



City of Broken Arrow

Meeting Agenda

Planning Commission

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

Thursday, June 12, 2025

5:30 PM

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

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [25-797](#) Approval of Planning Commission meeting minutes of May 22, 2025

Attachments: [05-22-2025 Meeting Minutes](#)

- B. [25-845](#) Approval of PT-002183-2025|PR-000629-2024, Preliminary Plat, Oklahoma IOS Land Company, approximately 40.14 acres, 2 Lots, IL (Industrial Light)/PUD-001785-2024, located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

Attachments: [2-Preliminary Plat](#)
[3-Checklist Oklahoma ISO Land Company](#)

- C. [25-846](#) Approval of PT-002198-2025|PR-000774-2024, Preliminary Plat, Tiger Crossing, approximately 17.66 acres, 7 Lots, CG (Commercial General) and CM (Community Mixed-Use)/PUD-001845-2024, located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd Avenue/County Line Road)

Attachments: [2-Preliminary Plat](#)
[3-Checklist Tiger Crossing](#)

- D. [25-847](#) Approval of LOT-002216-2025, Hancock Plaza, 1 lot to 2 lots, approximately 2.75 acres, CH (Commercial Heavy)/PUD-132 (Planned Unit Development), located west of the southwest corner of Albany Street (61st Street) and 9th Street (Lynn Lane)

Attachments: [2-Case Map](#)

[3-Aerial](#)

[4-Exhibit](#)

- E. [25-853](#) Approval of LOT-002188-2025, 616 N Cedar Avenue Consolidation, 3 lots to 1 lot, 0.24 acres, R-3 (Single-Family)/DROD Area 1 (Downtown Residential Overlay District), located approximately one-eighth mile south of Kenosha Street (71st Street), one-eighth mile east of Elm Place (161st E. Avenue)

Attachments: [2-Case Map](#)

[3-Aerial](#)

[4-Exhibit](#)

- F. [25-857](#) Approval of LOT-002178-2025, Realty One Group Dreamers Consolidation, 2 lots to 1 lot, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6 pending BAZ-002194-2025, located at the northeast corner of Broadway Avenue and Date Avenue

Attachments: [2-Case Map](#)

[3-Aerial](#)

[4-Legal Description](#)

[5-Exhibit](#)

- G. [25-865](#) Approval of LOT-002219-2025, Hale Lot Line Adjustment, 2 lots, 4.96 acres, R-2 (Residential Single Family), located one-quarter mile south of Kenosha Street (71st Street), east of Evans Road (225th E. Avenue)

Attachments: [2-Case Map](#)

[3-Aerial](#)

[4-Exhibit](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [25-844](#) Public hearing, consideration, and possible action regarding PUD-002081-2025, minor amendment to PUD-324A, 9 acres, RM (Residential Multi-Family) and PUD-324A, located approximately one-quarter mile south of Florence Street (111th Street), one-eighth mile east of Aspen Avenue (145th East Avenue)
- Attachments:** [2-PUD-002081-2025 Case Map](#)
[3-Aerial](#)
[4-Design Statement](#)
[5-Plan Summary](#)
- B. [25-850](#) Public hearing, consideration, and possible action regarding BAZ-002200-2025 (Rezoning), Lynn Corner, approximately 28.35 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood), located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)
- Attachments:** [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan](#)
[5-Conceptual Layout](#)
- C. [25-851](#) Public hearing, consideration, and possible action regarding PUD-002201-2025, minor amendment to PUD-001818-2024, 30.50 acres, CH (Commercial Heavy) and PUD-001818-2024, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)
- Attachments:** [2-Case Map](#)
[3-Aerial](#)
[4-Design Statements and Exhibits](#)
- D. [25-856](#) Public hearing, consideration, and possible action regarding BAZ-002194-2025 (Rezoning), Realty One Group Dreamers, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6, located at the northeast corner of Broadway Avenue and Date Avenue
- Attachments:** [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan](#)
[5-Exhibit](#)

- E. [25-871](#) Public hearing, consideration, and possible action regarding BAZ-002205-2025 (Rezoning), The Villas at Battle Creek, approximately 7.39 acres, CG (Commercial General) to RS-P (Single-Family Residential-Preservation), located south of Omaha Street (51st Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Current Comprehensive Plan Map](#)
[5-Conceptual Exhibit](#)
[6-Informational Letter from Applicant](#)

7. Appeals

8. General Commission Business

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

File #: 25-797, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Background: Approval of Planning Commission meeting minutes of May 22, 2025
Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 05 22 2025 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held May 22, 2025.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, May 22, 2025	5:30 p.m.	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: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson
Absent: 1 - Jaylee Klempa

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 25-726 Approval of Planning Commission meeting minutes of May 8, 2025
- B. 25-686 Approval of LOT-002170-2025, Lynn Lane Plaza East, 2 lots to 1 lot, 1.89 acres, IL (Industrial Light), located approximately one-eighth mile south of Houston Street (81st Street) and east of 9th Street (Lynn Lane Road)
- C. 25-705 Approval of LOT-002137-2025, 514 N Birch, 1 lot to 2 lots, 0.24 acres, Area 1-DROD, located approximately one-eighth mile east of Elm Place (161st Street) and one-quarter mile south of Kenosha Street (71st Street) at 514 N Birch Street
- D. 25-735 Approval of LOT-002148-2025, Spring Creek Plaza Consolidation, 2 lots to 1 lot, 1.95 acres, CH (Commercial Heavy)/PUD (Planned Unit Development) 294, located approximately one-eighth mile south of Tucson Street (121st Street), east of Elm Place (161st E. Avenue)
- E. 25-739 Approval of LOT-002169-2025, Pine Valley Reserve Amended, 6 lots to 5 lots, 0.77 acres, RM/PUD-326, located approximately one-quarter mile north of New Orleans Street (101st Street), one-quarter mile west of Olive Avenue (129th East Avenue)

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: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 25-687 Public hearing, consideration, and possible action regarding BAZ-002130-2025 (Rezoning), County Line Crossing, approximately 51 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-687, BAZ 2130-2025 is a request to rezone 51 acres from agricultural (A1) to single-family residential (RS3 and RS4) for a proposed detached housing development north of New Orleans Street and a third of a mile west of 23rd Street. The western 34.68 acres would be rezoned to RS3, aligning with Level 2 of the Comprehensive Plan, while the eastern 16.25 acres would be rezoned to RS4, consistent with Level 3. The development must connect to existing stub streets to the west and will have access from New Orleans Street and County Line Road. Staff recommend approval, contingent on platting, as the request complies with the Comprehensive Plan and surrounding land use.

Megan Pasco of Tanner Consulting stated that they agree with the staff's recommendation and are available to answer any questions.

Diana Barbee, property owner at 9656 South 190th, whose land adjoins the eastern edge of the RS3 area, expressed support for the development but raised concerns about preserving existing trees along 90th and 97th Streets, managing watershed impacts—particularly regarding an old pond near the RS3 eastern boundary—and clarifying the type of fence to be used between existing and new residential areas. They also sought clarification on the term "transition area" in reference to the county line property.

Ms. Yamaguchi explained that the "transition area" refers to Level 3 in the comprehensive plan, which allows for higher-density housing and small-scale businesses but not heavy commercial or industrial uses. While apartments or duplexes could be allowed under Level 3, they are not currently part of this request. Ms. Barbee confirmed that there is an existing commercial property nearby and inquired about duplexes, which Ms. Yamaguchi deferred to the applicant to clarify.

Weister Smith, a resident, did not wish to speak but is in support of the development.

Mackenzie Hackett, Staff Planner, read a letter by Scott Donathan into the record. (*summarized*) "I respectfully oppose the rezoning request, arguing that the RS4 designation is inconsistent with surrounding neighborhoods, all of which have larger lot sizes such as RS3, R2, or rural residential estates. I emphasize that no nearby developments feature RS4-sized lots and that introducing them would set a precedent incompatible with the area's character and home values. Additionally, I have concerns about traffic impacts, noting that South 193rd East Avenue is in poor condition, frequently floods, has a problematic railroad crossing, and lacks infrastructure improvements. In conclusion, the area's infrastructure cannot support higher-density development, and I urge the Planning Commission to deny the request."

Ms. Pasco clarified that duplexes are not included in the application and are not permitted under the proposed zoning classifications. She acknowledged that some tree clearing will be necessary for development; however, efforts will be made to preserve trees where feasible, with more details to be provided during the preliminary plat stage. She emphasized that the zoning requests were made thoughtfully, aligning with the comprehensive plan and respecting the existing RS3 zoning of Seven Oaks to the west. She welcomed any additional questions.

In response to questions about tree preservation, Ms. Pasco stated that it was explained that utility easements, which typically require clearing around the property perimeter, involve clearing trees to allow space for services such as electricity and telecom. While some trees might be preserved, particularly near drainage features or ponds—possibly along the northern boundary—most of the site will need to be cleared for grading, roads, and utilities. It was acknowledged that only a limited number of trees can realistically be saved during the development process.

Ms. Yamaguchi clarified that under the current zoning ordinance, there are no requirements for perimeter trees or landscape buffers between residential lots, such as along the north and west boundaries. Landscaping is only required along street frontages, such as 23rd Street and New Orleans. Typically, each lot includes one tree, and fencing along rear lot lines is left to individual property owners. However, the developer is required to install fencing along arterial streets.

The commission expressed support for the development, noting the area's history as an FFA farm and appreciating the thoughtful use of both RS3 and RS4 zoning. In response to a question about infrastructure, Ms. Yamaguchi explained that future engineering and platting phases will address requirements for water, sewer, stormwater, and likely detention facilities. Ms. Pasco added that a preliminary engineering review found no offsite infrastructure needs, as water and sewer services are already in place. Right-of-way dedication during platting will support future street widening. Additionally, the city is planning a mill and overlay for 23rd Street from 101st to 81st, with the potential for long-term improvements through an upcoming bond initiative.

During the closing discussion, Commissioner Mindy Payne thanked Ms. Yamaguchi, and Chairman Robert Goranson reiterated that while the land is currently zoned A1, the Comprehensive Plan designates it as Level 2 and Level 3, making RS3 and RS4 the appropriate zoning classifications. He also explained the public comment procedures, noting that only those who had signed up before the meeting would be allowed to speak. However, further public input could be made at the City Council meeting on June 16. Ms. Yamaguchi confirmed the Planning Commission is a recommending body, and even if the request is denied, the applicant can appeal within 30 days. Commissioner Jason Coan supported the proposal, highlighting that it respects the surrounding RS3 zoning and avoids introducing multi-family housing, which could have caused more concern. He added that property owners should have the right to develop within zoning guidelines and in accordance with the Comprehensive Plan. Commissioner Payne and others acknowledged the current traffic concerns but noted that traffic is moving adequately and improvements are planned. Chairman Goranson emphasized that this meeting concerns zoning only, not site or landscape plans, and tree and drainage issues

will be addressed in later phases.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to approve Item 25-687 BAZ-002130-2025 (Rezoning), County Line Crossing, approximately 51 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

B. 25-688 Public hearing, consideration, and possible action regarding PUD-002040-2025 (Planned Unit Development) and BAZ-002088-2025 (Rezoning), The Plaza at Forest Ridge, approximately 17 acres, located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-688 concerning PUD 2040-2025 and BAZ 2088-2025, a request to rezone approximately 17 unplatted acres south of Kenosha Street and half a mile east of Oneida Road. The proposal supports a town-center mixed-use development, with the portion along Kenosha to be rezoned CG (Commercial General) and the interior to CM (Community Mixed Use), allowing a mix of uses while protecting nearby residential areas. Access will be available from Kenosha, with internal circulation facilitated via private streets, as finalized during the platting process. The site is designated Level 4 in the comprehensive plan, which aligns with the requested zoning. A portion lies in a 100-year floodplain and will be reserved and zoned FD during platting. Water and sewer services are available, and staff recommend approval on the subject to platting. The applicant is present for questions.

Davis Robson, representing Robson Companies, the developer, introduced the team and provided a brief overview of the project's vision, which complements the Forest Ridge offerings originally outlined in PUD 66. While the location differs from the initial plan, the mixed-use concept remains intact, featuring three development areas connected by trails and green space to promote walkability, biking, and golf cart access. The project aims to be a community destination featuring retail, dining, townhomes, and regularly scheduled events, such as art shows and farmers' markets. Conceptual slides illustrate the shopping and dining zones, central green space, and live/work units. Robson then turned the presentation over to Jill Ferenc to discuss PUD and zoning highlights.

Jill Ferenc, TSW, outlined the PUD and zoning details, emphasizing that the CM and CG zoning, combined with the PUD, supports a compatible and innovative mixed-use development aligned with the Level 4 designation and special district overlay on the comprehensive plan. The development is divided into three areas: Area A is the mixed-use core with shops, services, entertainment, and live/work units; Area B is the commercial gateway with space for retail, restaurants, offices, and services; and Area C is the residential edge with townhomes buffering adjacent residential areas to the south. The PUD restricts incompatible uses, such as gas stations and vehicle repair facilities, while encouraging community-oriented uses, like farmers' markets and childcare centers. Design standards, including DROD-based guidelines for townhomes, promote walkability. The plan also reduces parking requirements by 50% to avoid over-parking, leveraging shared parking at the nearby golf club. All streets will be private and maintained by a property owners association. Jill concluded by inviting questions after the next engineering presentation.

Preston Bartley, a civil engineer with Westwood Professional Services, explained the site's access, circulation, and utility planning. The development will feature three main entrances off Kenosha, connected by a looped private road and an east-west corridor, all of which meet fire department standards. Emphasizing walkability, Preston noted that the 50% parking reduction mirrors the approach used in New Orleans Square, with the actual design still exceeding minimum parking needs. Utilities will be extended from adjacent public lines, with all drainage accounted for. A dry detention pond in the southwest corner will also serve as a recreational green space. In contrast, another green area along the east will function as both a community gathering space and a fire access lane, featuring reinforced grass pavers to maintain aesthetic appeal. The smallest townhome lots are 45x52 or 26x75, with shared walls that split the lot lines.

Kevin Maevers, Director of Development Services for Robson Companies, emphasized the importance of community engagement in conjunction with the project's technical aspects. Prior to the meeting, the team hosted three public outreach sessions near the site, with over 150 attendees. Feedback was generally positive, with residents excited about the development and its offerings. Two main concerns arose repeatedly: whether national brands on the Kenosha pad sites would adhere to the project's architectural guidelines and whether there would be sufficient parking for events. In response, Mr. Robson assured that all tenants, including national brands, will be held to the same architectural standards through binding covenants,

ensuring a cohesive look.

Regarding parking, Mr. Maevers stated although a 50% reduction is requested, the current plan already provides about 80% of the required spaces. Development Area A has 78% of the required parking, and Area C (residential) is over-parked, with both garages and 18 visitor spaces, totaling 126% of the requirements. Final figures may be adjusted to account for pad site development, but overall, parking is considered sufficient for the project's needs.

Mr. Maevers concluded the presentation by highlighting an agreement in progress between the plaza and the adjacent golf club to provide 100–200 overflow parking spaces during peak times and special events, ensuring adequate parking beyond the on-site provisions. He thanked the commissioners for their attention and emphasized that the extensive data and planning reflect over 30 years of development vision. He reiterated that the only items currently under consideration are the PUD and zoning change, with construction and design details to follow. He also praised city staff, especially Ms. Yamaguchi, for their support and invited commissioners to ask any questions.

Commissioners raised several detailed questions and clarifications about the conceptual PUD for the Forest Ridge mixed-use development. They confirmed that what is currently under review is only the PUD and rezoning—not the engineering or construction specifics. Key concerns included the timing of the project relative to the planned Kenosha Street widening and traffic signal installation, both of which the developer agreed are necessary before construction can proceed. Questions were also asked about walkability from neighboring areas, with assurances given that sidewalk and trail connectivity, including a 10-foot-wide path, will be incorporated.

There was discussion about a conceptual tunnel under Kenosha for golf carts and bikes, with clarification that it is not part of the current approval and would require a separate engineering review. Regarding short-term rentals, the developer requested an exemption to the city's 300-foot separation rule within Development Area C. However, commissioners raised concerns about potential fairness issues to neighboring properties, prompting staff to develop refined language to limit unintended impacts.

Noise and visual buffering for homes to the south were addressed through a planned evergreen landscape buffer and strategic building placement, providing both vegetative and structural screening. Comparisons were made to more intensive commercial buffers, with the developer asserting this plan exceeds those standards.

Parking was discussed extensively. While the PUD proposes a 50% reduction, the developer clarified that the parking design is based on staggered peak use, walkability, and a shared-use agreement for 100–200 overflow spaces at the nearby golf club. Commissioners suggested restricting future requests for further parking reductions in Development Area B to preserve adequate capacity, which the applicant agreed to review. Signage will be installed to direct overflow parking, and adjustments are being made to the club to manage parking loads better.

Finally, staff and commissioners reiterated that this phase is limited to land use and zoning. All site-specific engineering, traffic, and design details will be finalized in later stages if the PUD and zoning changes are approved.

Valarie Farrow, a resident of Covington Acres, voiced opposition to the proposed development due to flood concerns. Her home is located in a flood zone, and despite taking personal precautions, such as purchasing flood insurance, she has noted that heavy rains have brought water within 10 feet of her house. Ms. Farrow expressed particular concern for the three homes at the entrance of Covington Acres, all of which are within the floodplain, and questioned how the added development might exacerbate runoff or flooding. While she praised the city for managing beaver dams and maintaining nearby detention ponds, she raised concerns about the effectiveness of the proposed dry detention pond in the southwest green space. She sought clarification on its role in mitigating flood risk.

Ms. Farrow continued her comments by emphasizing that the proposed dry detention pond could still contribute runoff into the existing drainage system, which includes culverts leading to a pond east of Dennis Boulevard and eventually to Covington Street and under Kenosha. She warned that this system is already prone to flooding and urged the commission to consider how the new development could exacerbate that risk carefully. She also voiced concerns about how sewer and utility infrastructure could affect soil stability and groundwater levels, potentially increasing flood vulnerability. Acknowledging these are complex engineering matters, she nonetheless stressed the importance of protecting the area's natural character. She expressed sadness over the potential loss of green space that drew her family to the neighborhood.

Chairman Robert Goranson acknowledged Ms. Farrow's concerns and explained that developments in Broken Arrow are not permitted to increase stormwater runoff onto neighboring or downstream properties. He noted that the proposed dry detention pond is intended to manage and control runoff by gradually releasing water rather than allowing uncontrolled flow, which could potentially improve current conditions. Chairman Goranson encouraged continued collaboration with the city to address existing drainage issues. Ms. Farrow reiterated that while she understands the concept of dry detention, the area in question is the lowest point in the system, and she remains concerned about cumulative impacts. Chairman Goranson reaffirmed that the detention design intends to mitigate those effects through controlled discharge.

Preston Bartley, development civil engineer, confirmed that drainage had been a primary concern from the start, especially given the area's history with Covington Creek. The team has coordinated extensively with the City of Broken Arrow's Engineering Department, and a 2022 preliminary study—already reviewed and approved—sized the detention pond and designed a future outflow pipe. The development will build upon that study with further downstream analysis to ensure that no adverse impacts occur. Since part of the site lies within a floodplain, the team will submit the project to FEMA for review and secure a Letter of Map Revision (LOMR) upon completion. To meet FEMA requirements, additional valley storage will be created, providing enhanced flood control and further mitigating potential impacts on neighboring properties.

The commission concluded its discussion by addressing final concerns and providing clarifications. Valerie Farrow proposed a revision to the PUD to prevent the development's short-term rentals from affecting nearby residents' ability to obtain their rental licenses under the city's 300-foot separation rule. Commissioners agreed with the intent and directed staff to work with the applicant in an appropriate language before the item proceeds to the City Council.

Commissioner Jonathan Townsend expressed continued concern about the proposed 50% parking reduction, prompting Mr. Maevers to explain that the reduction is based on staggered peak demand among different business types—such as a breakfast restaurant and a dinner-only establishment—allowing for shared parking use. Mr. Maevers emphasized that this approach reduces excess impervious surfaces, supports walkability, and aligns with the project's design goals. He also noted that parking areas in Development Areas A and C would be placed in a shared reserve maintained by a property owners' association, with the intention of extending similar shared-parking flexibility to pad sites.

Commissioner Townsend acknowledged that the parking strategy now made more sense, particularly in light of concerns about runoff and flood risk raised earlier. He also confirmed the only requested PUD amendment was the short-term rental radius exception. Chairman Goranson reminded everyone that tonight's approval pertains solely to the zoning and PUD elements. Elements such as road widening, signals, or tunnels shown in the conceptual plans are not being approved and would require separate reviews and agreements.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to approve Item 25-688 with included language that short-term rentals outside the PUD area will not need to meet the 300' distance requirement to short-term rentals inside the PUD area PUD-002040-2025 (Planned Unit Development) and BAZ-002088-2025 (Rezoning), The Plaza at Forest Ridge, approximately 17 acres, located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)

The motion carried by the following vote:

Aye: 4-

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

C. 25-689 **Public hearing, consideration, and possible action regarding COMP-002093-2025(Comprehensive Plan Change), Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, & Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-689, Comp 2093-2025, is a request to amend the comprehensive plan designation for approximately 12 unplatted acres located about an eighth of a mile south of Tucson Street and half a mile west of Elm Place, changing it from Levels 2 and 3 to Level 3 and Level 6 with a Greenway floodplain designation. The site, currently split by a floodplain, is proposed for three uses: commercial heavy (CH) on the east, light industrial (IL) in the center for high-end executive garage storage, and multi-family residential (up to 55 units) on the west. While the multi-family component complies with density limits under the zoning ordinance, the site layout and driveways are still conceptual and may require adjustments. If approved, the existing Planned Unit Development (PUD) on part of the site would be voided. All floodplain areas will be designated as reserves or flood districts during the platting process. Staff recommend approval of the comprehensive plan amendment, contingent upon submission and acceptance of a PUD

that is consistent with the proposed land use concept. Water and sewer services are available. Nicole Watts of Wallace Design Collective stated agreement with the staff's recommendation and expressed willingness to discuss the project's intent and the draft PUD further if desired by the commission.

Mackenzie Hackett, Staff Planner, read a comment into the record. Sam Woodard, a resident of West Union Court, submitted written opposition to COMP-002093-2025, urging the Planning Commission (*summarized*) "to reject the proposed comprehensive plan amendment. I emphasize the ecological value of the existing green space, citing its role in supporting local wildlife and mitigating flood risk through the natural absorption of stormwater. I express concern that the proposed Level 6 commercial development would reduce the greenbelt and increase flooding hazards despite the inclusion of a floodplain designation. I want to bring to your attention that the City of Broken Arrow has recently acquired a nearby cleared parcel. This Warren Development property is better suited for commercial use without disturbing the natural habitat. I argue that prioritizing development on the subject site over the long-vacant, ready-for-use property undermines responsible growth and environmental stewardship and urged the commission to preserve the green space in its entirety."

The commission clarified that the eastern portion of the property currently has an existing PUD Planned Unit Development (Df). Chairman Robert Goranson explained that the site is presently designated as Level 2 and Level 3 in the comprehensive plan, meaning it could already be developed with RS3 and RS4 single-family residential zoning under current conditions. He acknowledged concerns raised in the opposition letter about preserving the area's natural habitat but noted that development is already allowed under the existing plan. The matter before the commission is strictly whether the proposed change to Levels 3 and 6—with a Greenway floodplain designation—is appropriate and consistent with the city's vision for the area, prompting a call for any further discussion specifically on the comprehensive plan amendment itself.

MOTION: A motion was made by Robert Goranson, seconded by Jason Coan
**Move to approve Item 25-689 COMP-002093-2025(Comprehensive Plan Change),
Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, &
Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street
(121st Street) and one-half mile west of Elm Place (161st East Avenue)**

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business - NONE

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

Amanda Yamaguchi, Planning and Development Manager, provided two key updates. First, the previously continued facade variance request for a McDonald's in the Peak Development area has been withdrawn, as the applicant chose to fully comply with the masonry requirements of the zoning ordinance. Second, the City Council has officially approved the new zoning ordinance, which will take effect July 1. In the meantime, a transition period will occur during which cases may fall under either the old or new code, depending on when they were submitted. Staff will indicate the applicable ordinance in each report and work with applicants individually to ensure a smooth transition. A new, user-friendly, searchable version of the ordinance will also be available online.

The Planning Commission concluded with several updates, clarifications, and remarks:

Staff confirmed they will clearly indicate in staff reports and meeting materials whether upcoming cases fall under the old or new zoning ordinance to avoid confusion during the transition period. Commissioners agreed this clarity is essential for public understanding. The newly approved ordinance, which takes effect July 1, updates side yard requirements in the RS district to a minimum of five feet on one side and a total of fifteen feet. Staff anticipates that most active cases will be resolved under the old ordinance within approximately three months, although some older PUDs will still reference it.

The first application under the new ordinance is expected at the June 26 meeting and will be requested by the RSP district. Staff acknowledged that feedback from developers is anticipated in the coming months as they begin working with the new code, which spans 552 pages and includes significant improvements, such as searchable text and visual aids. Minor revisions to the ordinance are expected as usage reveals inconsistencies or issues.

Commissioners also celebrated Broken Arrow's recent recognition as the 12th best place to live in the U.S. by U.S. News & World Report, expressing pride in the city's teamwork and public

service.

Finally, there was a discussion about landscaping compliance. Staff confirmed enforcement is complaint-based due to limited resources. Landscaping required by code must be maintained, and code enforcement will act if violations are reported—often through the city's public reporting app. Commissioners shared personal experiences with the app and praised the responsiveness of enforcement staff, noting the importance of continued follow-up to maintain standards in commercial developments.

10. Adjournment

The meeting adjourned at 6:58 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to adjourn.

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson



City of Broken Arrow

Request for Action

File #: 25-845, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Approval of PT-002183-2025|PR-000629-2024, Preliminary Plat, Oklahoma IOS Land Company, approximately 40.14 acres, 2 Lots, IL (Industrial Light)/PUD-001785-2024, located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

Background:

Applicant: Sisemore & Associates, Inc.

Owner: Oklahoma IOS Land Company, LLC

Developer: Oklahoma IOS Land Company, LLC

Engineer: Sisemore & Associates, Inc.

Location: Approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

Size of Tract 40.14 acres

Number of Lots: 2

Zoning: IL (Industrial Light)/PUD-001785-2024

Comp Plan: Level 6 - Regional Employment/Commercial

PT-002183-2025, the preliminary plat for Oklahoma IOS Land Company which proposes to have 2 lots on 40.14 acres. This property, which is located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street), is approved to be rezoned to IL (Industrial Light)/PUD-001785-2024 and is currently in the process of being developed.

Access to this property is from one street access onto Houston Street to the south. The west portion is being developed for the outdoor storage and distribution of completed relocatable buildings as approved in the PUD. The east portion does not have a proposed use at this time but will be developed in accordance with the approved PUD.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on June 3, 2025.

Attachments: Preliminary Plat
Checklist

Recommendation:

Staff recommends PT-002183-2025|PR-000629-2024, Preliminary Plat for Oklahoma IOS Land Company, be approved subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

K:\18671.04 PLAT\8671.04FPLT.dwg FPLT01 Apr 23, 2025 - 1:06:12pm SISEMORE & ASSOCIATES, INC., 2025

Preliminary Plat
Oklahoma IOS Land Company

A SUBDIVISION IN THE SW/4 OF THE SE/4 OF
SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 001785-2024

Deed of Dedication
Oklahoma IOS Land Company

KNOW ALL BY THESE PRESENTS:

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 88°47'20" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 12 FOR 1324.25 FEET TO THE SOUTHEAST CORNER OF SAID SW/4 SE/4; THENCE NORTH 01°16'58" WEST ALONG THE EASTERLY LINE OF SAID SW/4 SE/4 FOR 8.00 FEET TO A POINT ON THE NORTHERLY LINE OF AN 8 FOOT WIDE HIGHWAY EASEMENT CONTAINED IN QUIT CLAIM DEED RECORDED AS BOOK 489, PAGE 120 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 88°47'20" WEST ALONG SAID NORTHERLY EASEMENT LINE AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 12 FOR 1324.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID SW/4 SE/4, SAID POINT BEING 8.00 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SW/4 SE/4 THEREOF; THENCE NORTH 01°14'14" WEST ALONG SAID WESTERLY LINE FOR 1313.05 FEET TO THE NORTHWEST CORNER OF SAID SW/4 SE/4; THENCE NORTH 88°47'48" EAST ALONG THE NORTHERLY LINE OF SAID SW/4 SE/4 FOR 1323.20 FEET TO THE NORTHEAST CORNER OF SAID SW/4 SE/4; THENCE SOUTH 01°16'58" EAST ALONG THE EASTERLY LINE OF SAID SW/4 SE/4 FOR 1312.86 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 39.899 ACRES OR 1,737,982 SQUARE FEET, MORE OR LESS

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS, 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAN, AND HAS DESIGNATED THE SUBDIVISION AS "OKLAHOMA IOS LAND COMPANY", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "OKLAHOMA IOS LAND COMPANY" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UIE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST HOUSTON STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF BROKEN ARROW, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BROKEN ARROW, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

J. RESERVE AREA "A AND B", STORMWATER DETENTION EASEMENT

- STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER / DEVELOPER WITHIN RESERVE AREAS "A" AND "B", THE STORMWATER DETENTION EASEMENT AREAS, DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF RESERVE "A", OKLAHOMA IOS LAND COMPANY. RESERVE AREA "B", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF RESERVE "B", OWNERS OF LOT 2 BLOCK 1 THE MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF EROSION, APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SITUATIONS, AND THE PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORMWATER DETENTION EASEMENT AREAS. MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE AT THE COST OF THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - RESERVE AREAS "A" AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE KEPT FREE OF LITTER; AND,
 - RESERVE AREA "A" AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING (FOUR) 4 WEEKS.
- IN THE EVENT THE OWNER OF LOT 1 BLOCK 1 AND/OR THE OWNERS OF LOT 2 BLOCK 1 FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORMWATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF RESERVE "A" AND "B".
- IN THE EVENT THE OWNER OF RESERVE AREA "A" AND "B", THE OWNERS, SHALL BE OBLIGATED TO MAINTAIN THE STORMWATER DETENTION EASEMENT, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE OF THE STORMWATER DETENTION EASEMENT AS ABOVE SET FORTH, THE CITY OF BROKEN ARROW, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST LOT 1 BLOCK 1 PROPERTY OWNERS AND LOT 2 BLOCK 1 PROPERTY OWNERS' ASSOCIATION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT HEIGHT WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY SIDES OF THE LOT 1 BLOCK 1 WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B., BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION

BY: _____
DON HOUPT
OKLAHOMA IOS LAND COMPANY, OWNER

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY DON HOUPT, AS OWNER OF OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "HERITAGE UNITED", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



SHAWN A. COLLINS
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED SHAWN A. COLLINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

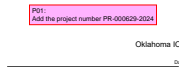
NOTARY PUBLIC

THE FEMA FLOODPLAIN MAP 40143C0392L, MAP REVISED DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X (UNSHADED)

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO: DD-020224-09

OKLAHOMA IOS LAND COMPANY PRELIM PLAT CHECKLIST

Amanda (4)



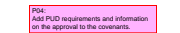
Page Label: [1] 8671.04FPLT-FPLT01
Author: Amanda

P01:
Add the project number PR-000629-2024



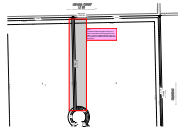
Page Label: [1] 8671.04FPLT-FPLT01
Author: Amanda

P02:
Add addresses when assigned.



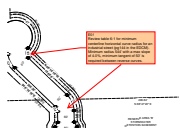
Page Label: [2] 8671.04FPLT-DOD02
Author: Amanda

P04:
Add PUD requirements and information on the approval to the covenants.



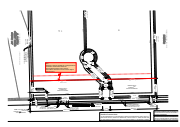
Page Label: [1] 8671.04FPLT-FPLT01
Author: Amanda

jdickeson (11)



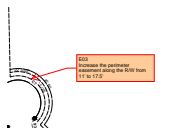
Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E01
Review table 6-1 for minimum centerline horizontal curve radius for an industrial street (pg144 in the EDCM).
Minimum radius 544' with a max slope of 4.0%, minimum tangent of 50' is required between reverse curves.



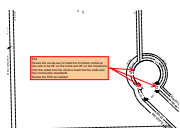
Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E02
Reserves A & B are separate lots overlaid with the stormwater and detention easement.
Add an address holder for the reserves.
The build line will need to be set from the edge of reserve/lot line.



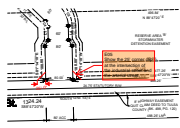
Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E03
Increase the perimeter easement along the R/W from 11' to 17.5'



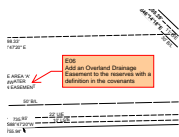
Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E04
Revise the cul-de-sac to meet the minimum radius at the curb to be 48' on the circle and 28' on the transitions from the street into the circle to meet the fire code and the construction standards.
Revise the R/W as needed



Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E05
Show the 25' corner clip at the intersection of the industrial street and the arterial street.



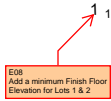
Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E06
Add an Overland Drainage Easement to the reserves with a definition in the covenants



Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E07
Add address holders to lots 1 & 2



Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E08
Add a minimum Finish Floor Elevation for Lots 1 & 2



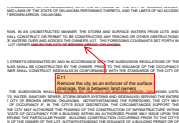
Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E09
Proposed utility layout was not provided with the preliminary plat and additional comments may be added on the Conditional Final Plat or the Final Plat to accommodate the utilities in the engineering plans.



Page Label: [1] 8671.04FPLT-FPLT01
Author: jdickeson

E10
Add to the notes that Sanitary Sewer service and Water service is provided by the City of Broken Arrow



Page Label: [2] 8671.04FPLT-DOD02
Author: jdickeson

E11
Remove the city as an enforcer of the surface drainage, this is between land owners

K:\18671.04 PLAT\8671.04FPLT.dwg FPLT01 Apr 23, 2025 - 1:06:12pm SISEMORE & ASSOCIATES, INC., 2025

Preliminary Plat
Oklahoma IOS Land Company

A SUBDIVISION IN THE SW/4 OF THE SE/4 OF
SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 001785-2024

Deed of Dedication
Oklahoma IOS Land Company

KNOW ALL BY THESE PRESENTS:

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 88°47'20" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 12 FOR 1324.25 FEET TO THE SOUTHEAST CORNER OF SAID SW/4 SE/4; THENCE NORTH 01°16'58" WEST ALONG THE EASTERLY LINE OF SAID SW/4 SE/4 FOR 8.00 FEET TO A POINT ON THE NORTHERLY LINE OF AN 8 FOOT WIDE HIGHWAY EASEMENT CONTAINED IN QUIT CLAIM DEED RECORDED AS BOOK 489, PAGE 120 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 88°47'20" WEST ALONG SAID NORTHERLY EASEMENT LINE AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 12 FOR 1324.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID SW/4 SE/4, SAID POINT BEING 8.00 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SW/4 SE/4 THEREOF; THENCE NORTH 01°14'14" WEST ALONG SAID WESTERLY LINE FOR 1313.05 FEET TO THE NORTHWEST CORNER OF SAID SW/4 SE/4; THENCE NORTH 88°47'48" EAST ALONG THE NORTHERLY LINE OF SAID SW/4 SE/4 FOR 1323.20 FEET TO THE NORTHEAST CORNER OF SAID SW/4 SE/4; THENCE SOUTH 01°16'58" EAST ALONG THE EASTERLY LINE OF SAID SW/4 SE/4 FOR 1312.86 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 39.899 ACRES OR 1,737,982 SQUARE FEET, MORE OR LESS

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS, 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "OKLAHOMA IOS LAND COMPANY", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "OKLAHOMA IOS LAND COMPANY" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UIE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST HOUSTON STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF BROKEN ARROW, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BROKEN ARROW, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

J. RESERVE AREA "A" AND "B", STORMWATER DETENTION EASEMENT

- STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER / DEVELOPER WITHIN RESERVE AREAS "A" AND "B", THE STORMWATER DETENTION EASEMENT AREAS, DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF RESERVE "A", OKLAHOMA IOS LAND COMPANY. RESERVE AREA "B", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF RESERVE "B", OWNERS OF LOT 2 BLOCK 1 THE MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF EROSION, APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATIONS, AND THE PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORMWATER DETENTION EASEMENT AREAS. MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE AT THE COST OF THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - RESERVE AREAS "A" AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE KEPT FREE OF LITTER; AND,
 - RESERVE AREA "A" AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING (FOUR) 4 WEEKS.
- IN THE EVENT THE OWNER OF LOT 1 BLOCK 1 AND/OR THE OWNERS OF LOT 2 BLOCK 1 FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORMWATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF RESERVE "A" AND "B".
- IN THE EVENT THE OWNER OF RESERVE AREA "A" AND "B", THE OWNERS, SHALL BE OBLIGATED TO MAINTAIN THE STORMWATER DETENTION EASEMENT, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE OF THE STORMWATER DETENTION EASEMENT AS ABOVE SET FORTH, THE CITY OF BROKEN ARROW, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST LOT 1 BLOCK 1 PROPERTY OWNERS AND LOT 2 BLOCK 1 PROPERTY OWNERS' ASSOCIATION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT HEIGHT WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY SIDES OF THE LOT 1 BLOCK 1 WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B., BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION

BY: _____
DON HOUPT
OKLAHOMA IOS LAND COMPANY, OWNER

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY DON HOUPT, AS OWNER OF OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "HERITAGE UNITED", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



SHAWN A. COLLINS
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED SHAWN A. COLLINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

THE FEMA FLOODPLAIN MAP 40143C0392L, MAP REVISED DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X (UNSHADED)

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO: DD-020224-09



City of Broken Arrow

Request for Action

File #: 25-846, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Approval of PT-002198-2025|PR-000774-2024, Preliminary Plat, Tiger Crossing, approximately 17.66 acres, 7 Lots, CG (Commercial General) and CM (Community Mixed-Use)/PUD-001845-2024, located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd Avenue/County Line Road)

Background:

Applicant: Sisemore & Associates, Inc.

Owner: Bhow Commercial

Developer: Bhow Commercial

Engineer: Sisemore & Associates, Inc.

Location: Northwest corner of Albany Street (61st Street) and 23rd Street (193rd Avenue/County Line Road)

Size of Tract 17.66 acres

Number of Lots: 7

Zoning: A-1 to CG (Commercial General) and CM (Community Mixed- Use)/PUD-001845-2024 via BAZ-001851-2024

Comp Plan: Level 4 (Commercial/ Employment Node)

PT-002198-2025, the preliminary plat for Tiger Crossing proposes to have 7 lots on 17.66 acres. This property, which is located on the northwest corner of Albany Street (61st Street) and 23rd Street (193rd Avenue/County Line Road), is approved to be zoned CG (Commercial General) and CM (Community Mixed-Use)/PUD-001845-2024 upon the property being platted.

Access to this development is from access drives onto both Albany Street and 23rd Street. Due to the existing platted drives on the opposite sides of the arterial streets, some of these drives are requested to not be required to meet the driveway separation requirements or off-set requirements of the zoning ordinance. A variance to the engineering design criteria will need to be approved for any locations that do not meet the separation requirements, this approval will be obtained during the engineering review for the site.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on June 3, 2025.

File #: 25-846, Version: 1

Attachments: Preliminary Plat
Checklist

Recommendation:

Staff recommends PT-002198-2025|PR-000774-2024, Preliminary Plat for Tiger Crossing, be approved subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

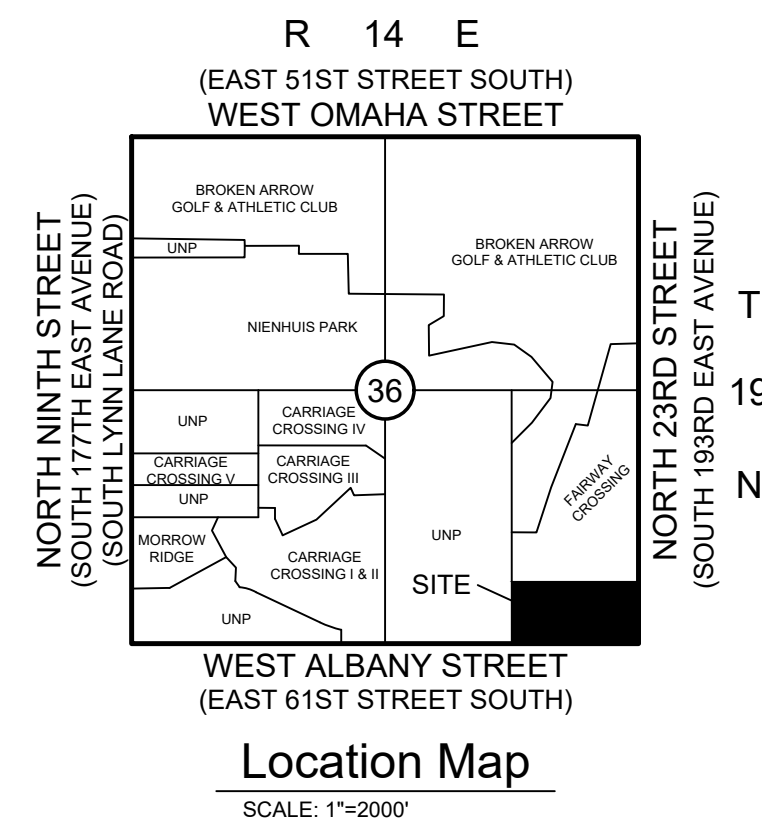
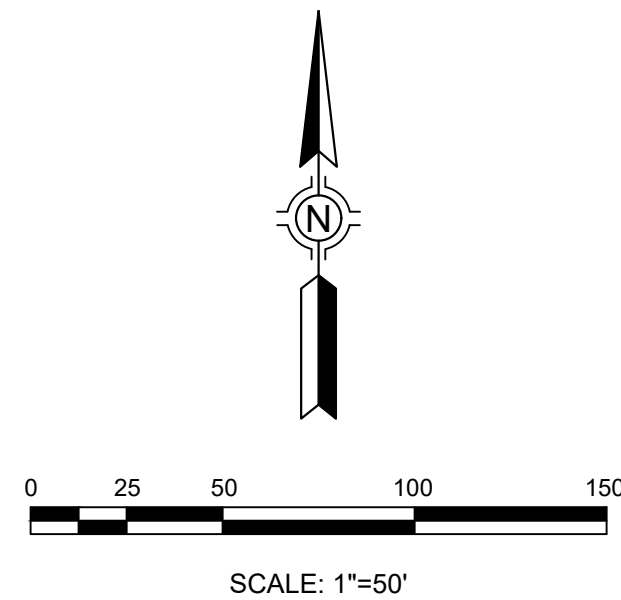
Preliminary Plat
Tiger Crossing

OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Owner/Developer:
Bhow Commercial
110 S. Hartford Ave., Suite 110
Tulsa, OK 74120
Phone: (918) 607-8362
Contact: Shaun Bhow
E-mail: shaun@bhowcapital.com

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2025
6660 S. Sheridan, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
E-mail: dpalinskee@sw-assoc.com



Subdivision Statistics:

SUBDIVISION CONTAINS SEVEN (7) LOTS IN TWO (2) BLOCKS
SUBDIVISION CONTAINS 17.66 TOTAL ACRES (769,248 SF)

Legend:

- U/E = UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- R/W = RIGHT-OF-WAY
- SD/E = STORM SEWER EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- FFE = FINISHED FLOOR ELEVATION
- F/U/E = FENCING & UTILITY EASEMENT
- MA/E = MUTUAL ACCESS EASEMENT
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- L/S = LANDSCAPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FND = FOUND
- BK = BOOK
- PG. = PAGE
- DOC. = DOCUMENT
- 905** = STREET ADDRESS

Note:

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

Monumentation:

SET 3/8" IRON PINS WITH RED PLASTIC CAPS STAMPED "SA CA 2421" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

- = FOUND IRON PIN
- = SET IRON PIN

Basis of Bearing:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501.

Benchmark:

RAILROAD SPIKE IN PP LOCATED APPROXIMATELY 100.75' SOUTH AND 115.70' EAST OF THE NORTHEAST CORNER OF PROPOERTY.
NAVD 1988 DATUM
ELEVATION=699.55
N 399676.00
E 2629939.94

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

THE FEMA FLOODPLAIN MAP 40143C0391L REVISED DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-101424-60

Preliminary Plat
Tiger Crossing

OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Deed of Dedication
Tiger Crossing

KNOW ALL BY THESE PRESENTS:

BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01°22'03" WEST ALONG THE EASTERLY LINE OF SAID SECTION 36 FOR 50.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 60.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193RD EAST AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ALBANY STREET, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°40'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36 FOR 1260.66 FEET TO A POINT ON THE WESTERLY LINE OF THE E/2 SE/4 OF SAID SECTION 36; THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID E/2 SE/4 FOR 610.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF RESERVE "E" OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTHERLY LINE OF SAID RESERVE "E", THE SOUTH LINE OF BLOCK 5 OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1260.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH 193RD EAST AVNUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36 FOR 610.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINS 17.667 ACRES OR 769,576 SQUARE FEET, MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 7 LOTS, 2 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "TIGER CROSSING" OR THE "SUBDIVISION").

SECTION I. PUBLIC UTILITIES

A. UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS; GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER OF A LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS SERVING SUCH LOT AS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE. ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST HOUSTON STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND ALL SUCH SIDEWALKS SERVING A LOT SHALL BE CONSTRUCTED BY THE LOT OWNER, PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING LOCATED ON SUCH LOT. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN LOT SHALL BE ISSUED BY THE CITY OF BROKEN ARROW, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE LOT HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BROKEN ARROW, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY AS PROVIDED HEREIN.

J. MUTUAL ACCESS EASEMENT

THE OWNER HEREBY GRANTS AND ESTABLISHES A PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENT FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN PASSAGE TO AND FROM THE LOTS TO AND FROM ADJOINING PUBLIC STREETS ON OVER AND ACROSS THE AREAS DEPICTED ON THE ACCOMPANY PLAT AS "MUTUAL ACCESS EASEMENT".

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT TALL WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 2 WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY OF BROKEN ARROW'S ZONING CODE. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT OF SAID LOT 1, BLOCK 2.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, TIGER CROSSING WAS SUBMITTED AS A PLANNED UNIT (ENTITLED PUD-001845-2024) AS PROVIDED WITHIN SECTION 4 OF CHAPTER 6 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, (ORDINANCE NO. 2931) AS AMENDED AND EXISTING ON JANUARY 7, 2025, (HEREINAFTER THE "BROKEN ARROW ZONING CODE"), WHICH PUD-001845-2025 WAS AFFIRMATIVELY RECOMMENDED BY THE BROKEN ARROW PLANNING COMMISSION ON DECEMBER 5, 2024, AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, ON JANUARY 7, 2025; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, IT SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA.

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

THE DEVELOPMENT OF TIGER CROSSING SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE, AS THE PROVISIONS EXISTED ON JANUARY 7, 2025.

A. DEVELOPMENT AREA "A" (LOTS 1-7, BLOCK 1) STANDARDS

DEVELOPMENT AREA "A" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CG (COMMERCIAL GENERAL) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	AS PERMITTED WITHIN THE CG ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	7.37 ACRES
MAXIMUM FLOOR AREA RATIO PER LOT	0.75
MINIMUM LOT FRONTAGE	100 FEET
MINIMUM BUILDING SETBACKS:	
FROM COUNTY LINE ROAD	25.0 FEET
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY	25.0 FEET
FROM DEVELOPMENT AREA C BOUNDARY	10.0 FEET
INTERNAL LOT BOUNDARIES	0 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET*
*UNOCCUPIED ARCHITECTURAL FEATURES, NOT TO EXCEED 42 FEET, ARE PERMITTED WITH DETAIL SITE PLAN APPROVAL.	

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. SCREENING:

ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE, PROVIDED, THE INTERNAL FACING SIDE OF SUCH EQUIPMENT THAT FACES DEVELOPMENT AREA B SHALL NOT BE REQUIRED TO BE SCREENED SO LONG AS THE 3 SCREENED SIDES BLOCK VISIBILITY FROM COUNTY LINE ROAD AND EAST ALBANY STREET. WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE.

THE FINISHED SIDE OF SCREENING FENCING WILL FACE OUT TOWARD DEVELOPMENT AREA B AND SHALL BE ALLOWED TO FACE OUT ON THE OTHER PROPERTY LINES.

3. SIGNAGE:

SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH THE CODE, EXCEPT AS MODIFIED BELOW:

FREESTANDING SIGNAGE:

ONE (1) DEVELOPMENT IDENTIFICATION MONUMENT SIGN NOT EXCEEDING A HEIGHT OF 24-FT WILL BE PERMITTED TO BE INSTALLED AT THE CORNER OF ALBANY AND COUNTY LINE ROAD WITH A PANEL SIZE ALLOWED BY THE CODE. EACH LOT IS ALLOWED ONE (1) FREESTANDING SIGN THAT SHALL HAVE A MONUMENT BASE MADE OF SIMILAR MATERIALS AS THE MAIN STRUCTURE/BUILDING ON THAT LOT. EXCEPT AS PROVIDED HEREIN, ALL SIGNAGE SHALL COMPLY WITH THE CODE.

4. PARKING RATIO:

AS REQUIRED FOR THE APPLICABLE USE TYPE AS SET FORTH WITHIN THE CODE. CROSS PARKING WILL BE ALLOWED.

B. DEVELOPMENT AREA "B" (LOT 1, BLOCK 2) STANDARDS

DEVELOPMENT AREA "B" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CM (COMMUNITY MIXED USE) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	OFFICE, BUSINESS OR PROFESSIONAL; DWELLING, MULTI-FAMILY; DWELLING, SINGLE-FAMILY ATTACHED; AND CUSTOMARY ACCESSORY USES THERETO, INCLUDING BUT NOT LIMITED TO A PRIVATE DOG PARK, PRIVATE CLUBHOUSE AND POOL.
NET DEVELOPMENT AREA	8.32 ACRES
MINIMUM LOT AREA	AS PERMITTED WITHIN THE CM ZONING DISTRICT.
MINIMUM LOT FRONTAGE	NONE.
MAXIMUM NUMBER OF DWELLING UNITS	150
MINIMUM BUILDING SETBACKS:	
FROM NORTH PROPERTY BOUNDARY:	35 FEET
FROM WEST PROPERTY BOUNDARY:	20 FEET
FROM EAST PROPERTY BOUNDARY:	0 FEET
FROM SOUTH PROPERTY BOUNDARY:	0 FEET
MAXIMUM BUILDING HEIGHT	AS PERMITTED WITHIN THE CM ZONING DISTRICT.

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED, LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. LANDSCAPE BUFFER:

A THIRTY-FIVE FOOT (35') WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE NORTH BOUNDARY OF DEVELOPMENT AREA B. WITHIN THE LANDSCAPE BUFFER, A MINIMUM OF TEN (10) SHRUBS AND ONE (1) EVERGREEN TREES SHALL BE PLANTED FOR EVERY THIRTY (30) LINEAR FEET THEREOF. THE LANDSCAPE BUFFER SHALL BE PERMITTED TO REMAIN IN ITS NATURAL, FORESTED STATE UNTIL SUCH TIME A LANDSCAPE PLAN IS SUBMITTED FOR APPROVAL IN CONJUNCTION WITH THE ACTUAL DEVELOPMENT OF DEVELOPMENT AREA B.

3. PARKING RATIO:

- a. RESIDENTIAL: 1.5 PARKING SPACES PER ONE-BEDROOM UNITS AND 2 PARKING SPACES PER TWO OR MORE-BEDROOM UNITS.
b. OFFICE: AS PERMITTED FOR THE APPLICABLE USE TYPE AS SET FORTH IN THE CODE.

4. EXTERIOR BUILDING MATERIALS:

AT LEAST SIXTY-FIVE PERCENT (65%) OF THE EXTERIOR OF RESIDENTIAL BUILDINGS, EXCLUDING DOORS AND WINDOWS, SHALL BE CONSTRUCTED OF MASONRY CONCRETE PANELS, EXTERIOR INSULATED FINISH SYSTEMS (EIFS) AND/OR STUCCO. FIBER CEMENT EXTERIOR SIDING PRODUCTS ARE ACCEPTABLE FINISH MATERIALS TO COMPLY WITH "MASONRY CONCRETE PANELS" AS DEFINED BY THE CODE. ADDITIONALLY, AT LEAST TWENTY-FIVE PERCENT (25%) OF ANY STREET FACING FAÇADE OF RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED OF NATURAL BRICK OR MASONRY ROCK, PROVIDED, HOWEVER, INTERNAL PARKING AREAS, COMMON AREAS, AND FAÇADES SCREENED BY OPAQUE SCREENING WALLS SHALL NOT BE CONSIDERED "STREET FACING".

5. SIGNAGE AS PERMITTED WITHIN THE CM ZONING DISTRICT.

C. DEVELOPMENT AREA "C" (LOT 2, BLOCK 2) STANDARDS

DEVELOPMENT AREA "C" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CM (COMMUNITY MIXED USE) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	AS PERMITTED WITHIN THE CM ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	1.97 ACRES
MINIMUM BUILDING SETBACKS:	
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY ...	20.0 FEET
FROM DEVELOPMENT AREA A BOUNDARY ...	10.0 FEET
FROM WEST PROPERTY BOUNDARY	20.0 FEET

1. COMMERCIAL DEVELOPMENT STANDARDS:

ALL COMMERCIAL AND MIXED-USE DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA A.

2. RESIDENTIAL DEVELOPMENT STANDARDS:

ALL RESIDENTIAL DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA B.

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

Preliminary Plat
Tiger Crossing
OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA
PUD 001845-2024

D. GENERAL REQUIREMENTS

1. LANDSCAPING AND SCREENING:

THE TIGER CROSSING LANDSCAPING PLAN WILL BE DESIGNED IN ACCORDANCE WITH THE CODE EXCEPT AS NOTED HEREIN. ANY LANDSCAPE MATERIAL THAT FAILS SHALL BE REPLACED IN ACCORDANCE WITH SECTION 5.2.C4 OF THE CODE.

THE WIDTH OF THE INTERNAL LANDSCAPED AREAS SHALL BE NO LESS THAN 10 FEET MEASURED FROM THE BACK OF PARKING LOT CURB TO THE LOT LINE. A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET, WHICH SHALL NOT BE LESS THAN 10 FEET IN WIDTH.

AT LEAST ONE (1) TREE SHALL BE PROVIDED PER 50 LINEAR FEET ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET. ALL TREES WILL BE SELECTED FROM THE APPROVED TREE LIST CONTAINED IN THE CODE. REQUIRED TREES WILL BE PLANTED AT A MINIMUM SIZE OF 2" CALIPER. ALL OF THE REQUIRED TREES WILL BE MEDIUM TO LARGE TREES AS IDENTIFIED IN THE CODE. ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED PER REQUIREMENTS OF THE CODE.

OUTDOOR REFUSE COLLECTION RECEPTACLES WILL NOT BE LOCATED WITHIN A REQUIRED SETBACK. THE REFUSE COLLECTION RECEPTACLE SHALL BE SCREENED FROM VIEW ON ALL SIDES BY A DURABLE SIGHT-OBSCURING ENCLOSURE CONSISTING OF AN OPAQUE FENCE OR WALL BETWEEN SIX FEET (6') AND EIGHT FEET (8') IN HEIGHT. WHERE THE ACCESS TO THE ENCLOSURE IS VISIBLE FROM ADJACENT STREETS OR RESIDENTIAL PROPERTIES, THE ACCESS SHALL BE SCREENED WITH AN OPAQUE GATE.

AN EIGHT FOOT (8') TALL SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE ABUTTING THE RESIDENTIAL DEVELOPMENT OF FAIRWAY CROSSING TO THE NORTH.

2. ACCESS AND CIRCULATION:

A TOTAL OF SIX (6) CURB CUTS SHALL BE PERMITTED TO ACCESS THE PROJECT. THE CURB CUTS ARE NOT REQUIRED TO MEET THE 250-FOOT SEPARATION REQUIREMENT OF SECTION 5.3.B.3.B. OF THE CODE.

- a. VIA SOUTH 193RD EAST AVENUE/COUNTY LINE ROAD, A MAXIMUM OF TWO (2) CURB CUTS SHALL BE PERMITTED.
b. VIA EAST ALBANY STREET/EAST 61ST STREET SOUTH, A MAXIMUM OF FOUR (4) CURB CUTS SHALL BE PERMITTED.
c. THE LOCATION OF THE CURB CUTS MUST BE APPROVED BY THE CITY'S ENGINEERING AND CONSTRUCTION DEPARTMENT. PUD SITE PLAN APPROVAL FOR EACH OF THE CURB CUTS TO ACCESS THE PROJECT MUST BE OBTAINED AT SUCH TIME AS THE LOTS ARE DEVELOPED AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE RESPECTIVE LOT.

3. DETAIL SITE PLAN REVIEW:

A DETAIL SITE PLAN SHALL BE APPROVED BY THE CITY OF BROKEN ARROW PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE PROJECT. DETAIL SITE PLANS MAY BE APPROVED FOR THE RESPECTIVE DEVELOPMENT AREAS, OR LOTS CONTAINED THEREIN AS DEVELOPMENT OCCURS.

4. EXTERIOR SITE LIGHTING:

ALL EXTERIOR SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW REQUIREMENTS. BEFORE ANY EXTERIOR LIGHT POLE OR BUILDING WALL PACK IS INSTALLED, A PHOTOMETRIC STUDY SHALL BE SUBMITTED TO THE CITY OF BROKEN ARROW FOR APPROVAL.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA. WITHIN THE PROVISIONS OF SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION II SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA AND BY ANY LOT OWNER WITHIN THE SUBDIVISION. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B., BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

BHOW CAPITAL, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

SHAUN BHOW
BHOW CAPITAL, OWNER

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY SHAUN BHOW, AS OWNER OF BHOW CAPITAL, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



SHAWN A. COLLINS
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED SHAWN A. COLLINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

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THE FEMA FLOODPLAIN MAP 40143C0391L REVISED DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-101424-60

Conceptual Utility Plan

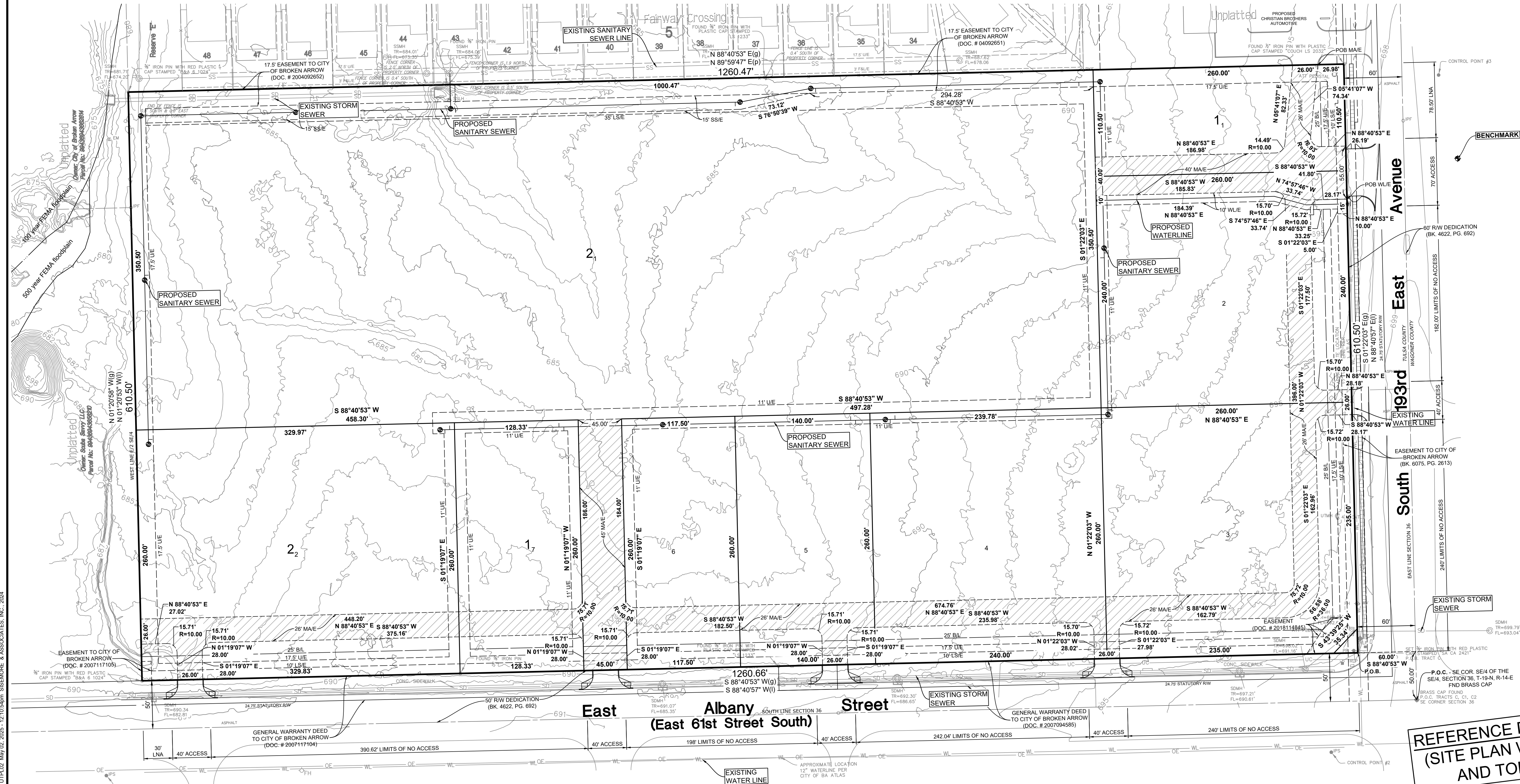
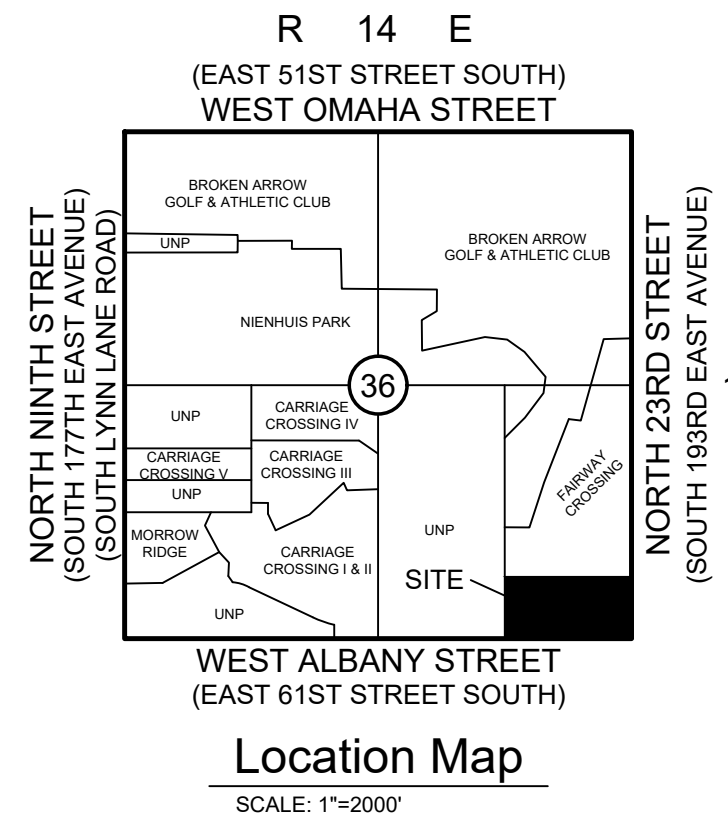
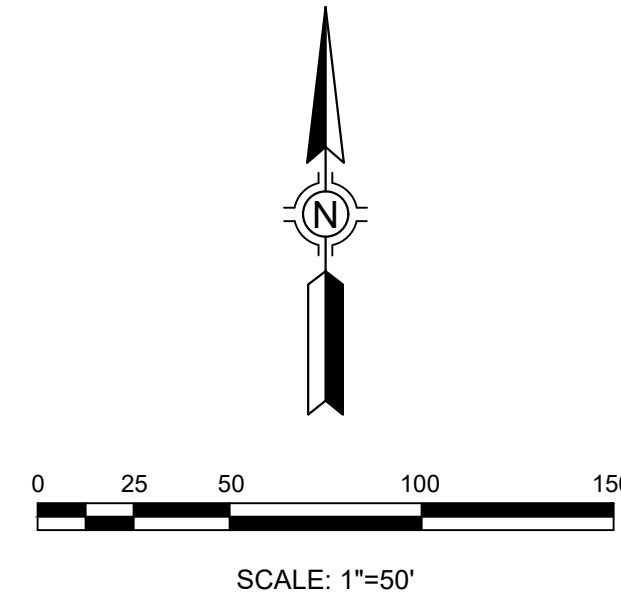
Tiger Crossing

OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Owner/Developer:
Bhow Commercial
110 S. Hartford Ave., Suite 110
Tulsa, OK 74120
Phone: (918) 607-8362
Contact: Shaun Bhow
E-mail: shaun@bhowcapital.com

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2025
6660 S. Sheridan, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
E-mail: dpalinskee@sw-assoc.com



REFERENCE DRAWING ONLY
(SITE PLAN WITH UTILITIES
AND TOPOGRAPHY)

Backflow Preventer Note:

ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE THEREOF SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

THE FEMA FLOODPLAIN MAP 40143C0391L REVISED DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-101424-60

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Preliminary Plat
Tiger Crossing
Sheet 4 of 4
Date Prepared: May 2, 2025

Amanda (7)

P01:
Add the project number PR-000774-2024

P01: Add the project number PR-000774-2024

Page Label: [1] 9448.04FPLT-FPLT01
Author: Amanda

P02:
Intersection ROW– 130 feet with an additional 5 feet of utility easement along the perimeter of a property for a distance of 350 feet as measured from the section lines. In addition, a 25-foot by 25-foot corner clip shall be required at the intersection of the north/south right of way boundary with the east/west right of way boundary. Rights of ways shall transition at the end of the 350-foot distance back to existing right of way boundary along a 30 degree angle. (Engineering Design Criteria 6.4.2)

Page Label: [1] 9448.04FPLT-FPLT01
Author: Amanda

P03:
Show existing curb cuts, separations/off-sets,
across the arterial streets.

Per the approved PUD, driveway access locations are required to be approved by the City's Engineering and Construction Department.

Page Label: [1] 9448.04FPLT-FPLT01
Author: Amanda

P04:
Show platted access locations for the property to the north.

Page Label: [1] 9448.04FPLT-FPLT01
Author: Amanda

P05:
Add addresses when assigned.

Page Label: [1] 9448.04FPLT-FPLT01
Author: Amanda

P06:
Clearly show that the 45' MAE fronting onto Albany Street is part of Lot 1, Block 2.

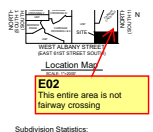
Page Label: [2] 9448.04FPLT-DOD02
Author: Amanda

P07:
Albany Street and 23rd Street

David Reed (18)

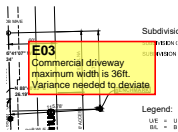
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E01
Update to show the platting of Scuba Savvy



Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

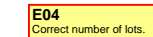
E02
This entire area is not fairway crossing



Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E03
Commercial driveway maximum width is 36ft.
Variance needed to deviate

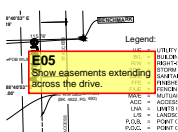
Subdivision Statistics:
DIVISION CONTAINS SEVEN (7) LOTS IN TWO (2) BLOCKS
DIVISION CONTAINS 17.66 TOTAL ACRES (769,248 SF)



Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

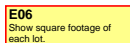
E04
Correct number of lots.

Legend:
E = UTILITY EASEMENT
B = BUILDING SETBACK LINE
W = WETLANDS



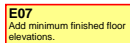
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E05
Show easements extending across the drive.



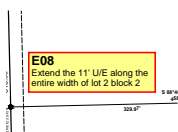
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E06
Show square footage of each lot.



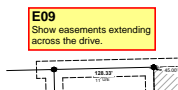
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E07
Add minimum finished floor elevations.



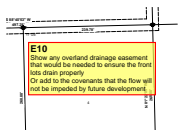
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E08
Extend the 11' U/E along the entire width of lot 2 block 2



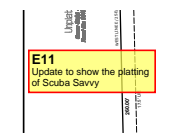
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E09
Show easements extending across the drive.



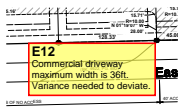
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E10
Show any overland drainage easement that would be needed to ensure the front lots drain properly
Or add to the covenants that the flow will not be impeded by future development



Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E11
Update to show the platting of Scuba Savvy



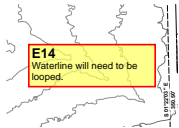
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E12
Commercial driveway maximum width is 36ft.
Variance needed to deviate.



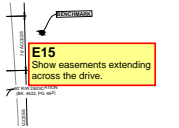
Page Label: [1] 9448.04FPLT-FPLT01
Author: David Reed

E13
Drive is wider than the platted access.



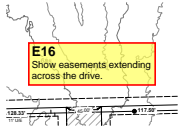
Page Label: [4] 9448.04UTPL-UTPL02
Author: David Reed

E14
Waterline will need to be looped.



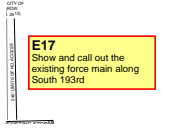
Page Label: [4] 9448.04UTPL-UTPL02
Author: David Reed

E15
Show easements extending across the drive.



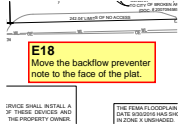
Page Label: [4] 9448.04UTPL-UTPL02
Author: David Reed

E16
Show easements extending across the drive.



Page Label: [4] 9448.04UTPL-UTPL02
Author: David Reed

E17
Show and call out the existing force main along
South 193rd



Page Label: [4] 9448.04UTPL-UTPL02
Author: David Reed

E18
Move the backflow preventer note to the face of
the plat.

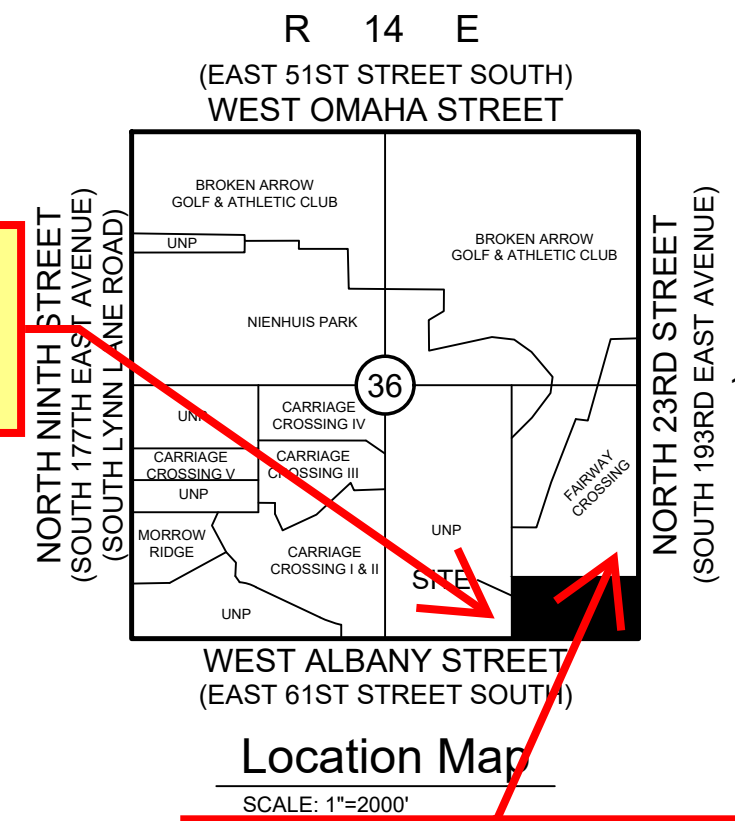
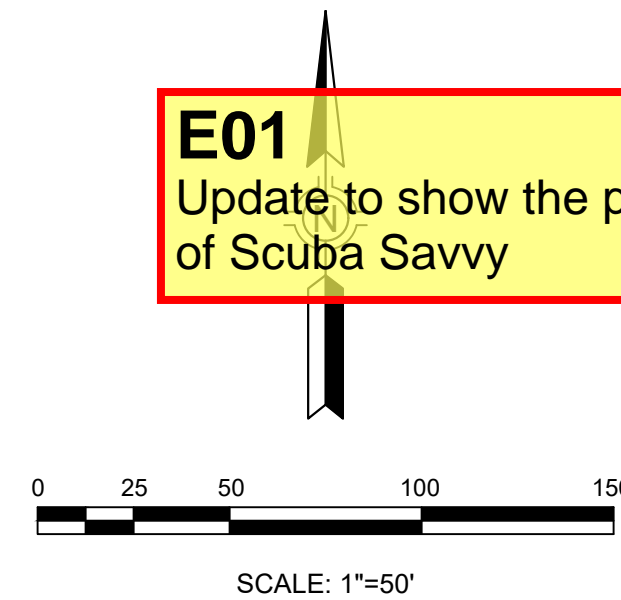
Preliminary Plat Tiger Crossing

OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Owner/Developer:
Bhow Commercial
110 S. Hartford Ave., Suite 110
Tulsa, OK 74120
Phone: (918) 607-8362
Contact: Shaun Bhow
E-mail: shaun@bhowcapital.com

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2025
6660 S. Sheridan, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
E-mail: dpalinskee@sw-assoc.com



P04:
Show platted access
locations for the property
to the north.

E02
This entire area is not
fairway crossing

Subdivision Statistics:

SUBDIVISION CONTAINS SEVEN (7) LOTS IN TWO (2) BLOCKS
SUBDIVISION CONTAINS 17.66 TOTAL ACRES (769,248 SF)

E04
Correct number of lots.

Legend:

U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
S/E = STORM SEWER EASEMENT
S/S = SANITARY SEWER EASEMENT
F/E = FINISHED FLOOR ELEVATION
F/U = FENCING & UTILITY EASEMENT
M/AE = MUTUAL ACCESS EASEMENT
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
L/S = LANDSCAPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
FND = FOUND
BK = BOOK
PG. = PAGE
DOC. = DOCUMENT
905 = STREET ADDRESS

Note:

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

Monumentation:

SET 3/8" IRON PINS WITH RED PLASTIC CAPS STAMPED "SA
CA 2421" AT ALL LOT CORNERS UNLESS OTHERWISE
NOTED.

○ = FOUND IRON PIN
● = SET IRON PIN

Basis of Bearing:

THE BEARINGS SHOWN HEREON ARE BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM,
NORTH ZONE 3501.

Benchmark:

RAILROAD SPIKE IN PP LOCATED APPROXIMATELY
100.75' SOUTH AND 115.70' EAST OF THE NORTHEAST
CORNER OF PROPOERTY.
NAVD 1988 DATUM
ELEVATION=699.55
N 399676.00
E 2629939.94

P02:
Intersection ROW- 130 feet with an additional 5 feet of
utility easement along the perimeter of a property for a
distance of 350 feet as measured from the section lines. In
addition, a 25-foot by 25-foot corner clip shall be required
at the intersection of the north/south right of way boundary
with the east/west right of way boundary. Rights of ways
shall transition at the end of the 350-foot distance back to
existing right of way boundary along a 30 degree angle.
(Engineering Design Criteria 6.4.2)

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

P01:
Add the project number PR-000774-2024

Preliminary Plat

Tiger Crossing

Sheet 1 of 3

Date Prepared: May 2, 2025

THE FEMA FLOODPLAIN MAP 40143C0391L REVISED
DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT
IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU
OF DETENTION DETERMINATION NO: DD-101424-60

P03:
Show existing curb cuts,
separations/off-sets, across the arterial
streets.

Per the approved PUD, driveway access
locations are required to be approved by the
City's Engineering and Construction
Department.

E13
Drive is wider than the
platted access.

E12
Commercial driveway
maximum width is 36ft.
Variance needed to deviate.

E10
Show any overland drainage easement
that would be needed to ensure the front
lots drain properly
Or add to the covenants that the flow will
not be impeded by future development

E07
Add minimum finished floor
elevations.

E06
Show square footage of
each lot.

E03
Commercial driveway
maximum width is 36ft.
Variance needed to deviate

E05
Show easements extending
across the drive.

E09
Show easements extending
across the drive.

E08
Extend the 11' U/E along the
entire width of lot 2 block 2

E11
Update to show the platting
of Scuba Savvy

Preliminary Plat
Tiger Crossing

OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Deed of Dedication
Tiger Crossing

KNOW ALL BY THESE PRESENTS:

BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01°22'03" WEST ALONG THE EASTERLY LINE OF SAID SECTION 36 FOR 50.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 60.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193RD EAST AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ALBANY STREET, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°40'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36 FOR 1260.66 FEET TO A POINT ON THE WESTERLY LINE OF THE E/2 SE/4 OF SAID SECTION 36; THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID E/2 SE/4 FOR 610.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF RESERVE "E" OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTHERLY LINE OF SAID RESERVE "E", THE SOUTH LINE OF BLOCK 5 OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1260.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH 193RD EAST AVNUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36 FOR 610.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINS 17.667 ACRES OR 769,576 SQUARE FEET, MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 7 LOTS, 2 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "TIGER CROSSING" OR THE "SUBDIVISION").

SECTION I. PUBLIC UTILITIES

A. UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS; GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER OF A LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS SERVING SUCH LOT AS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE. ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST HOUSTON STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND ALL SUCH SIDEWALKS SERVING A LOT SHALL BE CONSTRUCTED BY THE LOT OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING LOCATED ON SUCH LOT. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN LOT SHALL BE ISSUED BY THE CITY OF BROKEN ARROW, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE LOT HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BROKEN ARROW, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY AS PROVIDED HEREIN.

J. MUTUAL ACCESS EASEMENT

THE OWNER HEREBY GRANTS AND ESTABLISHES A PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENT FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN PASSAGE TO AND FROM THE LOTS TO AND FROM ADJOINING PUBLIC STREETS ON OVER AND ACROSS THE AREAS DEPICTED ON THE ACCOMPANY PLAT AS "MUTUAL ACCESS EASEMENT".

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT TALL WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 2 WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY OF BROKEN ARROW'S ZONING CODE. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT OF SAID LOT 1, BLOCK 2.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, TIGER CROSSING WAS SUBMITTED AS A PLANNED UNIT (ENTITLED PUD-001845-2024) AS PROVIDED WITHIN SECTION 4 OF CHAPTER 6 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, (ORDINANCE NO. 2931) AS AMENDED AND EXISTING ON JANUARY 7, 2025, (HEREINAFTER THE "BROKEN ARROW ZONING CODE"), WHICH PUD-001845-2025 WAS AFFIRMATIVELY RECOMMENDED BY THE BROKEN ARROW PLANNING COMMISSION ON DECEMBER 5, 2024, AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, ON JANUARY 7, 2025; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, IT SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA.

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

THE DEVELOPMENT OF TIGER CROSSING SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE, AS THE PROVISIONS EXISTED ON JANUARY 7, 2025.

A. DEVELOPMENT AREA "A" (LOTS 1-7, BLOCK 1) STANDARDS

DEVELOPMENT AREA "A" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CG (COMMERCIAL GENERAL) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	AS PERMITTED WITHIN THE CG ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	7.37 ACRES
MAXIMUM FLOOR AREA RATIO PER LOT	0.75
MINIMUM LOT FRONTAGE	100 FEET
MINIMUM BUILDING SETBACKS:	
FROM COUNTY LINE ROAD	25.0 FEET
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY	25.0 FEET
FROM DEVELOPMENT AREA C BOUNDARY	10.0 FEET
INTERNAL LOT BOUNDARIES	0 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET*
*UNOCCUPIED ARCHITECTURAL FEATURES, NOT TO EXCEED 42 FEET, ARE PERMITTED WITH DETAIL SITE PLAN APPROVAL.	

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. SCREENING:

ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE, PROVIDED, THE INTERNAL FACING SIDE OF SUCH EQUIPMENT THAT FACES DEVELOPMENT AREA B SHALL NOT BE REQUIRED TO BE SCREENED SO LONG AS THE 3 SCREENED SIDES BLOCK VISIBILITY FROM COUNTY LINE ROAD AND EAST ALBANY STREET. WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE.

THE FINISHED SIDE OF SCREENING FENCING WILL FACE OUT TOWARD DEVELOPMENT AREA B AND SHALL BE ALLOWED TO FACE OUT ON THE OTHER PROPERTY LINES.

3. SIGNAGE:

SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH THE CODE, EXCEPT AS MODIFIED BELOW:

FREESTANDING SIGNAGE:

ONE (1) DEVELOPMENT IDENTIFICATION MONUMENT SIGN NOT EXCEEDING A HEIGHT OF 24-FT WILL BE PERMITTED TO BE INSTALLED AT THE CORNER OF ALBANY AND COUNTY LINE ROAD WITH A PANEL SIZE ALLOWED BY THE CODE. EACH LOT IS ALLOWED ONE (1) FREESTANDING SIGN THAT SHALL HAVE A MONUMENT BASE MADE OF SIMILAR MATERIALS AS THE MAIN STRUCTURE/BUILDING ON THAT LOT. EXCEPT AS PROVIDED HEREIN, ALL SIGNAGE SHALL COMPLY WITH THE CODE.

4. PARKING RATIO:

AS REQUIRED FOR THE APPLICABLE USE TYPE AS SET FORTH WITHIN THE CODE. CROSS PARKING WILL BE ALLOWED.

B. DEVELOPMENT AREA "B" (LOT 1, BLOCK 2) STANDARDS

DEVELOPMENT AREA "B" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CM (COMMUNITY MIXED USE) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	OFFICE, BUSINESS OR PROFESSIONAL; DWELLING, MULTI-FAMILY; DWELLING, SINGLE-FAMILY ATTACHED; AND CUSTOMARY ACCESSORY USES THERETO, INCLUDING BUT NOT LIMITED TO A PRIVATE DOG PARK, PRIVATE CLUBHOUSE AND POOL.
NET DEVELOPMENT AREA	8.32 ACRES
MINIMUM LOT AREA	AS PERMITTED WITHIN THE CM ZONING DISTRICT.
MINIMUM LOT FRONTAGE	NONE.
MAXIMUM NUMBER OF DWELLING UNITS	150
MINIMUM BUILDING SETBACKS:	
FROM NORTH PROPERTY BOUNDARY:	35 FEET
FROM WEST PROPERTY BOUNDARY:	20 FEET
FROM EAST PROPERTY BOUNDARY:	0 FEET
FROM SOUTH PROPERTY BOUNDARY:	0 FEET
MAXIMUM BUILDING HEIGHT	AS PERMITTED WITHIN THE CM ZONING DISTRICT.

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED, LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. LANDSCAPE BUFFER:

A THIRTY-FIVE FOOT (35') WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE NORTH BOUNDARY OF DEVELOPMENT AREA B. WITHIN THE LANDSCAPE BUFFER, A MINIMUM OF TEN (10) SHRUBS AND ONE (1) EVERGREEN TREES SHALL BE PLANTED FOR EVERY THIRTY (30) LINEAR FEET THEREOF. THE LANDSCAPE BUFFER SHALL BE PERMITTED TO REMAIN IN ITS NATURAL, FORESTED STATE UNTIL SUCH TIME A LANDSCAPE PLAN IS SUBMITTED FOR APPROVAL IN CONJUNCTION WITH THE ACTUAL DEVELOPMENT OF DEVELOPMENT AREA B.

3. PARKING RATIO:

- a. RESIDENTIAL: 1.5 PARKING SPACES PER ONE-BEDROOM UNITS AND 2 PARKING SPACES PER TWO OR MORE-BEDROOM UNITS.
b. OFFICE: AS PERMITTED FOR THE APPLICABLE USE TYPE AS SET FORTH IN THE CODE.

4. EXTERIOR BUILDING MATERIALS:

AT LEAST SIXTY-FIVE PERCENT (65%) OF THE EXTERIOR OF RESIDENTIAL BUILDINGS, EXCLUDING DOORS AND WINDOWS, SHALL BE CONSTRUCTED OF MASONRY CONCRETE PANELS, EXTERIOR INSULATED FINISH SYSTEMS (EIFS) AND/OR STUCCO. FIBER CEMENT EXTERIOR SIDING PRODUCTS ARE ACCEPTABLE FINISH MATERIALS TO COMPLY WITH "MASONRY CONCRETE PANELS" AS DEFINED BY THE CODE. ADDITIONALLY, AT LEAST TWENTY-FIVE PERCENT (25%) OF ANY STREET FACING FAÇADE OF RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED OF NATURAL BRICK OR MASONRY ROCK, PROVIDED, HOWEVER, INTERNAL PARKING AREAS, COMMON AREAS, AND FAÇADES SCREENED BY OPAQUE SCREENING WALLS SHALL NOT BE CONSIDERED "STREET FACING".

5. SIGNAGE AS PERMITTED WITHIN THE CM ZONING DISTRICT.

C. DEVELOPMENT AREA "C" (LOT 2, BLOCK 2) STANDARDS

DEVELOPMENT AREA "C" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CM (COMMUNITY MIXED USE) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	AS PERMITTED WITHIN THE CM ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	1.97 ACRES
MINIMUM BUILDING SETBACKS:	
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY ...	20.0 FEET
FROM DEVELOPMENT AREA A BOUNDARY ...	10.0 FEET
FROM WEST PROPERTY BOUNDARY	20.0 FEET

1. COMMERCIAL DEVELOPMENT STANDARDS:

ALL COMMERCIAL AND MIXED-USE DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA A.

2. RESIDENTIAL DEVELOPMENT STANDARDS:

ALL RESIDENTIAL DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA B.

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

Preliminary Plat
Tiger Crossing
OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA
PUD 001845-2024

D. GENERAL REQUIREMENTS

1. LANDSCAPING AND SCREENING:

THE TIGER CROSSING LANDSCAPING PLAN WILL BE DESIGNED IN ACCORDANCE WITH THE CODE EXCEPT AS NOTED HEREIN. ANY LANDSCAPE MATERIAL THAT FAILS SHALL BE REPLACED IN ACCORDANCE WITH SECTION 5.2.C4 OF THE CODE.

THE WIDTH OF THE INTERNAL LANDSCAPED AREAS SHALL BE NO LESS THAN 10 FEET MEASURED FROM THE BACK OF PARKING LOT CURB TO THE LOT LINE. A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET, WHICH SHALL NOT BE LESS THAN 10 FEET IN WIDTH.

AT LEAST ONE (1) TREE SHALL BE PROVIDED PER 50 LINEAR FEET ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET. ALL TREES WILL BE SELECTED FROM THE APPROVED TREE LIST CONTAINED IN THE CODE. REQUIRED TREES WILL BE PLANTED AT A MINIMUM SIZE OF 2" CALIPER. ALL OF THE REQUIRED TREES WILL BE MEDIUM TO LARGE TREES AS IDENTIFIED IN THE CODE. ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED PER REQUIREMENTS OF THE CODE.

OUTDOOR REFUSE COLLECTION RECEPTACLES WILL NOT BE LOCATED WITHIN A REQUIRED SETBACK. THE REFUSE COLLECTION RECEPTACLE SHALL BE SCREENED FROM VIEW ON ALL SIDES BY A DURABLE SIGHT-OBSCURING ENCLOSURE CONSISTING OF AN OPAQUE FENCE OR WALL BETWEEN SIX FEET (6') AND EIGHT FEET (8') IN HEIGHT. WHERE THE ACCESS TO THE ENCLOSURE IS VISIBLE FROM ADJACENT STREETS OR RESIDENTIAL PROPERTIES, THE ACCESS SHALL BE SCREENED WITH AN OPAQUE GATE.

AN EIGHT FOOT (8') TALL SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE ABUTTING THE RESIDENTIAL DEVELOPMENT OF FAIRWAY CROSSING TO THE NORTH.

2. ACCESS AND CIRCULATION:

A TOTAL OF SIX (6) CURB CUTS SHALL BE PERMITTED TO ACCESS THE PROJECT. THE CURB CUTS ARE NOT REQUIRED TO MEET THE 250-FOOT SEPARATION REQUIREMENT OF SECTION 5.3.B.3.B. OF THE CODE.

- VIA SOUTH 193RD EAST AVENUE/COUNTY LINE ROAD, A MAXIMUM OF TWO (2) CURB CUTS SHALL BE PERMITTED.
- VIA EAST ALBANY STREET/EAST 61ST STREET SOUTH, A MAXIMUM OF FOUR (4) CURB CUTS SHALL BE PERMITTED.
- THE LOCATION OF THE CURB CUTS MUST BE APPROVED BY THE CITY'S ENGINEERING AND CONSTRUCTION DEPARTMENT. PUD SITE PLAN APPROVAL FOR EACH OF THE CURB CUTS TO ACCESS THE PROJECT MUST BE OBTAINED AT SUCH TIME AS THE LOTS ARE DEVELOPED AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE RESPECTIVE LOT.

3. DETAIL SITE PLAN REVIEW:

A DETAIL SITE PLAN SHALL BE APPROVED BY THE CITY OF BROKEN ARROW PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE PROJECT. DETAIL SITE PLANS MAY BE APPROVED FOR THE RESPECTIVE DEVELOPMENT AREAS, OR LOTS CONTAINED THEREIN AS DEVELOPMENT OCCURS.

4. EXTERIOR SITE LIGHTING:

ALL EXTERIOR SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW REQUIREMENTS. BEFORE ANY EXTERIOR LIGHT POLE OR BUILDING WALL PACK IS INSTALLED, A PHOTOMETRIC STUDY SHALL BE SUBMITTED TO THE CITY OF BROKEN ARROW FOR APPROVAL.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA. WITHIN THE PROVISIONS OF SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION II SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA AND BY ANY LOT OWNER WITHIN THE SUBDIVISION. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B., BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

BHOW CAPITAL, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

SHAUN BHOW
BHOW CAPITAL, OWNER

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY SHAUN BHOW, AS OWNER OF BHOW CAPITAL, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



SHAWN A. COLLINS
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED SHAWN A. COLLINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

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

THE FEMA FLOODPLAIN MAP 40143C0391L REVISED DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-101424-60

Conceptual Utility Plan

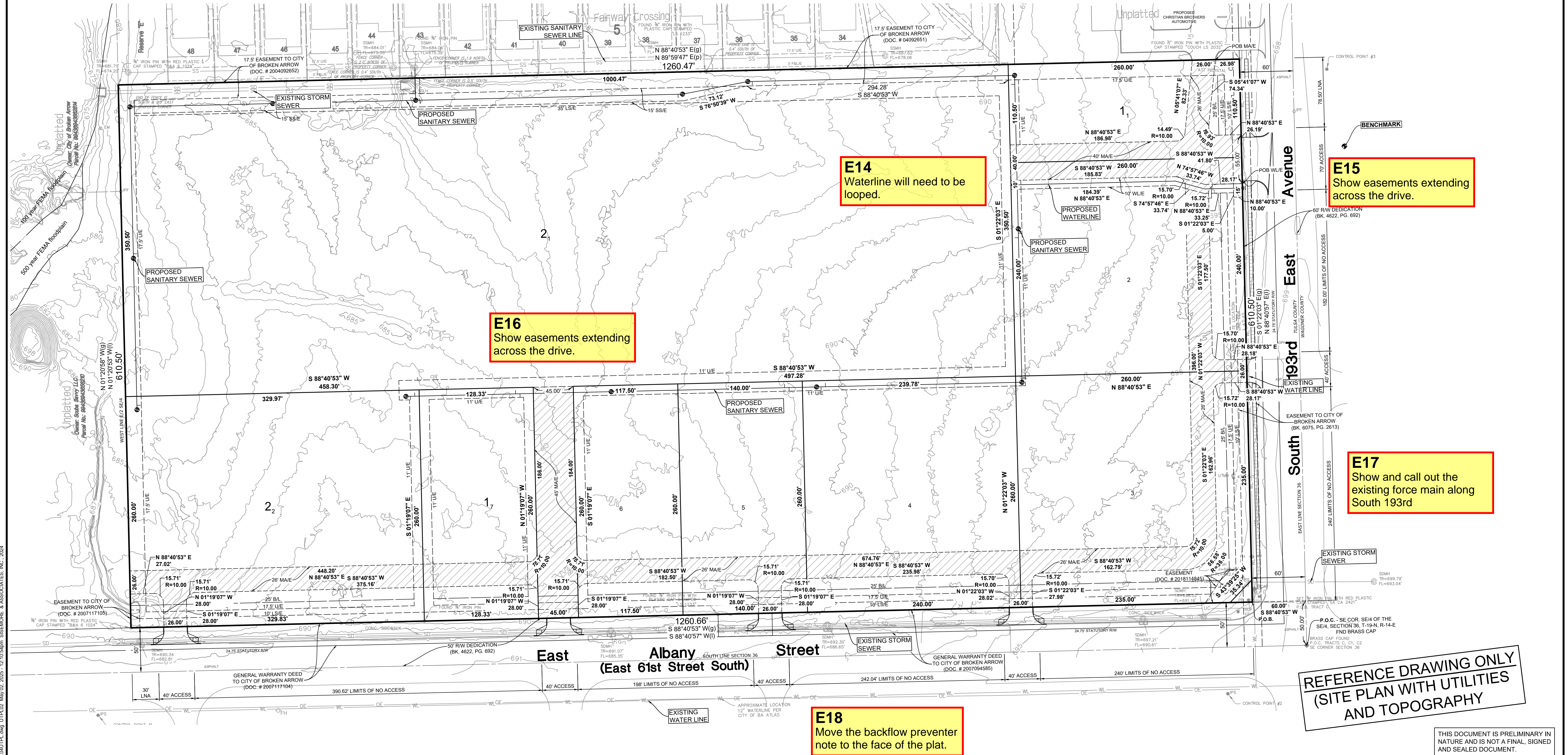
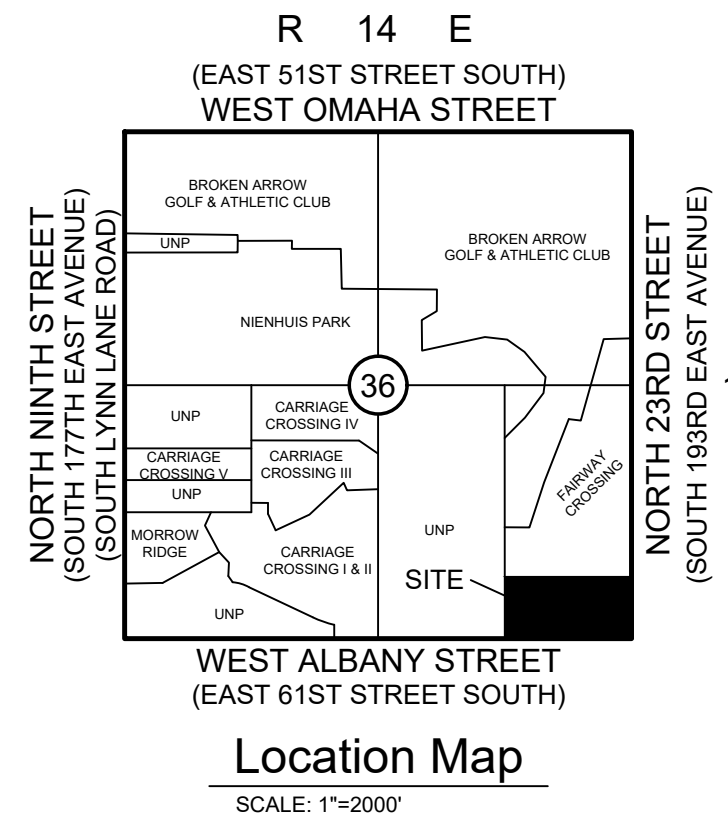
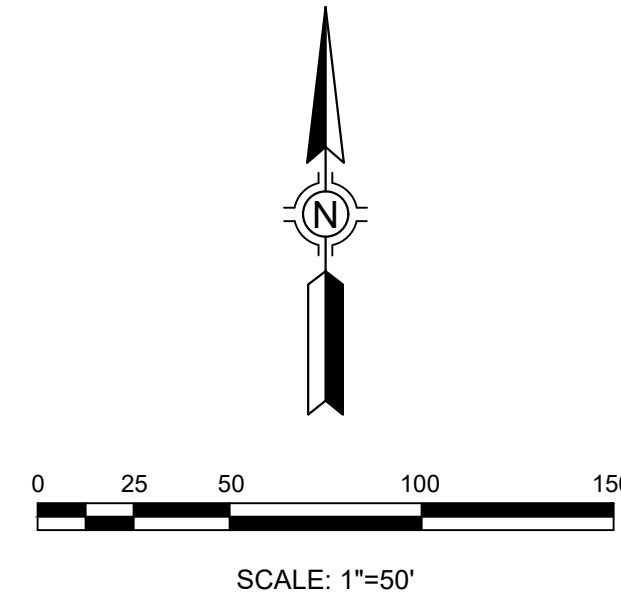
Tiger Crossing

OF PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Owner/Developer:
Bhow Commercial
110 S. Hartford Ave., Suite 110
Tulsa, OK 74120
Phone: (918) 607-8362
Contact: Shaun Bhow
E-mail: shaun@bhowcapital.com

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2025
6660 S. Sheridan, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
E-mail: dpalinskee@sw-assoc.com



Backflow Preventer Note:

ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE THEREOF SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

THE FEMA FLOODPLAIN MAP 40143C0391L REVISED DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-101424-60

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

Preliminary Plat
Tiger Crossing
Sheet 4 of 4
Date Prepared: May 2, 2025



City of Broken Arrow

Request for Action

File #: 25-847, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Approval of LOT-002216-2025, Hancock Plaza, 1 lot to 2 lots, approximately 2.75 acres, CH (Commercial Heavy)/PUD-132 (Planned Unit Development), located west of the southwest corner of Albany Street (61st Street) and 9th Street (Lynn Lane)

Background:

Applicant: Sisemore & Associates
Owner: Bob Hancock
Developer: Bob Hancock
Surveyor: Sisemore & Associates
Location: West of the southwest corner of Albany Street (61st Street) and 9th Street (Lynn Lane)
Size of Tract approximately 2.75 acres
Number of Lots: 1 existing, 2 proposed
Zoning: CH (Commercial Heavy)/PUD-132 (Planned Unit Development)
Comp Plan: Level 6 (Regional Employment/Commercial)

Lot Split request LOT-002216-2025 involves 2.75 acres platted as Lot 1, Block 1, Hancock Plaza. The property is located approximately west of the southwest corner of Albany Street (61st Street) and 9th Street (Lynn Lane). The applicant is requesting this split this parcel into two separate lots.

PUD-132 was approved by the City Council on July 15, 2002. The PUD provided minimum lot area and frontage requirements as shown below. All lots created by this lot split meet the dimensional requirements of the PUD.

	CH Zoning District/ PUD-132	Tract 1	Tract 2
Minimum Area:	None	59,900 Sq Ft	59,678 Sq Ft
Minimum Frontage:	100 Ft	212.83 Ft	251.9 Ft

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available to each lot.

LOT-002216-2025 was discussed by the Technical Advisory Committee on June 3, 2025. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split.

Attachments: Case map
Aerial
Exhibit

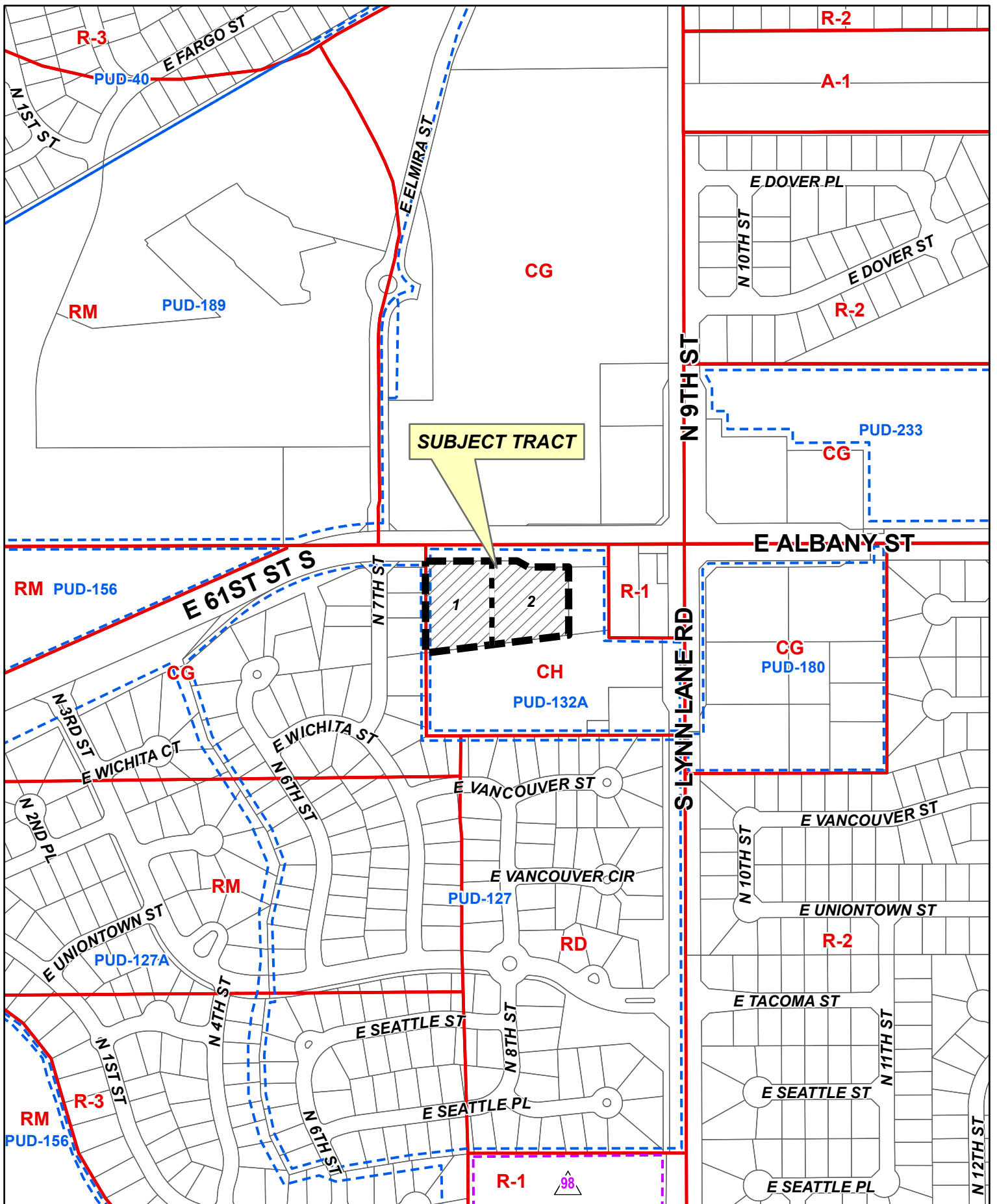
Recommendation:

Staff recommends LOT-002216-2025 be approved, subject to new warranty deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY



SUBJECT TRACT

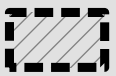
1 2

CH
PUD-132A

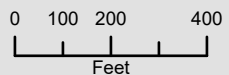
LOT-002216-2025



300' Radius



Subject
Tract



02 18-14





SUBJECT TRACT

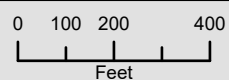


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

LOT-002216-2025

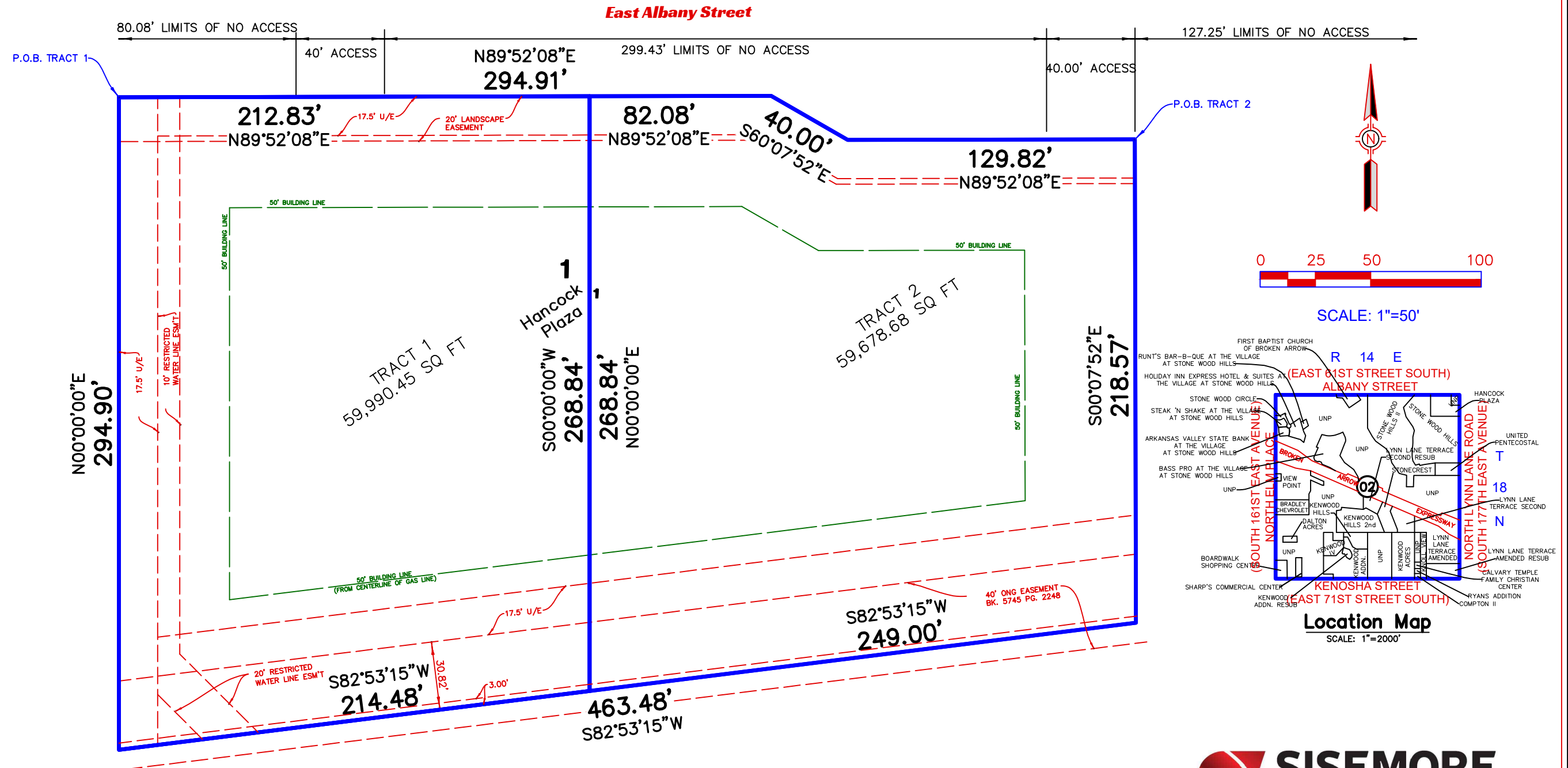


02 18-14



SHEET
1 OF 3

Exhibit for Lot Split Lot 1 Block 1 Hancock Plaza City of Broken Arrow, Tulsa County, State of Oklahoma



SISEMORE & ASSOCIATES
Surveying ~ Civil Engineering ~ Land Planning
6660 South Sheridan Road Suite 210 - Tulsa, Oklahoma 74133
C.A. No. 2421
Phone: (918) 665-3600
Fax: (918) 665-8668
Exp. Date 6/30/25
(www.sisemoreandassociates.com)

BASIS OF BEARINGS:
DATE: 5/06/2025 WO# 18993.01 FILE # 1814.0200

DRAWING: K:\18993.01\8993.01 LS.dwg SISEMORE & ASSOCIATES, INC., 2022



City of Broken Arrow

Request for Action

File #: 25-853, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Approval of LOT-002188-2025, 616 N Cedar Avenue Consolidation, 3 lots to 1 lot, 0.24 acres, R-3 (Single-Family)/DROD Area 1 (Downtown Residential Overlay District), located approximately one-eighth mile south of Kenosha Street (71st Street), one-eighth mile east of Elm Place (161st E. Avenue)

Background:

Applicant: Ketchum Properties, Casey Ketchum

Owner: Ketchum Properties

Developer: Ketchum Properties

Surveyor: Patriot Survey

Location: Approximately one-eighth mile south of Kenosha Street (71st Street), one-eighth mile east of Elm Place (161st E. Avenue)

Size of Tract 0.24 acres

Number of Lots: 1 proposed

Zoning: R-3 (Single-Family)/DROD Area 1 (Downtown Residential Overlay District)

Comp Plan: Level 5 (Downtown Area)

Lot Split request LOT-002188-2025 involves 0.24 acres platted as Lots 19, 20 & 21, Block 18, North Side Addition. The property is located approximately one-eighth mile south of Kenosha Street (71st Street), one-eighth mile east of Elm Place (161st E. Avenue). The applicant is requesting consolidation to facilitate the construction of a new single-family home. The lot created by this lot consolidation meets the dimensional requirements of the zoning ordinance.

According to FEMA Maps, none of this property is located within the 100-year floodplain.

Water and Sanitary Sewer are available to the new lot. All platted easements will remain in effect.

LOT-002188-2025 was discussed by the Technical Advisory Committee on June 3, 2025. None of the stakeholders present had comments on this item.

Attachments: Case map

Aerial
Exhibit

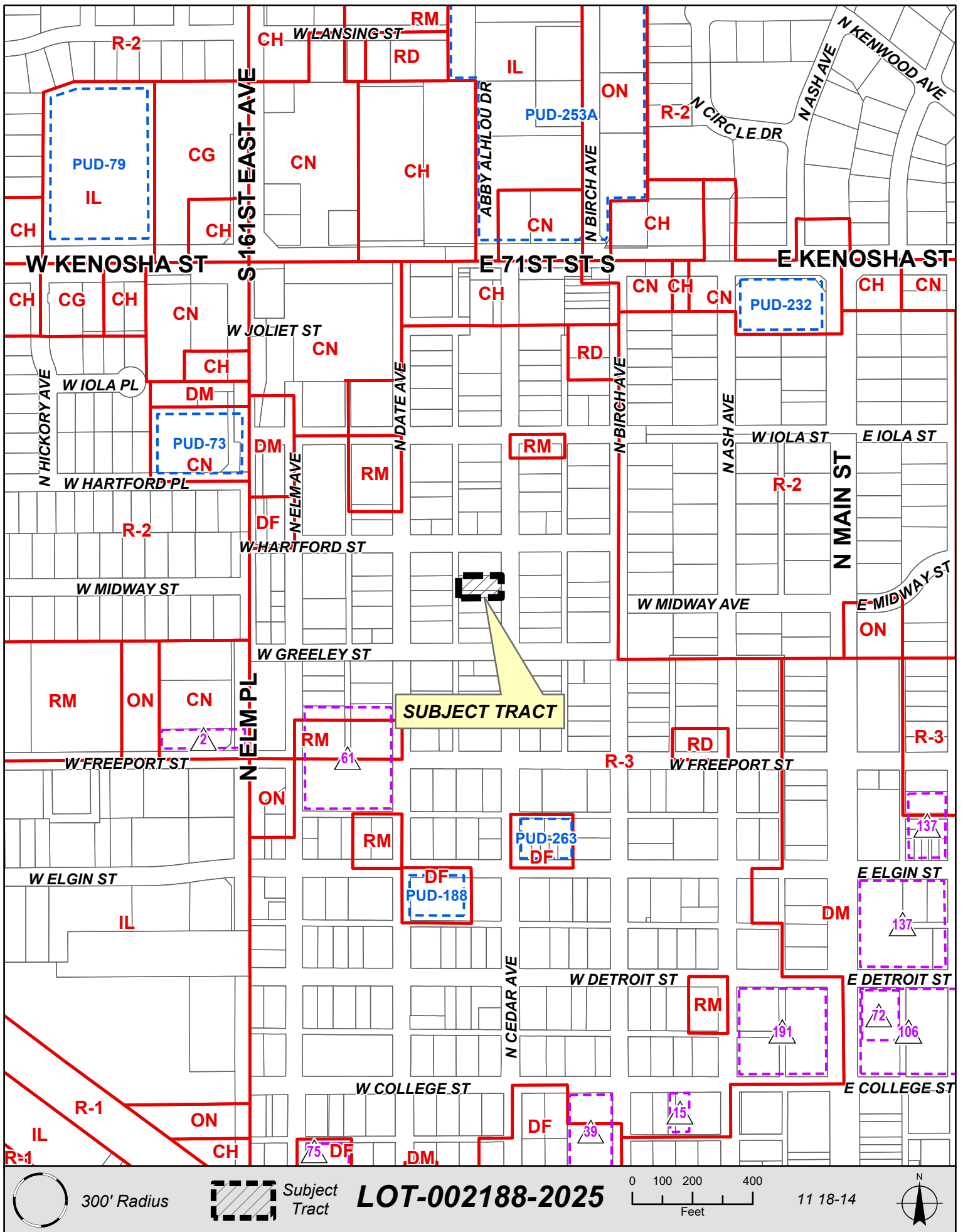
Recommendation:

Staff recommends LOT-002188-2025 be approved, subject to new warranty deeds for the parcel being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

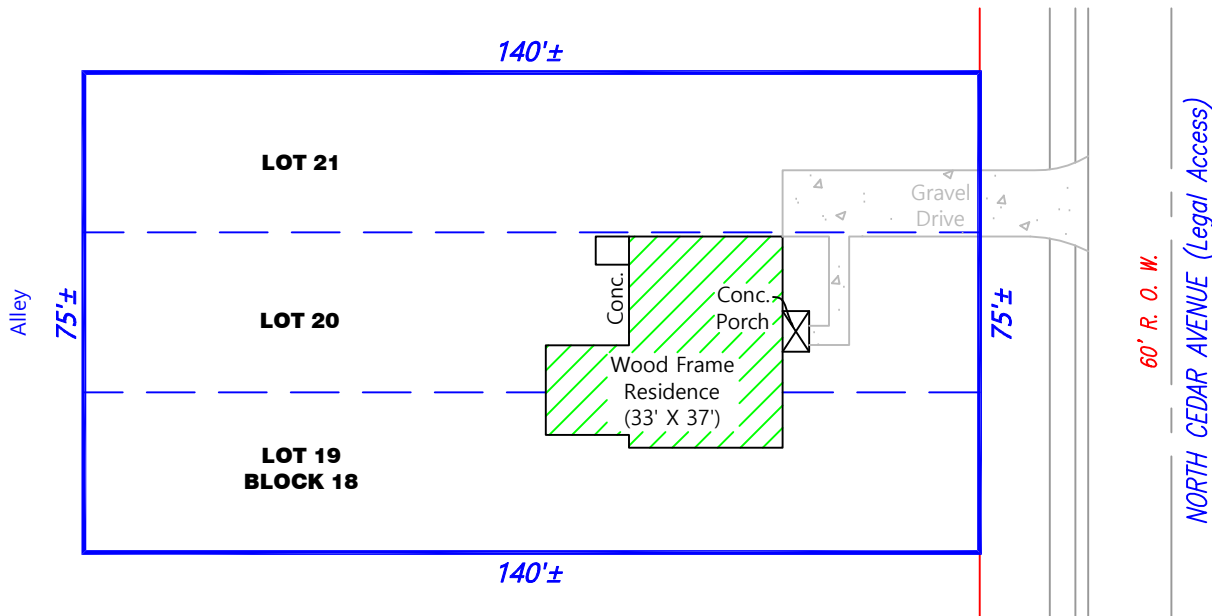
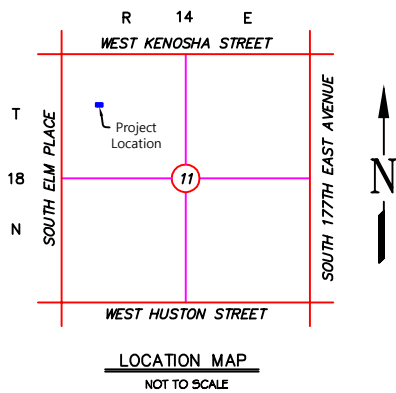
LOT-002188-2025

0 100 200 400
Feet

11 18-14



MORTGAGE INSPECTION REPORT
PORTIONS OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 14 EAST
TULSA COUNTY, OKLAHOMA
616 N CEDAR AVE
BROKEN ARROW, OK 74012
KETCHUM PROPERTIES LLC



TRACT DESCRIPTION

Lots Nineteen (19), Twenty (20), and Twenty-one (21), Block Eighteen (18), NORTH SIDE ADDITION to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 509.

TITLE INFORMATION

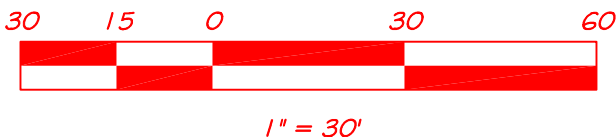
Fidelity National Title Insurance Company, by FirstTitle & Abstract Services, LLC, Commitment No.: 3062502092, effective April 8, 2025. Easements noted on Schedule B, Sec. II: Plat No. 509 – easements shown. Statutory R.O.W. – does not affect property. No additional easements noted.

SURVEYOR CERTIFICATION

I certify that the above inspection report shows the improvements, other than fences, as located on the premises described, that they are entirely within the described tract boundaries are based upon physical features, there are no significant encroachments, except as indicated, that the above report shows all recorded plat and other such easements as have been disclosed and furnished to me by the client, that the report was prepared for identification purposes only for the mortgagee and IS NOT A LAND OR PROPERTY LINE SURVEY, that NO CORNERS WERE SET and IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENT LINES. No liability is assumed herein for future landowners or lending institutions. This Certification IS NOT TRANSFERABLE. If the Surveyors Seal and signature are not in color, this is an unauthorized copy. FEDERAL COPYRIGHT LAWS APPLY.

David L. M. Louy 04/21/2025
DAVID L. M. LOUY, OK LS #1310 DATE

R.O.W. = Right of Way



Job: # 42750 -
Buyer - KETCHUM PROPERTIES LLC

PATRIOT
S U R V E Y
P. O. Box 966, Jenks OK 74037
1-833-752-8833
CA 8229, Eff. to 6-30-2025

PAGE 1 OF 1



City of Broken Arrow

Request for Action

File #: 25-857, **Version:** 1

**Broken Arrow Planning Commission
06-12-2025**

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

Approval of LOT-002178-2025, Realty One Group Dreamers Consolidation, 2 lots to 1 lot, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6 pending BAZ-002194-2025, located at the northeast corner of Broadway Avenue and Date Avenue

Background:

Applicant: Joanna Ford, Realty One Group Dreamers
Owner: Joanna Ford, Realty One Group Dreamers
Developer: Joanna Ford, Realty One Group Dreamers
Surveyor: E. Dane Trout, Trout Land Surveying LLC
Location: Northeast corner of Broadway Avenue and Date Avenue
Size of Tract 0.24 acres
Number of Lots: 1 proposed
Zoning: R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD Area 6 to DM/DROD Area 6 via BAZ-002194-2025
Comp Plan: Level 5 (Downtown Area)

Lot Combination request LOT-002178-2025 involves 0.24 acres platted as Lots 13, 14, & 15 Block 38, Original Town of Broken Arrow. The property is located at the northeast corner of Broadway Avenue and Date Avenue. The applicant is requesting this combination to facilitate a proposed office development.

The two lots being combined are both located in DROD Area 6. The north lot is currently zoned R-3 and an application has been submitted to rezone this lot to DM. The south lot is currently zoned DM and will remain so.

According to FEMA Maps, none of this property is located within the 100-year floodplain.

Water and Sanitary Sewer are available to each lot. All platted easements will remain in effect.

LOT-002178-2025 was discussed by the Technical Advisory Committee on June 3, 2025. None of the stakeholders present had comments on this item.

Attachments: Case map

Aerial
Exhibit
Legal Description

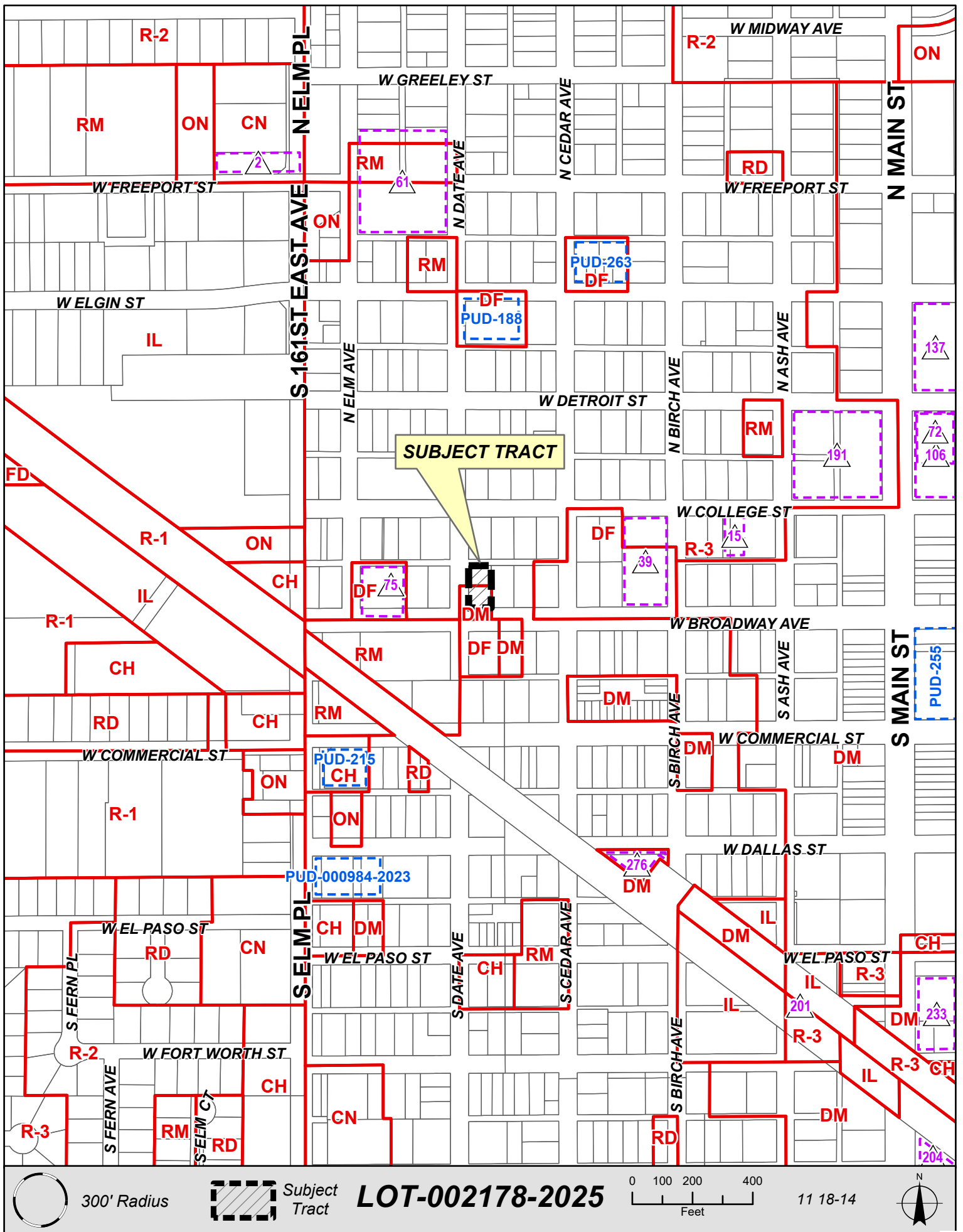
Recommendation:

Staff recommends LOT-002178-2025 be approved, subject to new warranty deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

MEH



300' Radius



Subject
Tract

LOT-002178-2025

0 100 200 400
Feet

11 18-14





SUBJECT TRACT

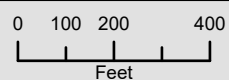


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

LOT-002178-2025



11 18-14



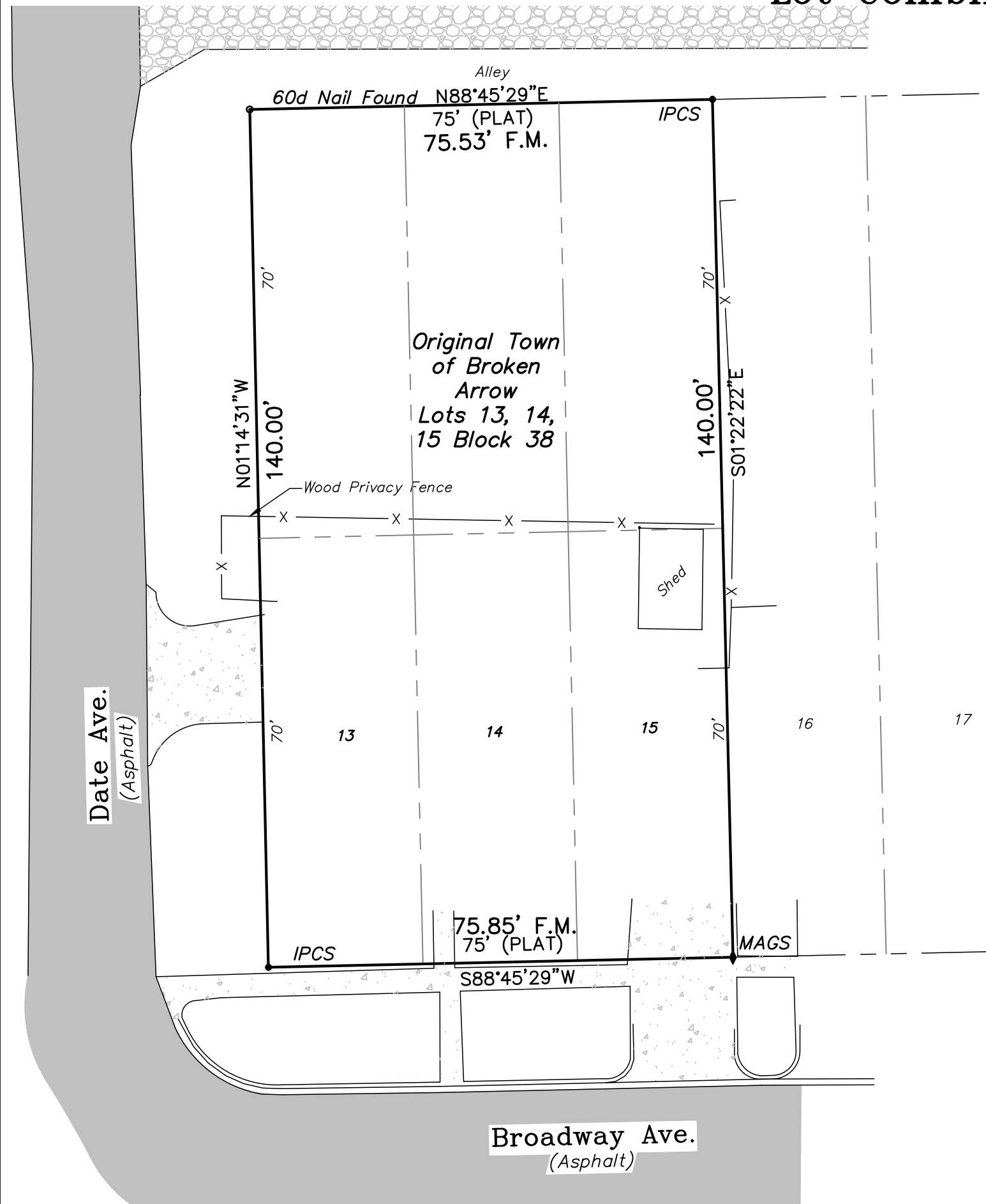
The South Seventy {70} feet of Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty- Eight (38), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The North Seventy {70} feet of Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty-Eight (38), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty-eight (38), ORIGINAL TOWN, now CITY OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

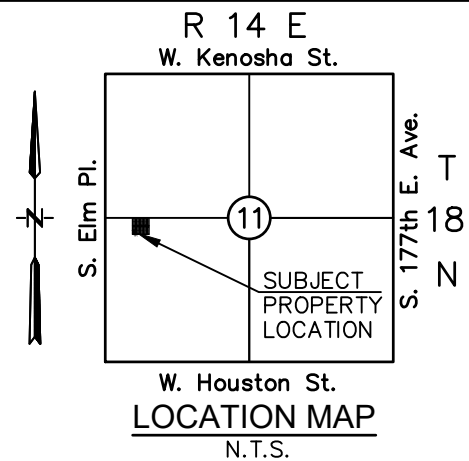
Lot Combination Plat



Legend

- *IPCS* 3/8" IRON PIN W/ CAP SET 'PLS 1893'
- *IPF* IRON PIN FOUND
- ◆ *MAGS* MAG NAIL SET W/ WASHER 'PLS 1893'
- x — EXISTING FENCE
- F.M. FIELD MEASURED

North:
Scale:
1 inch = 20 feet



Legal Description North Tract: Warranty Deed, Doc.#2023004452
North 70' of Lots 13, 14, and 15, Block 38, Original Town of Broken Arrow, Tulsa County, State of Oklahoma, a/k/a 113 N. Date.

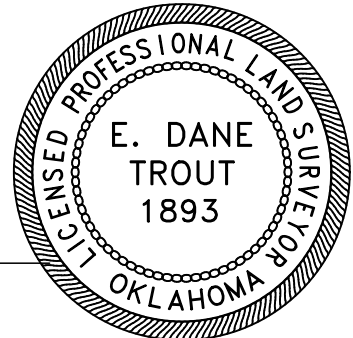
Legal Description South Tract: Warranty Deed, Doc.#2023004452
South 70' of Lots 13, 14, and 15, Block 38, Original Town of Broken Arrow, Tulsa County, State of Oklahoma, a/k/a 422 West Broadway

Legal Description Combined Tracts: Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty-eight (38), ORIGINAL TOWN, now CITY OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

- Notes:**
1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM NAD83(2011).
 2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT. NO EASEMENTS WERE CREATED BY THE ORIGINAL SUBDIVISION PLAT.

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS PERFORMED JUNE 16–27th, 2023.
WITNESS MY HAND AND SEAL THIS 27th DAY OF JUNE, 2023.





TROUT LAND SURVEYING, LLC
918.734.3423 • 807 N. Birch St. Jenks, OK 74037
CA 7312 (LS) Exp. 6-30-2025



City of Broken Arrow

Request for Action

File #: 25-865, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Approval of LOT-002219-2025, Hale Lot Line Adjustment, 2 lots, 4.96 acres, R-2 (Residential Single Family), located one-quarter mile south of Kenosha Street (71st Street), east of Evans Road (225th E. Avenue)

Background:

Applicant: Donald Roy and Peggy Ann Hale

Owner: Donald Roy and Peggy Ann Hale

Developer: N/A

Surveyor: N/A

Location: One-quarter mile south of Kenosha Street (71st Street), east of Evans Road (225th E. Avenue)

Size of Tract 4.96 acres

Number of Lots: 2

Zoning: R-2 (Residential Single Family)

Comp Plan: Level 2 (Urban Residential)

This lot line adjustment request LOT-002219-2025 involves two parcels totaling 4.96 acres. These properties are located approximately one-quarter mile south of Kenosha Street (71st Street), east of Evans Road (225th E. Avenue).

These two properties were rezoned from A-1 (Agricultural) to R-2 (Single Family Residential) via BAZ-1625 on March 15, 2004. A structure belonging to the east property is currently located on the west property, and this lot line adjustment has been proposed to remedy the property line discrepancy.

According to FEMA Maps, none of this property is located within the 100-year floodplain.

LOT-002219-2025 was discussed by the Technical Advisory Committee on June 3, 2025, and no stakeholders indicated any problems with the lot line adjustment.

Attachments: Case map
Aerial
Exhibit

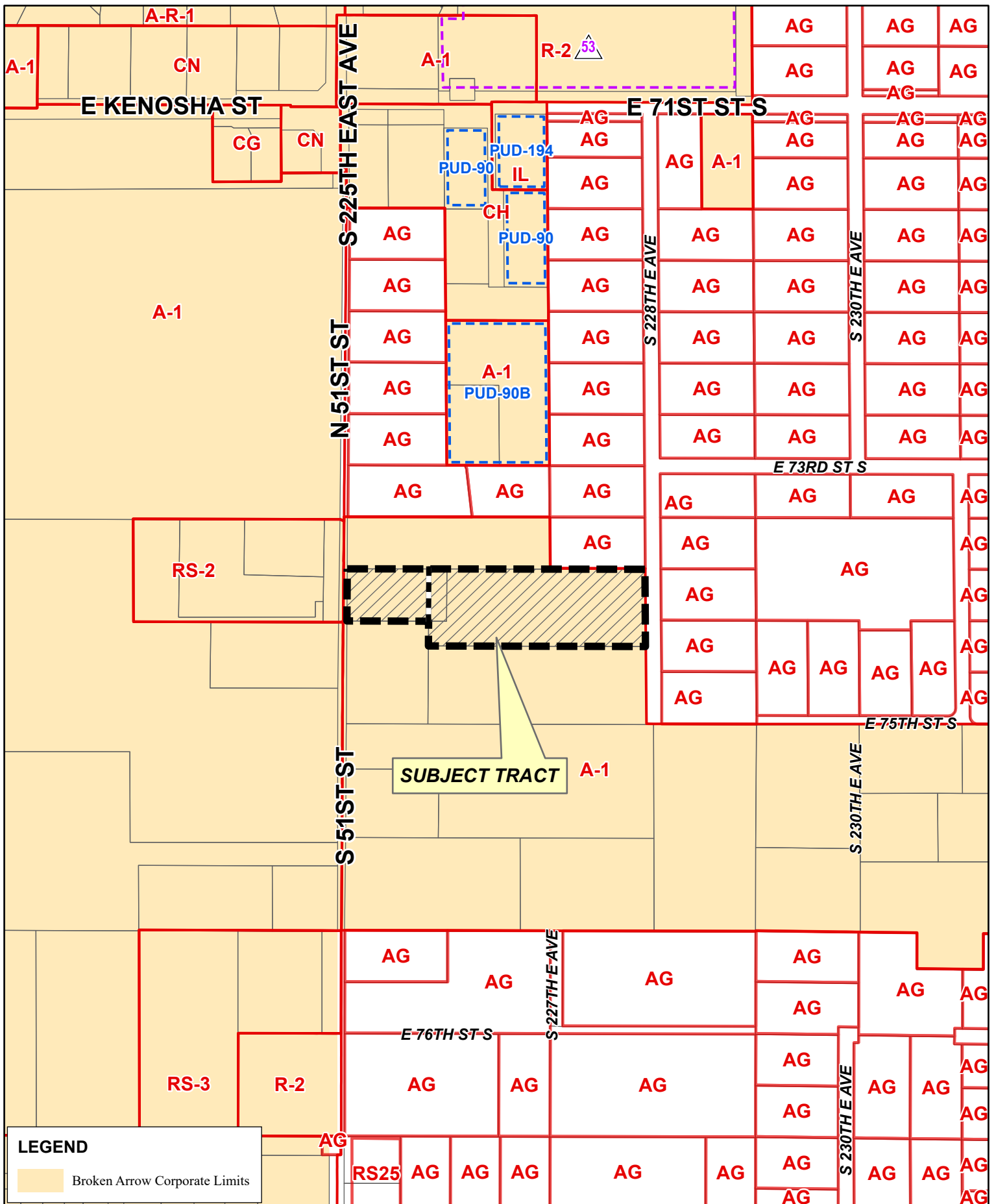
Recommendation:

Staff recommends LOT-002219-2025 be approved, subject to new warranty deeds for both parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

MEH

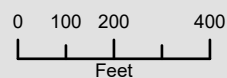


300' Radius



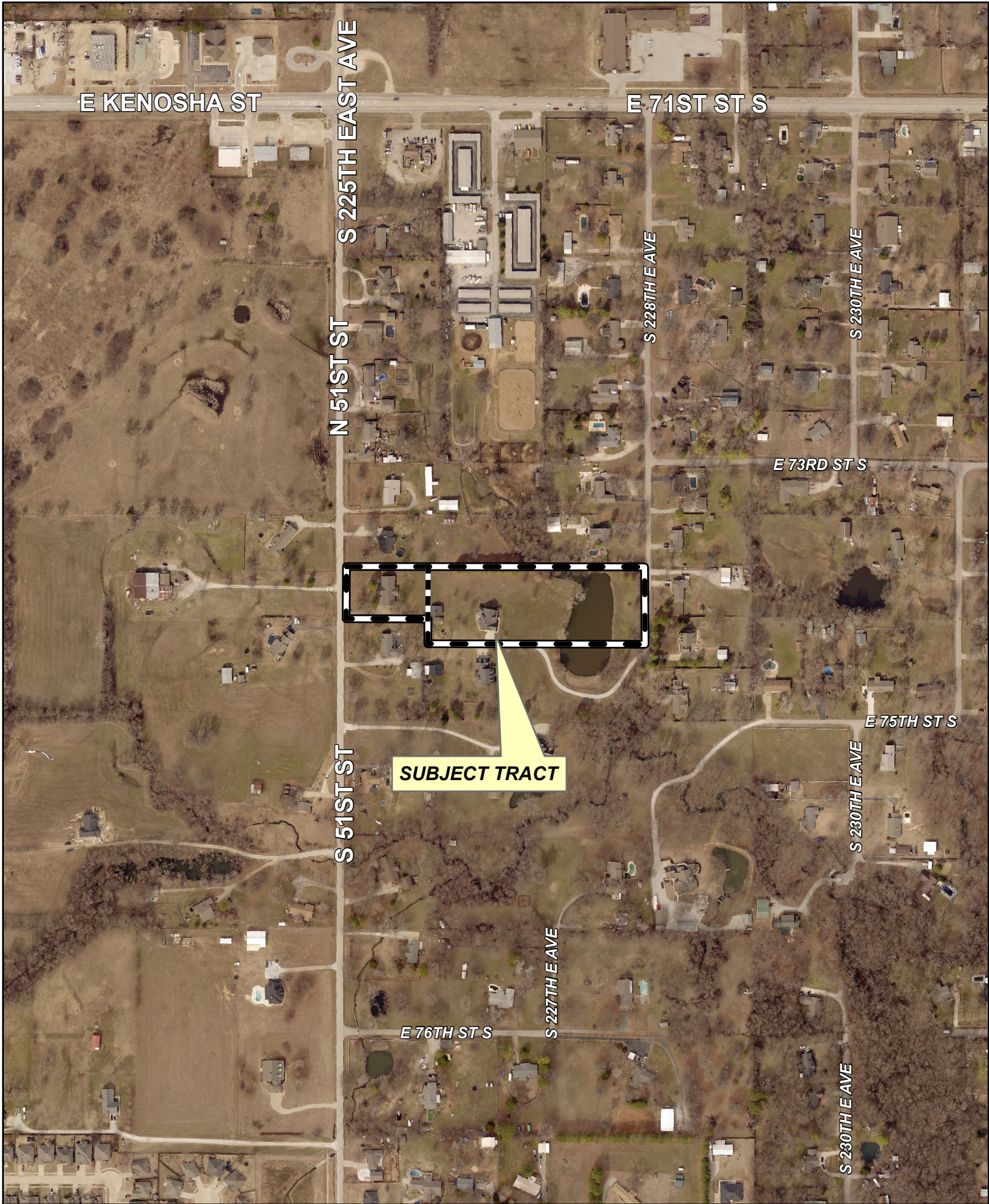
Subject Tract

LOT-002219-2025



09 18-15



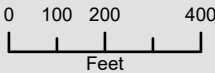


Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2023



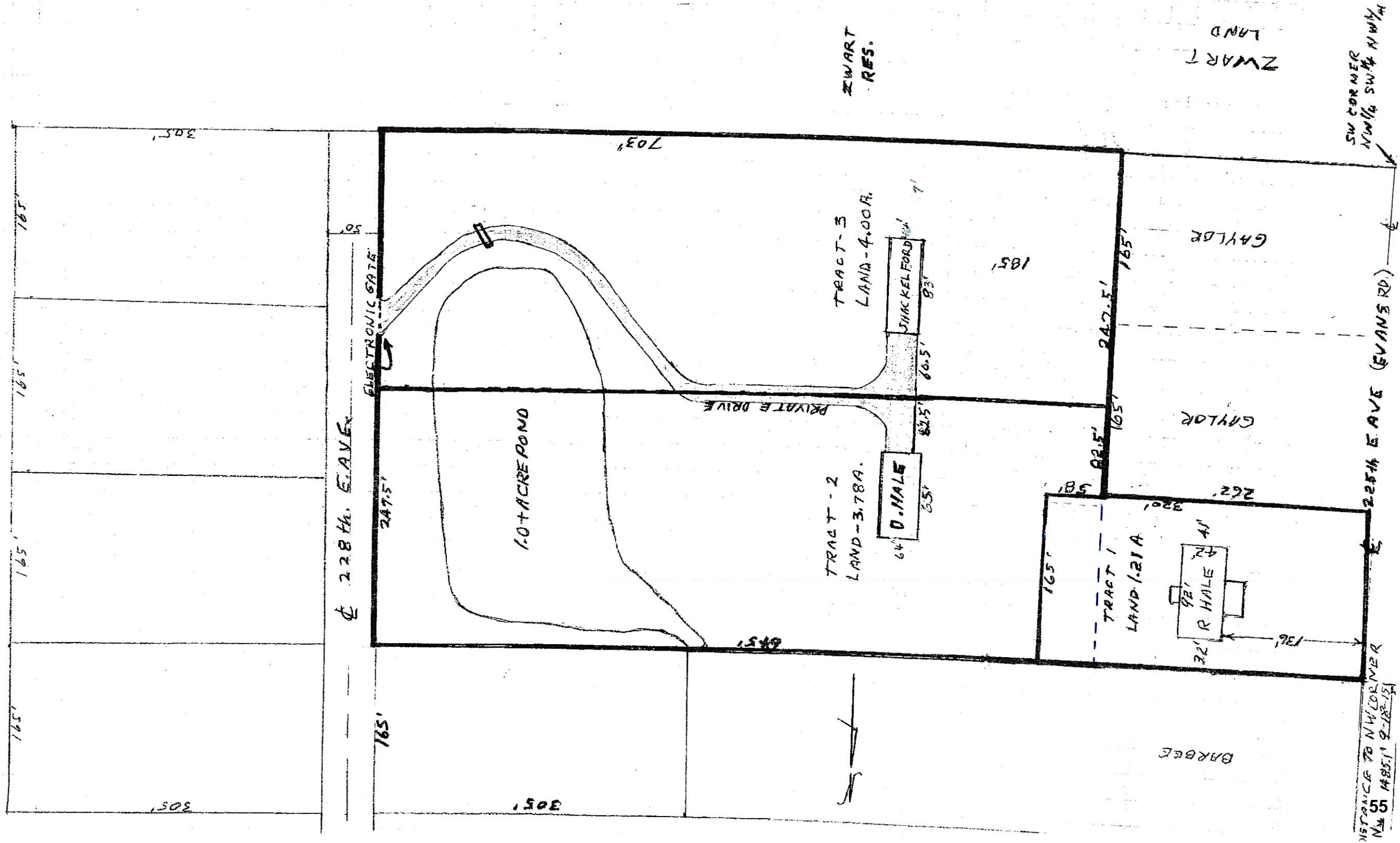
Subject
Tract

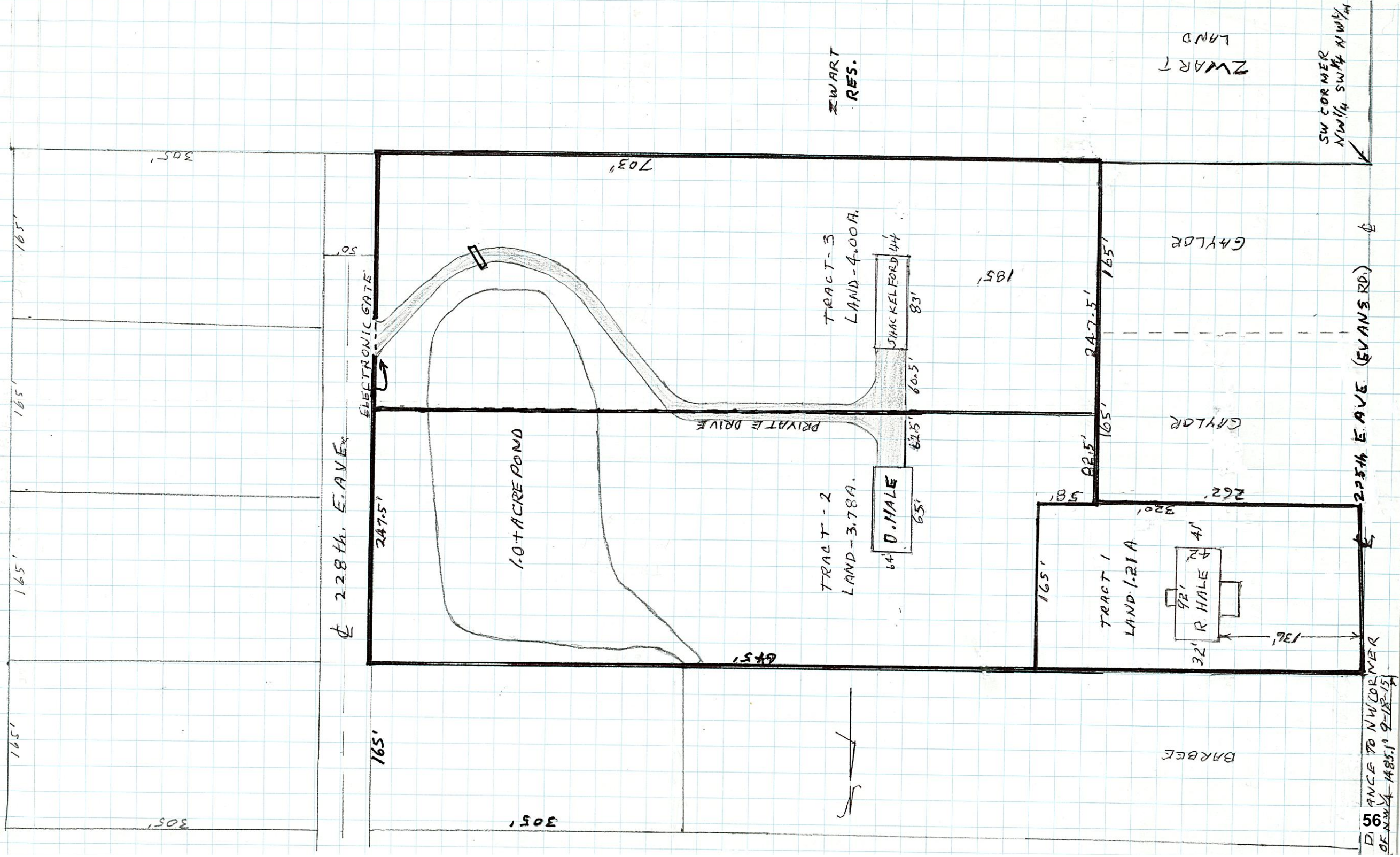
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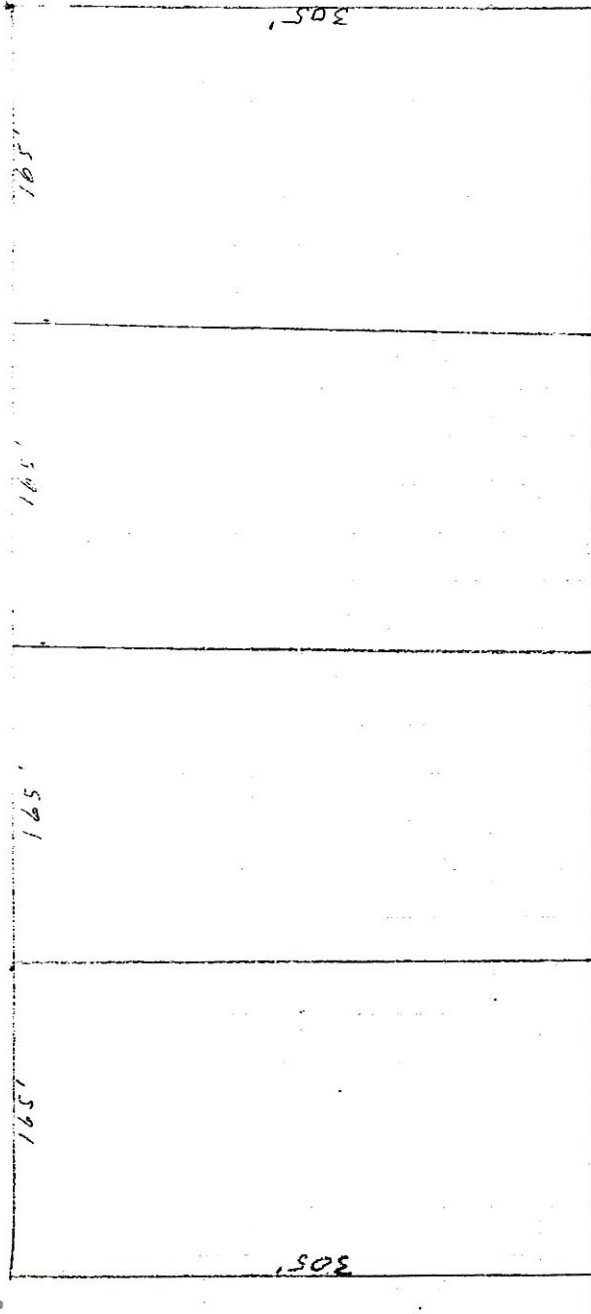


09 18-15

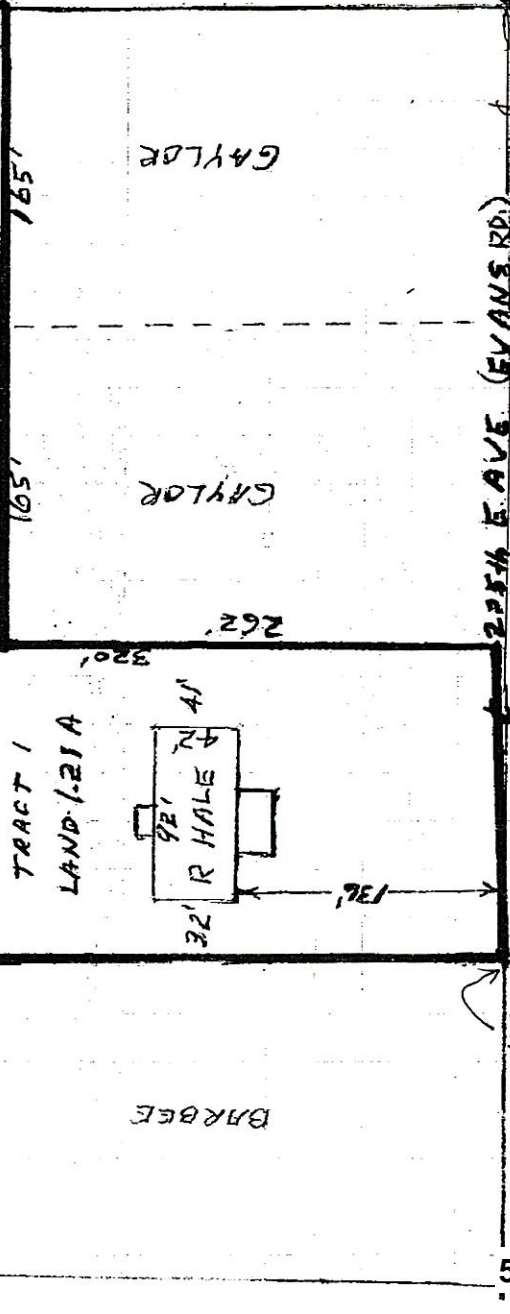
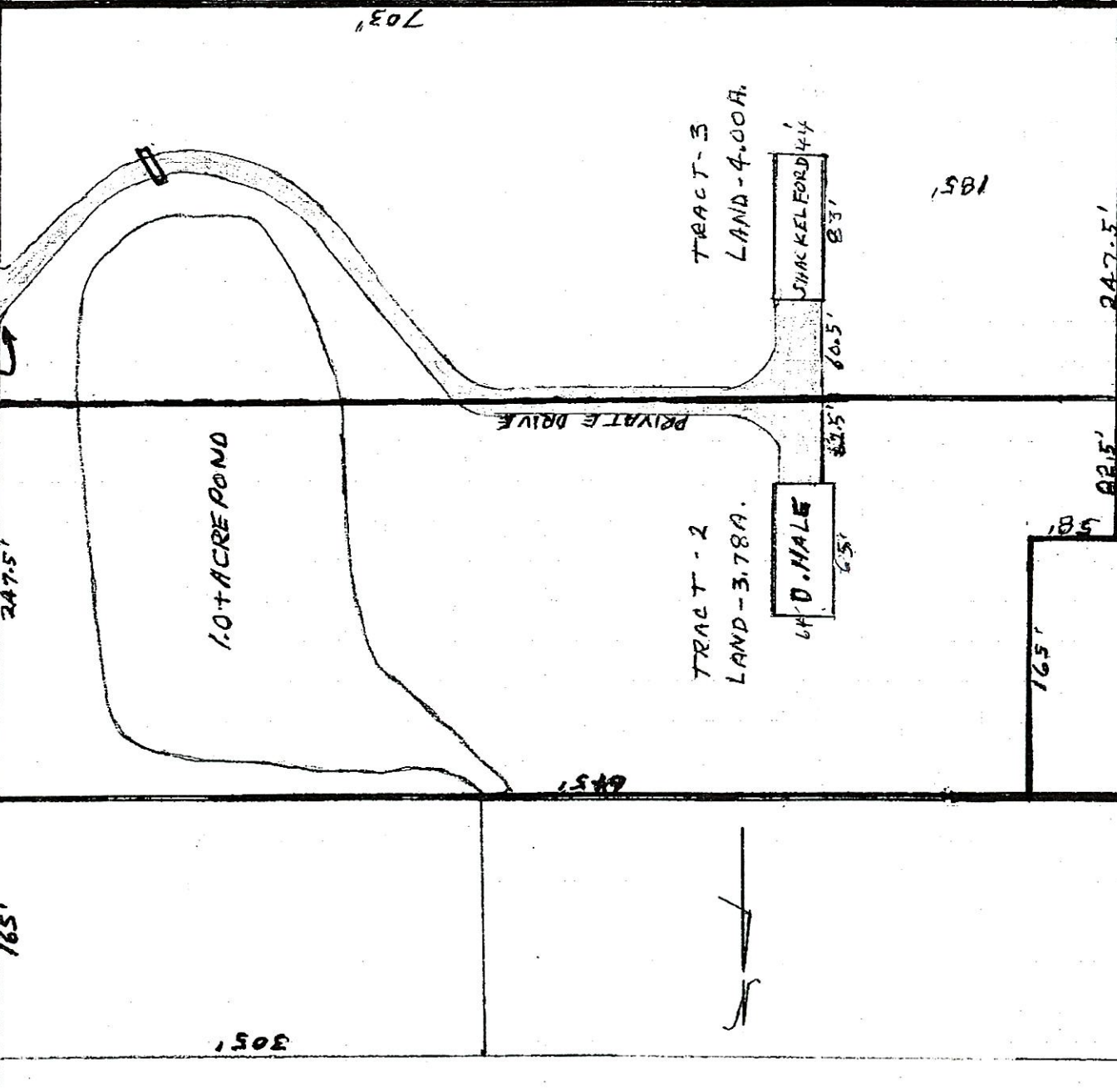








228th E.AVE.



STWART
RES.

ZWART
LAND

SW CORNER
NW 1/4 SW 1/4 NW 1/4

STANCE TO NW CORNER
OF NW 1/4 1485.1' 9-18-15'



City of Broken Arrow

Request for Action

File #: 25-844, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Public hearing, consideration, and possible action regarding PUD-002081-2025, minor amendment to PUD-324A, 9 acres, RM (Residential Multi-Family) and PUD-324A, located approximately one-quarter mile south of Florence Street (111th Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

Background:

Applicant: Oaktrust Development, Brian Daniel

Owner: Oaktrust Development, Brian Daniel

Developer: Oaktrust Development, Brian Daniel

Engineer: JR Donelson, Inc.

Location: Approximately one-quarter mile south of Florence Street (111th Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

Size of Tract 9 acres

Present Zoning: RM (Residential Multi-Family) and PUD-324A

Proposed Zoning: RM (Residential Multi-Family) and PUD-002081-2025

Comp Plan: Level 3 (Transition Area)

PUD-002081-2025 is a minor amendment to PUD-324A. This property is located approximately RM (Residential Multi-Family). The land is currently platted as Lot 7, Block 1, Aspen Ridge Business Park.

PUD-002081-2025 proposed changes bring the landscaping for this area in line with the requirements of the new zoning ordinance, which will become effective on July 1, 2025. This minor amendment is to modify the landscaping requirements put in place by PUD-324A as follows:

	RM/PUD-324A	Proposed PUD amendment
Trees per Dwelling Unit	2 trees at 2” Caliper each	1 tree at 3” Caliper each
Shrubs per Dwelling Unit	5, 3-gallon shrubs	8, 3-gallon shrubs
Ground Cover/Flowering Shrubs per Dwelling Unit	None Required	5, 1-gallon groundcover or flowering shrubs

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Map
PUD-002081-2025 Design Statement
Plan Summary

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-002081-2025 be approved, and platting be waived.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021



Subject
Tract

PUD-002081-2025

0 100 200 400
Feet

34 18-14



**ASPEN RIDGE BUSINESS PARK
LOT 7, BLOCK 1
ASPEN RIDGE APARTMENTS
PLANNED UNIT DEVELOPMENT NO. 324B
Amendment No. 3**

Item 1 LANDSCAPING AND SCREENING DETAILS:

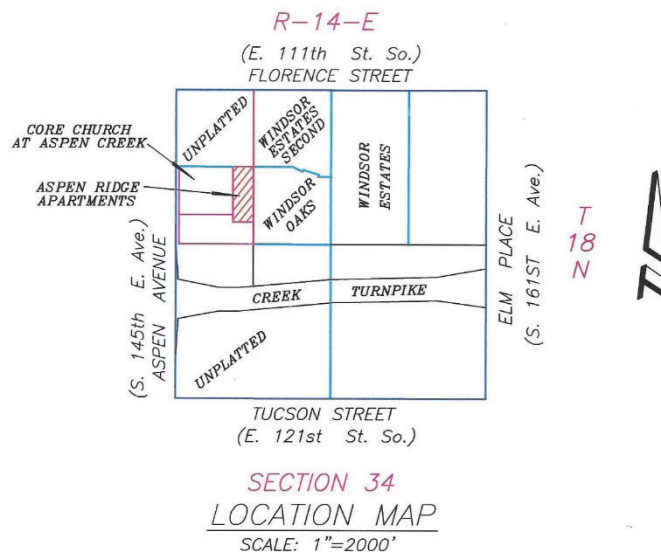
Except as provided herein, the Project landscaping and screening will comply with the requirements of the original approved PUD and the Broken Arrow Zoning Ordinance for landscaped edges and parking lots and drives.

With respect to Lot 7, Block 1 Development Area, the Landscaping and Screening Concept will comply with the requirements of the Broken Arrow Zoning Ordinance except the following:

Section 5.2.B.1.iv. may be modified to reduce the number of trees required in the RM district per dwelling unit from two trees to one large or medium tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper) and shrubs are increased as follows:

- (a) 8 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 –3 gallon shrubs); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs)."

See attached illustrative landscape site plan.



Oak Trust Development, LLC
9640 So. 67th East Ave.
Tulsa, OK 74133



NOT TO SCALE

BROKEN ARROW ZONING ORDINANCE, SECTION 5.2, AND

PUD 324b REQUIREMENTS - DEVELOPMENT AREA 'C' RESIDENTIAL MULTI-FAMILY - RM ZONING DISTRICT

SHRUB REQUIREMENTS IN RMF ZONING

3 GALLON SHRUBS REQUIRED= (168 UNITS)X8/UNIT (1,344)

3 GALLON OR LARGER SHRUBS PROVIDED= 1344

1 GALLON SHRUBS REQUIRED= (168 UNITS)X5/UNIT (840)

1 GALLON SHRUBS PROVIDED= 840

TREE REQUIREMENTS IN RMF ZONING

1 (3" CALIPER MIN.) TREE/UNIT (168) = 168 TREES REQUIRED

3" CALIPER TREES PROVIDED= 168

TOTAL LOT AREA SQ. FOOTAGE:

342,864.22 SF

MINIMUM LANDSCAPED AREA REQUIRED:

30% 117,859 SF

LANDSCAPED AREA PROVIDED:

33% 130,308 SF

PARKING LOT LS REQUIREMENTS IN RMF ZONING

ONE LARGE OR MEDIUM TREE (2 ½" CAL. MIN.) REQUIRED FOR EVERY 2 UNITS

APARTMENT UNITS= 168

TREES REQUIRED= 84

TREES PROVIDED= 84

PUD324b REQUIREMENTS

MINIMUM 20' WIDE BUFFER ALONG EAST PROPERTY LINE. 8' HEIGHT WOOD SCREEN FENCE
MASONRY COLUMN EVERY 50 LINEAR FEET, AND ONE TREE PER 30 LINEAR FEET.

EAST PROPERTY LINE = 1,273 LF

TREES REQUIRED= 43

TREES PROVIDED= 43 (MIN. 50% EVERGREEN)

CERTIFICATION NOTICE:

P.D.G., INC. dba PLANNING DESIGN GROUP THAT CERTIFIES ALL THE FOLLOWING LANDSCAPE PLANS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF (PUD 324B CITY OF BROKEN ARROW ZONING CODE SECTION 5.2, LANDSCAPE REQUIREMENTS). THIS CERTIFICATION IS BASED ON OUR INTERPRETATION OF THE ZONING CODE. SHOULD ANYTHING BE FOUND CONTRADICTORY TO THIS, NOTIFY P.D.G. AND THE DISCREPANCY WILL BE CORRECTED IMMEDIATELY.

IRRIGATION:

ALL ORDINANCE REQUIRED LANDSCAPE AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



City of Broken Arrow

Request for Action

File #: 25-850, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002200-2025 (Rezoning), Lynn Corner, approximately 28.35 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood), located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

Background:

Applicant: Megan Pasco, Tanner Consulting

Owner: Margaret Scraper

Developer: N/A

Engineer: Tanner Consulting

Location: At the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

Size of Tract approximately 28.35 acres

Present Zoning: A-1 (Agricultural)

Proposed Zoning: RS-4 (Single-Family Residential) and CN (Commercial Neighborhood)

Comp Plan: Level 4 (Commercial/Employment Node) and Level 3 (Transition Area) via COMP-002056-2025

BAZ-002200-2025 is a request to rezone approximately 28.35 acres from A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood) for Lynn Corner, a proposed single-family and commercial development. This property is located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road).

This rezoning request is associated with the potential development of a single-family residential neighborhood and commercial corner. The area requested to be rezoned to RS-4 (Single-Family Residential) is located on the northern 23.18-acres designated as Level 3 of the Comprehensive Plan. COMP-002056-2025, a request to change these 23.18 acres from Levels 3 and 4 to all Level 3 was approved by the City Council on May 20, 2025.

The area requested to be rezoned to CN (Commercial Neighborhood) is approximately 5.17-acres at the arterial street intersection which is designated as Level 4 of the Comprehensive Plan.

Primary access to the development will be through entrances onto Washington Street and 9th Street. There are no existing stub streets to the neighborhood to the north and east of the development.

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	Levels 2 and 3	RS-3	Single-Family Residential
East	Levels 2 and 3	RS-2	Single-Family Residential
South	Levels 3 & 4	A-1	Agricultural/Undeveloped
West	Level 3	A-1 and RM	Large Lot Single-Family

According to FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. Per Table 4-1 of the Comprehensive Plan, RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 3 and CN zoning is considered to be in accordance with the Comprehensive Plan in Level 4.

Attachments: Case map
Aerial photo
Comprehensive Plan
Conceptual Layout

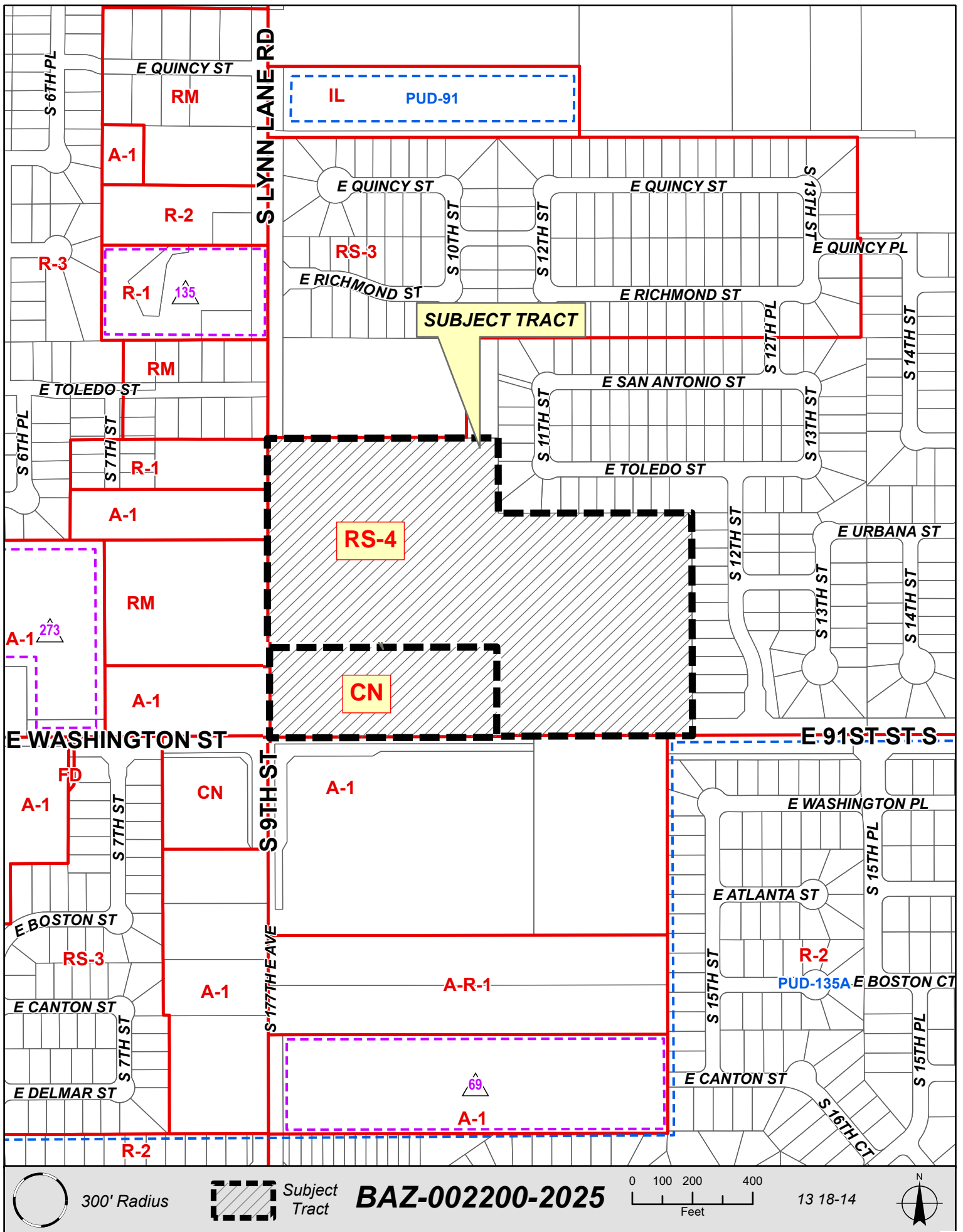
Recommendation:

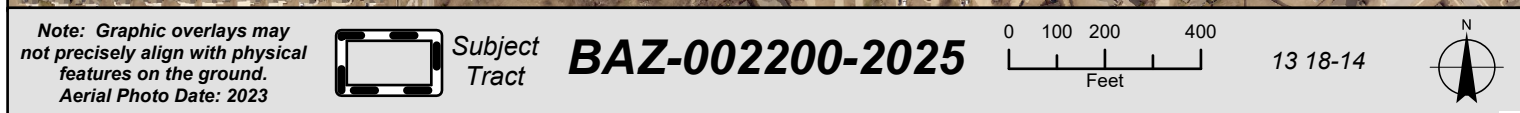
Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002200-2025 be approved subject the property being platted.

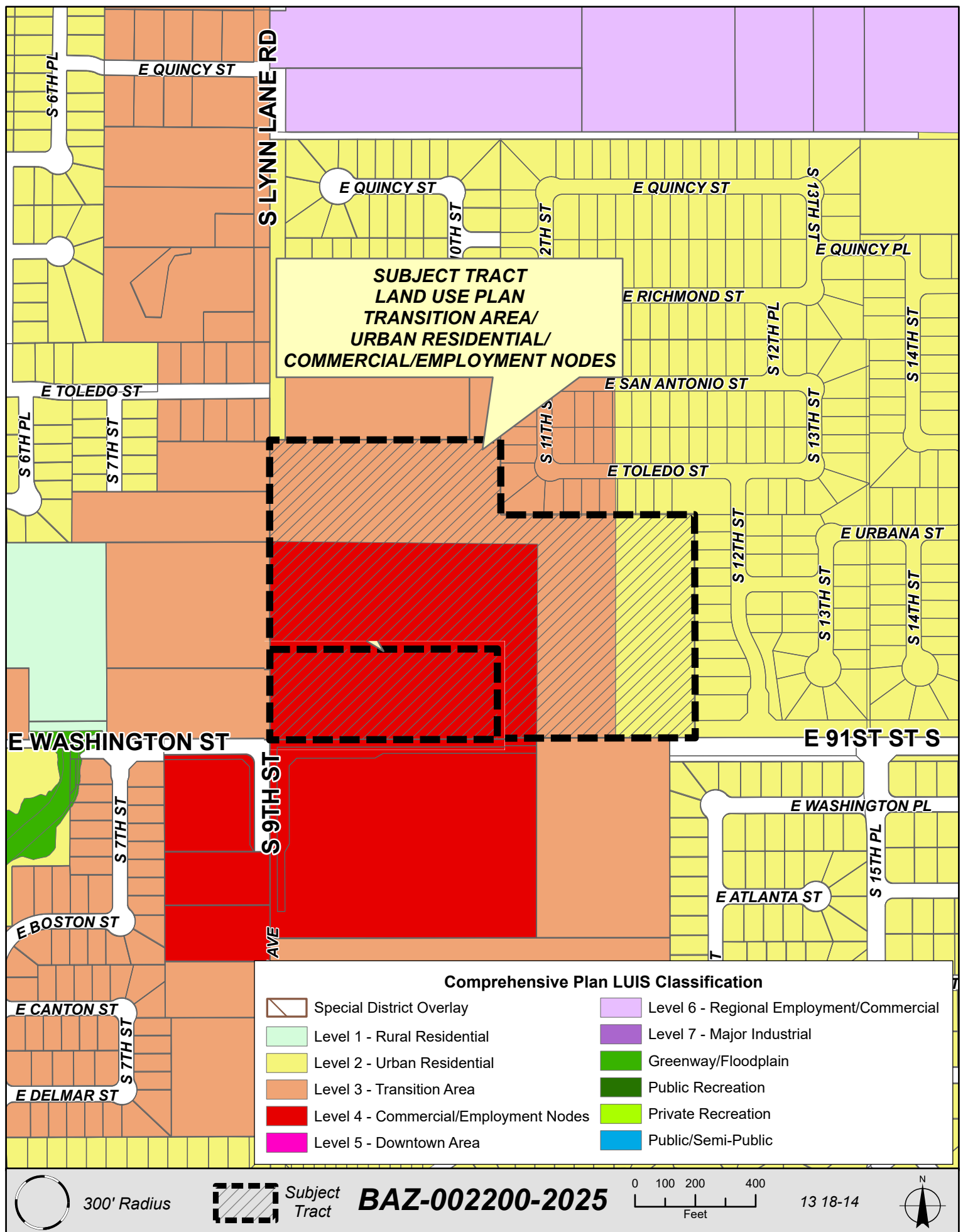
Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY









E. 91st St. and S. Lynn Lane - Site Plan 2

Project No. 24368
08 January 2025



City of Broken Arrow

Request for Action

File #: 25-851, **Version:** 1

Broken Arrow Planning Commission
06-12-2025

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

Public hearing, consideration, and possible action regarding PUD-002201-2025, minor amendment to PUD-001818-2024, 30.50 acres, CH (Commercial Heavy) and PUD-001818-2024, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)

Background:

Applicant: Mark Capron, Wallace Design Collective
Owner: Chris Challis, Sooner Investments
Developer: Sooner Investments
Engineer: Wallace Design Collective
Location: On the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)
Size of Tract 30.50 acres
Present Zoning: CH (Commercial Heavy) and PUD-001818-2024
Proposed Zoning: CH (Commercial Heavy) and PUD-002201-2025
Comp Plan: Level 6 (Regional Employment/Commercial)

PUD-002201-2025 is a minor amendment to PUD-001818-2024. The property is located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue) and is the process of being platted.

PUD-002201-2025 proposes to amend the screening requirements for a commercial center currently under development. The zoning ordinance requires that rooftop mechanical equipment be screened on all sides with a parapet wall or screening fence equal to the height of the unit. The applicant is requesting to reduce the height of the screening on the back of the structure to 3'. The front and sides will be screened per the ordinance.

The proposed development includes an outdoor garden center area, which the applicant would like to screen with a black, expended metal mesh shown in the attached design statement and exhibit. Section 5.2.E.3.d of the zoning ordinance specifically prohibits chain link, wire mesh, or other similar products for required fencing/screening. If permitted to use the described material, the applicant will increase the tree planting along the northern property boundary by 20%. This would increase the tree plantings along this boundary from 22 to 25. All of other provisions of PUD-001818-2024 shall remain in effect as previously approved.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Map
Design Statement and Exhibits

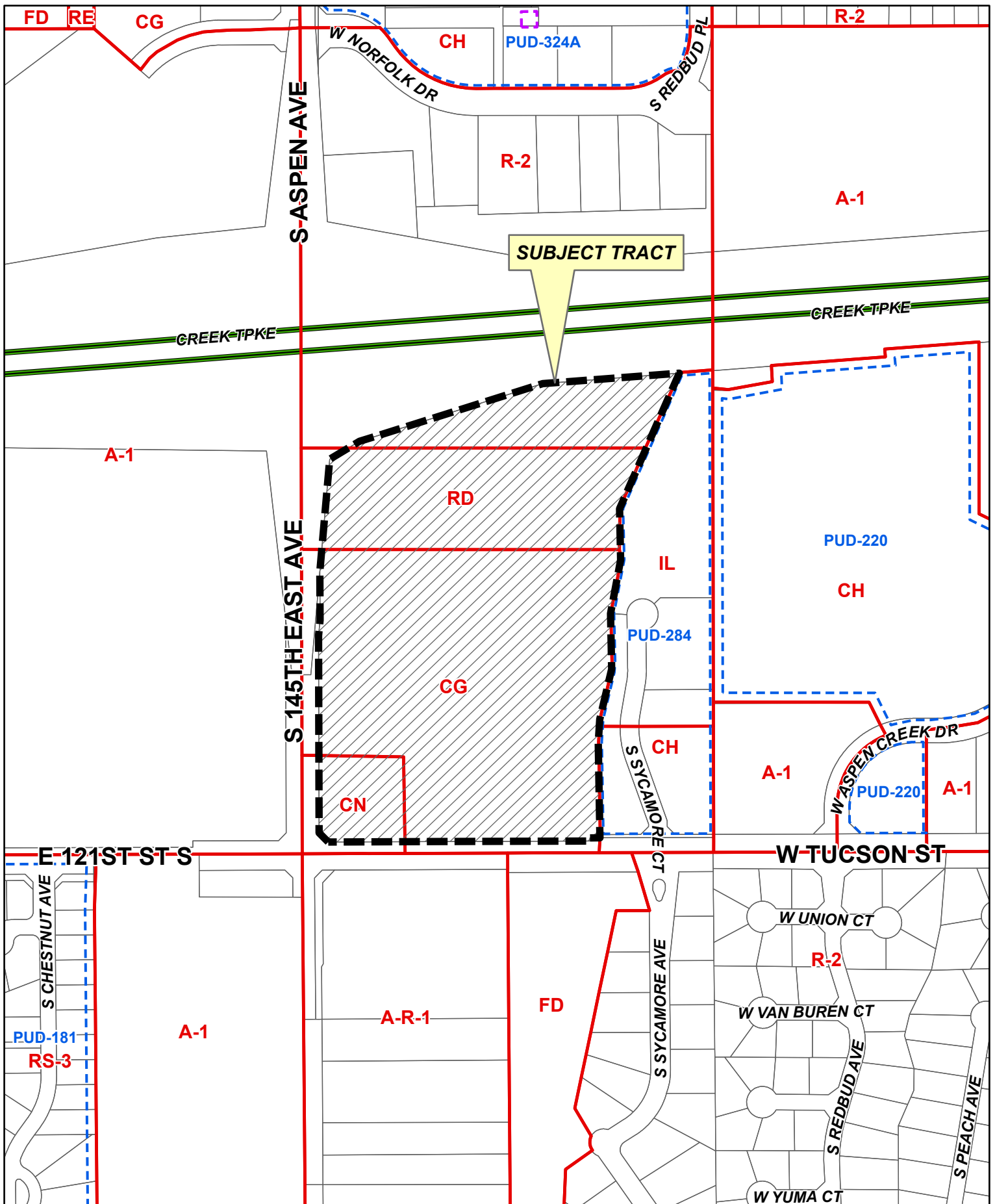
Recommendation:

Based upon the location of the property, and the surrounding land uses, Staff recommends that PUD-002201-2025 be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY



SUBJECT TRACT

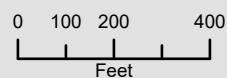


300' Radius



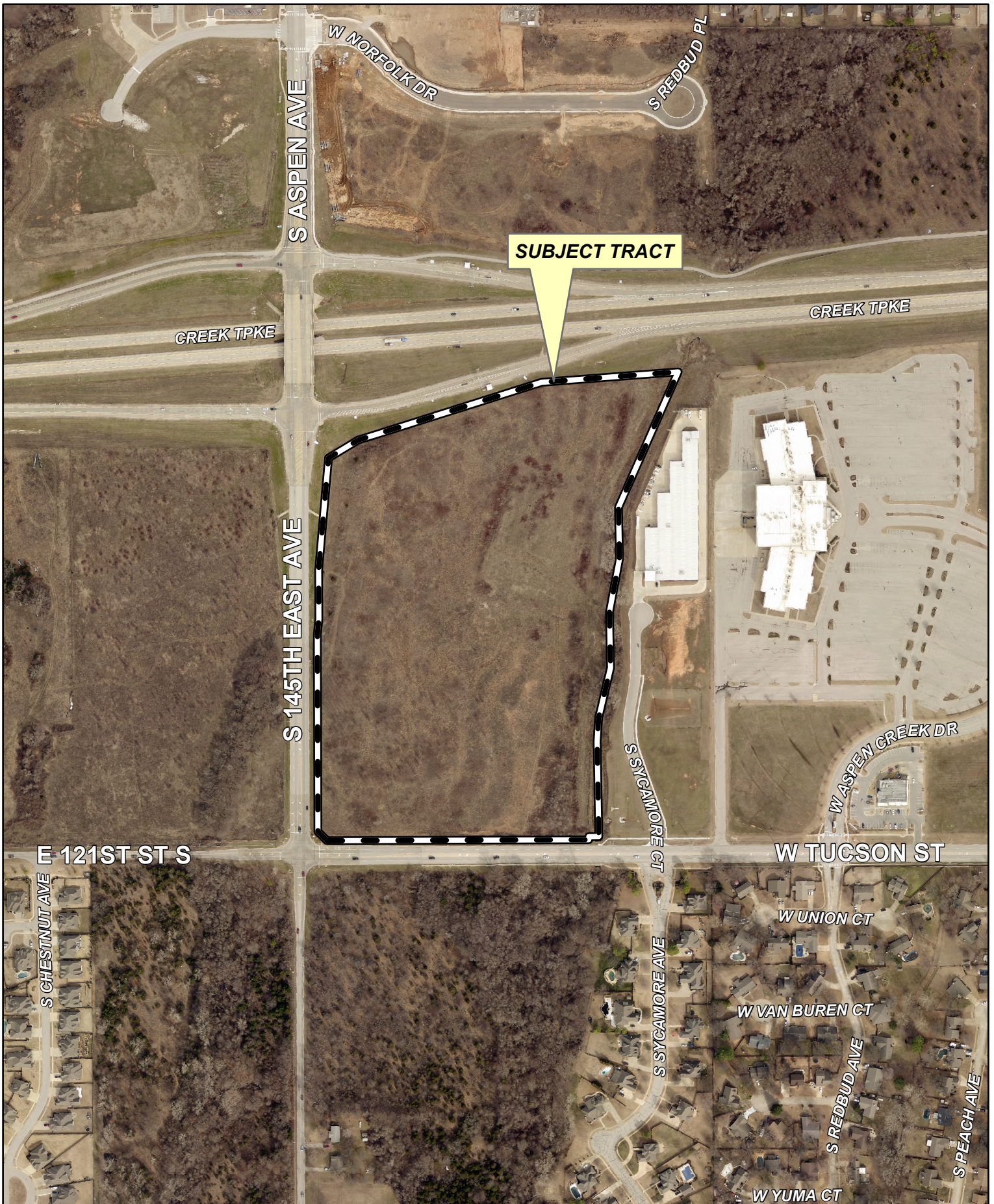
Subject
Tract

PUD-002201-2025



34 18-14





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

PUD-002201-2025

0 100 200 400
Feet

34 18-14



May 5th, 2025

**SEC of Aspen Avenue & Creek Turnpike, Broken Arrow, OK 74011
Part of Section 34, Township 18, Range 14
Hackberry Market
PUD-001818-2024**

Proposed Minor Amendment

The development parcel that is a part of the west half of the southwest quarter of section 34, township 18 North, range 14 East of the Indian base and meridian, Tulsa County, State of Oklahoma. Located at the southeast corner of South Aspen Avenue & Creek Turnpike.

The current proposed concept site plan is attached.

The requested Minor Amendment would allow:

1. For there to be partial rooftop screening of equipment from the rear, by reducing the rear parapet wall to a height of 3'. Complete screening of equipment, from the front and side view, will be maintained.
2. Expanded metal mesh to be the material used for fencing on the Garden Center.

As a part of this minor amendment, the applicant will increase the tree planting requirements by 20% for the landscape edge at the north side of the proposed Home Depot parcel. See attached planting plan markup for more information.

All other provisions of the PUD shall remain in effect as previously approved by the City of Broken Arrow

End of amendment.

HACKBERRY MARKET

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THIRTY-FOUR (34),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD-001818-2024

OWNER:
Royce Enterprises, Inc.
12910 Pierce Street, Suite 110
Omaha, Nebraska 68144
Phone: (402) 933-3663
CONTACT: LAWRENCE R. JAMES II
chip@lockwooddev.com

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
A. NICOLE WATTS, P.E.
nicole.watts@wallace.design

SURVEYOR:
Sisemore & Associates, Inc.
6660 South Sheridan Road, Suite 210
Tulsa, Oklahoma, 74133
Phone: (918) 665-3600
OK CA NO. 2421, EXPIRES 6/30/2025
SHAWN A. COLLINS, PLS 1788
scollins@sw-assoc.com

LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
L/E = LANDSCAPE EASEMENT
SWE = SIDEWALK EASEMENT
U/E = UTILITY EASEMENT
ESMT. = EASEMENT
BK./PG. = BOOK/PAGE
OTA = OKLAHOMA TURNPIKE AUTHORITY
L-OTA = LEGAL BEARING PER FILED DOCUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

5991 ADDRESS
1 BLOCK NUMBER
2 LOT NUMBER
O IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK AND
ONE (1) RESERVE AREA.
RESERVE AREA A CONTAINS 31,035 SF (0.71 ACRES)
SUBDIVISION CONTAINS 1,330,506 SF (30.54 ACRES)
R/W DEDICATED BY PLAT CONTAINS 23,827 SF (0.55 ACRES)

PROPERTY ZONED: (COMMERCIAL GENERAL)/PUD-001818-2024

MONUMENTATION
3/8" IRON PIN FOUND AT ALL PROPERTY CORNERS UNLESS
OTHERWISE NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

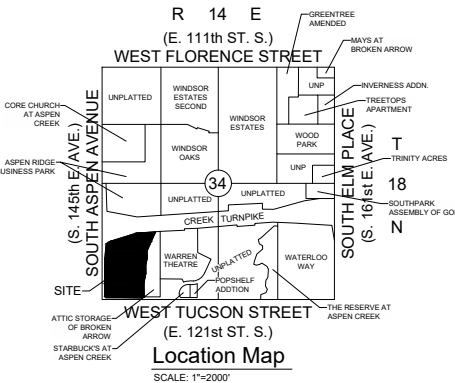
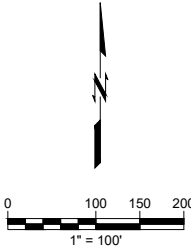
BENCHMARK
CHISELED SQUARE ON CONCRETE CURB
NORTHING=366998.0560
EASTING=2615937.0190
ELEV=661.19
VERTICAL DATUM NAVD 1988

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

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

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, OKLAHOMA AND INCORPORATED AREAS. MAP NO.
4014300452L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS
THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON
AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR
FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
FEBRUARY 17, 2025



LINE TABLE					
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	25.00'	S 88°04'59" W	L22	15.00'	S 01°34'27" E
L2	22.63'	S 55°02'50" E	L23	10.75'	S 88°04'59" W
L3	2.27'	S 02°51'04" W	L24	35.35'	S 62°55'36" W
L4	10.00'	S 02°11'22" E	L25	241.04'	S 88°02'07" W
L5	10.00'	N 61°18'44" W	L26	35.17'	S 79°05'01" W
L6	35.35'	N 46°18'39" W	L27	59.68'	S 01°55'01" E
L7	10.00'	N 31°18'33" W	L28	10.46'	N 01°57'53" W
L8	12.65'	S 01°55'01" E	L29	15.00'	N 88°02'07" E
L9	204.70'	S 88°04'59" W	L30	10.46'	S 01°57'53" E
L10	225.86'	N 88°04'59" E	L31	10.46'	N 01°57'53" W
L11	165.60'	S 01°55'01" E	L32	15.00'	N 88°02'07" E
L12	30.00'	N 01°55'01" W	L33	10.46'	S 01°57'53" E
L13	24.66'	N 88°04'59" E	L34	14.30'	N 51°12'47" E
L14	15.00'	S 01°55'01" E	L35	7.00'	N 01°57'53" W
L15	10.66'	S 88°04'59" W	L36	69.09'	N 01°55'01" W
L16	171.37'	S 01°55'01" E	L37	360.53'	N 88°02'07" E
L17	10.78'	N 88°32'49" E	L38	43.36'	S 76°03'24" W
L18	15.00'	S 01°30'02" E	L39	10.80'	S 64°03'35" W
L19	10.67'	S 88°29'58" W	L40	131.85'	N 88°02'07" E
L20	120.87'	S 01°55'01" E	L41	43.36'	N 76°03'24" E
L21	10.84'	N 88°04'59" E	L42	16.18'	S 41°03'43" E

LOT AREA TABLE (BLOCK 1)		
LOT #	AREA (SF)	(ACRE)
1	600,869	13.79
2	64,937	1.49
3	62,100	1.43
4	185,067	4.25
5	219,929	5.05
6	142,741	3.28

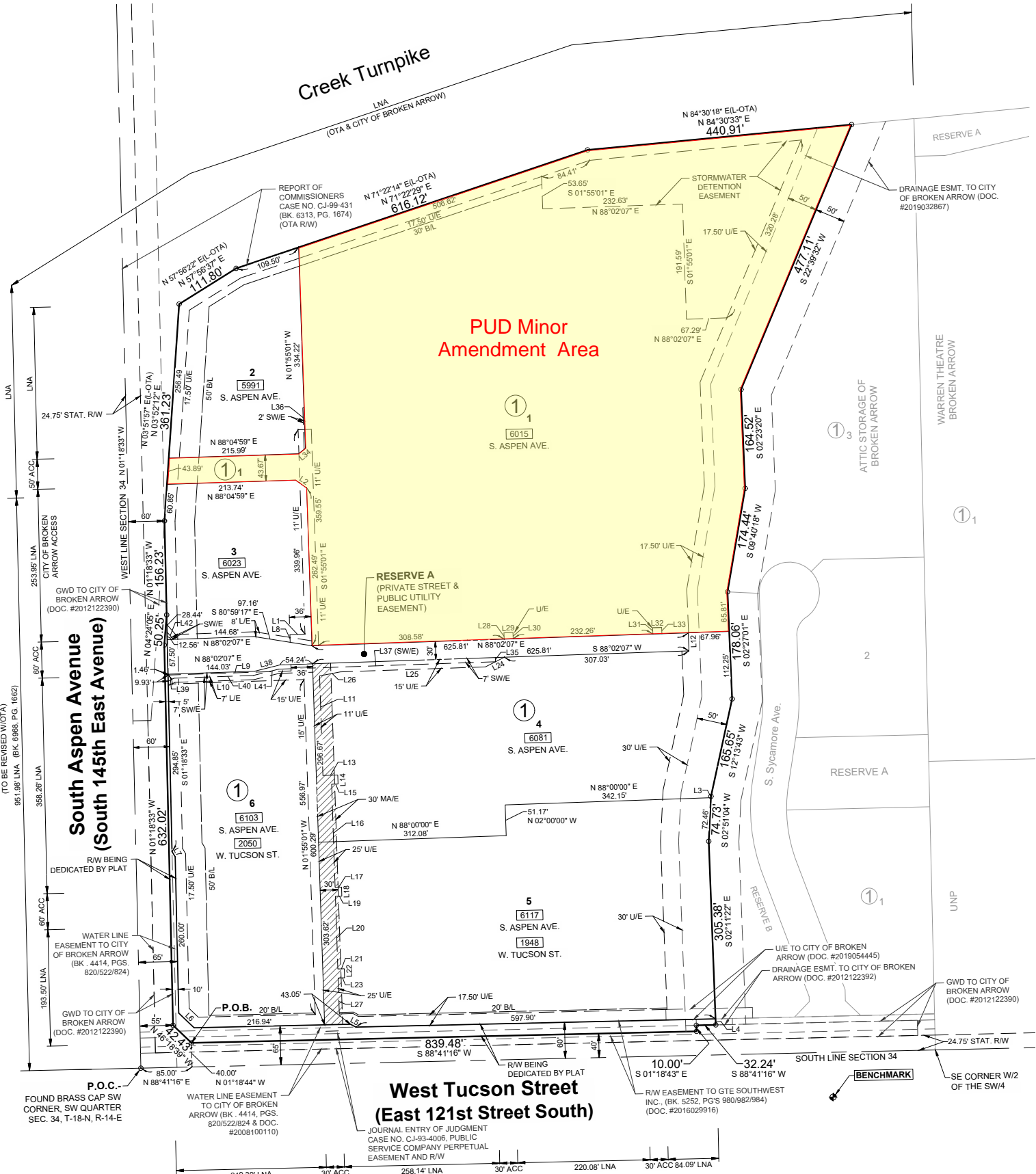
APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma,

Mayor

Attest: City Clerk

BACKFLOW PREVENTER NOTE
"ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL
A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES
AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER."
BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.
ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

STORMWATER DETENTION ACCOMODATIONS FOR THIS SITE
ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF
DETENTION DETERMINATION NO.: DD-090924-52

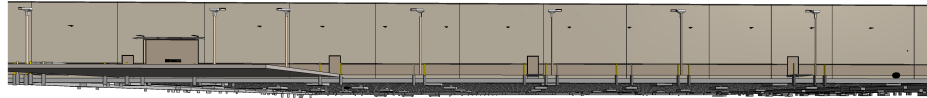




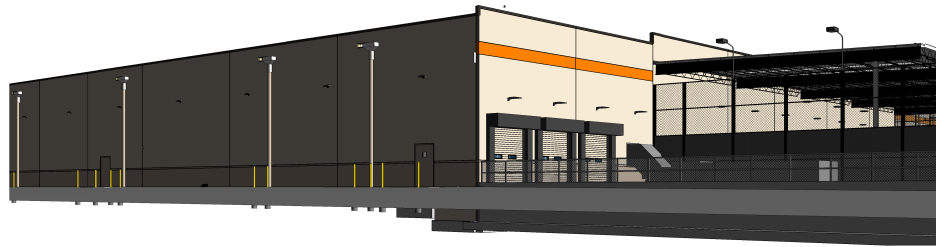
2 perspective
SCALE |



3 perspective
SCALE |



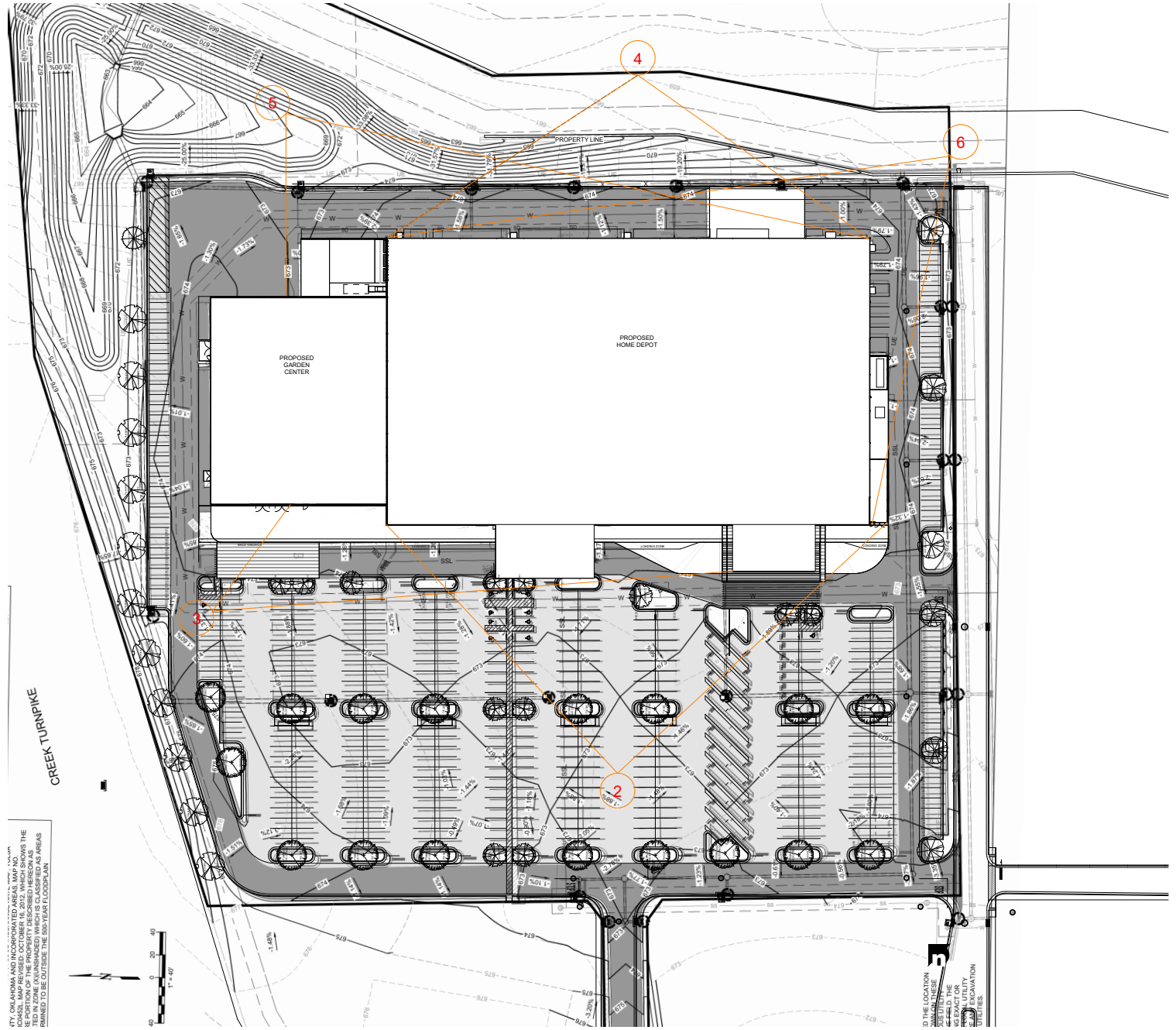
4 perspective
SCALE |



5 perspective
SCALE |



6 perspective
SCALE |



1 sightline study plan
SCALE | 1" = 40'-0"





exterior material legend

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	ACCENT BAND	METAL	PRE-FINISHED	THD HOMER BUCKET ORANGE	CUSTOM PPG
2	TILT PANEL SMOOTH	CONCRETE	PAINT	THD BEIGE	CUSTOM PPG
3	TILT PANEL SMOOTH	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
4	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
5	TILT PANEL SIDING FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
6	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	WICKER BASKET	PPG
7	ACCENT BAND	METAL	PRE-FINISHED	THD BRONZE	CUSTOM PPG
8	PARAPET CAP	METAL	PRE-FINISHED	DARK GREY	STANDARD
9	SECURITY FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
10	CHAIN LINK FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
11	CANOPY	METAL	PRE-FINISHED	BRONZE	STANDARD
12	PIPE BOLLARD	METAL	PAINTED	YELLOW	STANDARD
13	CONCRETE CURB	CONCRETE	TROWEL	N	
14	SIGNAGE	METAL	PRE-FINISHED	C	
15	STOREFRONT	ALUMINUM	PRE-FINISHED	BRON	
16	LIGHTING	METAL	PRE-FINISHED	E	
17	EQUIPMENT	STEEL	PRE-FINISHED		
18	OVERHEAD COILING DOOR PERFORATED	STEEL	PRE-FINISHED		
19	OVERHEAD COILING DOOR	STEEL	PRE-FINISHED	BE	
20	SECTIONAL DOCK DOOR	STEEL	PRE-FINISHED	BE	

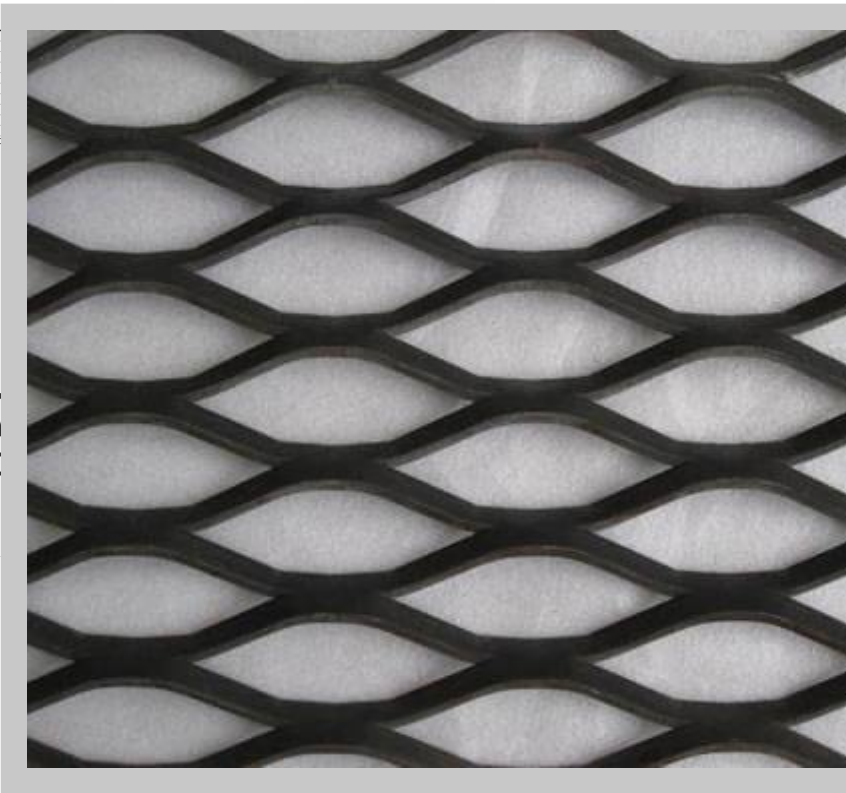
paint finish schedule

MARK: PITT COLOR NAME AND NO.

P-2	THD BEIGE
P-3	THD SUEDE
P-4	"WICKER BASKET" PPG1020-6
P-5	THD BRONZE
P-6	CLOUDY SLATE PP0996-4
P-7	SAFETY YELLOW
P-8	SAFETY RED
P-9	(PACKAGED WHITE (NO TNT)
P-10	STARLESS SKY PP0996-7

*PITT DOES NOT IDENTIFY CUSTOM COLORS WITH A PAINT NUMBER OR COLOR

BLACK EXPANDED METAL MESH
0'-0" TO 10'-0" (TO PREVENT TH



CONCRETE TILT PA
BROKEN ARROW, C
COLOR ELEVATIONS

\\csl-server\Projects\2440517 Home Depot - Broken Arrow\04 Production\01 Design Drawings\2440517 - Broken Arrow Home Depot - sheet1 - lscp.dwg PLOT:5/5/2025 11:25:11 AM ORIG SIZE 24"x36"



**CAUTION
NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

LANDSCAPE REQUIREMENT SUMMARY

LANDSCAPED EDGE

REQUIRED: 1 TREE PER 40 LF (PER PUD MINOR AMENDMENT)

CREEK TURNPIKE (NORTH SIDE)- 633':

STREET TREES REQUIRED: 16 TREES
STREET TREES PROVIDED: 16 TREES

REQUIRED: 10 SHRUBS PER 50LF

(LANDSCAPE EDGE IS LESS THAN 30FT IN WIDTH)

CREEK TURNPIKE (NORTH SIDE)- 210':
PROVIDED: 42 SHRUBS
44 SHRUBS

INTERIOR PARKING LOT LANDSCAPE

REQUIRED: 1 TREE PER 15 PARKING SPACES

TOTAL PARKING SPACES 456 SPACES

REQUIRED: 31 TREES

PROVIDED: 35 TREES

LANDSCAPED AREA SUMMARY

LOT AREA 480,360 S.F.

LANDSCAPED AREA REQUIRED 48,036 S.F.

PERCENTAGE OF LOT 10%

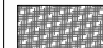
LANDSCAPED AREA PROVIDED 57,311 S.F.

PERCENTAGE OF LOT 12%

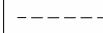
LEGEND



SOLID SOD BERMUDAGRASS



3" DEPTH DOUBLE GROUND
HARDWOOD MULCH



3/16" STEEL BED EDGING



DECIDUOUS TREE



EVERGREEN TREE



wallace design
collective
wallace design collective, pc
structural-civil-landscape-survey
410 n walnut ave., suite 200
oklahoma city, oklahoma 73104
405.236.5858
oklahoma ca #CA03146
exp. date 06/30/25

**THE HOME DEPOT
BROKEN ARROW STORE # 3912
CONSTRUCTION PLANS
BROKEN ARROW, OKLAHOMA**

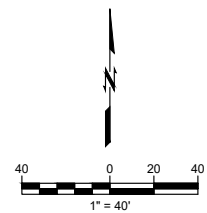
DATE
04/08/2025

DESCRIPTION
CITY SUBMITTAL

REV
1
DATE
5/5/2025
PROJECT NO.
2440517
SHEET NAME

PUD
AMENDMENT
LANDSCAPE PLAN
SHEET NO.

L-101





City of Broken Arrow

Request for Action

File #: 25-856, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002194-2025 (Rezoning), Realty One Group Dreamers, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6, located at the northeast corner of Broadway Avenue and Date Avenue

Background:

Applicant: Joanna Ford, Realty One Group Dreamers
Owner: Joanna Ford, Realty One Group Dreamers
Developer: Joanna Ford, Realty One Group Dreamers
Engineer: N/A
Location: Northeast corner of Broadway Avenue and Date Avenue
Size of Tract 0.24 acres
Present Zoning: R-3 (Single Family Residential) and DM (Downtown Mixed-Use)/DROD Area 6
Proposed Zoning: DM (Downtown Mixed-Use)/DROD Area 6
Comp Plan: Level 5 (Downtown Area)

BAZ-002194-2025 is a request to rezone 0.24 acres from R-3 (Single Family Residential) and DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 for a proposed office building. This property is generally located at the northeast corner of Broadway Avenue and Date Avenue.

The parcel in question consists of two lots, both in DROD Area 6. The north lot is currently zoned R-3 and this application will rezone that lot to DM to facilitate combining the two lots for an office development. The south lot is currently zoned DM and will remain so.

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	DROD Area	Zoning	Land Use
North	Level 5	1	R-3	Single Family Residential
East	Level 5	6	R-3	Single Family Residential
South	Level 5	6	DF	Downtown Fringe - Office
West	Level 5	6	R-3	Single Family Residential

According to FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. Per Table 4-1 of the Comprehensive Plan, DM zoning is considered to be in accordance with the Comprehensive Plan in Level 5.

Attachments: Case map
 Aerial map
 Comprehensive Plan
 Zoning Exhibit

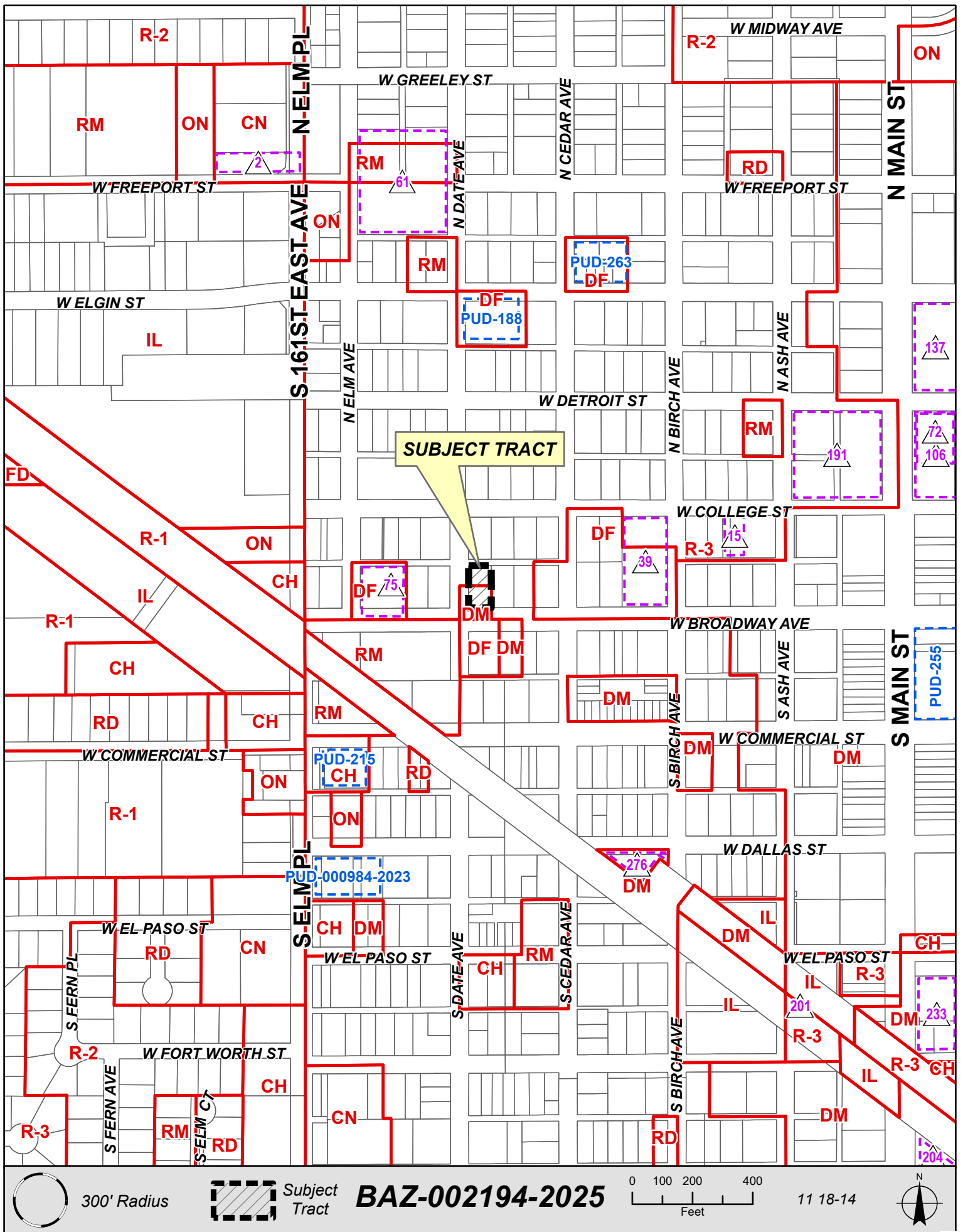
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002194-2025 be approved and that platting be waived.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

MEH



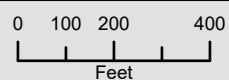


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



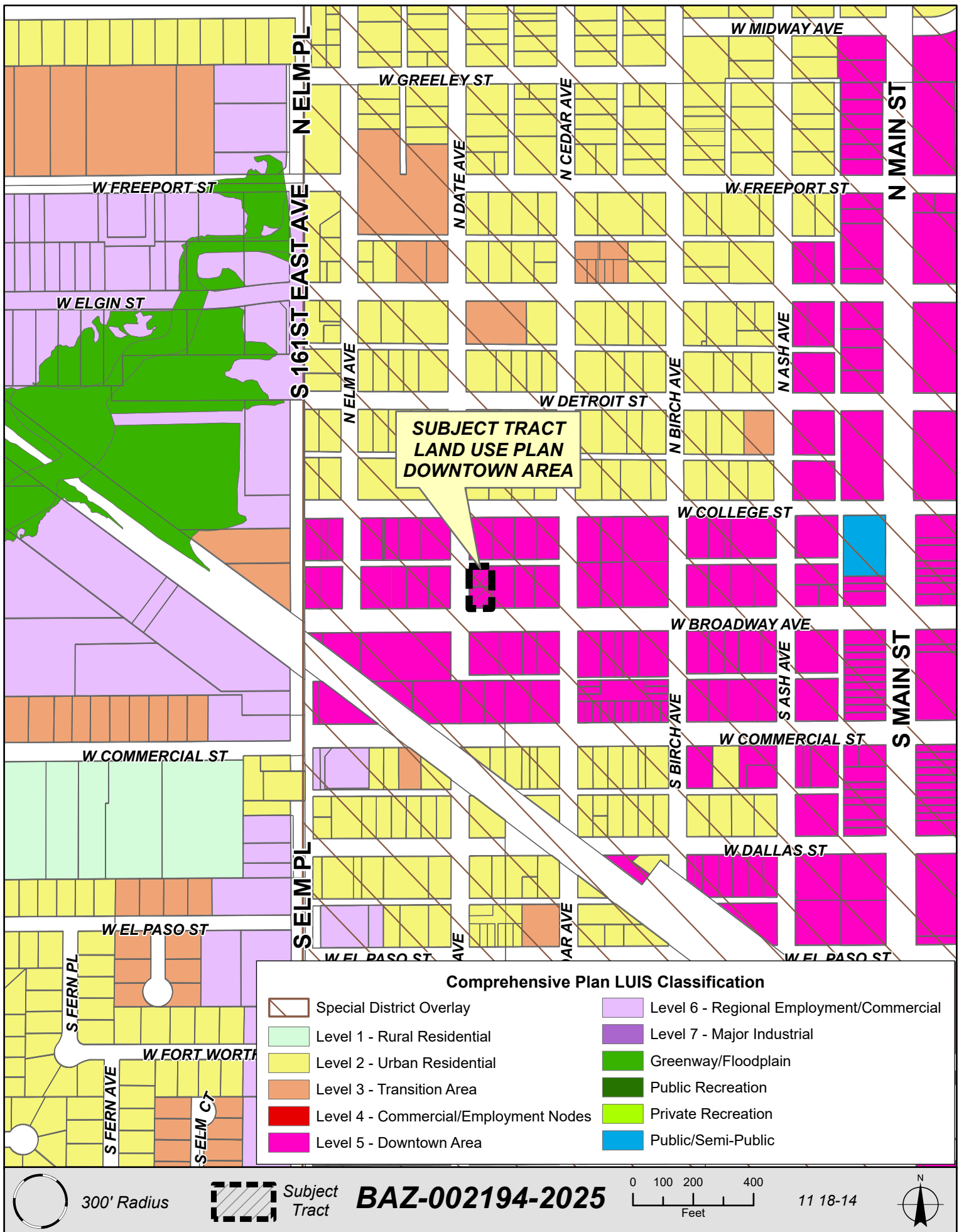
Subject
Tract

BAZ-002194-2025

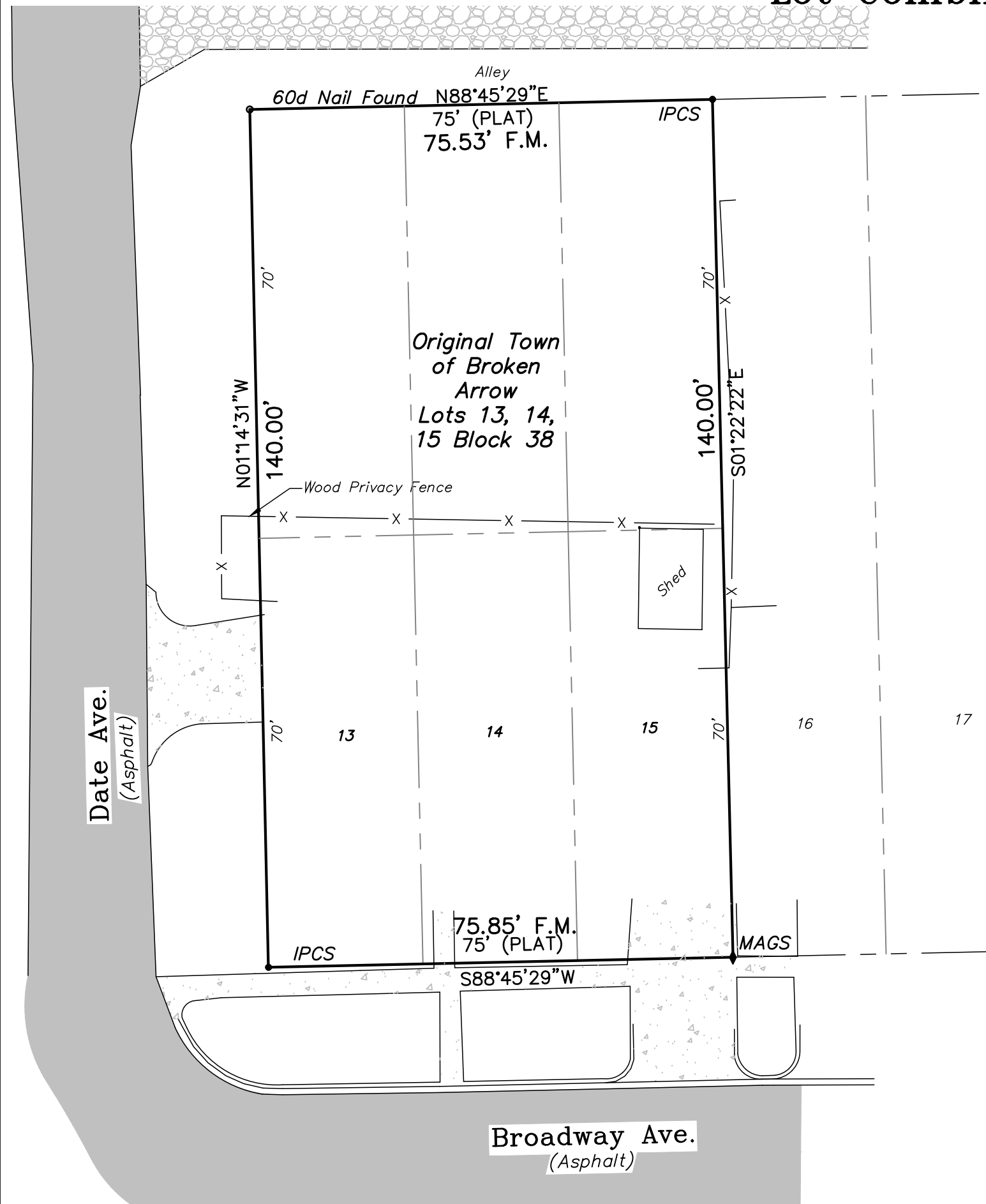


11 18-14





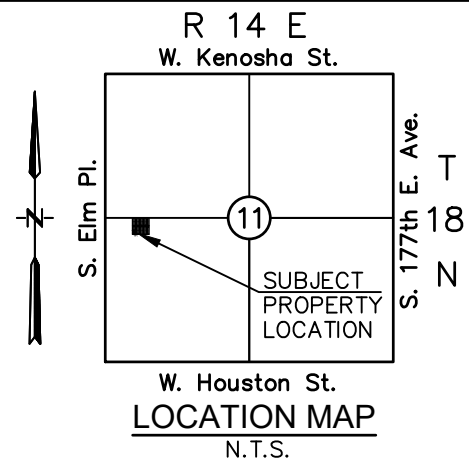
Lot Combination Plat



Legend

- *IPCS* 3/8" IRON PIN W/ CAP SET 'PLS 1893'
- *IPF* IRON PIN FOUND
- ◆ *MAGS* MAG NAIL SET W/ WASHER 'PLS 1893'
- X — EXISTING FENCE
- F.M. FIELD MEASURED

North:
Scale:
1 inch = 20 feet



Legal Description North Tract: Warranty Deed, Doc.#2023004452
North 70' of Lots 13, 14, and 15, Block 38, Original Town of Broken Arrow, Tulsa County, State of Oklahoma, a/k/a 113 N. Date.

Legal Description South Tract: Warranty Deed, Doc.#2023004452
South 70' of Lots 13, 14, and 15, Block 38, Original Town of Broken Arrow, Tulsa County, State of Oklahoma, a/k/a 422 West Broadway

Legal Description Combined Tracts: Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty-eight (38), ORIGINAL TOWN, now CITY OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

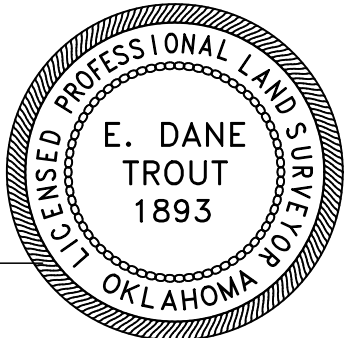
Notes:

1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM NAD83(2011).
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT. NO EASEMENTS WERE CREATED BY THE ORIGINAL SUBDIVISION PLAT.

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS PERFORMED JUNE 16–27th, 2023.

WITNESS MY HAND AND SEAL THIS 27th DAY OF JUNE, 2023.





TROUT LAND SURVEYING, LLC

918.734.3423 • 807 N. Birch St. Jenks, OK 74037
CA 7312 (LS) Exp. 6-30-2025



City of Broken Arrow

Request for Action

File #: 25-871, Version: 1

**Broken Arrow Planning Commission
06-12-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002205-2025 (Rezoning), The Villas at Battle Creek, approximately 7.39 acres, CG (Commercial General) to RS-P (Single-Family Residential-Preservation), located south of Omaha Street (51st Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning
Owner: BC Land Holding Co LLC
Developer: Capital Homes
Engineer: Tulsa Engineering and Planning
Location: South of Omaha Street (51st Street), one-eighth mile east of Aspen Avenue (145th East Avenue)
Size of Tract Approximately 7.39 acres
Number of Lots: 35
Present Zoning: CG (Commercial General)
Proposed Zoning: RS-P (Single-Family Residential - Preservation)
Comp Plan: Level 3 (Transition Area) Level 3 via COMP-001404-2024 approved by City Council on May 21, 2024

BAZ-002205-2025 is a request to rezone from CG to RS-P on approximately 7.39 acres that is currently unplatted. The property is located approximately south of Omaha Street (51st Street), one-eighth mile east of Aspen Avenue (145th East Avenue).

The applicant is requesting this rezoning for the purpose of developing a single-family neighborhood. The area requested to be rezoned to RS-P (Single-Family Residential - Preservation) is designated as Level 3 in the Comprehensive Plan via COMP-001404-2024 approved by City Council on May 21, 2024.

The proposed RS-P zoning will become effective on July 1, 2025. This request, if recommended for approval, will be considered by the City Council after the new ordinance effective date. Below is a brief summary of the new ordinance requirements for this RS-P district.

Requirement	RS-P Specification	Provided
Lot Frontage	35'	Yes
Lot Size	3,500 sq ft	Yes
Transition Buffer	Not required (property does not abut single-family lots)	N/A
Common Open Space	25% (7.40 x .25= 1.85 acres)	Approximately 2.2 acres

This development will have primary access via Aspen Avenue and Omaha Street and will have no road connection to the neighborhood to the east.

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 3,4	CG	Vacant
East	Private Recreation	CG/PUD-94	Golf Course
South	Level 6	CG	Vacant
West	Level 6	CH	Vacant

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Photo
Current Comprehensive Plan Map
Conceptual Exhibit
Information Letter from Applicant

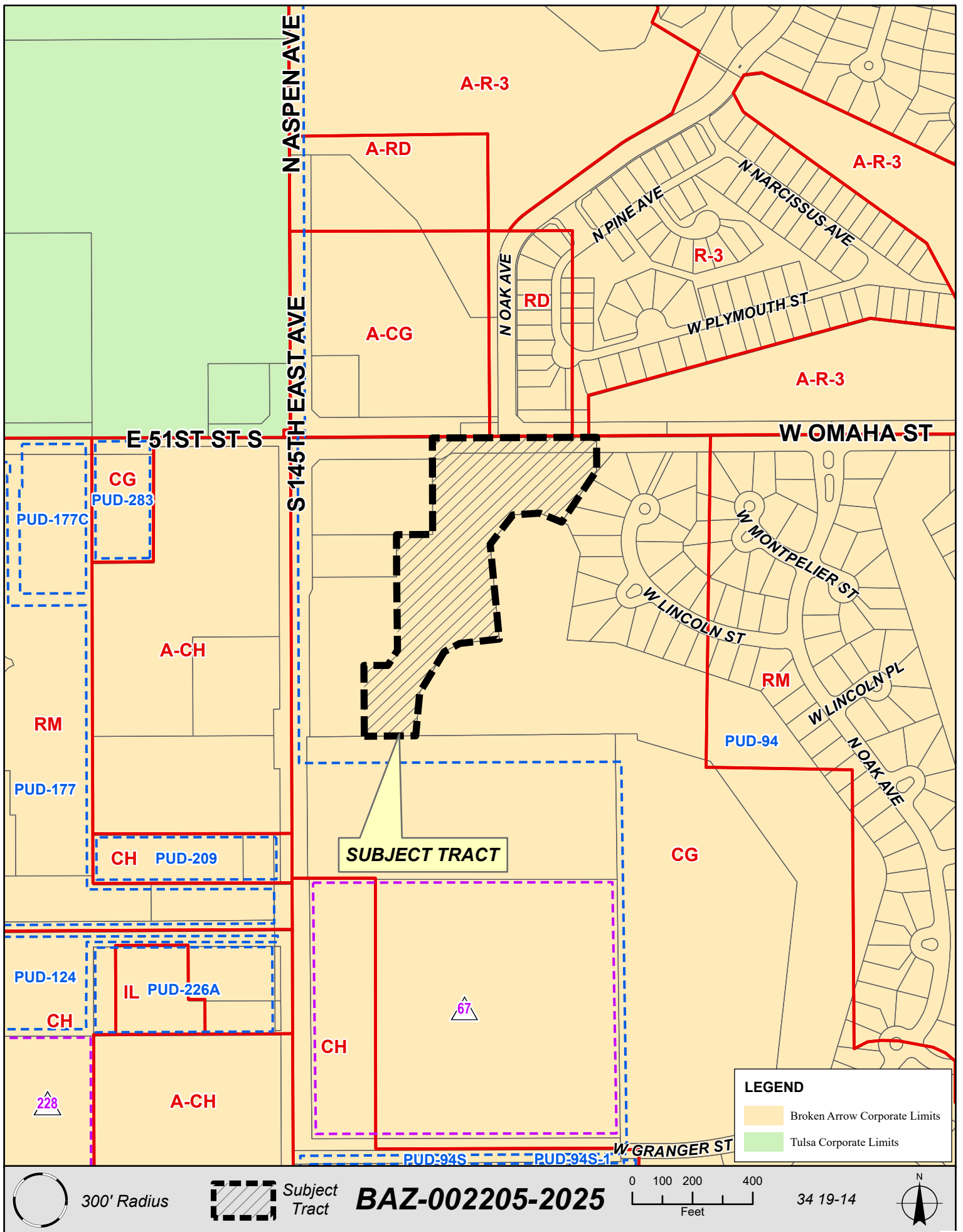
Recommendation:

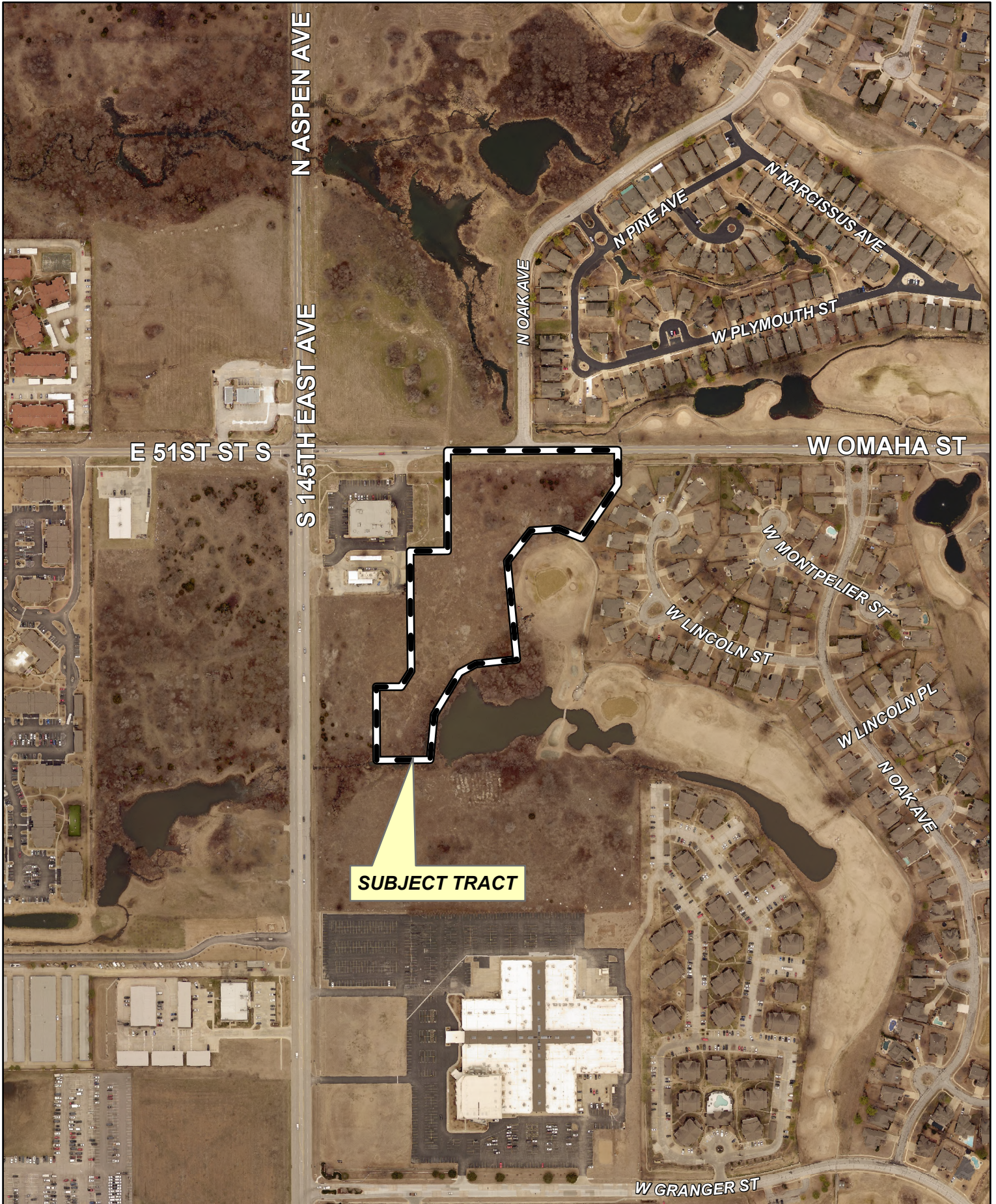
Based on the location of the property, surrounding land uses, and the conceptual layout provided the requirements of RS-P are met, Staff recommends BAZ-002205-2025 be approved, subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JJ





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2023



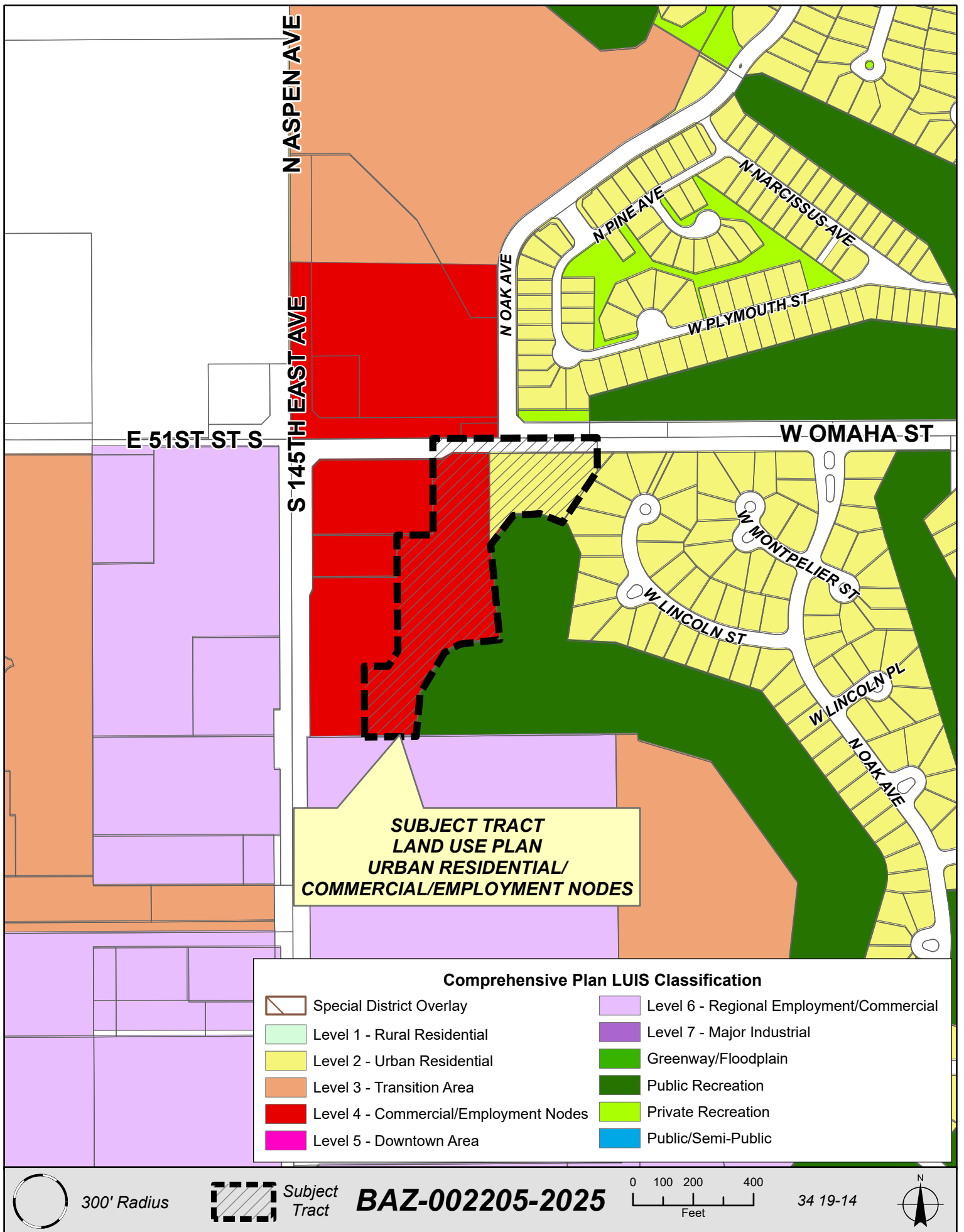
Subject
Tract

BAZ-002205-2025

0 100 200 400
Feet

34 19-14



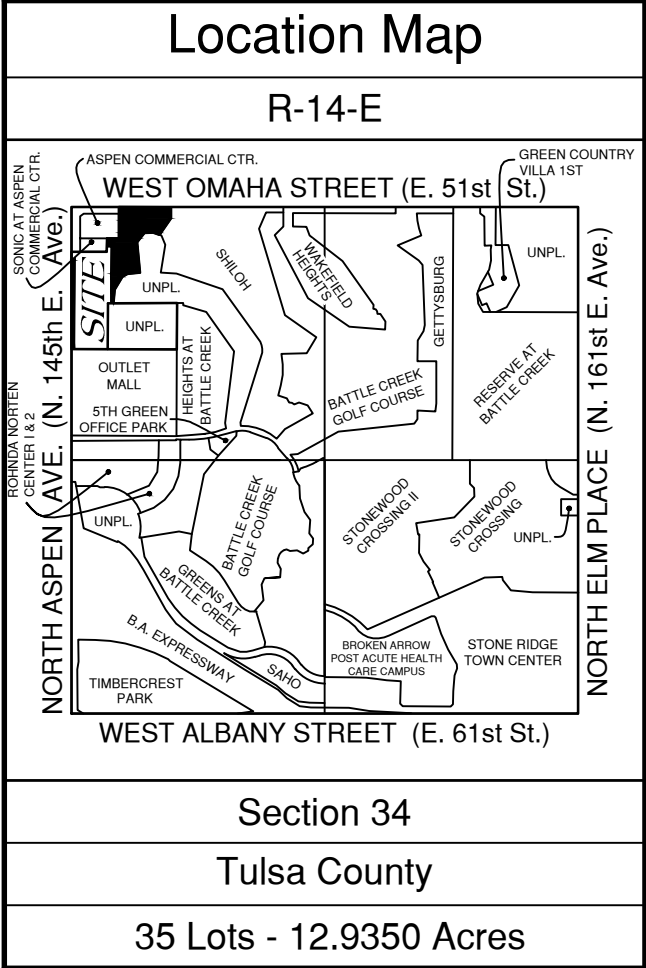
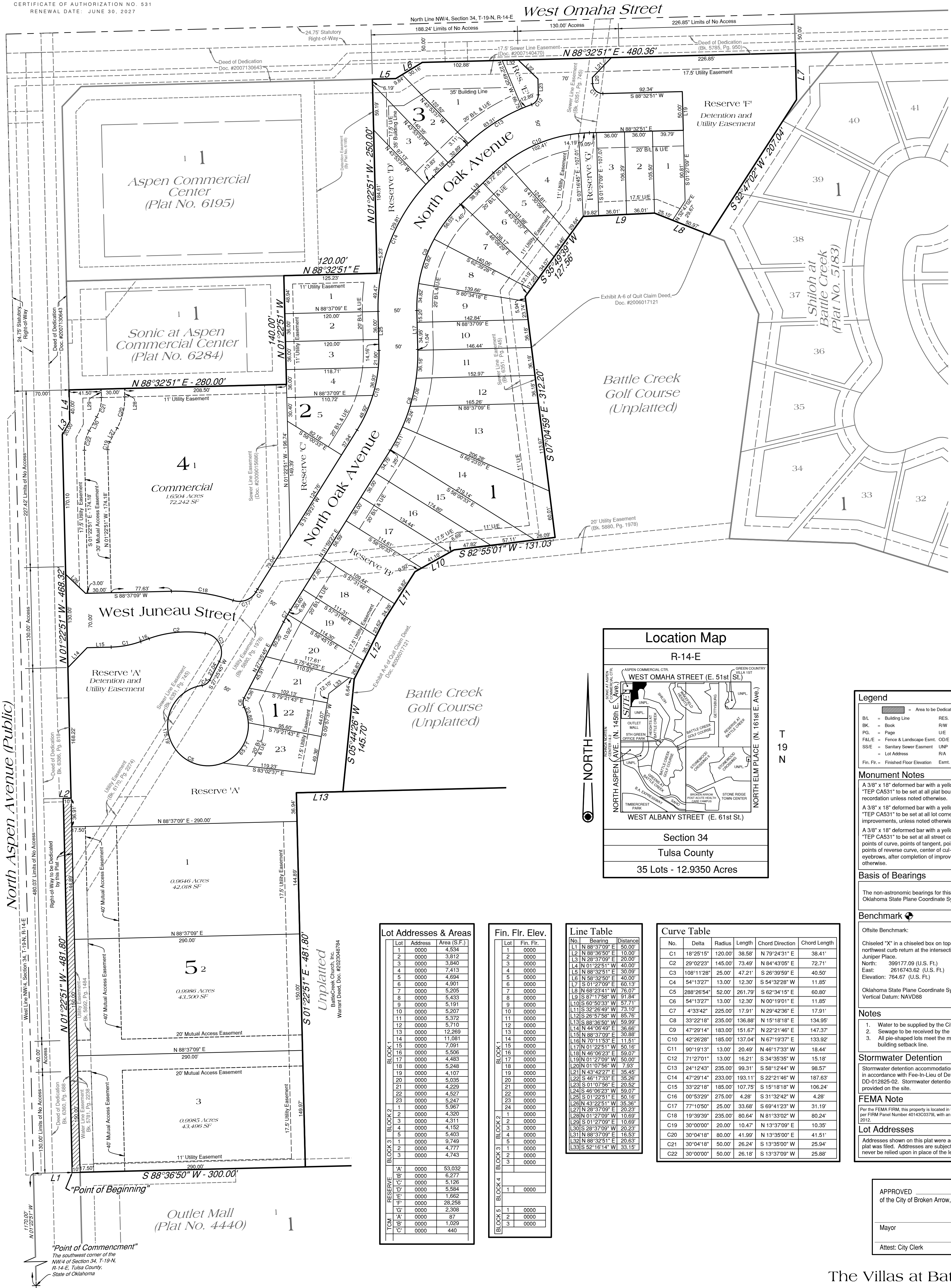
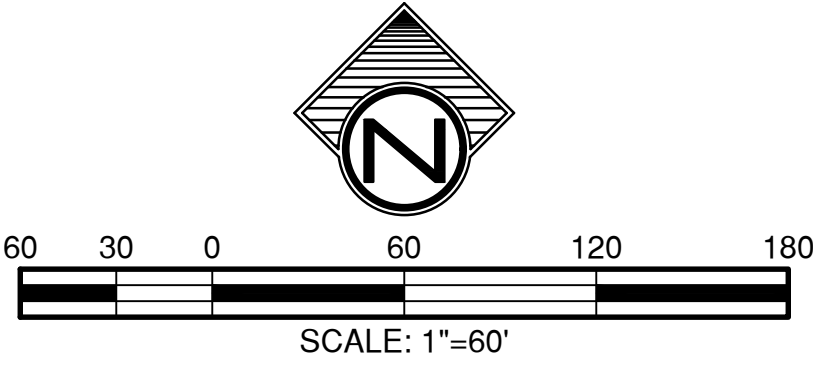


OWNER / DEVELOPER
BC Land Holding Company, LLC
an Oklahoma Limited Liability Company
12150 East 96th Street North, Suite 202
Owasso, Oklahoma 74055
918.376.6536

ENGINEER
Route 66 Engineering, LLC
an Oklahoma Limited Liability Company
28 West Street
Sapulpa, Oklahoma 74066
Phone: 918.852.1458
CA # 8863 Ren. Date June 30th 2025
bcz@r66eng.com

SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
Phone: 918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2027

Preliminary Plat
**The Villas
at Battle Creek**
A subdivision in the City of Broken Arrow, being a part of the
NW/4 of Section 34, Township 19 North, Range 14 East
of the Indian Base and Meridian, Tulsa County, State of Oklahoma



Legend

BL = Building Line	RES. = Reserve
BK = Book	RW = Right of Way
PG. = Page	UE = Utility Easement
F&L/E = Fence & Landscape Easmt.	ODE = Overland Drainage Easmt.
SSE = Sanitary Sewer Easement	UNP = Unplatted
LA = Lot Address	RA = Restricted Access
Fin. Flr. = Finished Floor Elevation	Easmt. = Easement

Monument Notes
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings
The non-astronomic bearings for this plat are based on the Oklahoma State Plane Coordinate System-North Zone NAD83.

Benchmark
Offsite Benchmark:
Chiseled "X" in a chiseled box on top of curb at the west northwest curb return at the intersection of Albany Drive and Juniper Place.
North: 3991.7709 (U.S. Ft.)
East: 2816743.62 (U.S. Ft.)
Elevation: 764.67 (U.S. Ft.)
Oklahoma State Plane Coordinate System North Zone NAD83
Vertical Datum: NAVD83

Notes
1. Water to be supplied by the City of Broken Arrow.
2. Sewage to be received by the City of Broken Arrow.
3. All pie-shaped lots meet the minimum lot width at the building setback line.

Stormwater Detention
Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-012825-02. Stormwater detention for this plat will be provided on the site.

FEMA Note
Per the FEMA FIRM, this property is located in Unshaded FEMA Flood Zone "X", per FIRM Panel Number 40143C0375L with an Effective date of October 16, 2012.

Lot Addresses
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

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

Mayor

Attest: City Clerk

Lot Addresses & Areas		
Lot	Address	Area (S.F.)
1	0000	4,534
2	0000	3,812
3	0000	3,840
4	0000	4,413
5	0000	4,684
6	0000	4,901
7	0000	5,206
8	0000	5,206
9	0000	5,433
10	0000	5,191
11	0000	5,372
12	0000	5,710
13	0000	12,269
14	0000	11,081
15	0000	7,691
16	0000	5,506
17	0000	4,483
18	0000	5,248
19	0000	4,107
20	0000	5,035
21	0000	4,229
22	0000	4,527
23	0000	5,247
24	0000	5,967
25	0000	4,320
26	0000	4,311
27	0000	4,152
28	0000	5,403
29	0000	9,749
30	0000	4,777
31	0000	4,743
32	0000	53,032
33	0000	8,277
34	0000	5,126
35	0000	5,584
36	0000	1,662
37	0000	28,258
38	0000	2,308
39	0000	87
40	0000	1,029
41	0000	440

Fin. Flr. Elev.		
Lot	Fin. Flr.	Elev.
1	0000	1
2	0000	2
3	0000	3
4	0000	4
5	0000	5
6	0000	6
7	0000	7
8	0000	8
9	0000	9
10	0000	10
11	0000	11
12	0000	12
13	0000	13
14	0000	14
15	0000	15
16	0000	16
17	0000	17
18	0000	18
19	0000	19
20	0000	20
21	0000	21
22	0000	22
23	0000	23
24	0000	24
25	0000	25
26	0000	26
27	0000	27
28	0000	28
29	0000	29
30	0000	30
31	0000	31
32	0000	32
33	0000	33
34	0000	34
35	0000	35
36	0000	36
37	0000	37
38	0000	38
39	0000	39
40	0000	40
41	0000	41

Line Table		
No.	Bearing	Distance
L1	N 88°37'09" E	50.00'
L2	N 88°35'50" E	10.00'
L3	N 28°37'09" E	20.00'
L4	N 01°22'51" E	40.00'
L5	N 88°32'51" E	30.00'
L6	N 58°32'50" E	40.00'
L7	S 01°27'09" E	60.13'
L8	N 68°24'11" W	73.07'
L9	S 87°17'58" W	61.24'
L10	S 60°50'33" W	57.71'
L11	S 32°26'40" W	73.10'
L12	S 26°57'58" W	65.76'
L13	S 88°35'50" W	59.99'
L14	N 44°06'09" E	36.68'
L15	N 88°37'09" E	30.88'
L16	N 70°11'33" E	11.51'
L17	N 01°22'51" W	59.16'
L18	N 46°06'23" E	59.07'
L19	N 01°27'09" W	50.00'
L20	N 01°07'56" W	7.93'
L21	N 43°42'27" E	35.45'
L22	S 46°17'33" E	35.26'
L23	S 01°07'56" E	20.52'
L24	S 46°06'23" W	59.07'
L25	S 01°22'51" E	50.16'
L26	N 43°22'51" W	35.36'
L27	N 28°37'09" E	20.23'
L28	N 01°27'09" W	10.69'
L29	S 01°27'09" E	10.69'
L30	S 28°37'09" W	20.23'
L31	N 88°37'09" E	15.53'
L32	N 88°32'51" E	20.63'
L33	S 2°18'14" W	33.15'

Curve Table					
No.	Delta	Radius	Length	Chord Direction	Chord Length
C1	18°25'15"	120.00'	38.58'	N 79°24'31" E	38.41'
C2	29°02'23"	145.00'	73.49'	N 84°43'05" E	72.71'
C3	108°11'28"	25.00'	47.21'	S 26°39'59" E	46.50'
C4	54°13'27"	13.00'	12.30'	S 54°32'28" W	11.85'
C5	288°26'54"	52.00'	261.79'	S 62°34'15" E	60.80'
C6	54°13'27"	13.00'	12.30'	N 00°19'01" E	11.85'
C7	4°33'42"	225.00'	17.91'	N 29°42'36" E	17.91'
C8	33°22'18"	235.00'	136.88'	N 15°18'18" E	134.95'
C9	47°29'14"	183.00'	151.67'	N 22°21'46" E	147.37'
C10	42°26'26"	185.00'	137.04'	N 67°19'37" E	133.92'
C11	90°19'13"	13.00'	20.49'	N 46°17'33" W	18.44'
C12	71°27'01"	13.00'	16.21'	S 34°35'35" W	15.18'
C13	24°12'43"	235.00'	99.31'	S 58°12'44" W	98.57'
C14	47°29'14"	233.00'	193.11'	S 22°21'46" W	187.63'
C15	33°22'18"	185.00'	107.75'	S 15°18'18" W	106.24'
C16	00°53'29"	275.00'	4.28'	S 31°32'42" W	4.28'
C17	77°10'50"	25.00'	33.68'	S 69°41'23" W	31.19'
C18	19°39'39"	235.00'	80.64'	N 81°33'02" W	80.24'
C19	30°00'00"	20.00'	10.47'	N 13°37'09" E	10.35'
C20	30°04'18"	80.00'	41.99'	N 13°35'00" E	41.51'
C21	30°04'18"	50.00'	26.24'	S 13°35'00" W	25.94'
C22	30°00'00"	50.00'	26.18'	S 13°37'09" W	25.88'

The Villas at Battle Creek
Date of Preparation: April 9, 2025
PT00-000 Sheet 1 of 2

June 3, 2025

Dear Property Owner:

My name is Nathan Cross and I am the attorney and representative for BC Land Holding Company, LLC, in connection with its proposed rezoning of some property in Broken Arrow.

You may recall that I sent you a letter last year regarding a Comprehensive Plan Amendment covering an approximately 15 acre property in the southwest quadrant of Omaha Avenue and Aspen Avenue. That request was approved by the City Council last in May of last year.

In that letter, I explained that a rezoning request would follow. We have now filed for rezoning of a portion of that property and you may have received a copy of a notice that was recently mailed by the City of Broken Arrow notifying you of a formal application that was submitted to the City of Broken Arrow seeking approval of a rezoning of an approximately 7.4 acre tract from Commercial General (CG) to Single-Family Residential Preservation (RS-P) to allow for construction of single-family homes and preservation of open space. For reference, I have enclosed an exhibit to help orient you to the location of the subject property and to illustrate the request.

I hope that this letter and the attached illustration have been informative. Should you have questions prior to the meeting, please feel free to contact me.

Sincerely,



Nathan S. Cross of
DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

Nathan S. Cross

P: 918.591.5252
F: 918.925.5252

ncross@dsda.com
Tulsa, OK

P: 918.582.1211
F: 918.591.5360

Williams Center Tower II
Two West Second Street, Suite 700
Tulsa, OK 74103-3117

P: 405.319.3500
F: 405.319.3509

Oklahoma Tower
210 Park Avenue, Suite 1200
Oklahoma City, OK 73102

Proposed Rezoning Area

(Marked in Red)

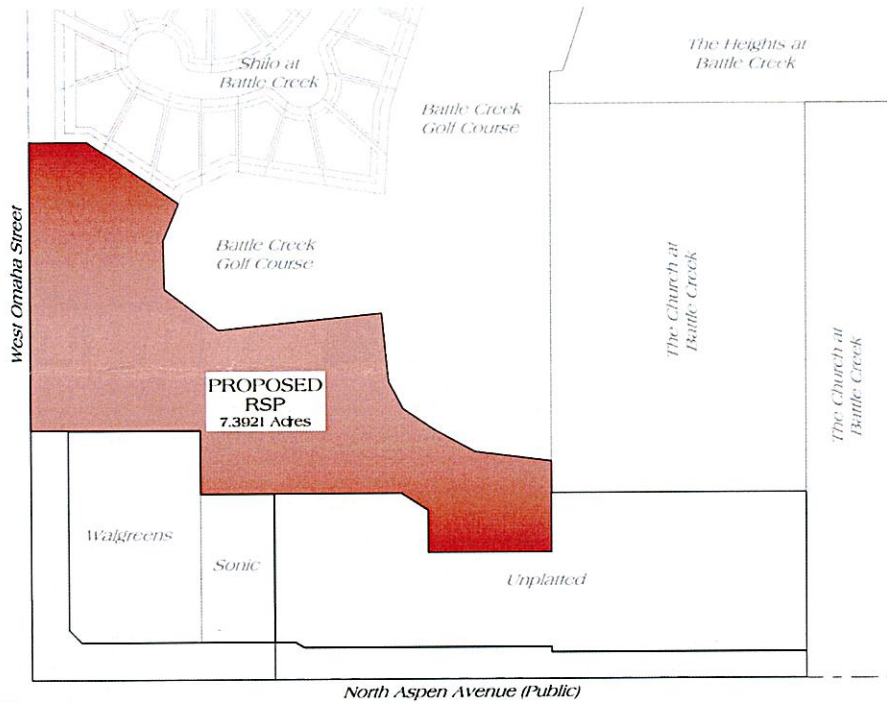


EXHIBIT 'A'

**The Villas at
Battle Creek**

Proposed RSP Zoning

tep

© 11-055 MacDwyer PUD ZONING Legend Rezoning 4-16-25 21-056 Villas at Battle Creek Rezoning to RSP.dwg 4/21/2025 - 7:30 AM