

# 101st and 129th - Plat\_v1.pdf Markup Summary

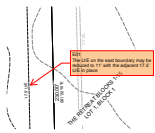
00 The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal



**Subject:** Prelim Plat COMMENT  
**Author:** ADMI

00  
The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal using the Conditional Final Plat Application. Any revisions submitted with the Preliminary Plat Application will not be reviewed. Any comments that have not been addressed must have an explanation provided in the Comment Response Letter.

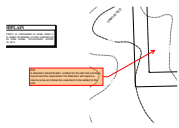
E01 The U/E on the east boundary may be reduced to 11' with the adjacent 17.5' U/E in place (1)



**Subject:** Jason Comments  
**Author:** jdickeson

E01  
The U/E on the east boundary may be reduced to 11' with the adjacent 17.5' U/E in place

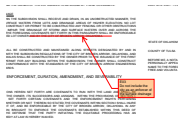
E02 A detention determination number for the site has not been issued and the requirement for detention will require a reserve area



**Subject:** Jason Comments  
**Author:** jdickeson

E02  
A detention determination number for the site has not been issued and the requirement for detention will require a reserve area and detention easement to be added to the plat.

E03 Do not include the city as an enforcer of the surface drainage (1)



**Subject:** Group  
**Author:** jdickeson

E03  
Do not include the city as an enforcer of the surface drainage

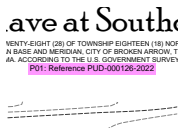
E04 If detention is required for the site language for the reserve and for the accompanying detention easement will need to be added



**Subject:** Jason Comments  
**Author:** jdickeson

E04  
If detention is required for the site language for the reserve and for the accompanying detention easement will need to be added to the covenants.

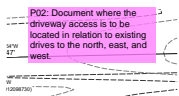
P01: Reference PUD-000126-2022 (1)



**Subject:** Text Box  
**Author:** Amanda

P01: Reference PUD-000126-2022

P02: Document where the driveway access is to be located in relation to existing drives to the north, east, and west. (1)



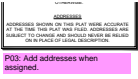
**Subject:** Text Box  
**Author:** Amanda

P02: Document where the driveway access is to be located in relation to existing drives to the north, east, and west.

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P03: Add addresses when assigned. (1)

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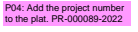
**Subject:** Text Box  
**Author:** Amanda

P03: Add addresses when assigned.

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P04: Add the project number to the plat. PR-000089-2022 (1)

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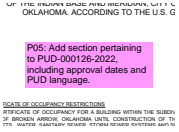
**Subject:** Text Box  
**Author:** Amanda

P04: Add the project number to the plat.  
PR-000089-2022

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P05: Add section pertaining to PUD-000126-2022, including approval dates and PUD language. (1)

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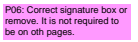
**Subject:** Text Box  
**Author:** Amanda

P05: Add section pertaining to PUD-000126-2022,  
including approval dates and PUD language.

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P06: Correct signature box or remove. It is not required to be on oth pages. (1)

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**Subject:** Text Box  
**Author:** Amanda

P06: Correct signature box or remove. It is not  
required to be on oth pages.

PRELIMINARY PLAT

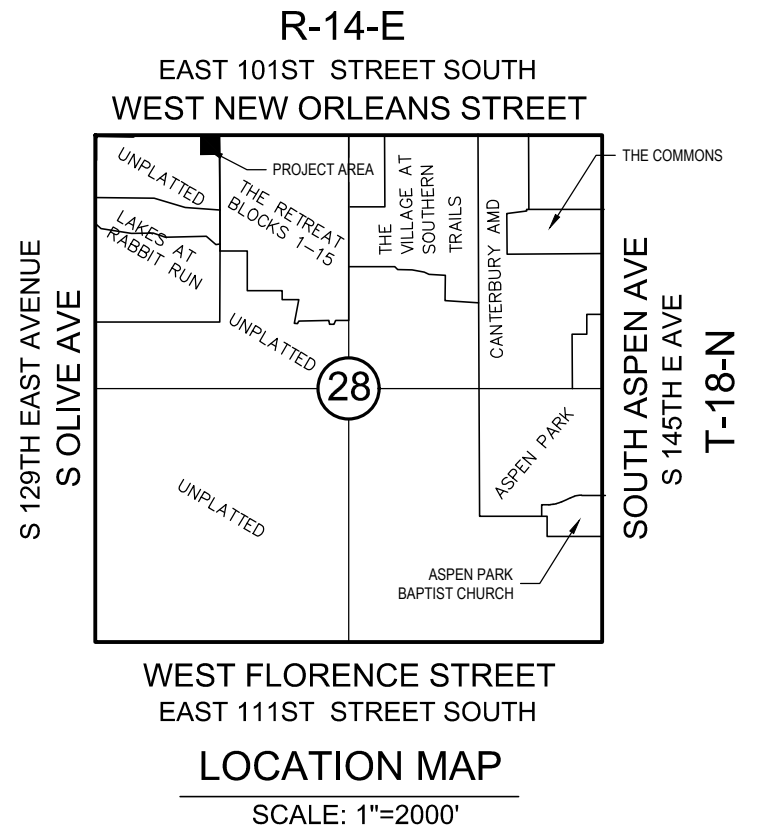
# The Enclave at Southern Trails

PART OF THE SECTION TWENTY-EIGHT (28) OF TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

P01: Reference PUD-000126-2022

**ENGINEER/SURVEYOR**

AAB ENGINEERING LLC  
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024  
 PO BOX 2136  
 SAND SPRINGS, OK 74063  
 PHONE: 918.514.4283  
 FAX: 918.514.4288  
 EMAIL: ALAN@AABENG.COM



DRAWING SCALE: 1"=20'  
 0 10 20 40

**OWNER/DEVELOPER**

PERKINS DEVELOPMENT CORP  
 PO Box 1527  
 TULSA, OK 74101  
 ATTN: MARK PERKINS

NORTHWEST CORNER NW/4 SECTION 18, T-18-N, R-14-E  
 FOUND 3/4 IRON PIN  
 POINT OF COMMENCEMENT

P02: Document where the driveway access is to be located in relation to existing drives to the north, east, and west.

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS ONE (1) LOT AND ONE (1) BLOCK CONTAINING 1.26 ACRES

**LEGEND**

- B/L.....BUILDING LINE
- LNA.....LIMITS OF NO ACCESS
- POB.....POINT OF BEGINNING
- POC.....POINT OF COMMENCEMENT
- ROW.....RIGHT OF WAY
- U/E.....UTILITY EASEMENT
- BK.....BOOK
- PG.....PAGE
- D/E.....DRAINAGE EASEMENT

**CONTACTS**

MUNICIPAL AUTHORITY  
 CITY OF BROKEN ARROW  
 210 SOUTH 1ST STREET  
 BROKEN ARROW, OK 74012

**UTILITY CONTACTS**

OKLAHOMA NATURAL GAS COMPANY 5848 EAST 15TH STREET TULSA, OK 74112 PHONE: 918.831.8293	AEP / PSO 212 EAST 6TH STREET TULSA, OK 74119 PHONE: 918.599.2351
WINDSTREAM TELECOM COMPANY 2300 EAST 1ST PLACE BROKEN ARROW, OK 74012 PHONE: 918.451.3427	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 PHONE: 918.286.4658

**SUBDIVISION DATA**

**BENCHMARK**  
 CHISELED "X" ON CURB, EAST SIDE OF SOUTH END, SOUTH DOGWOOD BLVD.  
 ELEV=702.31' (NAVD 88)

**BASIS OF BEARINGS**  
 GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

**MONUMENTATION**  
 A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

**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 ON IN PLACE OF LEGAL DESCRIPTION.

P03: Add addresses when assigned.

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P04: Add the project number to the plat. PR-000089-2022

APPROVED ON \_\_\_\_\_ BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.  
 MAYOR \_\_\_\_\_  
 ATTEST: CITY CLERK \_\_\_\_\_

PLOT DATE: Thu, 22 Feb 2024 FILE: P18162ENCLAVE @ SOUTHERN TRAILS 101ST AND 10TH11 BASE









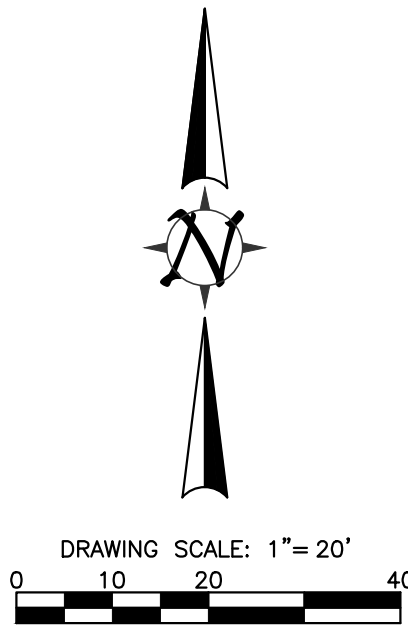
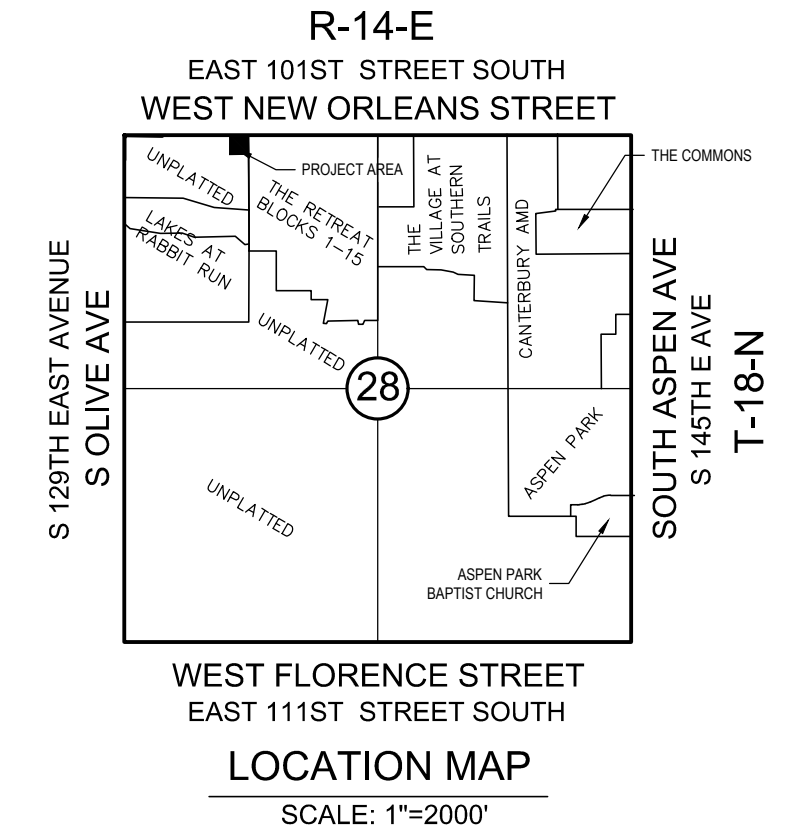
CONCEPTUAL UTILITY

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**OWNER/DEVELOPER**  
 PERKINS DEVELOPMENT CORP  
 PO Box 1527  
 TULSA, OK 74101  
 ATTN: MARK PERKINS

**ENGINEER/SURVEYOR**  
 AAB ENGINEERING LLC  
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024  
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NORTHWEST CORNER NW/4  
 SECTION 18, T-18-N, R-14-E  
 FOUND IRON PIN  
 POINT OF COMMENCEMENT

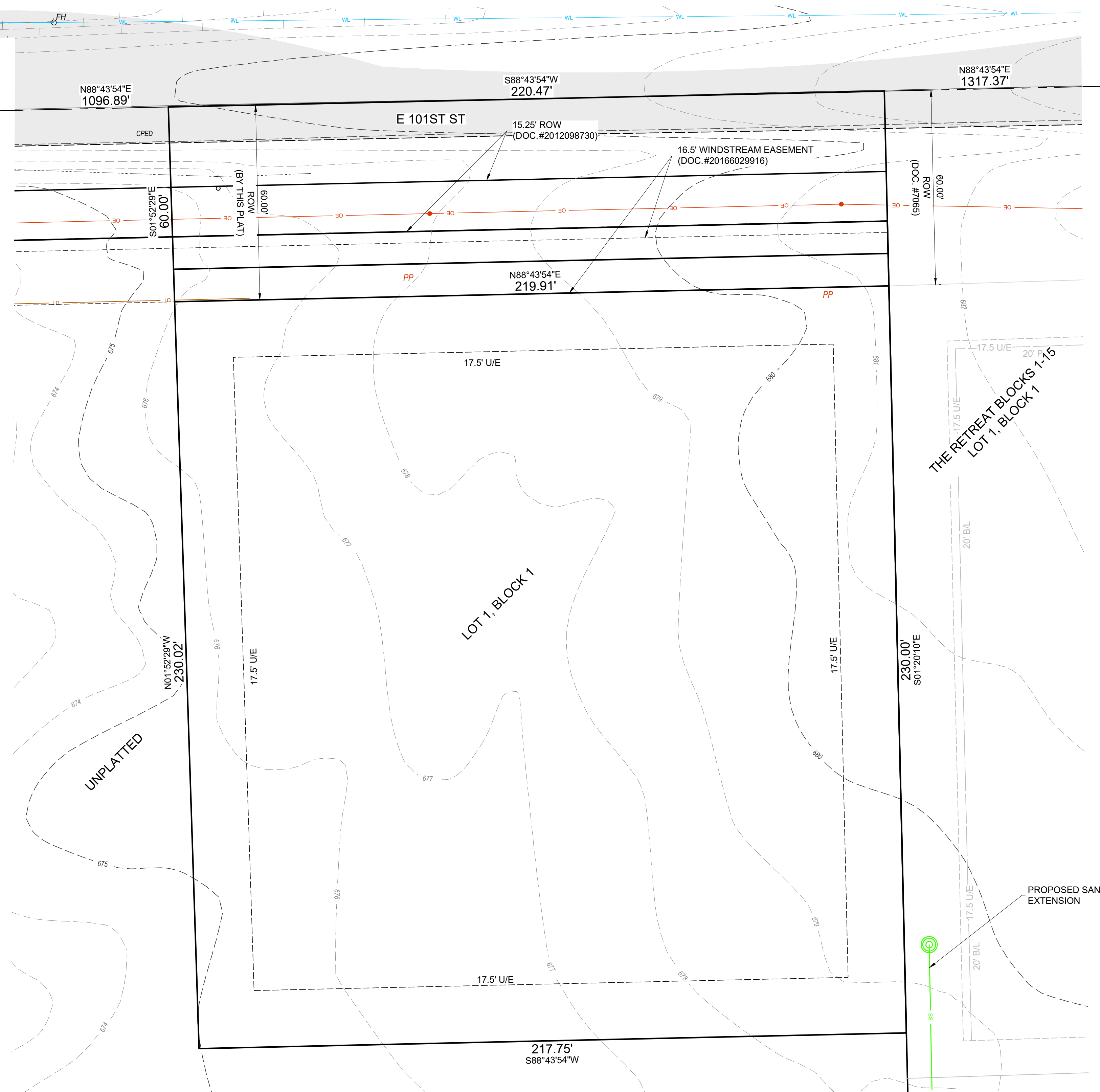
NORTHEAST CORNER NW/4  
 SEC 18, T-18-N, R-14-E  
 IRON PIN FOUND

**CONTACTS**

**MUNICIPAL AUTHORITY**  
 CITY OF BROKEN ARROW  
 210 SOUTH 1ST STREET  
 BROKEN ARROW, OK 74012

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**LEGEND**

- WL — EXISTING WATER LINE
- OK — EXISTING OVERHEAD ELECTRIC
- SS — EXISTING SANITARY SEWER

APPROVED ON \_\_\_\_\_ BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.  
 MAYOR \_\_\_\_\_  
 ATTEST: CITY CLERK \_\_\_\_\_

PLOT DATE: Thu, 22 Feb 2024 FILE: P18ENCLAVE @ SOUTHERN TRAILS 101ST AND 107TH BASE

