

Conditional Final Plat #1

The Shops at Broken Arrow II Amended

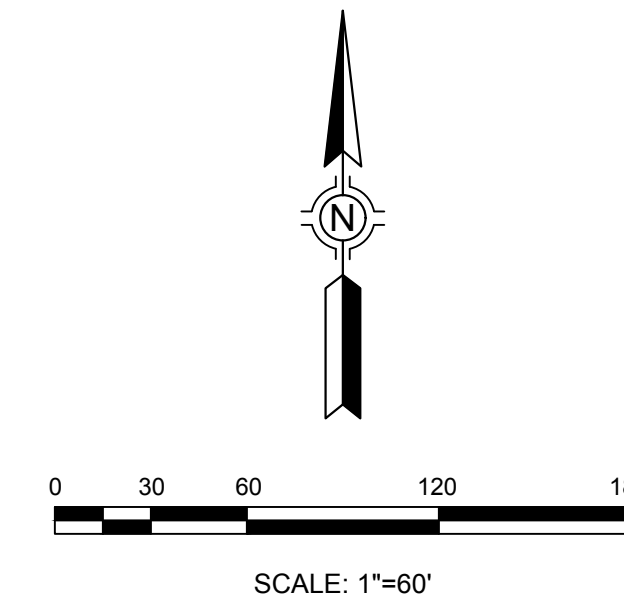
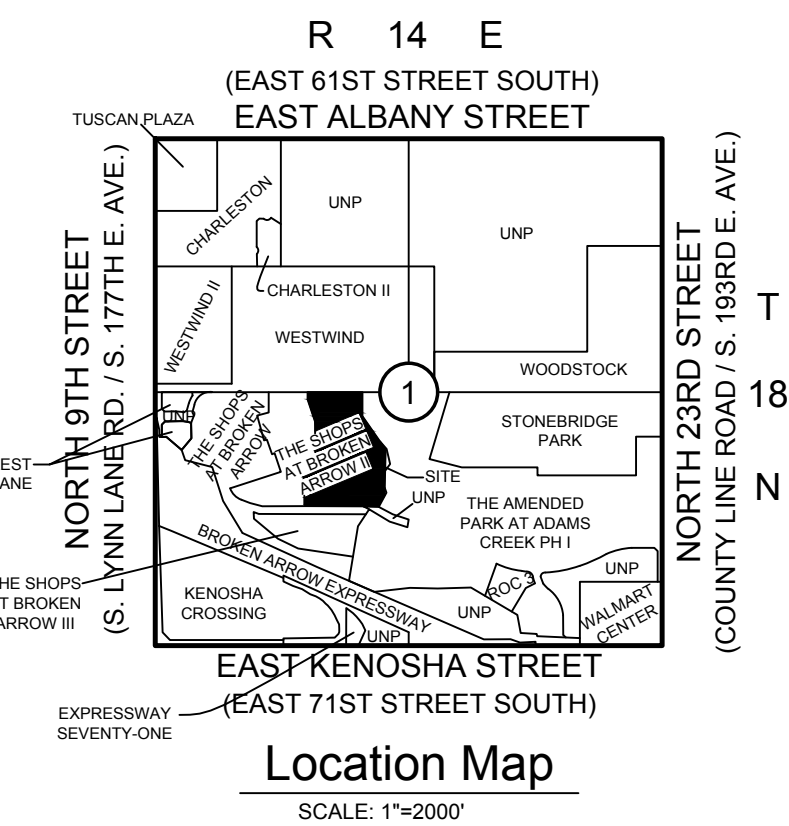
A RESUBDIVISION OF PART OF LOT FOUR (4) AND ALL OF LOT EIGHT (8), BLOCK ONE (1), THE SHOPS AT BROKEN ARROW II AND PART OF RESERVE F, AMENDED PLAT OF THE PARK AT ADAMS CREEK-PHASE I CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 252

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

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

Engineer:
S. E. Huey Co.
Certificate of Authorization No. 0000440 Exp. March 31, 2018
1111 N. 19th St.
Monroe, Louisiana 71201
Phone: (318) 325-1791
Contact: Charles Taylor



LOT	BLOCK	LOT SIZE (SQUARE FEET)
1	1	51,542.12
2	1	63,189.55
3	1	41,538.19
4	1	194,208.36
5	1	406,626.38
6	1	66,759.98

Subdivision Statistics:
SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK
SUBDIVISION CONTAINS 18.913 TOTAL ACRES (823,865 SF)

- Legend:**
- U/E = EXISTING UTILITY EASEMENT
 - U/E* = UTILITY EASEMENT (PER THIS PLAT)
 - B/L = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - ESMT. = EASEMENT
 - PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - FND = FOUND
 - IP = IRON PIN
 - C.B. = CHORD BEARING
 - C.L. = CHORD LENGTH
 - T.B. = TANGENT BEARING
 - L = LENGTH
 - R = RADIUS
 - BK. = BOOK
 - PG. = PAGE
 - XXXX = STREET ADDRESS

- Note:**
- 1 (BLOCK NUMBER)
 - 5 (LOT NUMBER)
 - ORDNANCE NO. 3198 (CLOSING PORTIONS OF PLATTED UTILITY EASEMENTS) (DOC. #2012017720) CITY OF BROKEN ARROW RETAINS THE RIGHTS TO RE-OPEN

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

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

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

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.

Mayor
Attest: City Clerk

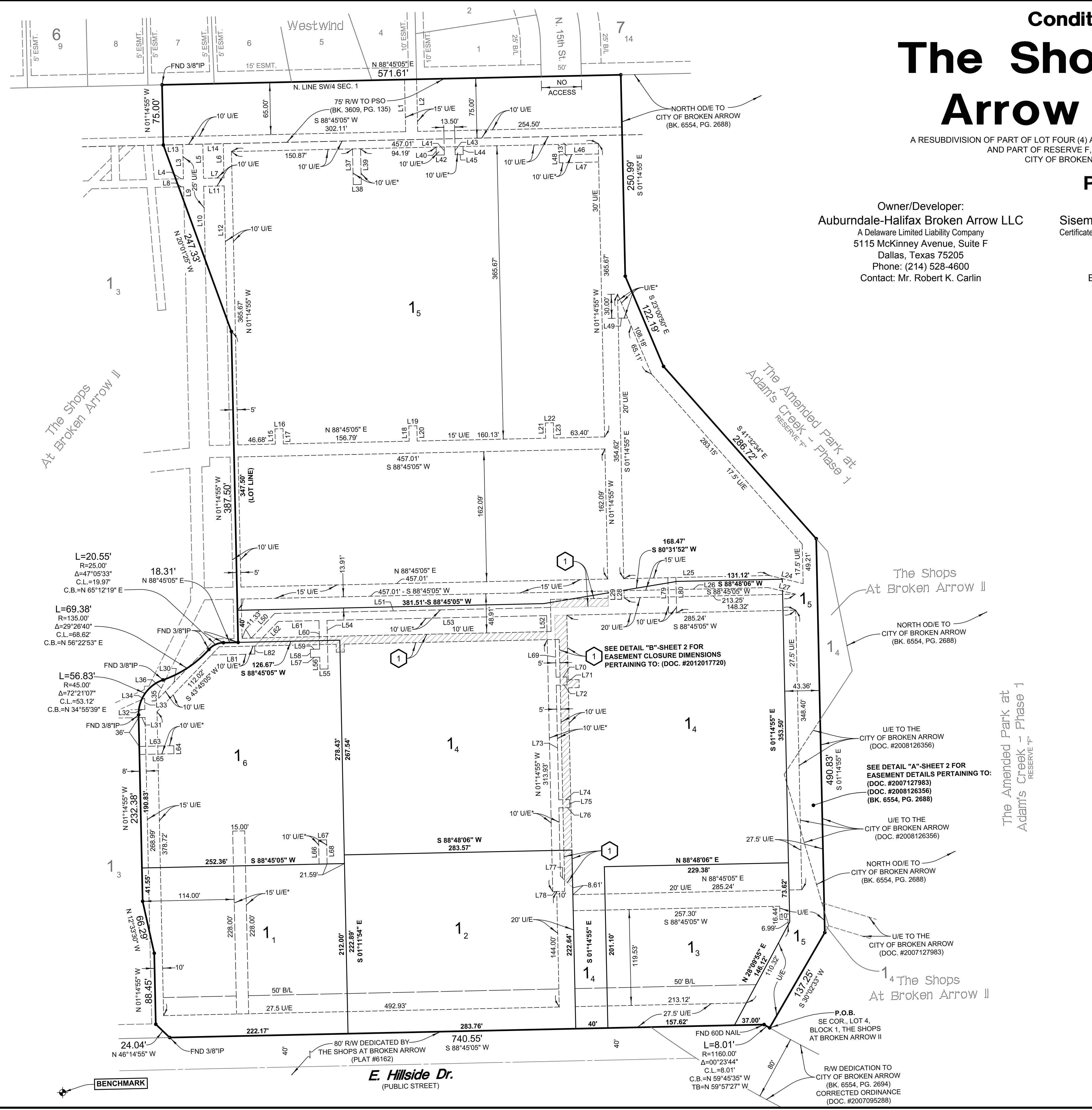
NOTE: SEE SHEET 2 FOR LINE TABLE, BACKFLOW PREVENTER TABLE & EASEMENT DOCUMENT DETAILS

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

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO. DD-81307-44

CASE NO. PT16-109

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The Shops at Broken Arrow II Amended
Sheet 1 of 3
Date Prepared: November 18, 2016



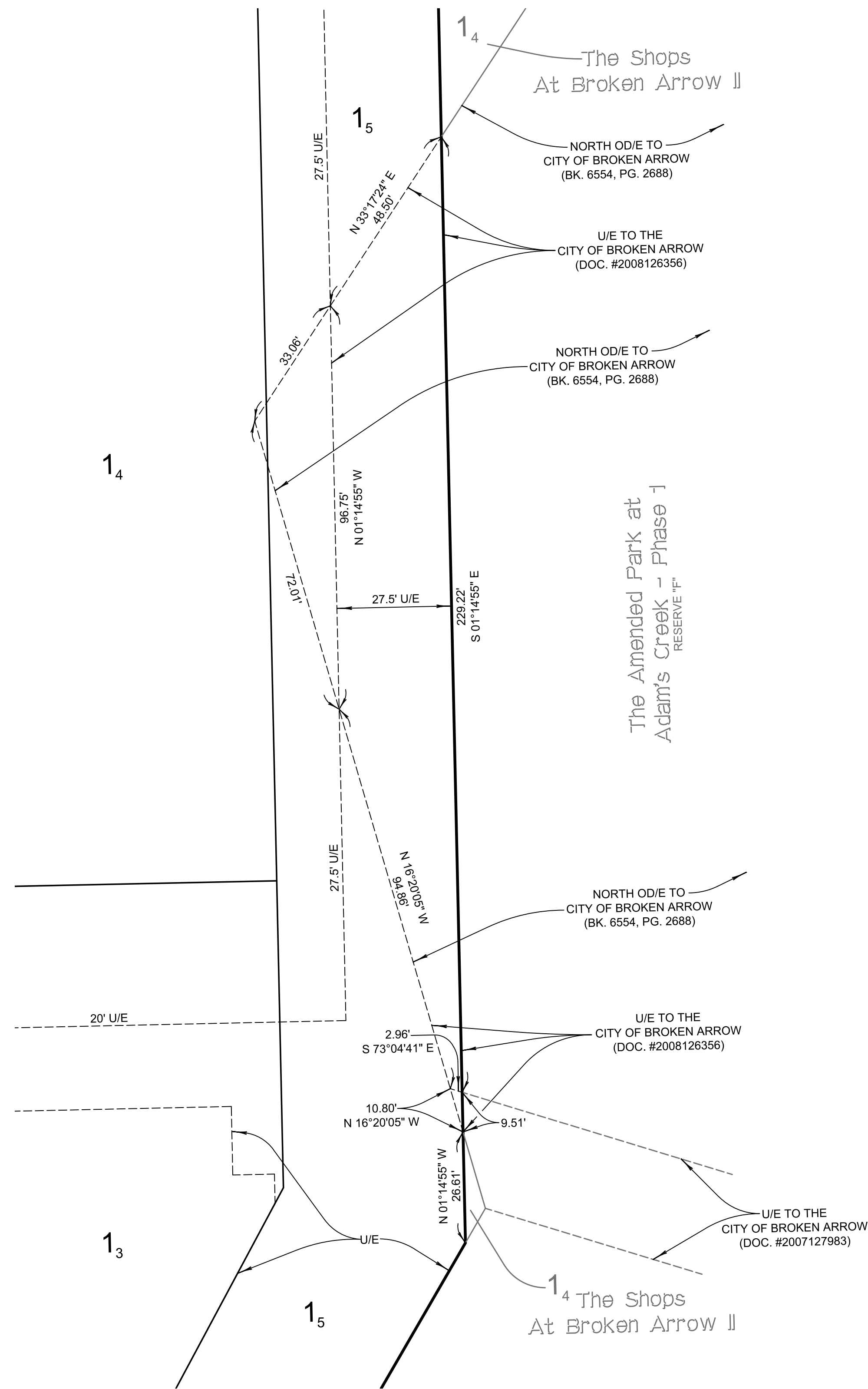
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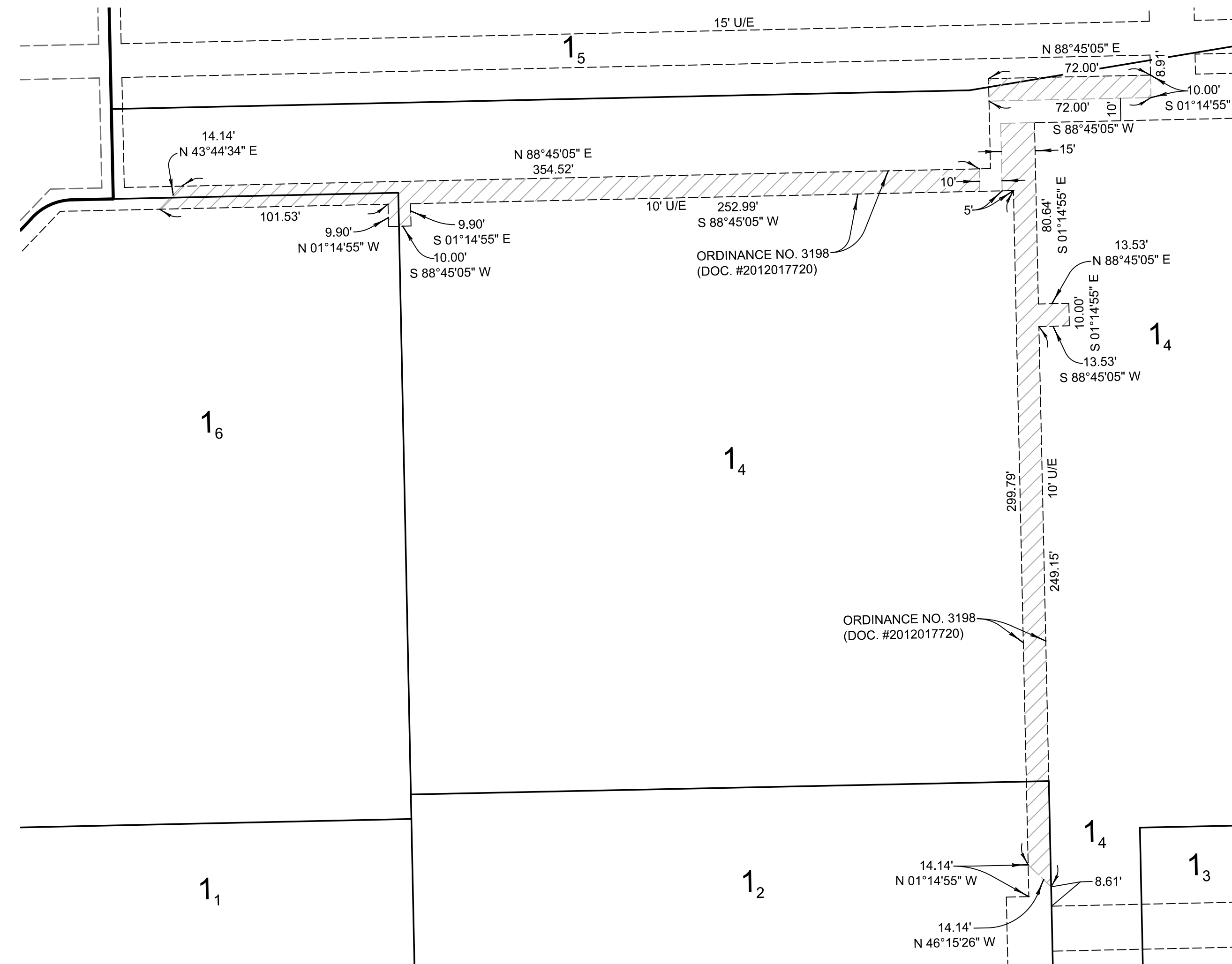
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P.U.D. NO. 252



DETAIL "A"
SCALE: 1"=20'
(DOC. #2007127983)
(DOC. #2008126356)
(BK. 6554, PG. 2688)



DETAIL "B"
SCALE: 1"=40'
(DOC. #2012017720)

= ORDINANCE NO. 3198 (CLOSING PORTIONS OF PLATTED UTILITY EASEMENTS) (DOC. #2012017720) CITY OF BROKEN ARROW RETAINS THE RIGHTS TO RE-OPEN

LINE #	LENGTH	BEARING
L1	65.00'	N 01°14'55" W
L2	65.00'	N 01°14'55" W
L3	42.62'	N 01°14'55" W
L4	9.62'	S 88°45'05" W
L5	42.62'	N 01°14'55" W
L6	42.62'	N 01°14'55" W
L7	25.50'	S 88°45'05" W
L8	6.22'	S 88°45'05" W
L9	18.30'	N 01°14'55" W
L10	91.84'	N 01°14'55" W
L11	25.50'	S 88°45'05" W
L12	166.85'	N 01°14'55" W
L13	24.11'	N 88°45'00" E
L14	25.50'	N 88°45'05" E
L15	19.00'	N 01°14'55" W
L16	10.00'	N 88°45'05" E
L17	19.00'	S 01°14'55" E
L18	19.00'	N 01°14'55" W
L19	10.00'	N 88°45'05" E
L20	19.00'	S 01°14'55" E
L21	19.00'	N 01°14'55" W
L22	10.00'	S 88°45'05" W
L23	19.00'	N 01°14'55" W
L24	43.11'	S 76°24'57" E
L25	181.56'	S 88°45'05" W
L26	179.61'	N 88°45'05" E
L27	34.80'	S 76°24'57" E
L28	8.91'	N 01°14'55" W
L29	8.91'	S 01°14'55" E
L30	53.67'	N 43°45'05" E
L31	8.00'	S 88°45'05" W
L32	7.51'	N 88°45'05" E
L33	13.91'	N 01°14'55" W
L34	4.19'	S 65°37'52" W
L35	5.77'	N 01°14'55" W
L36	20.59'	N 26°07'13" E
L37	44.54'	S 01°14'55" E
L38	10.00'	N 88°45'05" E
L39	44.54'	N 01°14'55" W
L40	10.00'	S 01°14'55" E
L41	10.00'	N 01°14'55" W
L42	10.00'	N 88°45'05" E
L43	10.00'	S 01°14'55" E
L44	10.00'	N 01°14'55" W
L45	10.00'	N 88°45'05" E
L46	49.00'	N 88°45'05" E
L47	49.00'	S 88°45'05" W
L48	10.00'	N 01°14'55" W
L49	11.98'	N 88°45'05" E
L50	42.43'	N 43°45'06" E
L51	343.67'	N 88°45'05" E
L52	20.00'	S 01°14'55" E
L53	273.75'	S 88°45'05" W
L54	60.51'	S 01°14'55" E
L55	10.00'	S 88°45'05" W

LINE #	LENGTH	BEARING
L56	14.89'	N 01°14'55" W
L57	11.50'	S 88°45'05" W
L58	10.00'	N 01°14'55" W
L59	11.50'	N 88°45'05" E
L60	35.61'	N 01°14'55" W
L61	50.77'	S 88°45'05" W
L62	28.28'	S 43°45'06" W
L63	43.00'	N 88°45'05" E
L64	10.00'	S 01°14'55" E
L65	43.00'	S 88°45'05" W
L66	30.00'	N 01°14'55" W
L67	10.00'	N 88°45'05" E
L68	30.00'	S 01°14'55" E
L69	46.98'	S 01°14'55" E
L70	13.50'	N 88°45'05" E
L71	10.00'	S 01°14'55" E
L72	13.50'	S 88°45'05" W
L73	142.82'	S 01°14'55" E
L74	13.50'	S 88°45'05" W
L75	10.00'	S 01°14'55" E
L76	13.50'	S 88°45'05" W
L77	7.07'	S 46°15'26" E
L78	5.00'	S 88°45'05" W
L79	43.91'	N 01°14'55" W
L80	43.91'	S 01°14'55" E
L81	54.20'	N 88°45'05" E
L82	10.00'	N 01°14'55" W

BLOCK	LOT NO.	MINIMUM ALLOWABLE FINISHED FLOOR ELEV. W/O BACKFLOW PREVENTER	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIRED (YES OR NO)
1	1	716.50	-	715.50	717.40	NO
1	2	716.51	-	715.51	713.50	YES
1	3	715.13	-	714.13	713.00	YES
1	4	711.50	-	710.50	711.75	NO
1	5	711.16	-	710.16	714.25	NO
1	6	716.51	-	715.51	714.25	YES

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

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO. DD-81307-44

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

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