEATHER EVENT THAT MAY BE FORECASTED TO OCCUR WITHIN 48 HOURS. AFTER ANY STORM EVENT, GREATER THAN 0.5 INCHES OF POTENTIALLY ERODIBLE AREAS, DRAINAGEWAYS, MATERIAL STORAGE, STRUCTURAL DEVICES, CONSTRUCTION ENTRANCES AND EXITS ALONG WITH EROSION AND SEDIMENT CONTROL LOCATIONS ARE EXAMPLES OF SITES THAT NEED TO BE INSPECTED.

WASTE MATERIALS:

PROPER MANAGEMENT AND DISPOSAL OF CONSTRUCTION WASTE MATERIAL IS REQUIRED BY THE CONTRACTOR. MATERIALS INCLUDE STOCKPILES, SURPLUS, DEBRIS AND ALL OTHER BY-PRODUCTS FROM THE CONSTRUCTION PROCESS. PRACTICES INCLUDE DISPOSAL, PROPER MATERIALS HANDLING, SPILL PREVENTION AND CLEANUP MEASURES. CONTROLS AND PRACTICES SHALL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AGENCIES.

HAZARDOUS MATERIALS:

PROPER MANAGEMENT AND DISPOSAL OF HAZARDOUS WASTE MATERIALS IS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING MANUFACTURER'S RECOMMENDATIONS, STATE AND FEDERAL REGULATIONS TO ENSURE CORRECT HANDLING, DISPOSAL, SPILL PREVENTION AND CLEANUP MEASURES. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO: PAINTS, ACIDS, CLEANING SOLVENTS, CHEMICAL ADDITIVES, CONCRETE CURING COMPOUNDS AND CONTAMINATED SOILS. CONCRETE WASH WATER/WASTE IS CONSIDERED A HAZARDOUS MATERIAL AND MUST BE CONTAINED.

PROJECT COMPLETION:

ALL TEMPORARY SEDIMENT CONTROLS ARE TO BE REMOVED AFTER THE COMPLETION OF THE PROJECT. IF RE-VEGETATION OF THE DISTURBED SOILS IS INCLUDED IN THE CONTRACT, THE PROJECT IS NOT COMPLETE UNTIL VEGETATION HAS BEEN ACHIEVED ADEQUATE COVER.

NOTES:

GENERAL NOTES:

THE ENCLOSED STORMWATER POLLUTION PREVENTION PLAN (SWP3) COMPLIES WITH OPDES REGULATIONS UNDER THE CITY OF BROKEN ARROW OK044 STORMWATER PERMIT FOR SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4) OPTIONAL PERMIT FOR MUNICIPAL CONSTRUCTION ACTIVITIES ON LAND OWNED BY THE CITY THAT IS DIRECTLY CONTROLLED BY THE CITY.

OWNERS CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY THIS INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE.

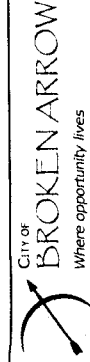
SIGNATURE: _____ DATE: _____

PRINT NAME AND TITLE: _____

(SIGNATURE PAGE OF SP3 TO BE KEPT IN THE OFFICE OF THE STORMWATER MANAGER, ENGINEERING AND CONSTRUCTION DEPARTMENT)

DATE: _____

BY: _____

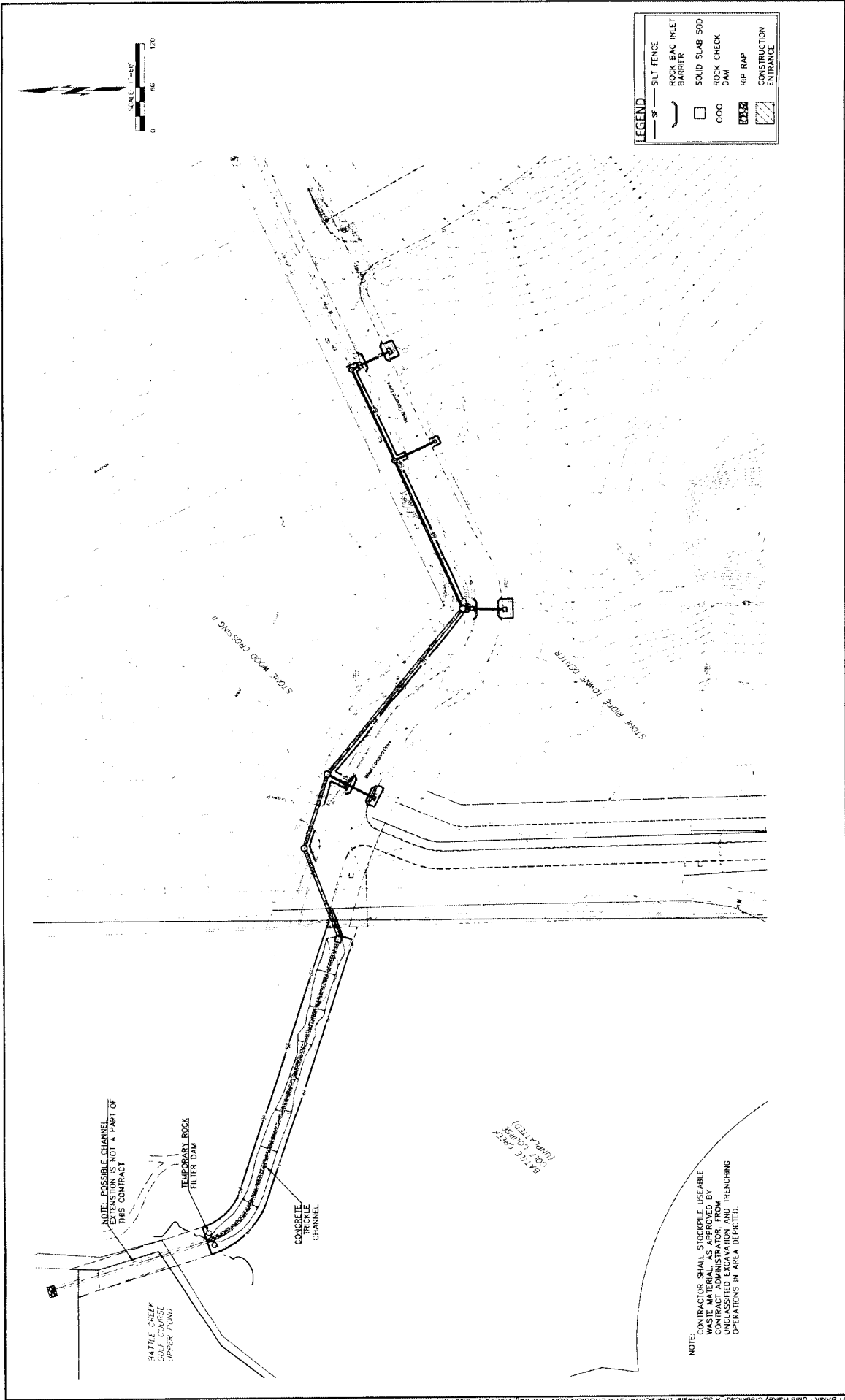


EDMAN GROUP ENGINEERING, LLC
1000 N. WILSON BLVD., SUITE 210
TULSA, OK 74116
918.466.6710 | 918.499.6747
E: EDG@EDG.COM
CAMP 6414 EXPIRES 6/30/18

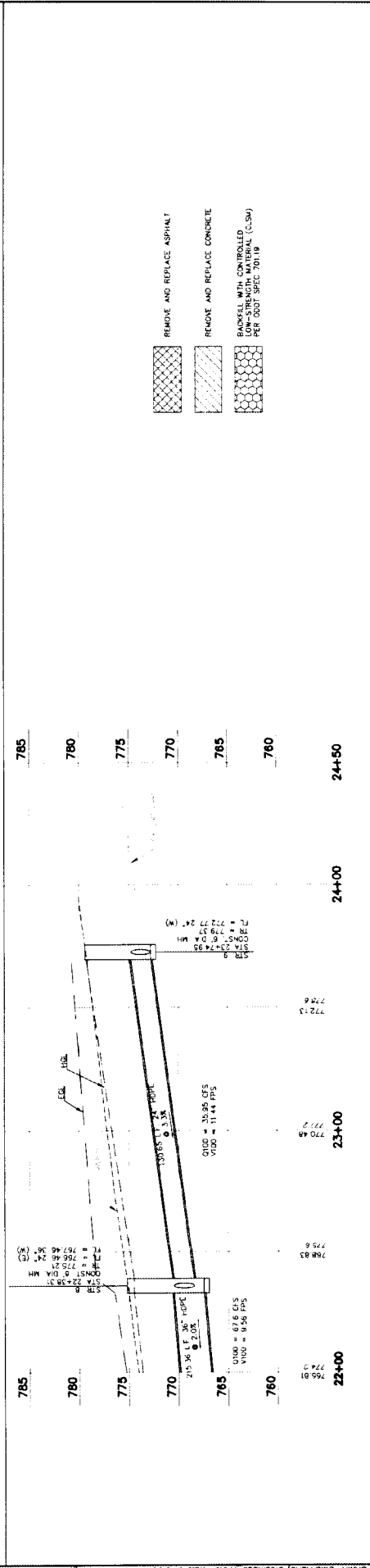
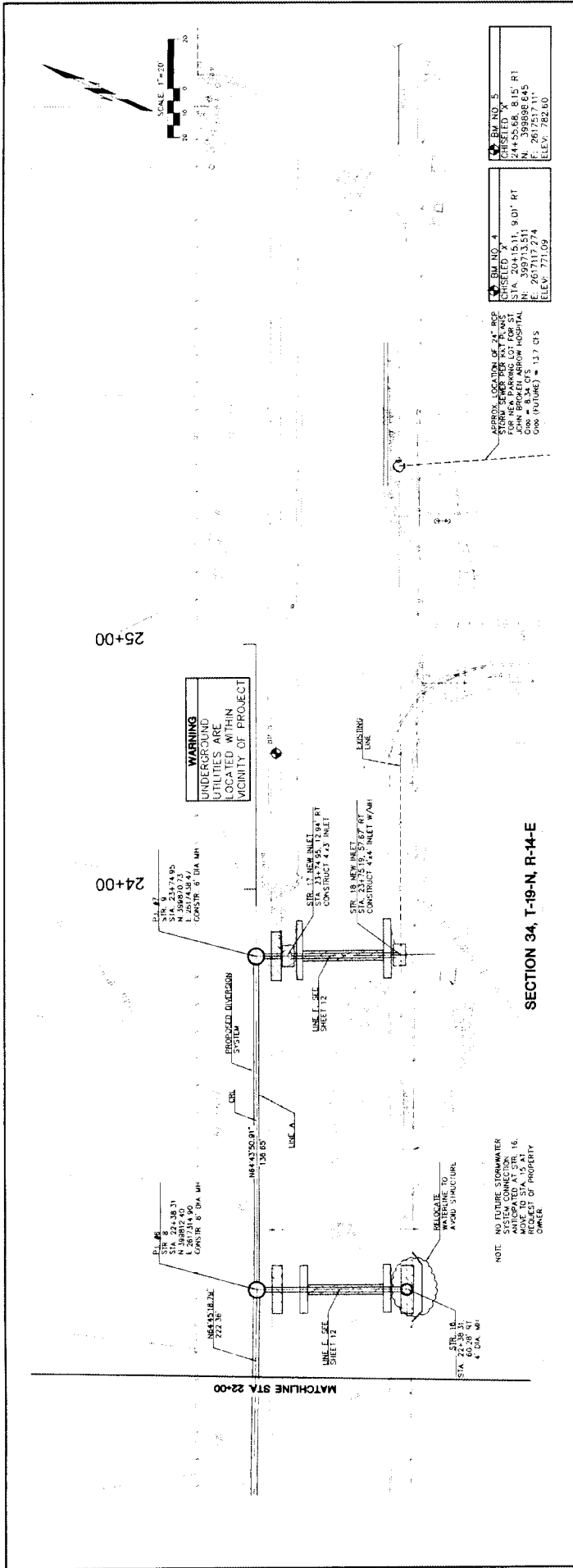
STONE RIDGE & ELM DRAINAGE IMPROVEMENTS

STORMWATER DIVERSION STORMWATER MANAGEMENT PLAN

DATE	ISSUED	DATE	ISSUED	DATE	ISSUED



DATE	IN CHARGE	 CITY OF BROKEN ARROW Where opportunity lives	STORMWATER DIVERSION EROSION CONTROL PLAN	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS	PROJECT NO. _____ SHEET _____ OF _____ DRAWING NAME _____ DATE _____	DESIGNER _____ CHECKED _____ DATE _____ PROJECT NO. _____ SHEET _____ OF _____ DRAWING NAME _____ DATE _____	QUANTITY _____ DATE _____ CHECKED _____ DATE _____ PROJECT NO. _____ SHEET _____ OF _____ DRAWING NAME _____ DATE _____
DATE	IN CHARGE						



DATE	REVISIONS	DESCRIPTION

SCALE	DATE	DESIGNER	CHECKER	DATE	DATE

PROJECT NO.	DATE	DATE	DATE	DATE	DATE

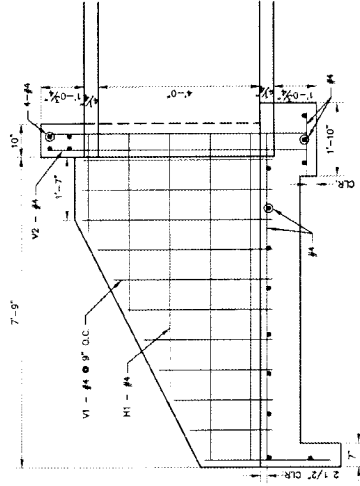
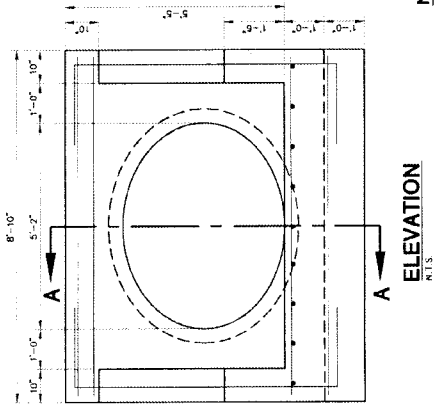
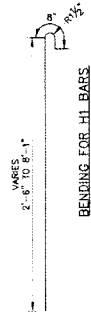
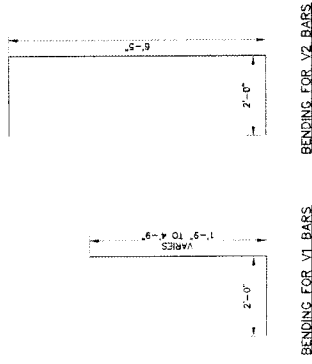
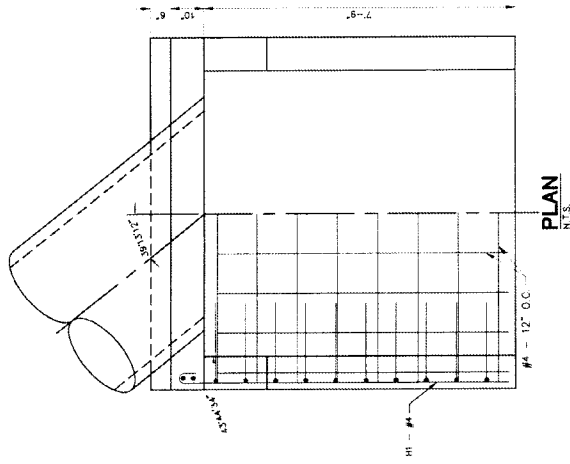
**STORMWATER DIVERSION
PLAN & PROFILE (4 OF 6)**

**STONE RIDGE & ELM
DRAINAGE
IMPROVEMENTS**

COTMAN GROUP ENGINEERING, LLC
 5416 S. VALE AVENUE, SUITE 210
 TULSA, OK 74135
 WWW.COTMANGROUP.COM
 CEF 6414 EXPRIE 6/30/18

CITY OF BROKEN ARROW
 Where opportunity lives

DATE	REVISIONS	DESCRIPTION



NOTE: STRUCTURES 1-3 ARE NO LONGER A PART OF THIS PROJECT

DATE	REVISIONS	CITY OF BROKEN ARROW Where opportunity lives		DEYUAN CIRCULAR ENGINEERING, LLC 5416 S. VALE AVENUE, SUITE 210 TULSA, OK 74135 (918) 466-1794 F WWW.DCEYUANENGINEERING.COM OAH 6-414 EXPIRES 6/30/18	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS	STORMWATER DIVERSION STRUCTURE 4 DETAIL	SCALE: HORIZ. N/A VERT. N/A DRAWING NAME SHEET 1 OF 1 PROJECT NO. SW100001A	DESIGN: RUS CHECKED: RUS DATE: 07/20/17 DATE: 07/20/17 DATE: 07/20/17 DATE: 07/20/17	DATE: 03/16/17 DATE: 02/06/17
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GENERAL NOTES:

1.0 DESIGN CRITERIA

- 1.1 DESIGN MANUAL INTERNATIONAL BUILDING CODE, LATEST EDITION
- 1.2 AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS 318-LATEST EDITION
- 1.3 STEEL - HOT ROLLED AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL, ASD, 9TH EDITION
- 1.4 STEEL JOIST FOR FLOOR AND ROOF DECKS STEEL CONSTRUCTION MANUAL, ASD, 9TH EDITION
- 1.4.1 STEEL JOIST INSTITUTE (SJI) DESIGN MANUAL, LATEST EDITION
- 1.4.2 STEEL DECK INSTITUTE (SDI) DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS LATEST EDITION.
- 1.5 STEEL - COLD FORMED, LIGHT GAUGE AMERICAN IRON AND STEEL INSTITUTE (AISI) COLD-FORMED STEEL DESIGN MANUAL, LATEST EDITION.

2.0 GENERAL CONSTRUCTION NOTES

- 2.1 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND.
- 2.2 SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER STANDARD DETAILS AND NOTES.
- 2.3 WHEN CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED, WORK SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

3.0 CONCRETE CONSTRUCTION

- 3.1 THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS SHALL BE 4000 PSI, UNLESS OTHERWISE NOTED.
- 3.2 REINFORCEMENT SHALL BE ASTM A-615 OR B0.
- 3.3 MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE IN ACCORDANCE TO ACI 318, SECTION 7.7.3.1: SLABS AND JOISTS:
 - 1-1/2 IN. #1 BARS AND SMALLER
 - 3/4 IN. #1 BARS AND SMALLER
 - FORMED CONCRETE SURFACES EXPOSED TO EARTH, WATER OR WEATHER, AND OVER OR IN CONTACT WITH SEWAGE AND FOR BOTTOMS BEARING ON WORKING SURFACES SUPPORTING EARTH COVER:
 - 1-1/2 IN. #1 BARS AND SMALLER
 - 2 IN. #2 THROUGH #18 BARS
- 3.3.2 BEAMS AND COLUMNS:
 - FOR STIRRUPS OR TIES SPACED IN ACCORDANCE WITH ACI 7.7 THROUGHOUT LAP CLEAR COVER GREATER THAN DB
 - PRINCIPAL REINFORCEMENT EXPOSED TO EARTH, WATER, SEWAGE, OR WEATHER:
 - 2 IN.
 - 2 1/2 IN. PRINCIPAL REINFORCEMENT
- 3.3.3 WALLS:
 - FOR #4 BARS AND SMALLER:
 - 3/4 IN.
 - 1 1/2 IN.
 - FOR #4 AND #18 BARS:
 - 2 IN.
 - 2 IN. CIRCULAR TANKS WITH RING TENSION
 - ALL OTHERS
- 3.3.4 FOOTINGS AND BASE SLABS:
 - AT UNIFORM SURFACES AND BOTTOMS BEARING ON CONCRETE WORK MAT
 - AT UNIFORM SURFACES AND BOTTOMS IN CONTACT WITH EARTH
 - OVER TOP OF PILES: SAME AS SLABS

- 3.4 ALL REINFORCEMENT ANCHOR BOLTS, DOMELS, INSERTS, ETC. SHALL BE WELL SECURED IN PLACE BEFORE PLACING CONCRETE.
- 3.5 NO CONDUIT SHALL BE PLACED BETWEEN THE BOTTOM REINFORCEMENT AND THE BOTTOM OF THE SLAB.
- 3.6 EXTERIOR SLAB SHALL SLOPE A MINIMUM OF 1/4" PER FOOT AWAY FROM THE BUILDING, UNLESS OTHERWISE NOTED.
- 3.7 WHEN BASEMENT WALLS SPAN FROM THE BASEMENT TO FIRST FLOOR, BOTH BASEMENT AND FIRST FLOOR WALLS SHALL BE IN PLACE BEFORE ANY BACK FILL IS PLACED.
- 3.8 ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" UNLESS DETAILED OTHERWISE

3.0 CONCRETE CONSTRUCTION (cont.)

- 3.9 CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND GRADE BEAMS SHALL BE AT MIDSPAN, UNLESS DETAILED OTHERWISE.
- 3.10 WELDED WIRE FABRIC SHALL HAVE END LAPS OF ONE FULL MESH AND EDGE LAPS BY OVERLAPPING SEWAGE WIRES AND WIRING ALL SLABS SECURELY TOGETHER.
- 3.11 NON-EPOXY REINFORCEMENT LAP SPACE LENGTH FOR NORMAL WEIGHT CONCRETE SHALL BE IN ACCORDANCE TO THE TABLE ON THIS SHEET.
- 3.12 COVER JOISTS SHALL BE 1/4 INCH (6mm) MINIMUM IN WIDTH AND SHALL BE SAW CUT TO A DEPTH EQUAL TO THE SLAB THICKNESS, UNLESS OTHERWISE NOTED. CONTROL JOINTS TO BE IN ACCORDANCE TO AMERICAN CONCRETE INSTITUTE STANDARD METHODS OF PRACTICE.
- 3.13 CONTROL JOISTS IN SLABS AND MATS SHALL BE LOCATED AT COLUMN LINES, WITH INTERMEDIATE JOISTS LOCATED BETWEEN COLUMN LINES OR EDGES OF SLAB AS REQUIRED IN ORDER TO PROVIDE MAXIMUM DISTANCES MEASURED IN FEET BETWEEN JOISTS OF 2 TO 3 TIMES THE SLAB THICKNESS MEASURED IN INCHES, UNLESS OTHERWISE NOTED. THE RESULTING PANELS SHOULD BE AS SQUARE AS POSSIBLE.
- 3.14 EXPANSION/CONTRACTION JOINTS SHALL BE 1/2" MINIMUM AND SHALL BE PLACED AT A DISTANCE MEASURED IN FEET OF NO GREATER THAN FIVE TIMES THE MINIMUM WALL/SLAB/FOOTING THICKNESS MEASURED IN INCHES. EXPANSION/CONTRACTION JOINTS SHALL BE PLACED IN ACCORDANCE WITH STANDARD DETAILS, AS SHOWN ON CONCRETE DETAILS.

4.0 STRUCTURAL STEEL NOTES

- 4.1 SHOP FABRICATOR SHALL SUPPLY ALL MATERIALS, UNLESS NOTED OTHERWISE.
- 4.2 ALL STRUCTURAL STEEL TO BE ASTM A-36. MINIMUM YIELD STRENGTH OF 36 KSI.
- 4.3 STRUCTURAL STEEL BOLTING SHALL CONFORM TO ASTM A-325.
- 4.4 MACHINE BOLTS CONFORMING TO ASTM A-325 SHALL BE USED FOR HANDRAIL AND LADDER ASSEMBLIES.
- 4.5 DETAILS AND WORKMANSHIP SHALL CONFORM TO THE BEST MODERN SHOP PRACTICE AND SHALL BE IN ACCORDANCE WITH AISC, 9TH EDITION.
- 4.6 ALL STRUCTURAL STEEL WELDING SHALL BE DONE WITH E70XX ELECTRODES IN ACCORDANCE WITH THE LATEST AWS STRUCTURE WELDING CODE AS MODIFIED BY AISC SPECIFICATION.
- 4.7 ALL SHOP WELDS TO BE SEAL WELDS ON GALVANIZED STRUCTURES.
- 4.8 ALL SHOP CONNECTIONS TO BE BOLTED. ALL SHOP CONNECTIONS TO BE WELDED, UNLESS NOTED OTHERWISE.
- 4.9 ALL GUSSET PLATES SHALL BE 3/8" MINIMUM THICKNESS.
- 4.10 ALL STIFFENER PLATES SHALL BE 3/8" MINIMUM THICKNESS, UNLESS NOTED OTHERWISE.
- 4.11 ALL GALVANIZED SURFACES DAMAGED IN FIELD SHALL BE REPAIRED WITH "Z.R.C. COLD GALVANIZED COMPOUND (OR COMPANY APPROVED EQUAL), APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
- 4.12 HOLES REQUIRED FOR FIELD ERECTION SHALL BE DRILLED. NO BURNING SHALL BE PERMITTED, UNLESS NOTED OTHERWISE.
- 4.13 REMOVE ALL BURRS AND SHARP EDGES AFTER FABRICATION.
- 4.14 GALVANIZED STRUCTURES SHALL BE FABRICATED WITH OVERSIZE HOLES, 1/8" LARGER THAN THE BOLT DIAMETER, FOR STEEL TO STEEL CONNECTIONS.

5.0 STEEL JOIST AND DECKING NOTES

- 5.1 ALL STEEL JOIST CONSTRUCTION SHALL COMPLY WITH RECOMMENDED CODE OF STANDARD PRACTICE FOR STEEL JOISTS AND JOIST GRIDDERS EFFECTIVE AUGUST 1, 2002.
- 5.2 ALL STEEL JOISTS AND DECKS SHALL BE MANUFACTURED BY VULCRRAFT, UNLESS OTHERWISE NOTED.
- 5.3 ALL K-SERIES JOIST SHALL BE DESIGNED, MANUFACTURED AND CONSTRUCTED IN ACCORDANCE TO SJI STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOIST, LATEST EDITION.
- 5.4 ALL LH-SERIES AND DLH-SERIES JOIST SHALL BE DESIGNED, MANUFACTURED AND CONSTRUCTED IN ACCORDANCE TO SJI STANDARD SPECIFICATIONS FOR LONG SPAN STEEL JOIST AND DEEP LONG SPAN STEEL JOIST, RESPECTIVELY.
- 5.5 ALL SLH-SERIES JOIST SHALL BE DESIGNED, MANUFACTURED AND CONSTRUCTED IN ACCORDANCE TO VULCRRAFT SPECIFICATION FOR SUPER LONG SPAN STEEL JOIST UNLESS OTHERWISE NOTED.
- 5.6 ALL G-SERIES JOIST SHALL BE DESIGNED, MANUFACTURED AND CONSTRUCTED IN ACCORDANCE TO SJI STANDARD SPECIFICATION FOR JOIST GRIDDERS, LATEST EDITION.
- 5.7 ALL STRUCTURAL STEEL JOIST AND JOIST SUBSTITUTES SHALL CONFORM TO ASTM A592, GRADE 50 WITH YIELD STRESSES OF 50 KSI, UNLESS OTHERWISE NOTED.

6.0 LIGHT GAGE STEEL

- 6.1 ALL LIGHT GAGE SHEET SHALL BE ASTM A500-89 GRADE C (MINIMUM YIELD 50 KSI) FOR SHAPED TUBING AND GRADE C (MINIMUM YIELD 46 KSI) FOR ROUNDED TUBING, UNLESS OTHERWISE NOTED.

SIZE	LAP	CASE 1	CASE 2	CASE 3	CASE 1	CASE 2	CASE 3	
3	A	19	28	12	15	22	12	
	B	25	37	15	19	28	12	
4	A	25	37	15	19	28	12	
	B	33	49	20	25	37	15	
5	A	31	47	19	24	36	15	
	B	41	61	25	31	47	19	
6	A	37	56	23	29	43	18	
	B	49	73	29	37	56	23	
7	A	54	81	33	42	63	25	
	B	71	106	43	54	81	33	
8	A	62	93	37	48	72	29	
	B	81	121	49	62	93	37	
9	A	70	105	42	54	81	33	
	B	91	136	55	70	105	42	
10	A	79	118	47	61	91	37	
	B	102	153	62	79	118	47	
11	A	87	131	53	67	101	41	
	B	114	170	68	87	131	53	
14								18

TOP BARS ARE HORIZONTALLY PLACED BARS SUCH THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

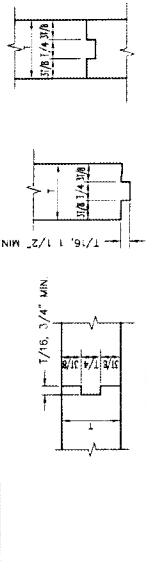
A LAP 1.0 x CALCULATED LAP LENGTH (EMBEDMENT)
 B LAP 1.3 x CALCULATED LAP LENGTH (TENSION LAP)

CASE 1: ACI 12.2.2 THROUGHOUT LAP STIRRUPS OR TIES SPACED IN ACCORDANCE WITH ACI 7.7 CLEAR SPACING GREATER THAN DB CLEAR COVER GREATER THAN DB

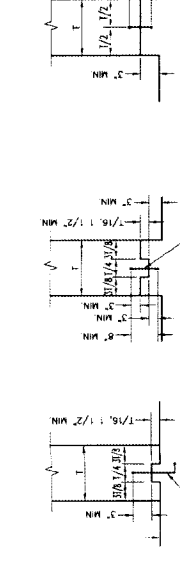
CASE 2: ACI 12.2.2 ALL OTHER CASES THAN DESCRIBED IN CASE 1 MUST SATISFY THE SMALLER OF:
 CASE 3: ACI 12.2.2 (1) DC GREATER THAN OR EQUAL TO 2.5 DB OR (2) 1/2 CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO 2.5DB

FOR EPOXY COATED REINFORCEMENT MULTIPLY THE GIVEN LAP LENGTHS SHOWN IN THE TABLE BY 1.5.
 FOR LIGHT WEIGHT CONCRETE MULTIPLY THE GIVEN LAP LENGTHS SHOWN IN THE TABLE BY 1.3.

DATE	REVISIONS	 CITY OF BROKEN ARROW <i>Where opportunity lives</i>	COWAN GROUP ENGINEERING, LLC 1000 N. WILSON BLVD. SUITE 210 TULSA, OK 74116 918-959-1710 918-959-1747 WWW.COWANENGINEERING.COM DWP 641.4 ENR/RES 6/2017	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS		STORMWATER DIVERSION GENERAL STRUCTURAL NOTES	
				DRAWING NAME SHEET NO.	SHEET NO.	DATE DESIGNED BY CHECKED BY APPROVED BY	DATE DESIGNED BY CHECKED BY APPROVED BY



SLABS
WALLS

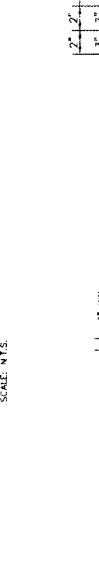


BASE OF WALLS

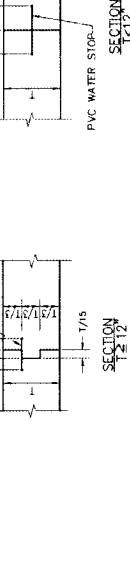
THIS ALTERNATIVE NOT TO BE USED WHERE REQUIRED COVER IS LESS THAN 1 1/2"
ALTERNATIVE
1 1/2" ±

NOTE: PROVIDE WATER STOPS IN THE FOLLOWING PLACES:
1. WEIR PITS; JOINTS ABOVE GRADE
2. DRY PITS; ALL JOINTS BELOW GRADE.

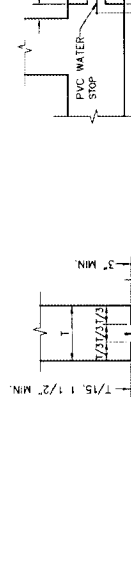
NOTE: WHERE 1 IS LESS THAN 1 1/2" OMIT DETS



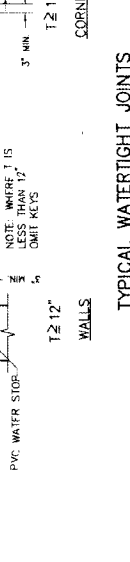
TYPICAL NON-WATERTIGHT JOINTS
SCALE: N.T.S.



SLABS

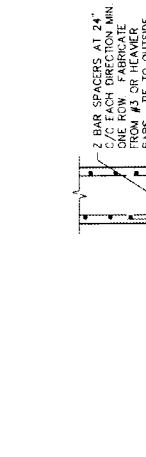


CORNERS

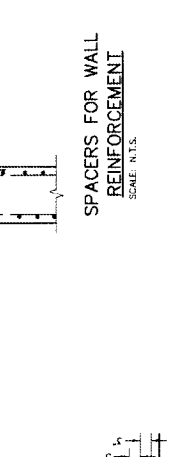


WALLS

TYPICAL WATERTIGHT JOINTS
SCALE: N.T.S.



SPACERS FOR WALL REINFORCEMENT
SCALE: N.T.S.



TYPICAL OPENING REINFORCEMENTS
SCALE: N.T.S.

EXTRA BARS EQUAL IN AREA TO AND IN SAME TRANSVERSE POSITION AS REGULAR REINFORCING CUT BY OPENING.
EXTRA BARS IN SAME TRANSVERSE POSITION AS REGULAR STEEL AS TABULATED BELOW

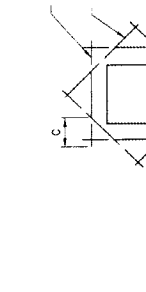
THICKNESS OF CONCRETE
<12" 4
12" TO 18" 5
>18" 6

BAR SIZE BAR LENGTH
3"-0" 3'-0"
3'-6" 3'-6"
4'-0" 4'-0"

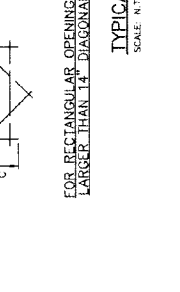
C=THE REQUIRED LENGTH FOR LAPPED SPICE FOR TOP BARS AS SHOWN ON THIS SHEET.

FOR RECTANGULAR OPENINGS LARGER THAN 1/4" DIAGONAL

FOR CIRCULAR OPENINGS LARGER THAN 1/4" DIAMETER



TYPICAL CORNER REINFORCEMENT
SCALE: N.T.S.



TYPICAL EXPANSION JOINT REINFORCEMENT FOR LIQUID CONTAINING STRUCTURES
SCALE: N.T.S.

NOTE: VERTICAL REINFORCING NOT SHOWN
REINFORCING LENGTHS TO PERMIT BARS TO EXTEND THROUGH THE WALL TO THE OPPOSITE FACE AND TERMINATE IN A STANDARD HOOK, BUT SHALL NOT BE LESS THAN THE LENGTH REQUIRED FOR EMBEDMENT OF TOP BARS, AS SHOWN ON THIS SHEET

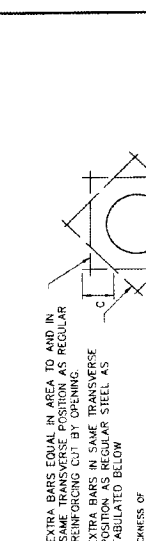
DO NOT LESS THAN THE LENGTH REQUIRED FOR LAPPED SPACES FOR TOP BARS, AS SHOWN ON THIS SHEET.

4'-0" SMOOTH BARS WITH ONE END GREASED @ EVERY OTHER HORIZ. BAR LOCATION. MIN. SIZE OF BAR SAME AS MAIN REINFORCING.

3/4" x 3/4" JOINT SEALANT

3/4" x 3/4" JOINT SEALANT

3/4" x 3/4" JOINT SEALANT



TYPICAL EXPANSION JOINT REINFORCEMENT FOR STORMWATER DIVERSION GENERAL CONCRETE DETAILS
SCALE: N.T.S.



TYPICAL EXPANSION JOINT REINFORCEMENT FOR NON-LIQUID CONTAINING STRUCTURES
SCALE: N.T.S.

NOTE: VERTICAL REINFORCING NOT SHOWN
REINFORCING LENGTHS TO PERMIT BARS TO EXTEND THROUGH THE WALL TO THE OPPOSITE FACE AND TERMINATE IN A STANDARD HOOK, BUT SHALL NOT BE LESS THAN THE LENGTH REQUIRED FOR EMBEDMENT OF TOP BARS, AS SHOWN ON THIS SHEET

DO NOT LESS THAN THE LENGTH REQUIRED FOR LAPPED SPACES FOR TOP BARS, AS SHOWN ON THIS SHEET.

4'-0" SMOOTH BARS WITH ONE END GREASED @ EVERY OTHER HORIZ. BAR LOCATION. MIN. SIZE OF BAR SAME AS MAIN REINFORCING.

3/4" x 3/4" JOINT SEALANT

3/4" x 3/4" JOINT SEALANT

3/4" x 3/4" JOINT SEALANT


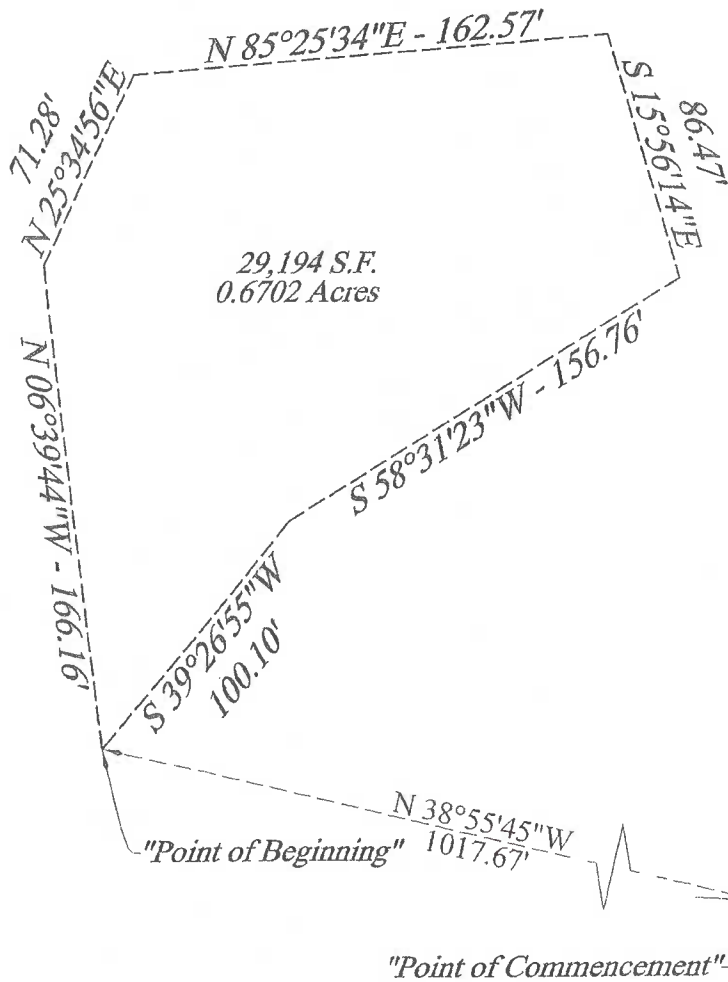
DATE	IN REVISIONS	CITY OF BROKEN ARROW Where opportunity lives				STONE RIDGE & ELM DRAINAGE IMPROVEMENTS		STORMWATER DIVERSION GENERAL CONCRETE DETAILS	
DESIGN	SCALE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
REVIEWED	BY	BY	BY	BY	BY	BY	BY	BY	BY
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
PROJECT NO.	SHEET	OF	PROJECT NAME	DATE	DATE	DATE	DATE	DATE	DATE
191-BAMA	1	1	Stormwater Diversion	02/20/16	02/20/16	02/20/16	02/20/16	02/20/16	02/20/16

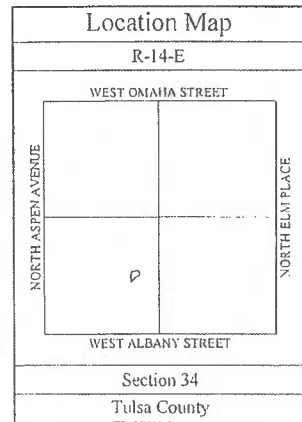
EXHIBIT “C”

[Legal Description of Land to be Conveyed by the City to REIP]

Exhibit "A"



29,194 S.F.
0.6702 Acres



N. Juniper Pl.

BROKEN ARROW
POST ACUTE HEALTH
CARE CAMPUS

W. Albany Dr.

STONE RIDGE
TOWNE CENTER

CITY OF BROKEN ARROW TRACT
A PART OF THE SW/4 OF SECTION 34, T-19-N, R-14-E



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, OK 74116
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land surveying • Land Planning
Certificate of Authorization No. CA 531 PEALS Renewal Date June 30, 2017



Job No: 15-095.00
Scale: 1" = 60'
Date: 06/15/2016

Exhibit "B"

Legal Description for City of Broken Arrow Tract

A tract of land located in the SW/4 of Section 34, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the southwest corner of the right of way for North Juniper Place as platted in "Broken Arrow Post Acute Health Care Campus", a subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6565, as filed in the records of the Tulsa County Clerk's office, also lying on the northerly right of way for West Albany Drive as platted in "Stone Ridge Towne Center", a subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6236, as filed in the records of the Tulsa County Clerk's office; Thence N 38°55'45" W a distance of 1017.67 feet to the "Point of Beginning";

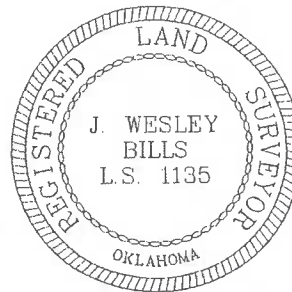
Thence N 06°39'44" W a distance of 166.16 feet; Thence N 25°34'56" E a distance of 71.28 feet; Thence N 85°25'34" E a distance of 162.57 feet; Thence S 15°56'14" E a distance of 86.47 feet; Thence S 58°31'23" W a distance of 156.76 feet; Thence S 39°26'55" W a distance of 100.10 feet to the "Point of Beginning".

Said tract contains 29,194 square feet or 0.6702 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°03'00" E along the west line of "Stone Wood Crossing II", "Stone Ridge Towne Center" and "Broken Arrow Post Acute Health Care Campus", also being the east line of the SW/4 of Section 34, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma.

CERTIFICATE

I, J. Wesley Bills, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



J. Wesley Bills
J. Wesley Bills, P.L.S. 1135

Date 06-15-2016



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, OK 74116
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. CA 331 PE/LS Renewal Date June 30, 2017

Job No: 15-095.00
Scale: N/A
Date: 06/15/2016