

# Preliminary Plat/Conceptual Utility Plan

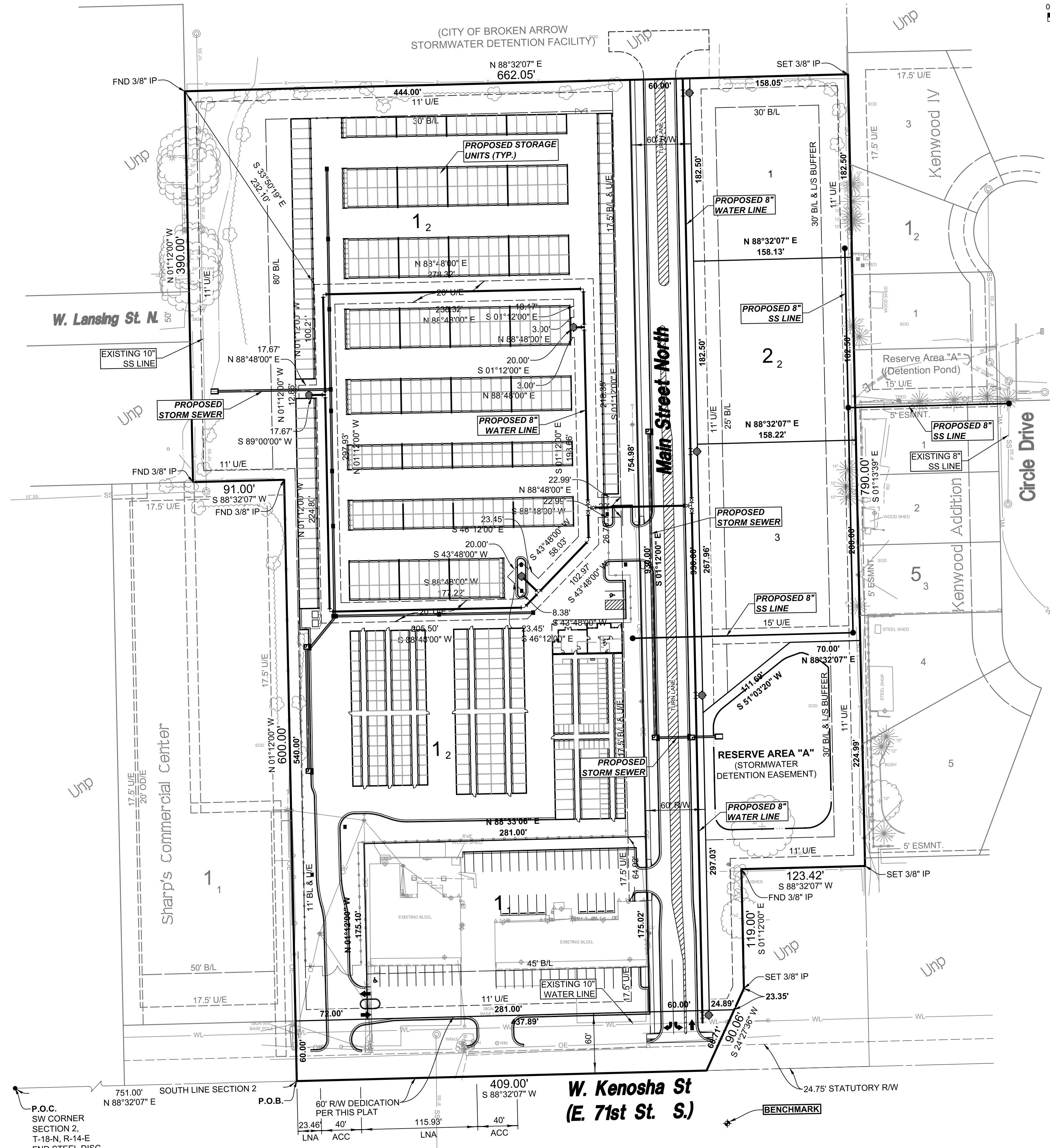
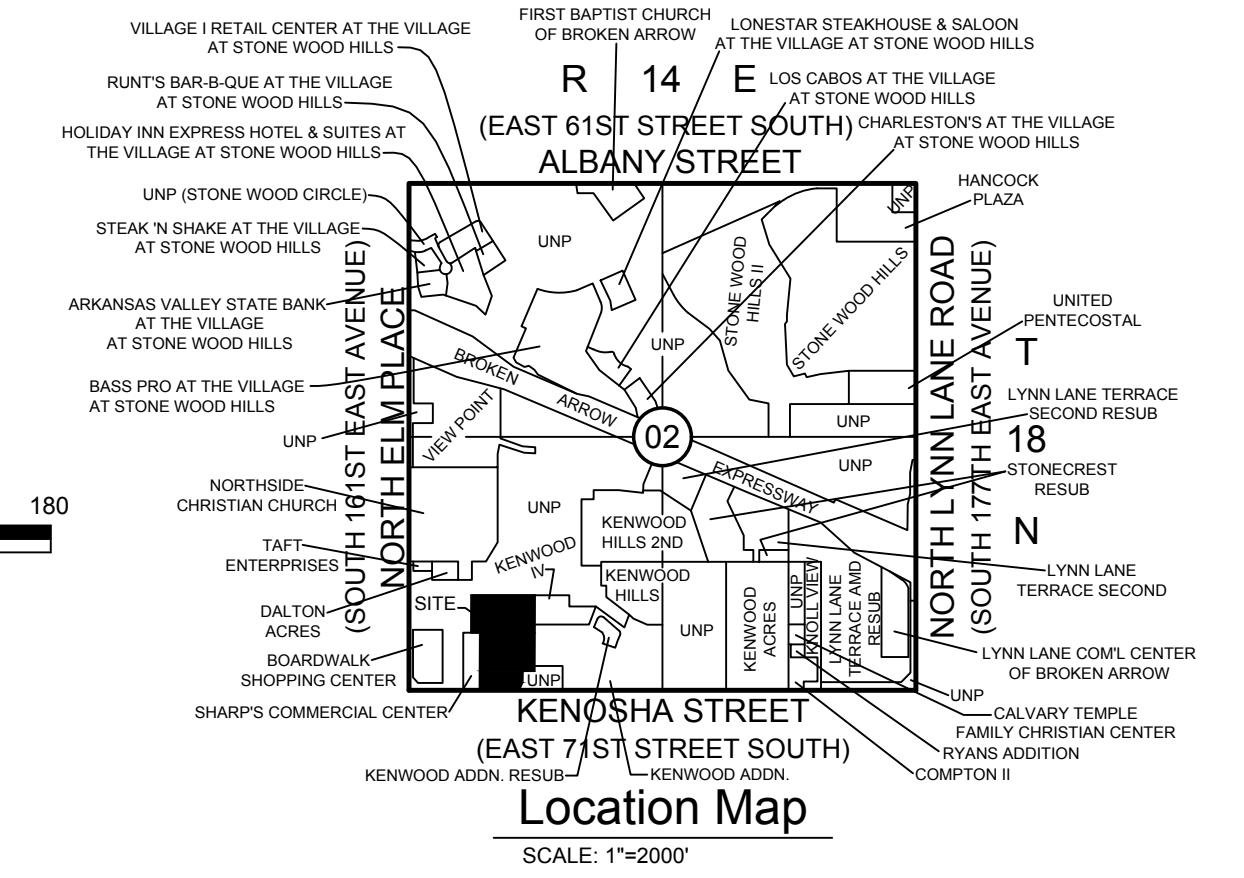
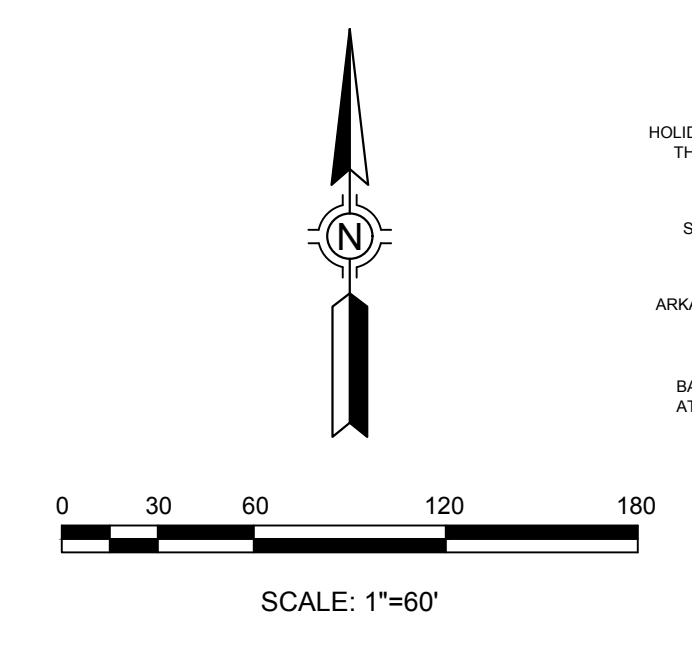
# Kenosha-Elm Business Park

PART OF THE SW QUARTER (SW4) OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST,  
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. XXX

Owner/Developer:  
Richard C. Gardner Estate, LLC  
An Oklahoma Limited Liability Company  
5618 S. Mingo Road  
Tulsa, OK 74146  
Phone: (918) 250-7381  
Contact: Mr. Richard Gardner

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



**Subdivision Statistics:**  
SUBDIVISION CONTAINS FIVE (5) LOTS IN TWO (2) BLOCKS  
AND ONE (1) RESERVE AREA  
RESERVE AREA "A" CONTAINS 0.859 ACRES (37,425 SF)  
SUBDIVISION CONTAINS 13.195 TOTAL ACRES (574,780 SF)  
RW BEING DEDICATED BY PLAT CONTAINS 0.583 ACRES (25,407 SF)

**Legend:**  
U/E = UTILITY EASEMENT  
B/L = BUILDING SETBACK LINE  
R/W = RIGHT-OF-WAY  
ACC = ACCESS  
LNA = LIMITS OF NO ACCESS  
ESMNT = EASEMENT  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
FND = FOUND  
IP = IRON PIN  
[Symbol] = 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:**  
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**Basis of Bearing:**  
THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, WITH THE SOUTH LINE OF SECTION 2 AS SOUTH 88°32'07" WEST.

**Benchmark:**  
CHISELED SQUARE ON CONCRETE CURB LOCATED APPROXIMATELY 57' SOUTHEAST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, KENOSHA-ELM BUSINESS PARK. NAVD 1988 DATUM ELEVATION=738.40

**Notice:**  
PURSUANT TO SECTION 2.6.4 OF THE SUBDIVISION REGULATIONS FOR THE TULSA METROPOLITAN AREA (THE "SUBDIVISION REGULATIONS"), THE FINAL IMPROVEMENT PLANS SHALL HAVE BEEN APPROVED BY THE CITY OF TULSA ("CITY") PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND THE CITY SHALL BE THE BENEFICIARY OF THE FOREGOING RESTRICTIVE COVENANT; PROVIDED, HOWEVER, THAT NOTHING CONTAINED WITHIN THIS COVENANT SHALL PREVENT THE TULSA METROPOLITAN AREA PLANNING COMMISSION FROM AUTHORIZING AN ACCELERATED RELEASE OF A BUILDING PERMIT UNDER THE PROVISIONS OF SECTION 2.5 OF THE SUBDIVISION REGULATIONS.

**REFERENCE DRAWING ONLY  
(SITE PLAN WITH UTILITIES  
AND TOPOGRAPHY)**

BLOCK	LOT NO.	MINIMUM ALLOWABLE FINISHED FLOOR ELEV. W/O BACKFLOW PREVENTER	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIRED (YES OR NO)
1	1	-	-	-	-	-
1	2	-	-	-	-	-
2	1	-	-	-	-	-
2	2	-	-	-	-	-
2	3	-	-	-	-	-

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

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

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

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-\_\_\_\_\_  
CASE NO. XXX-XXX DEVELOPMENT NO. XX-XXX