



City of Broken Arrow

Meeting Agenda

Planning Commission

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

Thursday, July 9, 2026

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. [26-1012](#) Approval of Planning Commission meeting minutes of June 25, 2026

Attachments: [06.25.2026 Meeting Minutes](#)

- B. [26-1013](#) Approve COA-002892-2026, KED Plasma Change of Access, approximately 3.84 acres, CN (Commercial Neighborhood), located north of the northeast corner of Washington Street (91st Street) and Garnett Road (113th E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial Map](#)
[4-Change of Access Exhibit](#)
[5-91 Garnett Plat](#)

- C. [26-1010](#) Approval of PT-002920-2026 | PR-000951-2026, Preliminary Plat, TCCL Broken Arrow South, 6.35 acres, 2 lots, CG (Commercial General), located south of New Orleans St (101st Street) and 600 feet west of Aspen Ave (145th E Avenue)

Attachments: [2- TCCL BA South Preliminary Plat with Comments](#)
[3-Right of way comment](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [26-1015](#) Public hearing, consideration, and possible action regarding PUD-002916-2025, Villa Square Minor Amendment, 1.37 acres, CH (Commercial Heavy), located just south of East Albany Street (61st Street) and one-quarter of mile west of North 9th Street (177th E Ave)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Villa Square Minor Amendment Development Outline](#)

- B. [26-1014](#) Public hearing, consideration, and possible action regarding BAZ-002903-2026 (Rezoning), Spicer Rezoning, 6.2 acres, AG (Agricultural) to RS (Single-Family Residential), located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)

- C. [26-495](#) Public hearing, consideration, and possible action regarding SP-002762-2026, Public Safety Telecommunications Tower, 10.58 acres, CN (Commercial Neighborhood), southwest corner of W. Jasper Street (131st Street) and S. Aspen Avenue (145th East Avenue)

Attachments: [1 Case Map](#)
[2 Aerial Map](#)
[3 Comm Tower Exhibit](#)
[4 Propagation Map](#)

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 #: 26-1012, **Version:** 1

Broken Arrow Planning Commission
07-09-2026

To: Chairman and Commission Members
From: Community Development Department

Title:

Approval of Planning Commission meeting minutes of June 25, 2026

Background: Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 06 25 2026 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held June 25, 2026.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, June 25, 2026	5:30 p.m.	Council Chambers
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1. Call to Order

Chairman Jason Coan called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 5 - Jaylee Klempa, Jason Coan, Mindy Payne, Robert Goranson, Jonathan Townsend

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 26-977 Approval of Planning Commission meeting minutes of June 11, 2026**
- B. 26-971 Approve LOT-002902-2026, Glowacki Lot Split 1.16 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue).**
- C. 26-980 Approval of LOT-002756-2026, Garvin-Brown Lot Split, 1 lot to 3 lots, 3.33 acres, AG (Agricultural) to RS-C (Single Family Residential - Compact) via BAZ-002810-2026, south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)**
- D. 26-986 Approval of LOT-002882-2026, Ernest Cothern Lot Consolidation, 2 lots to 1 lot, 0.57 acres, RS (Single-family residential), located one-third mile south of Kenosha Street (71st Street S) and nearly one-half mile west of 9th Street (177th E Avenue)**

MOTION: A motion to approve the consent agenda was made by Jaylee Klempa, seconded by Mindy Payne

Move to Approve consent agenda, less Item 4B

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

5. Consideration of Items Removed from Consent Agenda

- 26-971 Approve LOT-002902-2026, Glowacki Lot Split 1.16 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue).**

Rebecca Blaine, Planning Section Manager presented this item to the Commission. She explained the item is a RMH zoning, which is residential manufactured home and is located approximately one-half mile south of East Dearborn Street, which is 41st and one-half mile east of 37th Street, 209th East Avenue. Commissioner Klempa noted a structure present on the aerial view. Ms. Blaine informed her that the applicant has pulled a demolition permit for that old mobile home, and it has since been removed from the property, so there are currently no structures on either of the proposed lots.

MOTION: A motion to approve the consent agenda was made by Mindy Payne, seconded by Jaylee Klempa

Move to Approve Item 26-971

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

6. Public Hearings

A. 26-982 **Public hearing, consideration, and possible action regarding BAZ-002875-2026, CSD Lynn Lane Rezoning, 1.89 acres, located one-eighth mile south of Houston Street (81st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road))**

Mackenzie Hackett, Staff Planner presented item 26-982 to the Commission. She explained item 26-982 is a public hearing consideration and possible action regarding BAZ-002875-2026, CSD Lynn Lane rezoning, 1.89 acres located 1 8th mile south of Houston Street and east of 9th Street. This property is plotted as lot 4, block 1 of Lynn Lane Plaza East. Um, and this is a request to change the zoning designation from industrial light to commercial heavy. This property was initially developed as an office warehouse development office warehouse use is allowed in both industrial light and commercial heavy zoning districts. The applicant is interested in including additional uses that would be allowed in commercial heavy zoning, such as general personal services and fitness and recreational sports centers. The applicant is requesting CH zoning to allow the new uses while maintaining office warehouse as an allowed use. The broken arrow comprehensive plan designation on this property is level six, regional employment slash commercial. The CH zoning district being requested is permitted in level six. Based on the location of the property, surrounding land uses, and the comprehensive plan, staff recommends that BAZ-002875-2026 be approved. Since the property is already platted, staff recommends that plating be waived.

Applicant John Walsh of Churches by Daniels was present He informed the commission that he has been employed by the applicant for eight years. Their intent was to use the property as an office warehouse rental, as they currently operate on Aspen across the street from the large church on North Aspen. They were surprised to find that once they started advertising the space available, additional kinds of building uses were being brought to them by potential tenants. The organization met with City Council and were advised to apply for the CH zoning to cover all potential uses for the building. He answered questions on the kinds of potential uses from the commission. His answers included dance studios, fitness trainers, hair salons, other beauty studios. He also noted the limited parking available and has rehired their civil engineer to engage with the city on ways to mitigate the parking issue. He also noted that Churches by Daniels has looked into leasing additional property to extend their current parking lot.

Ms. Hackett then read an emailed comment from Dan Adams who owns property north and south of the property owned by Churches by Dainels. They too are concerned about the parking issue and noted that the change in zoning would not be compatible with the other adjacent lots. He noted his 36 years of experience leasing and managing commercial properties with regards to understanding the market and the zoning requirements. He also noted that the applicants have approached him about leasing property for additional parking. Lastly Mr. Adams informed the commission that the applicant is currently dealing with a stormwater drainage issue and their occupancy permits are on hold until that issue is also resolved.

Mr. Walsh acknowledged the storm water drainage issues, meeting with the storm water inspector and submitting new plans to the city. He noted discussions he’s engaged Mr. Adams in. He reiterated the efforts undertaken to work with the city to resolve the parking issue and storm water issues.

The commission discussed the options available and the requirements for the CH zoning.

MOTION: A motion to approve was introduced by Robert Goranson, seconded by Jaylee Klempa.

Move to approve

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

B. 26-987 **Public hearing, consideration, and possible action regarding PUD-002825-2026 (Planned Unit Development) and BAZ-002901-2026 (Rezoning), BA Townhomes at Bricktown, 2.53 acres, RS (Single Family Residential) to RMF (Residential Multi Family) with a PUD, located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue))**

Mackenzie Hackett, Staff Planner presented item 26-987 to the Commission. She informed the commission that BA townhomes at Bricktown, 2.53 acres, zoning change single family to residential multifamily with PUD, located one quarter mile north of Kenosha Street, one third mile west of Aspen Avenue. And this property is currently unplatted. This request is proposing to change the zoning on this property from single family to residential multifamily with PUD-002825-2026. The PUD was initially brought before planning commission on May 28th, 2026, where the item was tabled to allow for the applicant to submit the zoning request and a new notice to be sent out. The applicant is proposing a one-lot, one-block multifamily development

comprised of three-bedroom townhomes with attached garages at a maximum of 29 units proposed. RMF zoning is allowed in Comprehensive Plan Level 3. This proposed development will meet the requirements of RMF zoning except where modified by the PUD. Access to the proposed development will be provided along West Oakland Place and North Elder Street.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow. Based on the comprehensive plan, the location of the property, and the surrounding land uses, staff recommends that PUD-002825-2026... and BAZ-002901-2026 be approved subject to the property being platted and the following conditions being met. One, specific amenities and features being listed to justify the detention pond as an active open space. Two, correcting landscape buffer to landscape edge as marked on pages four and six. And three, development area A standards language swapped for lot area and PUD minimum frontage along North Elder Place and West Oakland Place on page five.

Representative Mike Thedford of Wallace Design Collective was present to address the commission. He spoke to the commission about the design of the townhomes, including masonry like Centennial Crossing, a low maintenance cementitious siding, and additional green spaces on the property. The property will have two access points, on the north and on the west sides of the development. Townhomes will have driveway and garage parking with additional spaces for visitors and guests.

Staff Planner Hackett answered questions from the commission on landscaping edging, indicating that the landscaping would buffer the property right at the right of way.

Mr. Thedford then answered questions regarding fencing, and road usage. The developer has reached out to the Homeowners Association actually by way of the developer of Bricktown East, with no objections recorded from homeowners in the area. He informed the commission that the area is a kind of a mix of commercial, industrial, residential, and then agricultural type, and then senior living to the north, so access and infrastructure is in place there. There will also be community mailboxes and one community dumpsters with the option to increase dumpster numbers in the future. He then spoke more about green spaces in the development but didn't have engineering plans currently for them.

Resident Tamara Lyons spoke about the impacts of traffic on the area. She indicated that additional families on an already crowded roadway would not be beneficial to Broken Arrow. She also spoke out against the size and shape of the lots, as well as the lack of green space available to turn into parkland.

Community member Harold "Marty the Marine" Rhodes spoke to the commission about additional traffic and parking concerns in the neighborhood where the development is present. The demographics of the neighborhood include a large senior citizen community. He asked the commission for a traffic study and potentially creating a new access point for the Senior living community.

Additional public comments were made by Paula Ferrell of the Bricktown Homeowners Association located directly west of the proposed development. She too addressed concerns of North Elder Place, construction and semi truck overnight parking.

Mackenzie Hackett read two more emailed comments to the commission. Mr. Fred Zimelman asking the commission to address the storm water drainage plan for the proposed development, address questions on city planted trees in the area, as well as traffic and road condition concerns.

Ms. Hackett then read an email from Bricktown homeowner, Jordan Cook. Ms. Cook lauded the growth and community of Broken Arrow and her pride in being a resident. She implored the commission to deny the request due to traffic concerns on Elder street. She indicated that the development is not compatible with the surrounding neighborhood. She also noted that she was concerned at the potential change in property values if the new development was approved. She then asked the commission to deny this proposal or require a significantly lower density development that better fits the existing neighborhood.

Mr. Thedford responded to the public comments. Parking should be all internal to the development and not along Elder Place. He also reminded the audience that the development is held to stormwater drainage standards from the state, the city of Broken Arrow, and DEQ. He then informed the commission of the plan to exceed the Broken Arrow landscaping requirements with a dense collection of trees along the property lines.

The commission then discussed the difference between a single family development and the current proposed development in terms of cars per residence. Then additional conversation was had over the parking situation along the roadway. The commission asked staff to work to

ascertain the level of structure creep happening along the roadway. Staff will also work to determine if no parking signs should be deployed to improve the roadway. They then discussed the mix of home types in the neighborhood.

MOTION: A motion to approve was introduced by Jaylee Klempa, seconded by Mindy Payne.

Move to approve

The Motion carried the following vote:

Aye: 4 - Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend
Nay: 1 - Jason Coan

7. Appeals - NONE

8. General Commission Business

A. 26-985 Public hearing, consideration, and possible action regarding SITE-002829-2026, Zeeco Global Technology Center, 50.57 acres, IH (Industrial Heavy), requesting a waiver on façade material requirements, located north of Washington St (91st Street) and west of Evans Road (225th E Ave)

Jose Jimenez, Planner II present this item to the commission. Zeeco Inc. is requesting a waiver to the facade material requirements for site 002829-2026. This site plan represents a planned expansion to the ZCO Global Technology Center located north of Washington Street and west of Evans Road. Section 3-3-6.G specifies those building materials which are allowed for the public-facing elevations of developments in IH zones. The proposed site plan submitted by ZCO exceeds the 25% allowed via director approval. Any site plan with a public-facing elevation with more than 25% of the material being metal panel requires approval via the Broken Arrow Planning Commission. Staff recommends that the public-facing facade material standards for site-002829-2026 be modified to allow for more than 25% of the elevation to be comprised of metal panels, exterior insulated finish systems, or masonry materials other than brick or stone.

Applicant John Alig of Cyntergy was present and answered a question from the commission on the architectural panels. We are re-skinning an existing building with an architectural ribbed metal panel and then adding on to that with the renderings that you just saw pop up there. It is a smooth architectural panel that is very fitting for the site. It's in combinations of dark gray, light gray, and Zeeco's corporate orange color. It sits very far back from the street. Cyntergy is including some screening on the roof to cover some of the RTUs that are pre-existing. And the new roof is depressed down enough to cover the new units. It's about a 20,000 square foot office addition on the west side of the property. The project also includes rehabbing a lot of the interior spaces to add windows at natural light and refresh the interior to make it look nice and clean. These panels can be seen locally on St. Ann's Church in Broken Arrow.

The commission also applauded the employee outdoor space and asked to be invited to any future open house events on the property.

MOTION: A motion to approve was introduced by Jaylee Klempa, seconded by Mindy Payne.

Move to approve Item 26-985

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

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

Robert Goranson recommended Staff have information ready to present at the City Council Meeting regarding traffic flow and parking on Elder Place for PUD.

10. Adjournment

The meeting was adjourned at 6:40 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa

Move to Adjourn

The motion carried by the following vote:

Aye: 4 - Jason Coan, Jaylee Klempa, Jonathan Townsend, Robert Goranson
Nay: 1 - Mindy Payne



City of Broken Arrow

Request for Action

File #: 26-1013, **Version:** 1

Broken Arrow Planning Commission
07/09/2026

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

Approve COA-002892-2026, KED Plasma Change of Access, approximately 3.84 acres, CN (Commercial Neighborhood), located north of the northeast corner of Washington Street (91st Street) and Garnett Road (113th E. Avenue)

Background:

Applicant: Derek McCall, Tanner Consulting

Owner: Scott Stough, Stough Development Corporation

Developer: Stough Development Corporation

Location: North of the northeast corner of Washington Street (91st Street) and Garnett Road (113th E. Avenue)

Size of Tract approximately 3.84 acres

Number of Lots: 2

Present Zoning: CN (Commercial Neighborhood)

Comp Plan: Level 4 (Commercial/Employment Nodes)

COA-002892-2026 is a request to amend the platted limits of no access on Garnett Road for a proposed medical office development. The property has been platted Lots 1 & 2, Block 1 of 91 Garnett addition, is zoned CN (Commercial Neighborhood), and is located north of the northeast corner of Washington Street (91st Street) and Garnett Road (113th E. Avenue).

The recorded plat for 91 Garnett shows a 28.00' access point 192.70' north of the southern property line of the subdivision, and a 30.00' access point 216.97' north of the south access point. The requested change of access proposes to move the 30.00' access point an additional 95.56' further north. The property across Garnett Road is undeveloped and does not have any existing drives, therefore driveway alignment is not a factor for this change of access request.

COA-002892-2026 was heard by the Technical Advisory Committee on June 30, 2026. No utility companies or stakeholders had any comments on the proposed location of the access point. Water and sanitary sewer services are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Map
Change of Access Exhibit
91 Garnett Plat

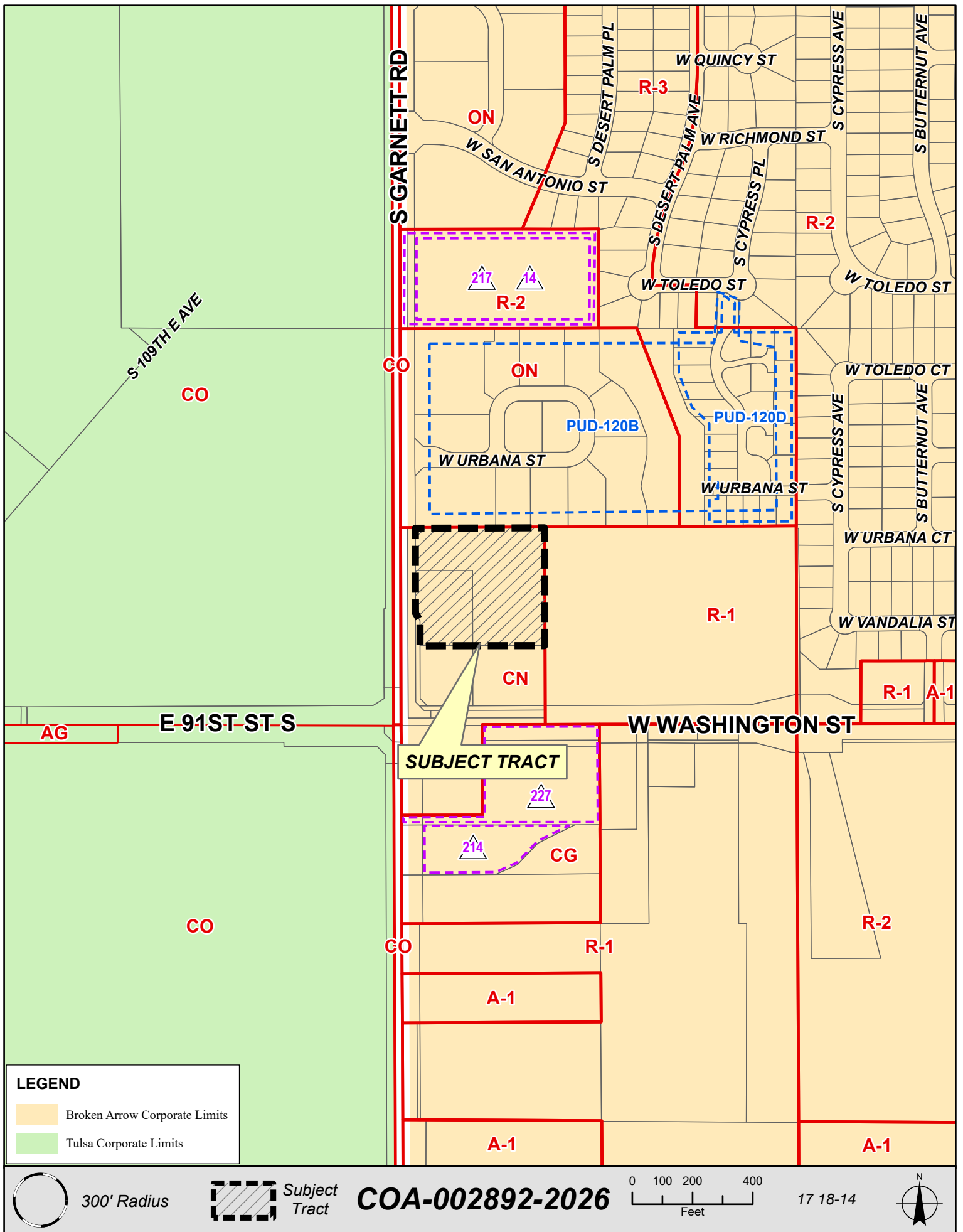
Recommendation:

Staff recommends COA-002892-2026 be approved as requested. The applicant shall record the change of access documentation in Tulsa County.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

MEH



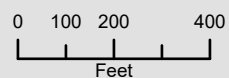


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



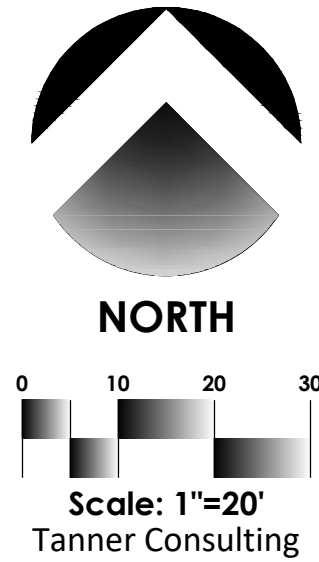
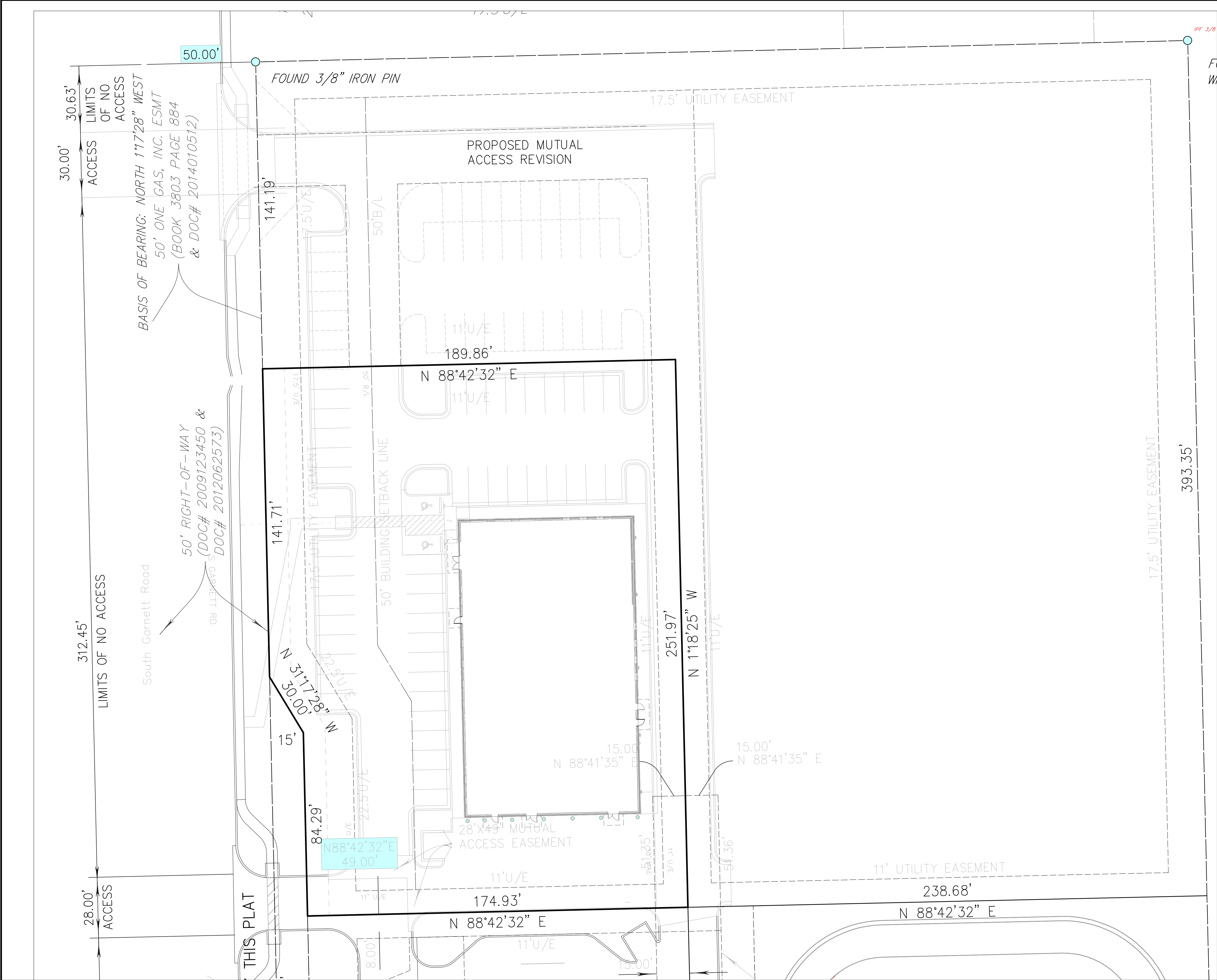
Subject Tract

COA-002892-2026



17 18-14





Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-4539
OFFICE: 918.745.9929
www.tannerbaitshop.com
CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2027



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

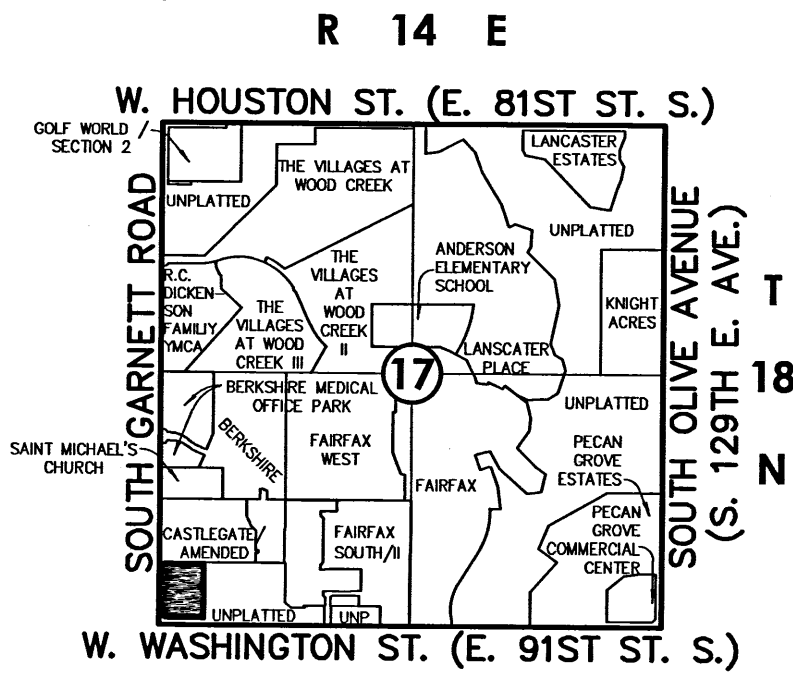
KED Plasma
9023 S. Garnett Rd.
Broken Arrow, Tulsa County, Oklahoma

PROJECT: 26089
ISSUE DATE: 05/20/2026

PLAN SCALE: (H) 1"=20'
(V)

Change of Access Plan

C1
01 OF 01



Location Map

Scale: 1"= 2000'



SUBDIVISION CONTAINS:

THREE (3) LOTS
IN ONE (1) BLOCK
WITH ONE (1) RESERVE AREA

GROSS SUBDIVISION AREA: 5.842 ACRES

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(a) FOUND RAILROAD SPIKE IN WATER VALVE BOX AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 17;

(b) FOUND RAILROAD SPIKE IN WATER VALVE BOX AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 17;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°17'28" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH GARNETT ROAD AND WEST WASHINGTON STREET. ACCESS POINTS ONTO GARNETT ROAD AND WASHINGTON STREET MUST MEET THE SEPARATION REQUIREMENTS OF THE BROKEN ARROW ZONING ORDINANCE OR APPROVED VARIANCES OR MODIFICATIONS.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION #DD-100821-61.
- SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40143C0386L, EFFECTIVE DATE: OCTOBER 16, 2012.
- ALL LOTS REQUIRE BACKFLOW PREVENTION PER BROKEN ARROW CITY ORDINANCE.

Benchmark 1

ADS MONUMENT 14 RESET - 5/8" REBAR 1 1/2" ALUMINUM CAP FLUSH STAMPED "14 RESET", S.E. OF THE INTERSECTION OF 91ST ST. AND SOUTH GARNETT RD.
(382,620.87N, 2,604,015.42E)

ELEVATION = 654.23 (NAVD 88)

Benchmark 2

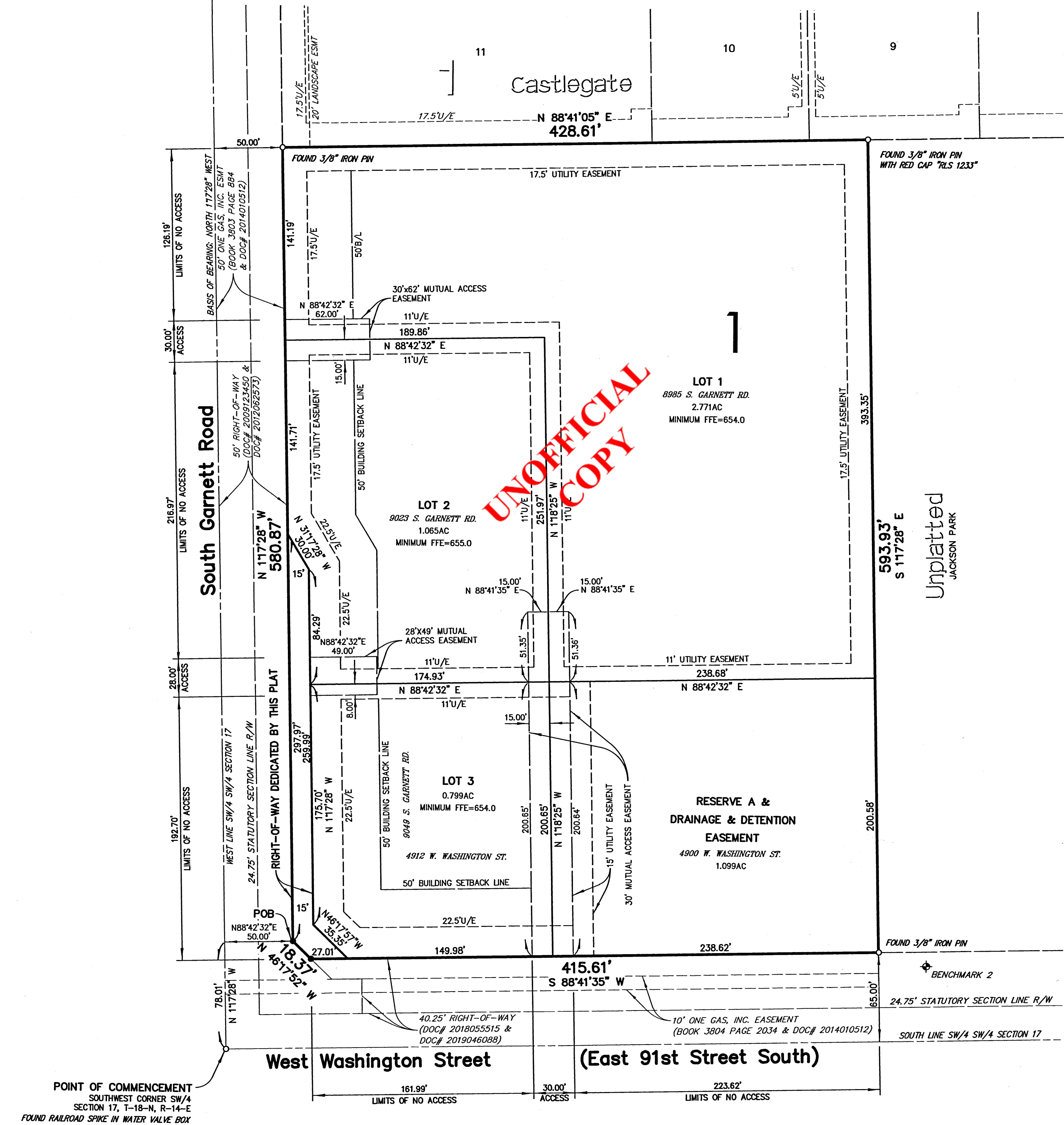
CHISELED BOX SET ON CONCRETE HEADWALL, LOCATED APPROXIMATELY 35 FEET EAST AND 10 FEET SOUTH OF THE SOUTHEAST PROPERTY CORNER.
(382,713.32N, 2,604,372.02E)

ELEVATION = 650.75 (NAVD 88)

91 Garnett

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION SEVENTEEN (17) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

NORTHWEST CORNER SW/4 SECTION 17, T-18-N, R-14-E
FOUND RAILROAD SPIKE IN WATER VALVE BOX

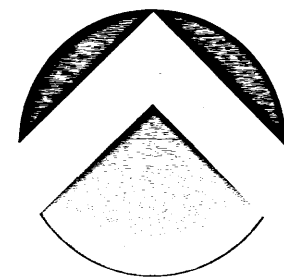


OWNER:
Energy One Federal Credit Union

CONTACT: STEVE MCNABB
6100 South Yale Avenue, Suite 100
Tulsa, Oklahoma 74136
Phone: (918) 699-7101

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



NORTH

Scale: 1"= 50'
Tanner Consulting

LEGEND

AC	ACRES
B/L	BUILDING LINE
DOC	DOCUMENT
ESMT	EASEMENT
FFE	FINISHED FLOOR ELEVATION
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
O	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$20,040.00 per trust receipt no. TAX ROLL to be applied to 2022 taxes. This certificate is NOT to be construed as payment of 2022 taxes in full but is given in order that this plat may be filed on record. 2022 taxes may exceed the amount of the security deposit.

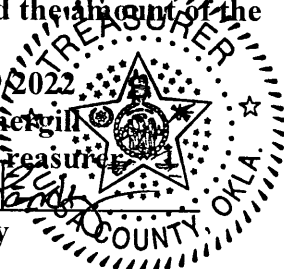
Dated: 12/29/2022

John M. Fothergill

Tulsa County Treasurer

By: *[Signature]*

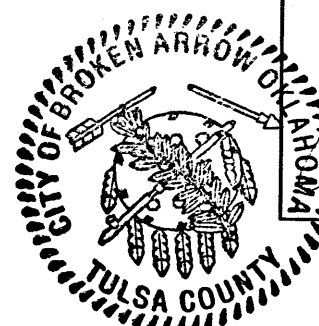
Deputy



APPROVED *[Signature]* by the City Council of the City of Broken Arrow, Oklahoma.

Mayor

Attest: City Clerk



DATE OF PREPARATION: December 7, 2022

91 Garnett
CASE NO. PT21-118
SHEET 1 OF 2

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT ENERGY ONE FEDERAL CREDIT UNION, (HEREINAFTER THE "OWNER/DEVELOPER"), IS THE OWNER OF THE FOLLOWING-DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 1°17'28" WEST AND ALONG THE WEST LINE OF SECTION 17, FOR A DISTANCE OF 78.01 FEET; THENCE NORTH 88°42'32" EAST AND PERPENDICULAR TO SAID WEST LINE, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH GARNETT ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 1°17'28" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 580.87 FEET TO THE SOUTHWEST CORNER OF "CASTLEGATE", A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5830); THENCE NORTH 88°41'05" EAST AND ALONG THE SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 428.61 FEET; THENCE SOUTH 1°17'28" EAST AND PARALLEL WITH THE WEST LINE, FOR A DISTANCE OF 593.93 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET (EAST 91ST STREET SOUTH), SAID POINT BEING 65.00 FEET PERPENDICULARLY DISTANT FROM THE SOUTH LINE OF SECTION 17; THENCE SOUTH 88°41'35" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 415.61 FEET; THENCE NORTH 46°17'52" WEST, FOR A DISTANCE OF 18.37 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 254,464 SQUARE FEET, OR 5.842 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- FOUND RAILROAD SPIKE IN WATER VALVE BOX AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 17;
- FOUND RAILROAD SPIKE IN WATER VALVE BOX AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 17;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°17'28" WEST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO THREE (3) LOTS IN ONE (1) BLOCK, RESERVE A, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "91 GARNETT", A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "91 GARNETT").

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS.

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHT-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT 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 PUBLIC STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER/DEVELOPER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN, WITHIN THE UTILITY EASEMENTS, PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. PUBLIC WATER, PUBLIC SANITARY SEWER, AND PUBLIC STORM SEWER SERVICE.

- EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWERS LOCATED ON THEIR LOT OR RESERVE AREA.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN, OR PUBLIC STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, OR PUBLIC STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWERS, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SAID OWNER'S AGENTS 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 PUBLIC WATER, PUBLIC SANITARY SEWER, AND PUBLIC STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS SECTION B. SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION SEVENTEEN (17) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

C. PAVING AND LANDSCAPING WITHIN EASEMENTS.

EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND PUBLIC WATER, PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY 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. UNDERGROUND SERVICE.

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED WITHIN THE SOUTH GARNETT ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON THE 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 OR RESERVE AREA, 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 SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR RESPECTIVE 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, REPAIRING, OR REPLACING ANY PORTION OF THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ELECTRIC, COMMUNICATION, AND GAS SERVICE FACILITIES LOCATED ON SAID OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THE THIS SECTION D. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

E. RESERVE A; DRAINAGE & DETENTION EASEMENT.

- RESERVE A IS HEREBY ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, IS DESIGNATED TO BE USED FOR STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION II. (THE "ASSOCIATION").
- THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE CITY OF BROKEN ARROW, OKLAHOMA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS RESERVE A, DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "DRAINAGE & DETENTION EASEMENT", FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE A WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
- STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE & DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- EXCEPT AS SPECIFICALLY PROVIDED HEREIN, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE DRAINAGE & DETENTION EASEMENT AREA, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREA UNLESS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR OTHER LANDSCAPING (EXCEPTING TREES AND SHRUBS) SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF BROKEN ARROW. FENCES, WALLS, AND LANDSCAPING TREES OR SHRUBS INSTALLED BY THE OWNER OF RESERVE A, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, SHALL BE PERMITTED, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, DETENTION, RETENTION, OR DISCHARGE OF STORMWATER THROUGH THE EASEMENT AREA.
- STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER OF RESERVE A, AS SUBJECT TO THE DRAINAGE & DETENTION EASEMENT, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, DETENTION, AND RETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND SUCH OWNER SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS OR LESS.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.
 - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

6. IN THE EVENT THE OWNER OF RESERVE A, AS SUBJECT TO THE DRAINAGE & DETENTION EASEMENT, SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, OR OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, OR THE ALTERATION OF GRADE WITHIN THE EASEMENT AREA, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF RESERVE A, AS SUBJECT TO THE EASEMENT, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION UPON CONVEYANCE OF RESERVE A TO THE ASSOCIATION. IN THE EVENT THE OWNER OF RESERVE A, AS SUBJECT TO THE EASEMENT, SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNER OF RESERVE A, AS SUBJECT TO THE EASEMENT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

F. SURFACE DRAINAGE.

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION WITHIN AND OUTSIDE OF THE SUBDIVISION, AND NO OWNER WITHIN THE SUBDIVISION 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 SECTION F. SHALL BE ENFORCEABLE BY EACH LOT OWNER AND THE PROPERTY OWNERS' ASSOCIATION.

G. SIDEWALKS.

THE OWNER SHALL CONSTRUCT AND MAINTAIN SIDEWALKS ALONG ALL STREETS IN ACCORDANCE WITH THE PLANS ON FILE WITH THE CITY OF BROKEN ARROW, OKLAHOMA.

H. LIMITS OF NO ACCESS.

THE OWNER HEREBY RELINQUISHES RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED ON THE ACCOMPANYING PLAT AS "LIMITS OF NO ACCESS" EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE OWNER/DEVELOPER AND THE BROKEN ARROW PLANNING COMMISSION, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE FOREGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW OR ITS SUCCESSORS, AND EACH OWNER WITHIN THE SUBDIVISION AGREES TO BE BOUND HEREBY.

I. MUTUAL ACCESS EASEMENT.

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MUTUAL ACCESS EASEMENT" OR "MAE" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS WITHIN THE SUBDIVISION ADJACENT THERETO. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR RESPECTIVE GUESTS, INVITEES, SUCCESSORS AND ASSIGNS, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

SECTION II. PROPERTY OWNERS' ASSOCIATION

A. ESTABLISHED.

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN "91 GARNETT" (THE "ASSOCIATION"), ESTABLISHED OR TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, FOR THE GENERAL PURPOSES OF MAINTAINING RESERVE A, INCLUDING THE STORMWATER DETENTION FACILITY THEREIN, AND ANY OTHER COMMON AREAS OR OTHER IMPROVEMENTS WHICH ARE OR MAY FROM TIME TO TIME BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION AS DETERMINED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION.

B. MEMBERSHIP.

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF THE INCORPORATION OF THE ASSOCIATION OR THE RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS.

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION.

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT.

RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. THE COVENANTS SET FORTH HEREIN AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

B. DURATION.

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION.

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND 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. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY.

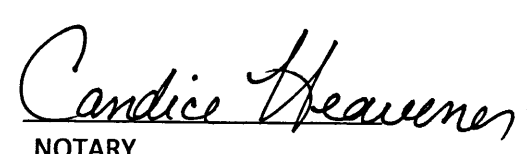
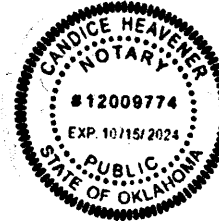
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, ENERGY ONE FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION, HAS EXECUTED THIS INSTRUMENT THIS 8 DAY OF December, 2022.

BY: 
STEVE MCNABB
PRESIDENT AND CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF December, 2022, BY STEVE MCNABB, TO ME KNOWN AS THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF ENERGY ONE FEDERAL CREDIT UNION TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF ENERGY ONE FEDERAL CREDIT UNION FOR THE USES AND PURPOSES SET FORTH.
GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

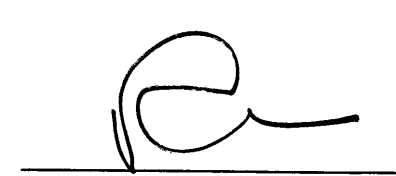
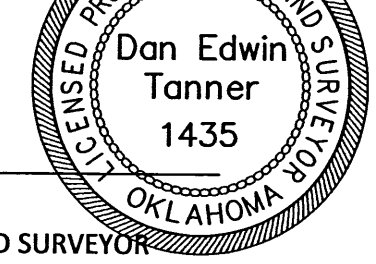
10/15/2024
MY COMMISSION EXPIRES


NOTARY


CERTIFICATE OF SURVEY

I, DAN E. TANNER, 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 ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "91 GARNETT", A SUBDIVISION WITHIN 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 TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 8 DAY OF Dec, 2022.

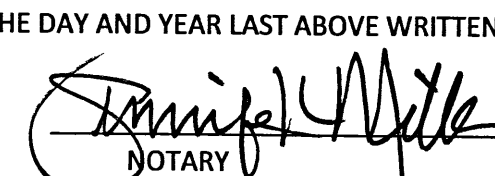
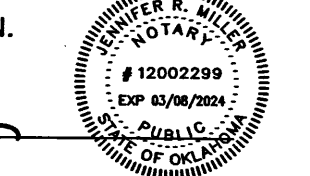

DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435


STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 8 DAY OF Dec, 2022, PERSONALLY APPEARED TO ME DAN E. TANNER, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2024
MY COMMISSION EXPIRES


NOTARY




City of Broken Arrow

Request for Action

File #: 26-1010, **Version:** 1

Broken Arrow Planning Commission
07-09-2026

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

Approval of PT-002920-2026 | PR-000951-2026, Preliminary Plat, TCCL Broken Arrow South, 6.35 acres, 2 lots, CG (Commercial General), located south of New Orleans St (101st Street) and 600 feet west of Aspen Ave (145th E Avenue)

Background:

Applicant: Jason Emmett, Cedar Creek Inc.
Owner: Tulsa City-County Library Commission dba Tulsa City-County Library
Developer: Tulsa City-County Library [Click here to enter text.](#)
Engineer: Jason Emmett, Cedar Creek Inc.
Location: Located south of New Orleans St (101st Street) and 600 feet west of Aspen Ave (145th E Avenue), at the southeast corner of the intersection of New Orleans Street (101st Street) and Chestnut Avenue
Size of Tract Approximately 6.35 acres
Number of Lots: 2 lots
Present Zoning: CG (Commercial General)
Proposed Zoning: CG (Commercial General)
Comp Plan: Level 4 - Commercial/Employment Nodes

PT-002920-2026 | PR-000951-2026, the preliminary plat for the new South Broken Arrow Library, contains 2 proposed lots on 6.35 acres. This property is generally located south of New Orleans St (101st Street) and 600 feet west of Aspen Ave (145th E Avenue), at the southeast corner of New Orleans Street (101st Street) and Chestnut Avenue.

On April 7, 2026, voters in the City of Broken Arrow approved Proposition 7 of the Broken Arrow General Obligation (GO) Bond package to contribute funding for a new library in South Broken Arrow.

The existing South Broken Arrow library, located at the southwest corner of New Orleans Street (101st Street) and S Chestnut Avenue, is zoned RM (Residential Multifamily). A public library requires a Specific Use Permit in residential zoned districts; therefore, the existing South Broken Arrow library was approved by Specific Use Permit. A public library is a permitted use in the CG (Commercial General) zoning district.

PT-002920-2026 is the first application towards platting this property. This development will have access via

West New Orleans Street (101st Street) and South Chestnut Avenue.

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

This preliminary plat was reviewed by the Technical Advisory Committee (TAC) on June 30, 2026. Staff and TAC recommend approval of the preliminary plat for the TCCL-Broken Arrow South library site.

Attachments: TCCL Broken Arrow South Preliminary Plat with Comments
Right-of-way comment

Recommendation:

Staff recommends PT-002920-2026 | PR-000951-2026, Preliminary Plat for TCCL Broken Arrow South, be approved subject to the attached comments.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JMW

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: TULSA CITY–COUNTY LIBRARY ("OWNER/DEVELOPER"), 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 BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY–EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE S 88°43'38" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 431.75 FEET,

THENCE S 01°26'31" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING,

THENCE S 01°26'31" E A DISTANCE OF 743.50 FEET TO A POINT ON THE NORTH LINE OF THE COMMONS RSB B7&L1–13B2 CANTERBURY AMENDED, A SUBDIVISION TO THE CITY OF BROKEN ARROW, STATE OF OKLAHOMA,

THENCE S 88°43'38" W ALONG SAID NORTH LINE A DISTANCE OF 371.75 FEET, THENCE N 01°26'31" W A DISTANCE OF 743.50 FEET,

THENCE N 88°43'38" E A DISTANCE OF 371.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 276,395 SQ. FT. OR 6.3451 ACRES, MORE OR LESS.

THE OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE (1) LOT, AND ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND HAVE DESIGNATED THE SUBDIVISION AS "TCCL BROKEN ARROW SOUTH", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS GRANTEES, SUCCESSORS AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS SET FORTH HEREIN, DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE AS SET FORTH HEREIN.

SECTION I. EASEMENT AND UTILITIES

A. UTILITY, WATER, SANITARY SEWER, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS:

EASEMENT DEDICATION, THE OWNER DOES HEREBY DEDICATE 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 SUCH UNDERGROUND PUBLIC UTILITIES, AND SANITARY SEWER SYSTEMS, INCLUDING STORM SEWERS, SANITARY SEWERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED, HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE–LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING 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 THE AREA INCLUDED IN 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 THE ABOVE SET FORTH USES AND PURPOSES OF SUCH EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, SIGNAGE, CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

- UNDERGROUND SERVICE, ALL SUPPLY LINES INCLUDING ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR SUCH SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SUCH EASEMENTWAYS. UNDERGROUND SERVICE CABLES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE 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 RIGHT–OF–WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- ACCESS, THE SUPPLIER OF ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS SERVICES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTWAYS 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, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- PROTECTION OF FACILITIES, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE 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 ITS AGENTS OR CONTRACTORS.
- ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE:

- ACCESS, THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS 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.
- PROTECTION OF FACILITIES, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR ITS AGENTS OR CONTRACTORS.
- ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.C SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER, SANITARY AND STORM SEWER SERVICE:

- PROTECTION OF FACILITIES, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON ITS LOT. WITHIN THE 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 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 MAINS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, ITS AGENTS OR CONTRACTORS.
- ACCESS, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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, STORM SEWER FACILITIES OR TRAFFIC CONTROL DEVICES (INCLUDING TRAFFIC SIGNALS, SIGNS AND PAVEMENT MARKINGS).

- ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.D SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE:

EACH LOT DEPICTED ON THE PLAT OF TCCL BROKEN ARROW SOUTH SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER ~~AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.~~

PRELIMINARY PLAT
OF
TCCL BROKEN ARROW SOUTH

BEING A PART OF THE NE/4 OF SECTION 28, T-18-N, R-14-E, I.M.
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

TULSA CITY–COUNTY LIBRARY COMMISSION
AN OKLAHOMA

BY: _____
NAME _____
ITS: _____

Owner's Notary

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS.

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY _____ AS _____ OF THE TULSA CITY–COUNTY LIBRARY COMMISSION, AN OKLAHOMA _____

MY COMMISSION EXPIRES: _____ NOTARY _____

CERTIFICATE OF SURVEY

I, _____, OF GOLDEN LAND SURVEYING, PLLC, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, A REGISTERED 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 ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS TCCL BROKEN ARROW SOUTH, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A 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.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

BY: _____
REGISTERED LAND SURVEYOR
OKLAHOMA NO. _____

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS.

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY _____ AS A _____ REGISTERED LAND SURVEYOR.

MY COMMISSION EXPIRES: _____ NOTARY _____

F. LIMITS OF NO ACCESS:

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST NEW ORLEANS STREET AND SOUTH CHESTNUT AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (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, AND WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW.

G. STORM SEWER EASEMENT:

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, THE OWNER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISH AND GRANT PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SD/E" OR "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

H. OFF–SITE STORMWATER DETENTION:

E14
Detention is being provided by an on-site facility and notes will need to be added for the restrictions, uses, and maintenance. The detention facility is a private facility but the city will need to be granted access for enforcement and maintenance activities

I. SIDEWALKS:

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG ALL STREETS IN ACCORDANCE WITH THE BROKEN ARROW SUBDIVISION AND DEVELOPMENT REGULATIONS AND CITY OF BROKEN ARROW. ALL SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE DESIGN STANDARDS OF THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION II. TERM, AMENDMENT AND ENFORCEMENT

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FULL FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN THE DECLARATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL 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 OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2026.

E15
Add a note to section D identifying all storm sewer outside of the R/W is private and the responsibility of the landowner

E13
Remove the city as an enforcer

CITY OF BROKEN ARROW
CASE NUMBER: XXXXXXXXX
DEVELOPMENT NUMBER: XXXXXX

TCCL BROKEN ARROW SOUTH
May 20, 2026
SHEET 2 OF 2

E10
The engineering review will require a manhole on the south side of the property line to separate the storm sewer infrastructure from the private pond into the public right of way. We recommend that the pipe connect to the inlet directly. The discharge from the detention facility will be limited to the volume of the existing pipe and the pipe will need to be analyzed for capacity during the engineering review

E09
Show and dimension a detention easement outside of the utility easement for the sanitary line.

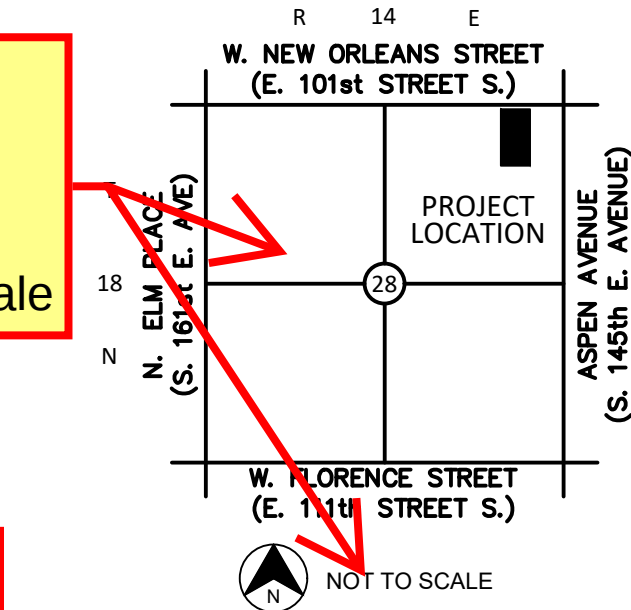
Identify this as the ultimate right-of-way (ROW) line and include any document numbers for previous ROW dedications.

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE NE/4
SEC. 28, T18N, R14E, I.M.

Please include site address of 2345 W New Orleans Street on plat.

PRELIMINARY PLAT
OF
TCCL BROKEN ARROW SOUTH
BEING A PART OF THE NE/4 OF SECTION 28, T-18-N, R-14-E, I.M.
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

E04
Show and label all platted boundaries within the section. The location map needs to be at a scale with a 1:2000 as the max scale



E05
Broken Arrow data need to be located in the bottom right corner. Case numbers and development numbers are no longer used use the project number provided in a separate comment.

CITY OF BROKEN ARROW
CASE NUMBER: XXXXXXXX
DEVELOPMENT NUMBER: XXXXXX

E06
Two lots are shown to be platted. Add a note that the lots are served by BA water and sanitary sewer

SITE DATA
LOT COUNT: 1
TOTAL ACREAGE PLATTED: 6.3451

Include sizes of each lot.

FEMA DATA
PANEL NUMBER: 40143C0389M
EFFECTIVE DATE: 09.12.24
PROPERTY ZONE: ZONE 'X'

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NE/4 OF SECTION 28, TOWNSHIP EIGHTEEN (18) NORTH RANGE FOUR (4) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, TOWNSHIP EIGHTEEN (18) NORTH RANGE FOUR (4) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S88°43'38"W ALONG THE NORTH LINE OF THE NE/4 OF SECTION 28, TOWNSHIP EIGHTEEN (18) NORTH RANGE FOUR (4) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S01°26'31"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE S01°26'31"E A DISTANCE OF 743.50 FEET TO THE COMMONS RSB B7 & L1-13B2 CANTERBURY OF BROKEN ARROW, STATE OF OKLAHOMA;

THENCE S88°43'38"W ALONG SAID NORTH LINE A DISTANCE OF 371.75 FEET TO THE POINT OF BEGINNING;

THENCE N01°26'31"W A DISTANCE OF 743.50 FEET TO THE POINT OF BEGINNING;

THENCE N88°43'38"E A DISTANCE OF 371.75 FEET TO THE POINT OF BEGINNING;

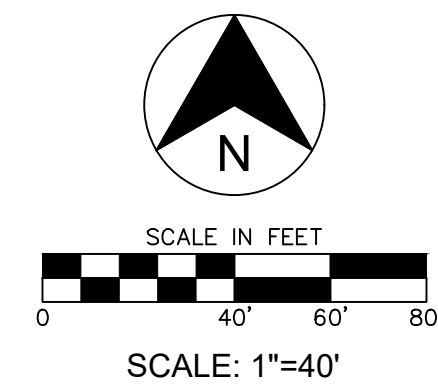
CONTAINING 273,695 SF FT OR 6.3451 ACRES, MORE OR LESS.

E08
On the conditional final plat the legend will need to be revise to shown only the elements on the plat. The benchmark symbol is unrecognizable compared to the benchmarks shown and also duplicates as the section corner.

CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.28
CONTACT: JASON EMMETT, P.E.
PHONE: (405) 406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
4131 NW 122nd ST., SUITE #100
OKLAHOMA CITY, OK 73120
PHONE: (405) 849-6010

DATE PREPARED: 05.20.2026



LEGEND

EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR
BOUNDARY LINE
RIGHT OF WAY LINE
EASEMENT LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED FIRE LANE STRIPING
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
GAS LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND FIBER OPTIC LINE
SANITARY SEWER LINE
WATERLINE
BENCHMARK

PROP. FIRE HYDRANT
PROP. WATER VALVE
PROP. WATER METER
PROP. ELECT. METER
PROP. LIGHT POLE
PROP. BOLLARD
PROP. TRANSFORMER
PROP. PARKING COUNT

PROP. WHEEL STOP
PROP. HC RAMP
PROP. POWER POLE
PROP. SS MANHOLE
PROP. GAS METER
PROP. SIGN
PROP. FIRE ROUTE SIGN

PROP. INLETS (SEE GRADING PLAN FOR TYPE)

ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE GRID NORTH 'NAD 83' AND REALIZATION ALL ELEVATIONS ARE BASED ON NAVD 88

BASIS OF BEARING:
AN ASSUMED BEARING OF SOUTH 88° 43' 38" WEST AS THE SOUTH LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID NORTH WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.



E01
Add a reference to the BA project number PR-000951-2026

TCCL BROKEN ARROW SOUTH
May 20th, 2026
SHEET 1 OF 2

Indicate areas dedicated for frontage landscape edge.

Include front yard setback/build lines per zoning ordinance along both street frontages.

E12
Add limits of access and no access along both streets. Limits will need to be defined on lot 2.

E03
Show and label all platted or filed easements present on the site or on the adjacent land

E02
Show a 17.5' perimeter utility easement. (all sides). An 11' U/E may be shown on the south boundary adjacent to the Canterbury Amended plat

E07
Add a physical description to the location of the benchmark. These need to be able to be located without the use of GPS equipment

Please remove the site plan from the plat. The site plan will be a separate submittal at a later phase.

E11
Show the easements associated with the Canterbury Amended plat

E10

The engineering review will require a manhole on the south side of the property line to separate the storm sewer infrastructure from the private pond into the public right of way. We recommend that the pipe connect to the inlet directly. The discharge from the detention facility will be limited to the volume of the existing pipe and the pipe will need to be analyzed for capacity during the engineering review

E09

Show and dimension a detention easement outside of the utility easement for the sanitary line.

Identify this as the ultimate right-of-way (ROW) line and include any document numbers for previous ROW dedications.

POINT OF COMMENCEMENT
NORTHEAST CORNER OF TH
SEC. 28, T18N, R14E, 1.M.

Please include site address of
2345 W New Orleans Street on
plat.

E03

Show and label all platted or filed easements present on the site or on the adjacent land

E02

Show a 17.5' perimeter utility easement. (all sides).
An 11' U/E may be shown on the south boundary adjacent to the Canterbury Amended plat

E07

Add a physical description to the location of the benchmark. These need to be able to be located without the use of GPS equipment

E12

Add limits of access and no access along both streets. Limits will need to be defined on lot 2

Indicate areas dedicated for frontage landscape edge.

Include front yard setback/build lines per zoning ordinance along both street frontages.

Add ROW dimension and include any document numbers for previous ROW dedications



City of Broken Arrow

Request for Action

File #: 26-1015, **Version:** 1

Broken Arrow Planning Commission
07-09-2026

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

Public hearing, consideration, and possible action regarding PUD-002916-2025, Villa Square Minor Amendment, 1.37 acres, CH (Commercial Heavy), located just south of East Albany Street (61st Street) and one-quarter of mile west of North 9th Street (177th E Ave)

Background:

Applicant: Anthony Wilkins and Kurt Wilkins, Wilkins Group LLC

Owner: Gazi, LLC

Developer: NA

Engineer: NA

Location: Located just south of East Albany Street (61st Street) and one-quarter of mile west of North 9th Street (177th E Ave)

Size of Tract 1.37 acres

Present Zoning: CH (Commercial Heavy)

Proposed Zoning: CH (Commercial Heavy)

Comp Plan: Level 6 - Regional Employment/Commercial

The applicant, Wilkins Group, LLC, is working with city staff on site plan approval for a commercial development on the subject property. The development is proposed as a multi-tenant commercial space with differing uses.

The current PUD, PUD-132A, was approved by the Broken Arrow Planning Commission on July 21, 2003. This current PUD includes restrictions and requirements in line with the zoning ordinance that was in effect in 2003. The PUD was never developed other than the mini-storage facility to the south. The north parcel has been split into three pieces including as reserve area.

Current development practices conflict with those requirements which were in place in 2003. The applicant, on behalf of the property owner, Gazi, LLC, is requesting a minor amendment of the current PUD to allow for the proposed development to follow requirements matching or more similar to the current zoning ordinance requirements.

The development outline requests the application of current zoning ordinance to the development other than a request to modify landscape requirements to plant one tree per 35 lineal feet of landscape edge and modify the allowable maximum distance from parking areas to be up to 75 feet. Additionally, stacking space requirements

are being reduced to one space for the proposed “pick-up” window. Normally regulations for drive-thru restaurants require 4 stacking spaces.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Direction	Land Use	Current Zoning	Comp Plan Level
North	Vacant	CG - Commercial General	Level 4 - Commercial/Employment Nodes
East	Vacant	CH - Commercial Heavy	Level 6 - Regional Employment/Commercial
South	Mini-Storage/Self-Storage	CH - Commercial Heavy	Level 6 - Regional Employment/Commercial
West	Vacant	CH - Commercial Heavy	Level 6 - Regional Employment/Commercial

According to FEMA maps, no portion 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 Photo

Villa Square Minor Amendment Development Outline

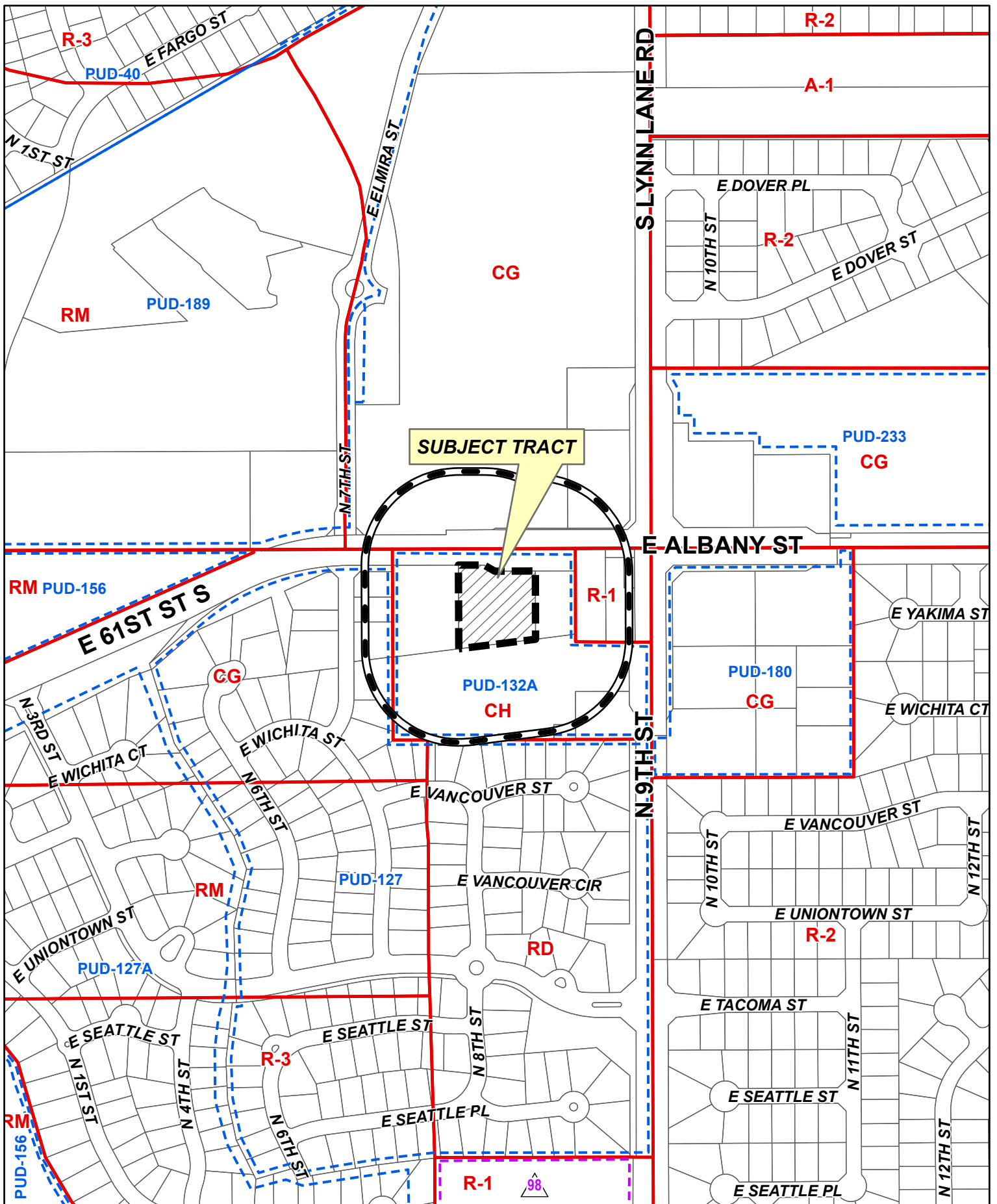
Recommendation:

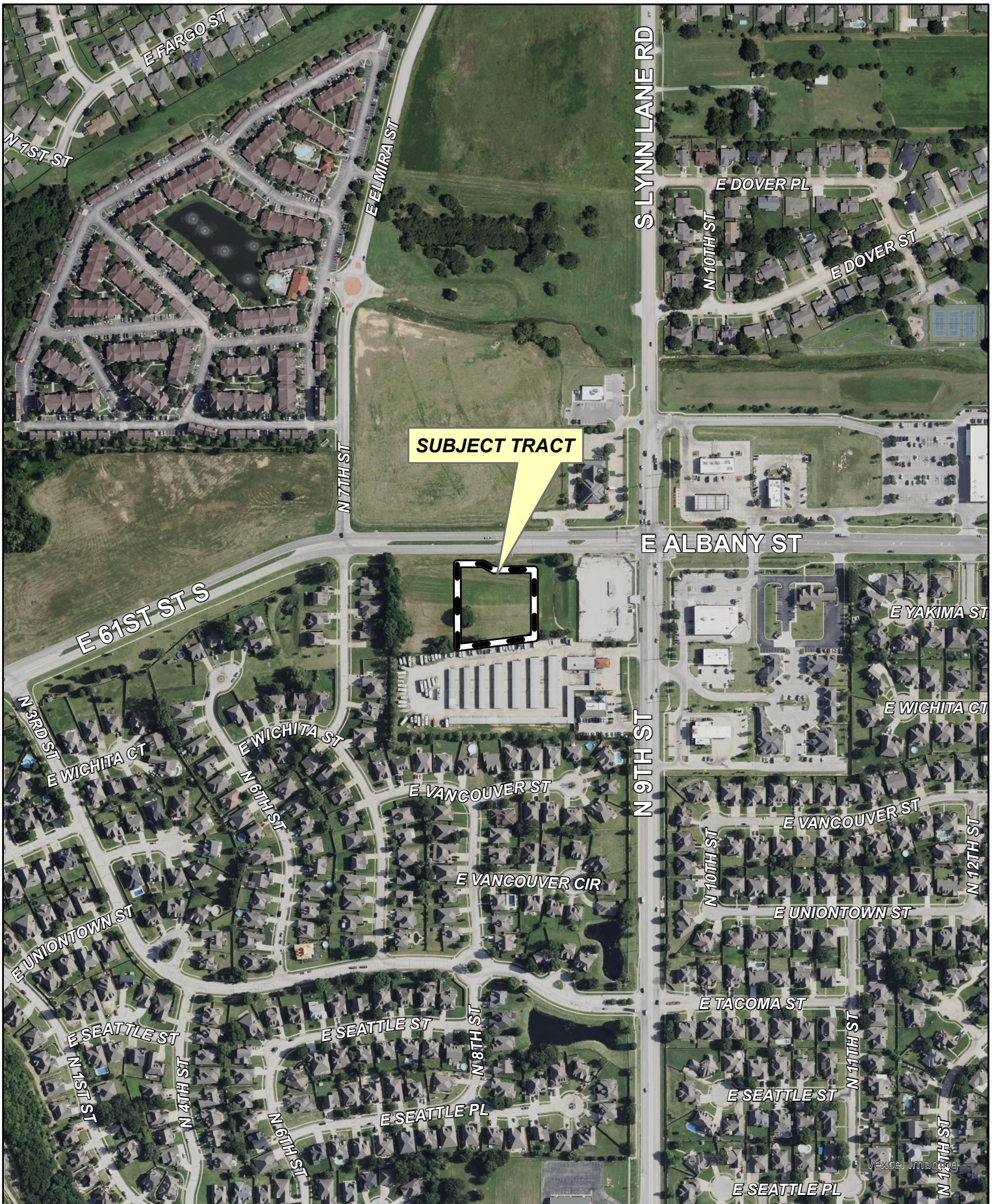
Based upon the location of the property, and the surrounding land uses, Staff recommends that PUD-002916-2026 be approved.

Reviewed by: Jane Wyrick

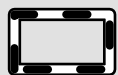
Approved by: Rocky Henkel

JAJ





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2024



Subject
Tract

PUD-002916-2026

0 100 200 400
Feet

02 18-14



PUD-132A MINOR AMENDMENT

DEVELOPMENT OUTLINE

Hancock Plaza
Broken Arrow, Oklahoma

I. Purpose of Amendment

So that the subject property may be developed in a manner consistent with the current City of Broken Arrow Zoning Ordinance, current commercial development practices, and the practical site constraints of the property.

PUD-132A was originally approved under prior zoning ordinance standards. Certain requirements contained in the existing PUD reference outdated code provisions and impose development standards that are no longer consistent with the current Zoning Ordinance or the proposed use of the property.

Therefore, we request a minor PUD amendment to PUD-132A.

II. Requested Amendments

The applicant requests approval of the following amendments to PUD-132A:

1. Application of Current Zoning Ordinance Standards

All zoning standards in effect at the time of the original PUD approval, shall be updated to reference the current City of Broken Arrow Zoning Ordinance.

This request is intended to allow current zoning standards to govern the development of the property, including but not limited to parking calculations, site development standards, landscaping standards, and other applicable commercial development requirements, except where specifically modified by this PUD amendment.

This amendment is particularly necessary for parking, as the parking requirements under the existing PUD and prior zoning ordinance are more stringent than the current parking standards and result in an excessive number of required parking spaces for the proposed development.

2. Landscape Easement Tree Spacing Requirement

Any requirement within PUD-132A requiring tree planting within the landscape easement at a spacing of one tree per thirty lineal feet shall be removed.

The applicant proposes to provide seven trees within the landscape easement area instead of 30 per lineal feet. The trees may be placed at reasonable intervals based on site conditions, utility conflicts, visibility, grading, drainage, access, and final landscape design.

The intent of this amendment is to maintain meaningful landscape screening while allowing reasonable flexibility in tree placement. The proposed seven-tree arrangement will provide landscaping consistent with the intent of the original PUD while avoiding unnecessary conflicts with site improvements and easement limitations.

3. Modification to Landscape Requirement Under Section 4-3-6.B.1.f.i

The applicant requests a modification to Section 4-3-6.B.1.f.i of the current City of Broken Arrow Zoning Ordinance to allow no parking space to be located more than 75 feet from a landscaped area.

Due to the existing PUD conditions, strict application of this provision would create an unreasonable site constraint and would reduce the function of the development.

4. Stacking Requirement for Pick-Up Window

The applicant requests that the stacking requirement under Section 4-2-5.C.2 of the current City of Broken Arrow Zoning Ordinance be modified for the proposed pick-up window.

The proposed pick-up window is not intended to function as a traditional drive-through restaurant lane. The window will be used for call-in / pre-ordered pick-up only, and is not intended for ordering, menu-board service, payment queueing, or high-volume drive-through circulation.

The applicant requests that the required stacking for the pick-up window be reduced to one stacking space at the pick-up window.

This modification is appropriate because the proposed use will not generate the same vehicle stacking demand as a conventional drive-through lane. The requested standard allows the site to function safely while avoiding unnecessary pavement, circulation conflicts, and excessive parking/drive aisle impacts.



City of Broken Arrow

Request for Action

File #: 26-1014, **Version:** 1

Broken Arrow Planning Commission
07-09-2026

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

Public hearing, consideration, and possible action regarding BAZ-002903-2026 (Rezoning), Spicer Rezoning, 6.2 acres, AG (Agricultural) to RS (Single-Family Residential), located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Background:

Applicant: Todd Spicer

Owner: Shutts, Terrance E. and Karen K. Family Trust

Developer: N/A

Engineer: N/A

Location: Approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Size of Tract 6.2 acres

Number of Lots: 1

Present Zoning: AG (Agricultural)

Proposed Zoning: RS (Single-Family Residential)

Comp Plan: Level 1 (Rural Residential)

BAZ-002903-2026 is a request to change the zoning designation on 6.2 acres from AG (Agricultural) to RS (Single-Family Residential). The property is located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

The property owner is interested in splitting the approximately 6.2-acre parcel into two lots to allow for the development of a single-family home on the proposed new lot at the northeast portion of the overall site. Right-of-way has not previously been dedicated along S 245th E Avenue. Both a 30-foot-wide right-of-way and a 17.5-foot-wide utility easement will be needed as part of the anticipated lot split process.

The property and surrounding areas parcels are zoned AG (Agriculture) which necessitate a frontage of at least 330 feet and a lot size of 5 acres. Due to the limitations of the current size of the parcel, no lot would be able to meet those requirements. Thus, a rezoning of the property from AG to RS is required to achieve the lot split requested by the applicant.

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 1 - Rural Residential	AG	Single-Family Residential
East	Level 2 - Urban Residential	AG	Single-Family Residential
South	Level 1 - Rural Residential	AG	Undeveloped
West	Level 2 - Urban Residential	AG	Single-Family Residential

According to FEMA's National Flood Hazard Layer, portions of the property are located in the 100-year floodplain. Any future development shall abide by City of Broken Arrow, FEMA, and US-ACE requirements.

Attachments: Case Map
Aerial

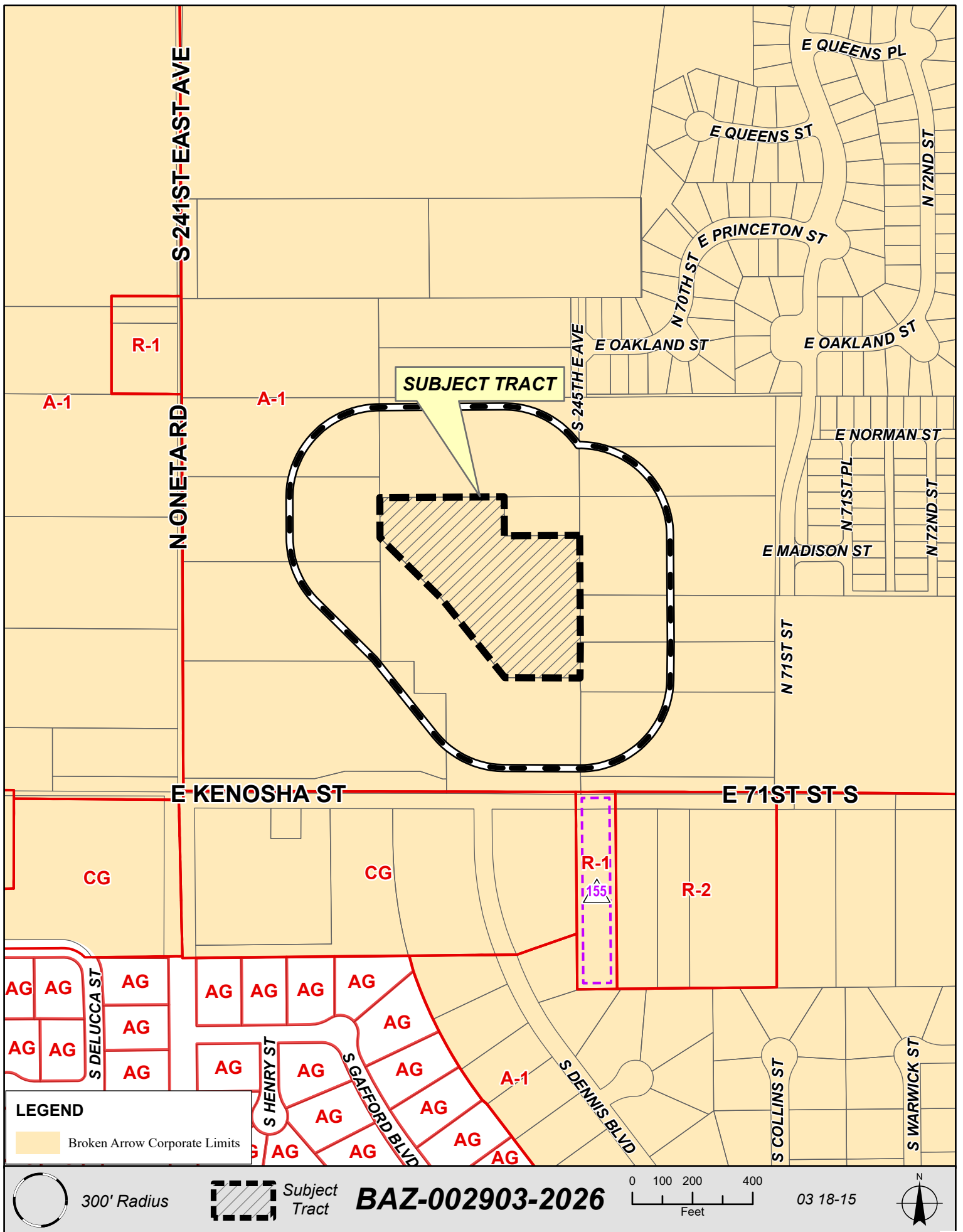
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002903-2026 be approved.

Reviewed by: Jane Wyrick

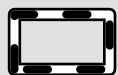
Approved by: Rocky Henkel

JAJ



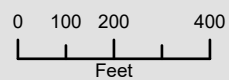


Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2025



Subject
Tract

BAZ-002903-2026



03 18-15





City of Broken Arrow

Request for Action

File #: 26-495, **Version:** 1

**Broken Arrow Planning Commission
07-09-2026**

To: Chairman and Commission Members
From: Community Development Department
Title: Public hearing, consideration, and possible action regarding SP-002762-2026, Public Safety Telecommunications Tower, 10.58 acres, CN (Commercial Neighborhood), southwest corner of W. Jasper Street (131st Street) and S. Aspen Avenue (145th East Avenue)

Background: In 2014, the Citizens of Broken Arrow voted to approve a bond project to improve first responder radio communications in South Broken Arrow

Applicant: City of Broken Arrow
Owner: City of Broken Arrow
Developer: City of Broken Arrow
Engineer: MRL Communications Engineers
Location: Southwest corner of W. Jasper Street (131st Street) & S. Aspen Avenue (145th East Ave.)
Size of Tract 10.58 acres
Number of Lots: 1
Present Zoning: CN (Commercial Neighborhood)
Comp Plan: Level 4 (Commercial/Employment Nodes)

SP-002762-2026 is a request for a Specific Use Permit for a freestanding telecommunications tower on city property zoned CN (Commercial Neighborhood) that is located on the southwest corner of W. Jasper Street (131st Street) and S. Aspen Avenue (145th East Ave.). This is an undeveloped 10.58-acre tract of land already owned by the City of Broken Arrow.

Section 2-7-2 Telecommunication Towers outlines certain factors that City Council can approve. Two factors are requested for this application:

1. Height: proposed communications tower will be approximately 180' in height. By ordinance, up to 120' is allowable by right in commercial districts, while up to 200' is allowable by right in industrial districts. The height necessity comes from low-lying topography and the need to fill geographic coverage gaps in the area.
2. Co-location: proposed communications tower would have the ability for co-location in the future. This minimizes the quantity of towers and increases project viability.

This is a public safety project to boost communication coverage for first responders in South Broken Arrow.

This project is one of the last projects of the 2014 GO Bond package. Broken Arrow participates in a mutual aid coverage network with surrounding communities that makes up the third largest radio network in the state. City Council approved the consultant agreement for the engineering and design of this tower on April 15, 2025 (Project 191793). The existing tree coverage will be preserved to provide a natural landscape buffer to surrounding properties. A driveway will be constructed with access from Aspen Avenue.

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	RM	Single-Family Estates
South	Level 3	RM	Undeveloped
East	Level 4	CN	Commercial
West	Floodplain	Floodplain	Undeveloped

According to FEMA Maps, a portion of this property is located within the 100-year floodplain (Zone AE); however, the driveway access and pad site will be outside of the floodplain in Zone X.

Attachments: Case Map
Aerial Map
Cell Tower Exhibit
Propagation Map

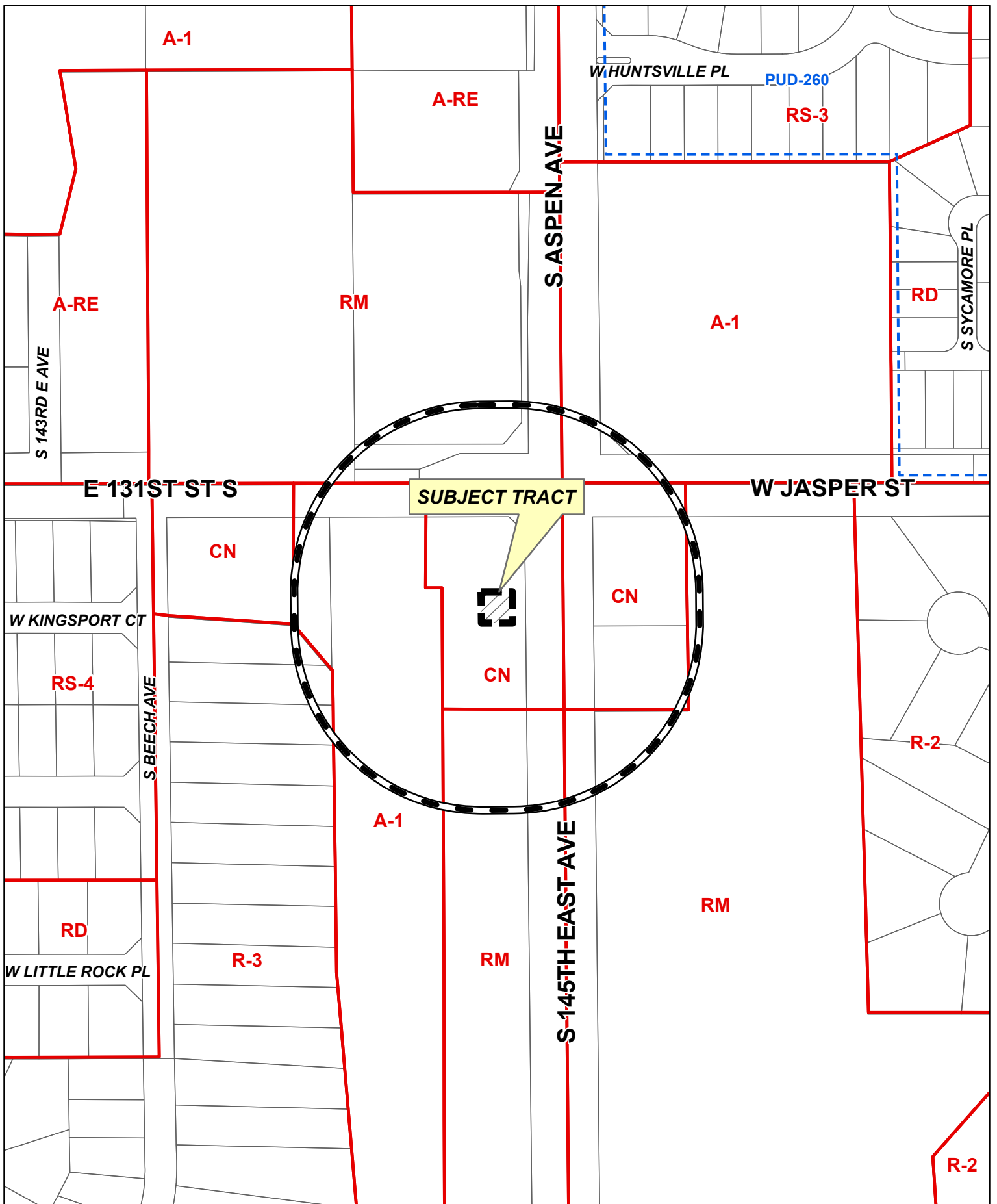
Recommendation:

Approve SP-002762-2026 per Staff recommendation and the funding and support of this project through the 2014 GO Bond package.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

RLB

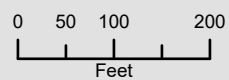


300' Radius



Subject
Tract

SP-002762-2026



09 17-14





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025



Subject
Tract

SP-002762-2026

0 50 100 200
Feet

09 17-14



SURVEY CONTROL DATA

1. HORIZONTAL CONTROL MONUMENTS
NORTHEAST QUARTER (NE/4) OF SECTION 9
2. BASIS OF BEARING:
GRID NORTH AS ESTABLISHED BY OKLAHOMA STATE
PLANE SYSTEM, NAD83(2011)
3. VERTICAL CONTROLS (BM):
NAVD 88
4. SECTION NUMERICAL DESCRIPTION (S-T-R):
SECTION 9, T-17-N, R-14-E

BEFORE YOU DIG! CALL OKIE 1-800-522-6543

UTILITIES LOCATION SHOWN ON PLAN AND PROFILE WERE OBTAINED FROM INFORMATION PROVIDED BY UTILITY SYSTEM OWNER IN CONJUNCTION WITH EXISTING PHYSICAL FEATURES VISIBLE AT THE TIME OF THE TOPOGRAPHIC SURVEY. LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITY CONTACTS

CITY OF BROKEN ARROW, OKLAHOMA, E&C UTILITY COORDINATOR, GARY MCCOLPIN 485 N. POPLAR AVE. BROKEN ARROW, OKLAHOMA 74012 (539) 357-1612	CITY OF BROKEN ARROW, OKLAHOMA WATER & SEWER, TIMOTHY ROBINS, P.E. 485 N. POPLAR AVE. BROKEN ARROW, OKLAHOMA 74012 (918) 259-7000 EXT. 3000
CITY OF BROKEN ARROW, OKLAHOMA STREETS/STORMWATER, TIM WILSON 485 N. POPLAR AVE. BROKEN ARROW, OKLAHOMA 74012 (918) 259-7000 EXT. 5200	OKLAHOMA NATURAL GAS (GOV'T RELOCATIONS) ATTN: JAMES CANTRELL 5848 EAST 15TH STREET TULSA, OKLAHOMA 74112 (918) 640-5300 (CELL) JAMES.CANTRELL@ONEGAS.COM
COX COMMUNICATIONS ATTN: LAND USE & COMPLIANCE 11811 E. 51ST STREET TULSA, OK 74146 (405) 406-9894 (WORK),(833) 850-0590 TULROW@COX.NET	OKLAHOMA NATURAL GAS (EXISTING CONST.) ATTN: ZACHARY WILMOTT 5848 EAST 15TH STREET TULSA, OKLAHOMA 74112 (918) 230-2612 (CELL) ZACHARY.WILMOTT@ONEGAS.COM
KINETIC FIBER ATTN: RANDY MCCORKLE 11200 S. 225TH E. AVE. BROKEN ARROW, OKLAHOMA 74012 (918) 515-1903 (WORK) (918) 261-2918 (CELL)	AEP / PSO ATTN: JOSEPH CHEBAIBAI 5223 S GARNETT ROAD TULSA, OK 74149 (918) 232-4571 (CELL) (918) 250-6249 (WORK)
METRONET COMMUNICATIONS ATTN: EMILY KIEFFNER 1117 E. LOUISVILLE ST. BROKEN ARROW, OKLAHOMA 74012 (812) 639-4426 (CELL)	AT&T ATTN: ALFORD NICHOLS 509 S. DETROIT AVE. TULSA, OK 74120 (539) 444-1069 (OFFICE) (918) 607-7028 (CELL)

CONVENTIONAL SYMBOLS

-----	SECTION LINES
_____	PROPOSED ROAD
R/W	RIGHT-OF-WAY LINES - NEW
PRES. R/W	RIGHT-OF-WAY LINES - EXISTING
-X-	FENCES
-OE-	OVERHEAD ELECTRIC LINES
-OT-	OVERHEAD TELEPHONE LINES
-SS-	SANITARY SEWERS
-G-	GAS LINES
-W-	WATER LINES
-UT-	UNDERGROUND TELEPHONE LINES
-CTV-	CABLE TELEVISION LINES
-STM-	STORM SEWER
-UCT-	UNDERGROUND CABLE TELEVISION LINES
-UE-	UNDERGROUND ELECTRIC

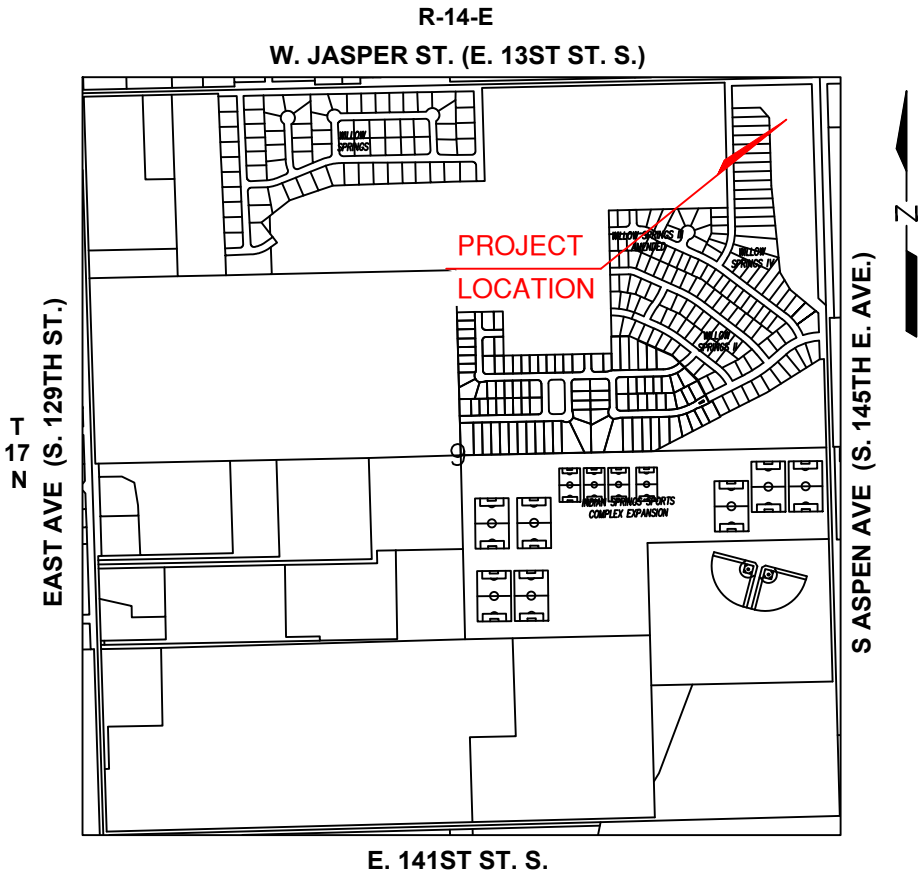


BROKEN ARROW

Where Opportunity lives

INDIAN SPRINGS
35.973294°, -95.815489°

PROJECT NUMBER 191713



PROJECT LOCATION SECTION 9, T-17-N, R-14-E, TULSA COUNTY

ENGINEERING & CONSTRUCTION DEPARTMENT
485 NORTH POPLAR AVENUE
BROKEN ARROW, OK. 74012

CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS, FEBRUARY 20, 2024,
SHALL GOVERN ALL CONSTRUCTION AS SUPPLEMENTED BY OKLAHOMA STANDARD
SPECIFICATION FOR HIGHWAY CONSTRUCTION, APPROVED BY THE DEPARTMENT OF
TRANSPORTATION 2019.

INDEX OF SHEETS

DESCRIPTION	SHEET
TITLE SHEET	1
GENERAL NOTES & TOWER LOADING	2-3
SITE PLAN & SURVEYS	4-8
GROUNDING PLAN & DETAILS	9-11
STRUCTURE DETAILS	12
H-FRAME & FENCE DETAILS	13
HAND HOLE INSTALLATION	14
ACCESS ROAD DETAILS	15
RF NOTES	16

BROKEN ARROW COUNCIL

MAYOR	DEBRA WIMPEE
VICE-MAYOR	JOHNNIE PARKS
WARD-2	LISA FORD
WARD-4	JUSTIN GREEN
WARD-3	DAVID PICKEL

BEST MANAGEMENT PRACTICES MANUAL:

REFER TO [HTTPS://WWW.BROKENARROWOK.GOV/GOVERNMENT/
PUBLIC-WORKS/ENGINEERING-CONSTRUCTION/CONSTRUCTION ACTIVITY
BEST MANAGEMENT PRACTICES GUIDANCE MANUAL 2023](https://www.brokenarrowok.gov/government/public-works/engineering-construction/construction-activity-best-management-practices-guidance-manual-2023)

APPROVED

DATE _____
MICHAEL L. SPURGEON
CITY MANAGER/ GENERAL MANAGER

RECOMMENDED FOR APPROVAL

DATE _____
CHARLIE BRIGHT P.E.
DIRECTOR OF ENGINEERING & CONSTRUCTION

DATE _____
TIM WILSON
DIRECTOR OF STREETS & STORMWATER

LYNN R. MERRILL P.E.
ENGINEER OF RECORD

SAFETY NOTES

Contractor shall provide safety training for the working crew. Daily toolbox talks will be conducted covering topics such as a) Fall Protection, b) Confined Space, c) Electrical Safety, d)Trenching and Excavating, e) Hoist Safety, f) Crane Safety.

OSHA/NATE PARTNERSHIP:

PREPLANNING AND JOB HAZARD ANALYSIS REQUIREMENTS:

- An effective safety and health program shall be implemented on the job site
- A competent person, responsible for safety and health activities shall be designated for on site activities
- Training for 100% fall protection over 6' shall be completed for all exposed employees prior to construction and written certification shall be maintained
- Each individual having received training shall be personally identified
- The completion date for the training shall be documented on each training record
- All employees' training records shall be readily accessible for inspection purposes
- Inspections of the following equipment shall be performed every time it is placed into use:
 - All personal protective equipment
 - Fall protection systems including fall restraint, arrest and positioning device systems
 - All hand tools and electrical equipment
 - Rigging equipment
 - Tag lines

NOTE: It is required that a written validation of inspection shall be maintained at the job site and that a tagging system is implemented for equipment taken out-of-service.

- Location(s) where high-voltage lines and other electrical hazards have been identified and marked
- Electrical service provider has been notified prior to the start of work (if needed)
- Site specific briefing notifying employees of identified hazards and means of control/ elimination has been performed
- Emergency procedures have been determined and implemented prior to the start of work
- Personnel trained in first aid and CPR have been identified
- Site specific emergency rescue procedures have been developed and documented
- All applicable warning and danger signs have been posted and maintained on the job site
- All crew members are provided maps or address to nearest hospital
- All personnel are prohibited from 'Riding the equipment lift' - NO EXCEPTIONS

DATE	REVISIONS

The diagram shows a lattice tower with a 6' lightning rod at the top. Three sets of equipment are mounted at different heights: A (180' from base), B (160' from base), and C (100' from base). The tower height is indicated as 180'.

SELF-SUPPORT TOWER LOADING DESIGN

PROPOSED NEW LOADING:

A. THREE (3) 10' SECTOR MOUNTS (180')
ONE (1) 6' LIGHTNING ROD
SIX (6) 8' X 1' PANEL ANTENNAS
SIX (6) REMOTE RADIO HEADS
ONE (1) RAYCAP
THREE (3) 7/8" HYBRID CABLES

B. THREE (3) 10' SECTOR MOUNTS (160')
SIX (6) 8' X 1' PANEL ANTENNAS
SIX (6) REMOTE RADIO HEADS
ONE (1) RAYCAP
THREE (3) 7/8" HYBRID CABLES

C. THREE (3) 10' SECTOR MOUNTS (100')
SIX (6) 8' X 1' PANEL ANTENNAS
SIX (6) REMOTE RADIO HEADS
ONE (1) RAYCAP
THREE (3) 7/8" HYBRID CABLES

NOTE: BROKEN ARROW WILL UTILIZE 20,000 SQUARE INCHES AT THE 100' C/L

NOTE: TOWER LOADING IS FOR DESIGN PURPOSES ONLY.

DRAFT WITHOUT STAMP				
PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME: N2	SHEET OF	3 16	PROJECT NO. 250527	

SITE PLAN
(OVERVIEW)



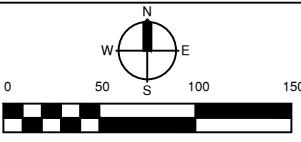
NOTES:

1. LEASE AREA DIMENSIONS: 50'X50'
2. TOWER (180' SELF-SUPPORT TOWER)
3. ONE (1) SIX FOOT H-FRAME WITH 200 AMP SERVICE CENTER AND METER CAN
4. ONE (1) 48" X 30" X 24" TIER 22 HAND HOLE
5. DRIVEWAY DESIGN AND PAVEMENT: CONSTRUCT CONCRETE DRIVEWAY/ACCESS ROAD WITH PORTLAND CEMENT CONCRETE (CLASS BA1, MIN. 6" THICK) OR ASPHALTIC CONCRETE (MIN. 7.5" THICK) PER ENGINEERING DESIGN CRITERIA SEC. 6.7 AND ZONING ORDINANCE SEC. 22. MAX. GRADE: 10% WITHOUT DIRECTOR OF ENGINEERING APPROVAL.
6. DRIVEWAY LOCATION AND SPACING: INGRESS WIDTH ≤25' EXCL. CURB RETURNS PER ZONING ORDINANCE SEC. 107. MIN. DISTANCE FROM ARTERIAL/COLLECTOR INTERSECTION CENTERLINE: 150' FOR NON-RESIDENTIAL PER ENGINEERING DESIGN CRITERIA SEC. 6.3.4-6.3.5. NO INTERFERENCE WITH SIGHT TRIANGLES OR SIDEWALKS.
7. CURB CUT AND APPROACH: DESIGN CURB CUT TO HANDLE 100-YEAR STORM RUNOFF WITHOUT LEAVING ROADWAY PER ENGINEERING DESIGN CRITERIA SEC. 10.6.6. CONNECT SMOOTHLY TO EXISTING CURBS, PROFILE IN PLANS. IF ON A STATE HIGHWAY, COMPLY WITH ODOT REGULATIONS.
8. ADA-ACCESSIBLE SIDEWALK REPLACEMENT: COMPLY WITH ADA/PROWAG PER ENGINEERING DESIGN CRITERIA SEC. 6.2.8/6.7. MIN. WIDTH: 5' ON ARTERIAL/COMMERCIAL STREETS (18" FROM CURB FACE OR 2' FROM BACK FOR STRIPS). CONSTRUCT BEFORE FINAL INSPECTION; CONNECT ENTRANCES TO PUBLIC SIDEWALKS/TRANSIT. NO OBSTRUCTIONS >30" IN SIGHT TRIANGLES PER ZONING ORDINANCE SEC. 83.
9. 4' X 8' X 6" CONCRETE EQUIPMENT PAD AND 10' ICE BRIDGE (SEE SHEETS 11, 12)

UNDERGROUND FACILITIES NOT
SHOWN, MUST CALL LOCATOR
SERVICE BEFORE DIGGING

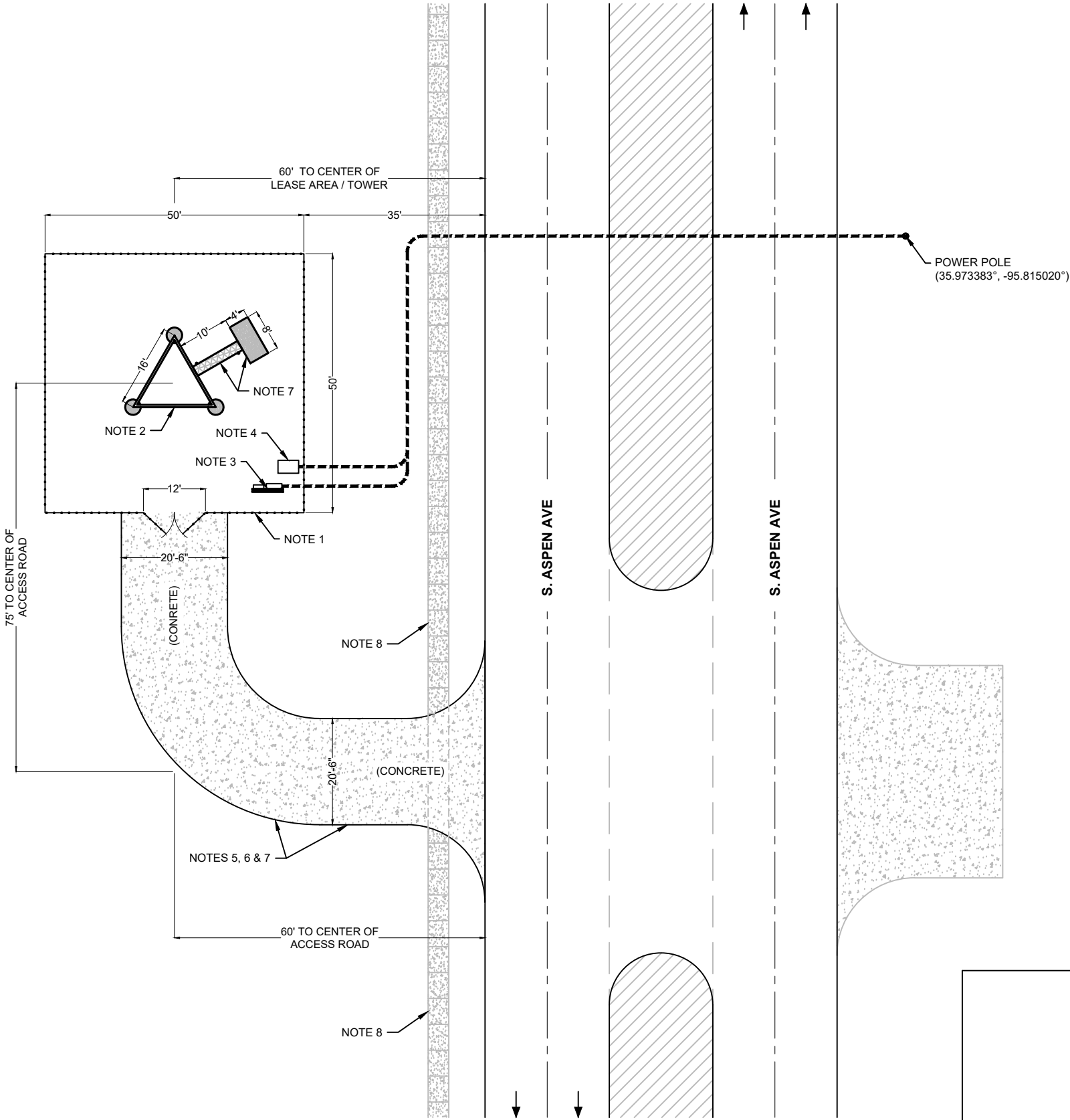


DATE	REVISIONS



INDIAN SPRINGS
35.973294°, -95.815489°

SITE PLAN (OVERVIEW)



DRAFT WITHOUT STAMP

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME: A1	LM	03/26	LM	03/26
SHEET OF 4 16	PROJECT NO. 250527			

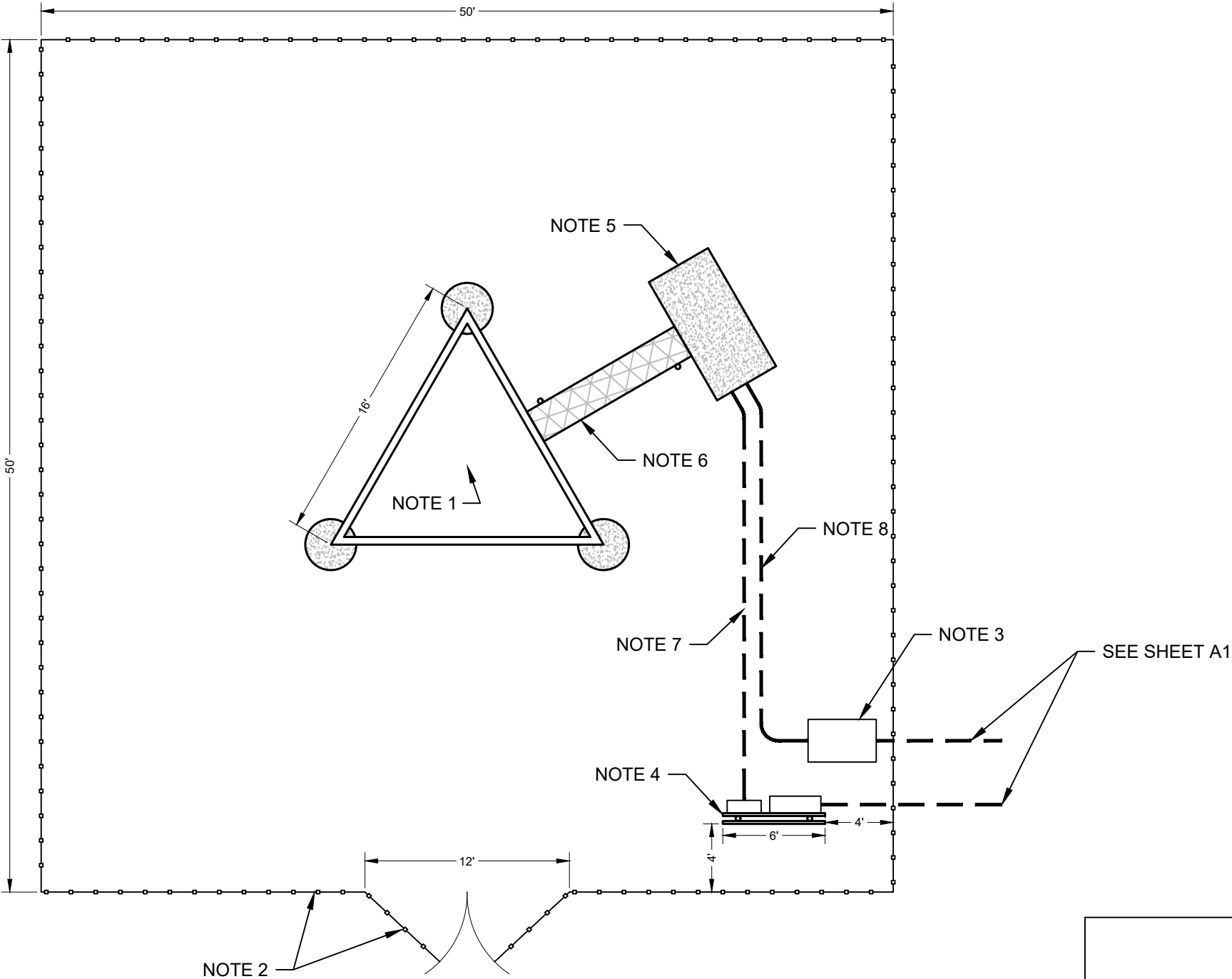
SITE PLAN
(DETAIL)



NOTES:

- 1. TOWER CENTER:
LAT : 35.973294°
LONG : -95.815489°
- 2. 50'X50' FENCED COMPOUND WITH TWO (2) 6' GATES
- 3. FIBER HAND HOLE
- 4. 6' POWER/TELCO H-FRAME (200-AMP SERVICE PANEL)
- 5. 4'X8'X6" CONCRETE EQUIPMENT PAD
- 6. 12" X 10' GALVANIZED ICE BRIDGE
- 7. ONE (1) 2" SCHEDULE 40 PVC POWER CONDUIT
 - CONTRACTOR SHALL STUB UP CONDUIT 12" ABOVE GRADE AT THE CONCRETE PAD
- 8. ONE (1) 3" SCHEDULE 40 PVC TELCO CONDUIT
 - CONTRACTOR SHALL STUB UP CONDUIT 12" ABOVE GRADE AT THE CONCRETE PAD

UNDERGROUND FACILITIES NOT
SHOWN, MUST CALL LOCATOR
SERVICE BEFORE DIGGING



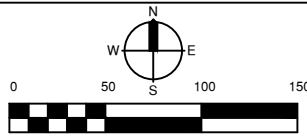
DATE	REVISIONS



CITY OF
BROKEN ARROW
Where opportunity lives



COMMUNICATIONS ENGINEERS
525 CENTRAL PARK DRIVE SUITE 300
OKLAHOMA CITY, OK 73105 | (405)842-2405 | www.mrleng.com



0 50 100 150

INDIAN SPRINGS
35.973294°, -95.815489°

SITE PLAN (DETAIL)

PROFILE SCALE:		DESIGN	DATE	DRAFTED	DATE
HORZ.		JA	03/26	NW	03/26
VERT.		REVIEWED	DATE	APPROVED	DATE
		LM	03/26	LM	03/26
DRAWING NAME:		SHEET	5	PROJECT NO.	
A2		OF	16	250527	

EXHIBIT "A"

PAGE 1 OF 2

PARCEL NO. 1
PROJECT NO. 250527

250527
Parcel No. 1

Underground Electrical Easement

An Underground Electrical Easement located in part of the Northeast quarter (NE/4) of Section Nine (9), Township Seventeen (17) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (NE/4);
Thence S 01°33'06" E on the East line of said Northeast quarter (NE/4) a distance of 167.52 feet;
Thence S 88°26'54" W a distance of 60.00 feet to a point on the West Existing Right of Way line of South Aspen Avenue, said point being the Point of Beginning;
Thence S 01°33'06" E on said West Existing Right of Way line a distance of 63.95 feet;
Thence S 88°26'54" W a distance of 25.00 feet;
Thence N 01°33'06" W a distance of 10.00 feet;
Thence N 88°26'54" E a distance of 5.00 feet;
Thence N 01°33'06" W a distance of 53.95 feet;
Thence N 88°26'54" E a distance of 20.00 feet to the Point of Beginning.

Containing 0.03 Acre (1329.10 Sq. Ft.), more or less.

Basis of Bearing:
Grid North as established by Oklahoma State Plane System, NAD 83 (2011), North zone

This Description was prepared by:
Michael D. Cain, PLS #2052
CEC Corporation, CA #32
11-05-2025

CEC

4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-26

DATE: 11/05/2025
CEC PROJECT # 250527
RADIO TOWER TOPO SURVEY
PARCEL No. 1

UNDERGROUND ELECTRICAL
EASEMENT
EXHIBIT "A"

PROJECT NO. 250527

EXHIBIT "A"

PAGE 2 OF 2

PARCEL NO. 1
PROJECT NO. 250527

Michael D. Cain

Michael D. Cain, PLS No. 2052
CEC Corporation
4555 W. Memorial Rd.
Oklahoma City, OK 73142

CEC

4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-26

DATE: 11/05/2025
CEC PROJECT # 250527
RADIO TOWER TOPO SURVEY
PARCEL No. 1

UNDERGROUND ELECTRICAL
EASEMENT
EXHIBIT "A"

PROJECT NO. 250527

DATE	REVISIONS

CITY OF
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N
W
E
S

0 50 100 150

INDIAN SPRINGS
35.973294°, -95.815489°

SURVEY (EASEMENT)

PROFILE SCALE:
HORZ. _____
VERT. _____

DRAWING NAME:
A3-1

DESIGN
JA

REVIEWED
LM

SHEET
OF 6
16

DATE
03/26

DATE
03/26

DATE
03/26

DRAFTED
NW

APPROVED
LM

PROJECT NO.
250527

DATE

DATE

DATE

DATE

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EXHIBIT "A"

PAGE 1 OF 2

PARCEL NO. 2
PROJECT NO. 250527

250527
Parcel No. 2

LEGAL DESCRIPTION

A tract of land lying in part of the Northeast quarter (NE/4) of Section Nine (9), Township Seventeen (17) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, Oklahoma. Said tract being more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (NE/4);
Thence S 01°33'06" E on the East line of said Northeast quarter (NE/4) a distance of 171.47 feet;
Thence S 88°26'54" W a distance of 80.00 feet to the Point of Beginning;
Thence S 01°33'06" E a distance of 50.00 feet;
Thence S 88°26'54" W a distance of 50.00 feet;
Thence N 01°33'06" W a distance of 50.00 feet;
Thence N 88°26'54" E a distance of 50.00 feet to the Point of Beginning.

Containing 0.06 Acre (2500.00 Sq. Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System, NAD 83 (2011), North zone

This Description was prepared by:

Michael D. Cain, PLS #2052
CEC Corporation, CA #32
11-05-2025

CEC

4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-26

DATE: 11/05/2025
CEC PROJECT #: 250527
RADIO TOWER TOPO SURVEY
PARCEL No. 2

LEASE
SURVEY
EXHIBIT "A"

PROJECT NO. 250527

EXHIBIT "A"

PAGE 2 OF 2

PARCEL NO. 2
PROJECT NO. 250527

SURVEYOR'S CERTIFICATE

I, Michael D. Cain, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing represents the legal description, as shown hereon.

Michael D. Cain

Michael D. Cain, PLS No. 2052
CEC Corporation
4555 W. Memorial Rd.
Oklahoma City, OK 73142

PROFESSIONAL LAND SURVEYOR
MICHAEL D. CAIN
P.S. 2052
OKLAHOMA

14E
W JASPER STREET

BASEMENT
LOCATION

9

S ASPEN AVE. 17N

E 141st STREET

NOT TO SCALE

0 5' 10' 20'

BASIS OF BEARING
Note: Bearings Are Based On Oklahoma State Plane System, NAD83/2011, North Zone

CEC

4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-26

DATE: 11/05/2025
CEC PROJECT #: 250527
RADIO TOWER TOPO SURVEY
PARCEL No. 2

LEASE
SURVEY
EXHIBIT "A"

PROJECT NO. 250527

DATE	REVISIONS

CITY OF
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N
W
E
S

0 50 100 150

INDIAN SPRINGS
35.973294°, -95.815489°

SURVEY (LEASE AREA)

PROFILE SCALE:
HORZ. _____
VERT. _____
DRAWING NAME:
A3-2

DESIGN	DATE	DRAFTED	DATE
JA	03/26	NW	03/26
REVIEWED	DATE	APPROVED	DATE
LM	03/26	LM	03/26

SHEET 7
OF 16

PROJECT NO.
250527

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PARCEL NO. 3
PROJECT NO. 250527

250527
Parcel No. 3

Roadway Access Easement

A Roadway Access Easement located in part of the Northeast quarter (NE/4) of Section Nine (9), Township Seventeen (17) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (NE/4);
Thence S 01°33'06" E on the East line of said Northeast quarter (NE/4) a distance of 256.47 feet;
Thence S 88°26'54" W a distance of 60.00 feet to a point on the West Existing Right of Way line of South Aspen Avenue, said point being the Point of Beginning;
Thence S 01°33'06" E on said West Existing Right of Way line a distance of 30.00 feet;
Thence S 88°26'54" W a distance of 36.42 feet;
Thence N 56°45'08" W a distance of 16.94 feet;
Thence N 36°21'03" W a distance of 16.94 feet;
Thence N 01°33'06" W a distance of 41.42 feet;
Thence N 88°26'54" E a distance of 30.00 feet;
Thence S 01°33'06" E a distance of 24.75 feet;
Thence S 46°33'06" E a distance of 14.49 feet;
Thence N 88°26'54" E a distance of 19.75 feet to the Point of Beginning.

Containing 0.06 Acre (2674.56 Sq. Ft.), more or less.

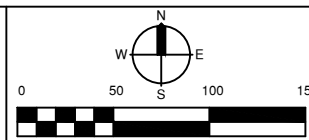
Basis of Bearing:

Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:

Michael D. Cain, PLS #2052
CEC Corporation, CA #32
11-05-2025

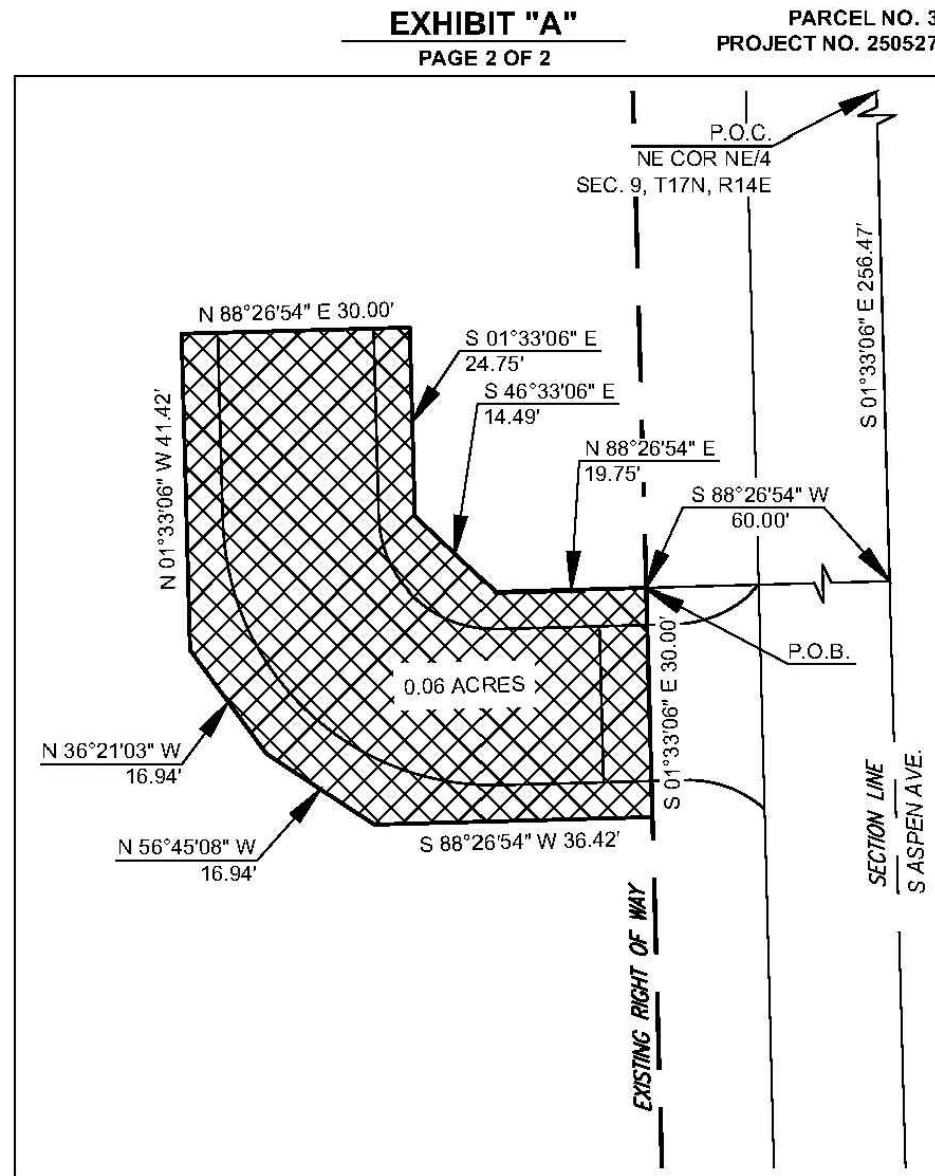
DATE	REVISIONS



INDIAN SPRINGS
35.973294°, -95.815489°

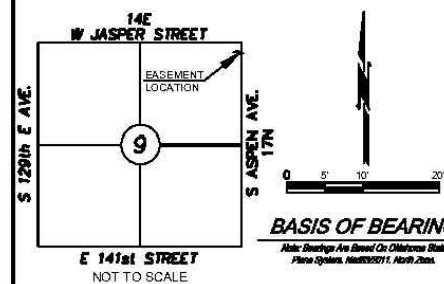
SITE SURVEY (EASEMENT)

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORIZ. _____	JA	03/26	NW	03/26
	REVIEWED	DATE	APPROVED	DATE
VERT. _____	LM	03/26	LM	03/26
DRAWING NAME:	SHEET	PROJECT NO.		
A3-3	OF	8	16	250527



SURVEYOR'S CERTIFICATE

I, Michael D. Cain, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing represents the easement description, as shown hereon.

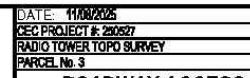


Michael Cain

Michael D. Cain, PLS No. 2052
CEC Corporation
4555 W. Memorial Rd.
Oklahoma City, OK 73142



4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-26



**ROADWAY ACCESS
EASEMENT
EXHIBIT "A"**

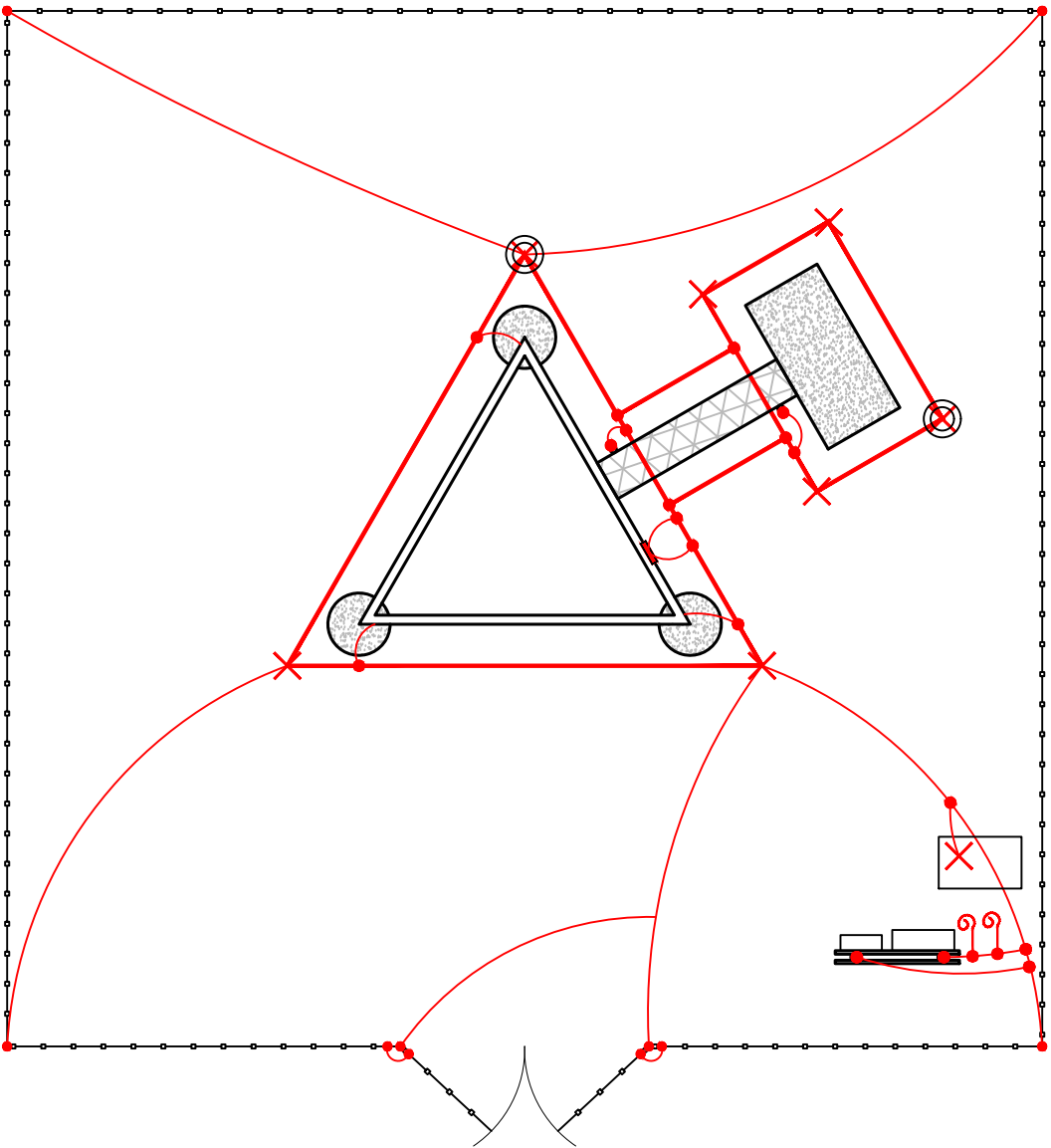
PROJECT NO. 250527

GROUNDING PLAN

- GROUND RING AND LEADS
- EXOTHERMIC WELD
- 10' XIT CHEMICAL GROUND ROD
- GROUND BAR
- MECHANICAL CLAMP
- INSPECTION HANDHOLE
- GROUND PIG TAILS 6' ABOVE GRADE

NOTES:

1. USE #2 AWG BARE SOLID TINNED COPPER WIRE FOR GROUND RING AND ALL ATTACHMENTS. MINIMUM BEND RADIUS SHALL NOT BE EXCEEDED
2. ALL LEGS OF TOWER, ICE BRIDGE, AND H-FRAME REQUIRE GROUNDING USING EXOTHERMIC WELDS.
3. ALL EQUIPMENT REQUIRES GROUNDING PER MANUFACTURER SPECIFICATIONS
3. GROUND TOWER GROUND BAR AT THE BOTTOM OF THE TOWER
4. BOND FENCE POSTS WITHIN 6' OF TOWER OR H-FRAME TO TOWER GROUND SYSTEM
5. PLACE INSPECTION HANDHOLE ON ONE TOWER AND ONE EQUIPMENT PAD GROUND RODS



UNDERGROUND FACILITIES NOT SHOWN, MUST CALL LOCATOR SERVICE BEFORE DIGGING



DATE	REVISIONS



CITY OF

BROKEN ARROW

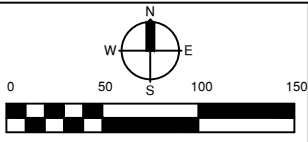
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OKLAHOMA CITY, OK 73105 | (405)842-2405 | www.mrleng.com



0 50 100 150

INDIAN SPRINGS

35.973294°, -95.815489°

GROUNDING PLAN

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME: B1	SHEET 9 OF 16	PROJECT NO. 250527		

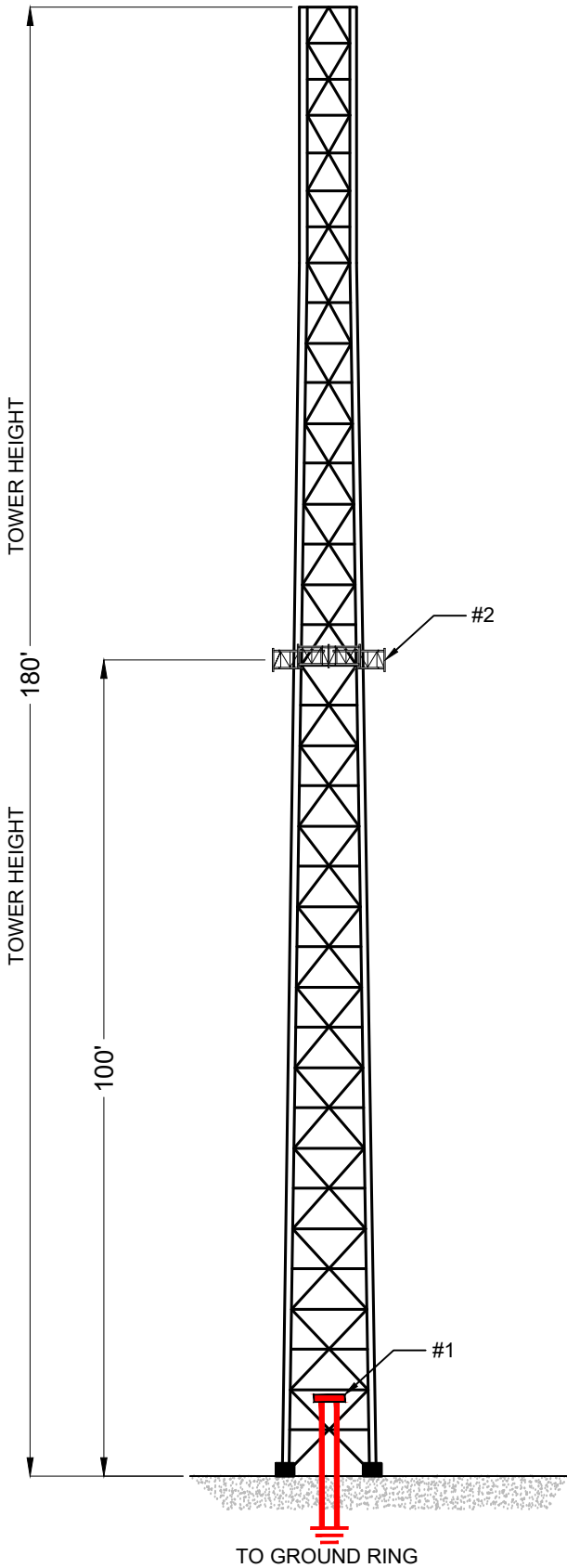
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EXAMPLE SELF-SUPPORT
TOWER
GROUNDING DETAIL

- 1. DUAL LUG GROUND BAR 4" x 12" x 1/4"
- 2. CITY OF BROKEN ARROW FUTURE 20,000 SQUARE INCHES AT THE 100' C/L

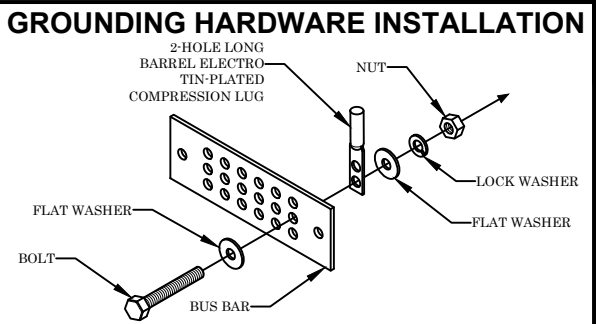
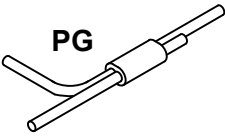
NOTE: DRAWING DOES NOT DEPICT ACTUAL INSTALLATION



When Applicable:

1. The Contractor shall install the grounding system and lightning protection devices and shall verify (as designed and installed) and document compliance with the NEC (as adopted by the AHJ), the site-specific (UL, LPI, or NFPA) lightning protection code, and general compliance with Telcordia and ITA Grounding Standards.
2. All conductors shall be run in horizontal and vertical directions only, and as straight as possible to minimize the number of bends and curves. The minimum allowable bend is 12 inches.
3. All ground electrode systems (including telecommunication, radio, lightning protection, and AC power GES's) shall be bonded together, at or below grade, by two or more copper bonding conductors in accordance with the NEC.
4. The Contractor shall measure the ground resistance prior to backfilling the ground ring trenches and provide test results to the Owner to verify compliance with the grounding resistance measurement specifications. If poor soil resistivity or unusual site restrictions exist, chemically enhanced ground rods may be required per written approval of the Owner. The maximum resistance between any point on the ground system and a non-trivial reference ground shall be five (5) ohms or less. The "fall of potential" method with a Megger Earth Tester is recommended for this test.
5. Metal raceway shall not be used as the NEC required equipment ground conductor. Stranded copper conductors with green insulation, size in accordance with the NEC, shall be furnished and installed with the power circuits to equipment.
6. Each cabinet frame shall be directly connected to the ground ring with #2 AWG solid copper. All ground leads to be connected using UL listed two-hole, long barrel, electro tin plated compression lugs or exothermic welds.
7. Exothermic welds shall be used for all grounding connections below grade. Ice bridge bonding conductors shall be mechanically bonded to the bridge and bolted to the platform ground bar.
8. Approved antioxidant coatings (i.e., conductive gel or paste) shall be used on all compression and bolted ground connections.
9. Aluminum conductor or copper clad steel conductor shall not be used for grounding connections.
10. Miscellaneous electrical and non-electrical metal boxes, frames and supports shall be bonded to the ground ring, in accordance with the NEC.
11. Where applicable, metal conduit and tray shall be grounded and made electrically continuous with listed bonding fittings or by bonding across the discontinuity with #6 AWG copper wire and UL approved grounding type conduit clamps.
12. Ground conductors used in the facility ground and lightning protection systems shall not be routed through metallic objects that form a ring around the conductor, such as metallic conduits, metal support clips or sleeves (thereby causing "girdling" effects) through walls or floors. When it is required to be housed in conduit to meet code requirements or local conditions, non-metallic material such as PVC plastic conduit shall be used. Where use of metal conduit is unavoidable (e.g., non-metallic conduit prohibited by local code) the ground conductor shall be bonded to each end of the metal conduit.
13. Ground bars shall be polished using Brasso or other suitable copper polish to remove corrosion and discoloration prior to connecting lugs to the bar. Coat the bar lightly with Non-Oxidizing Compound or equal. Remove excess No-Ox after installation.
14. All ground connections shall employ 2-hole long barrel, electro tin-plated compression lugs.

ALL BELOW GRADE
CONNECTIONS TO GROUND
RING SHALL BE
EXOTHERMIC WELD
PG TYPE CONNECTIONS



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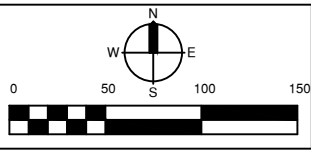
DATE	REVISIONS



CITY OF
BROKEN ARROW
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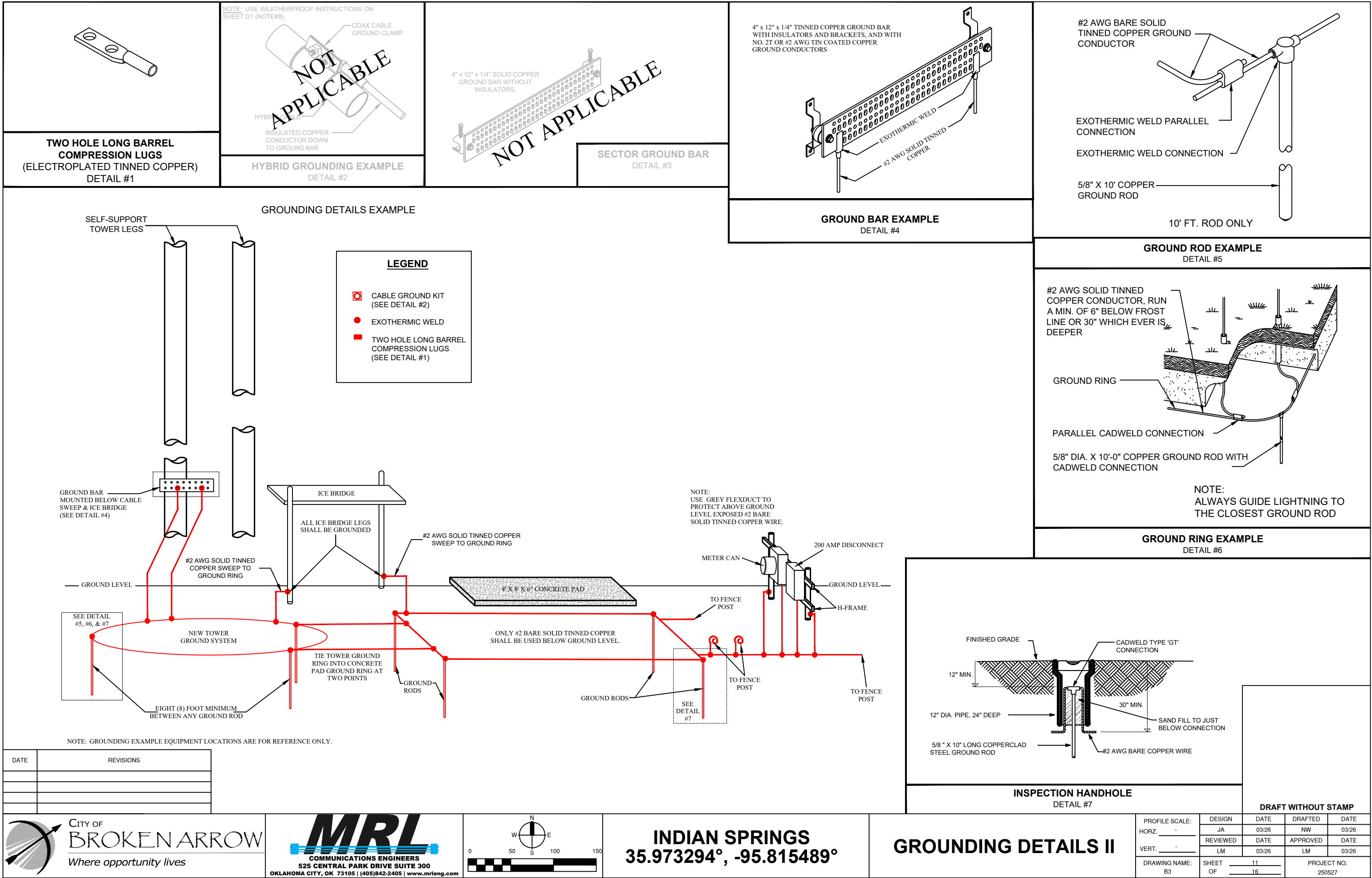


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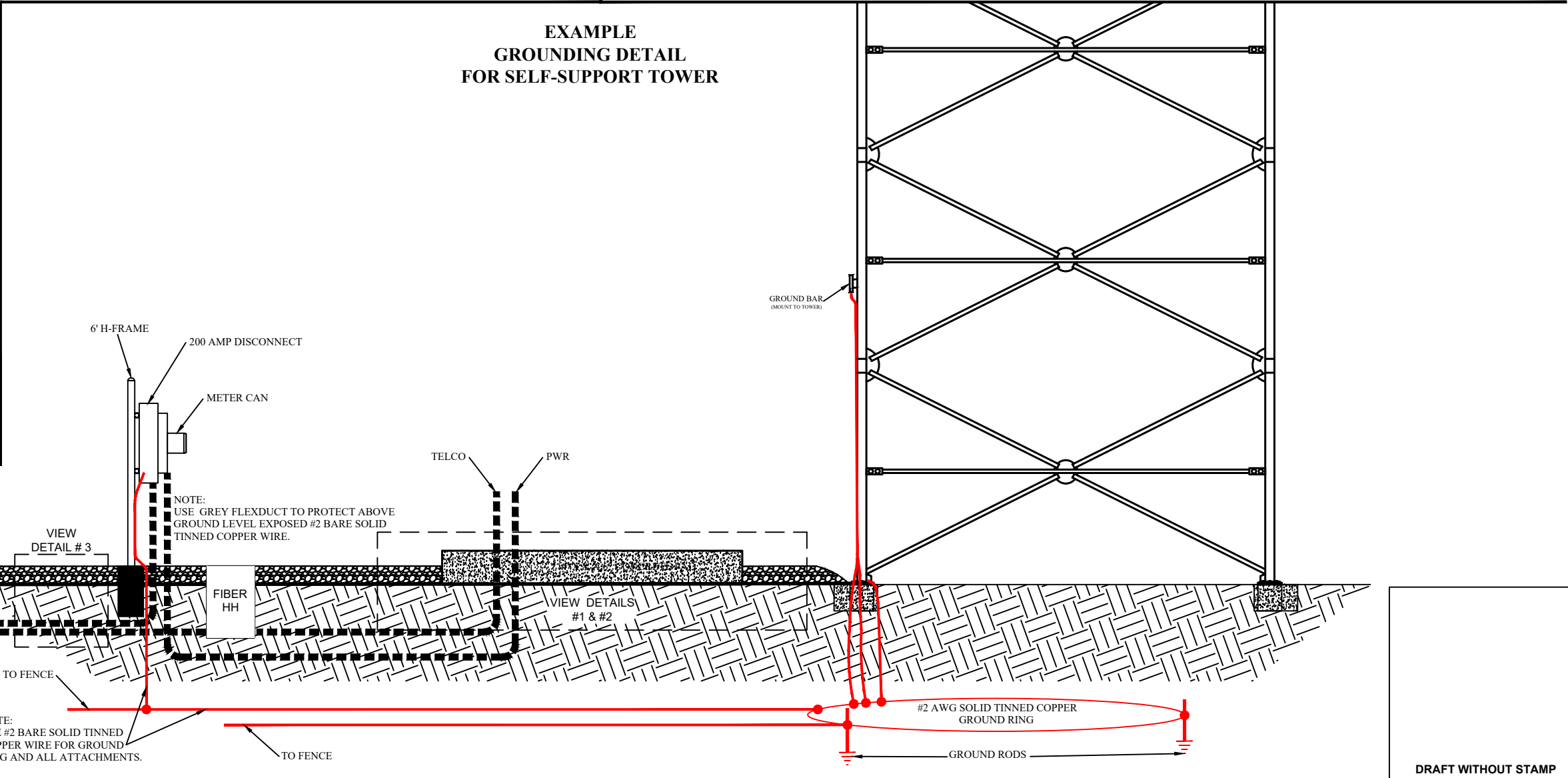
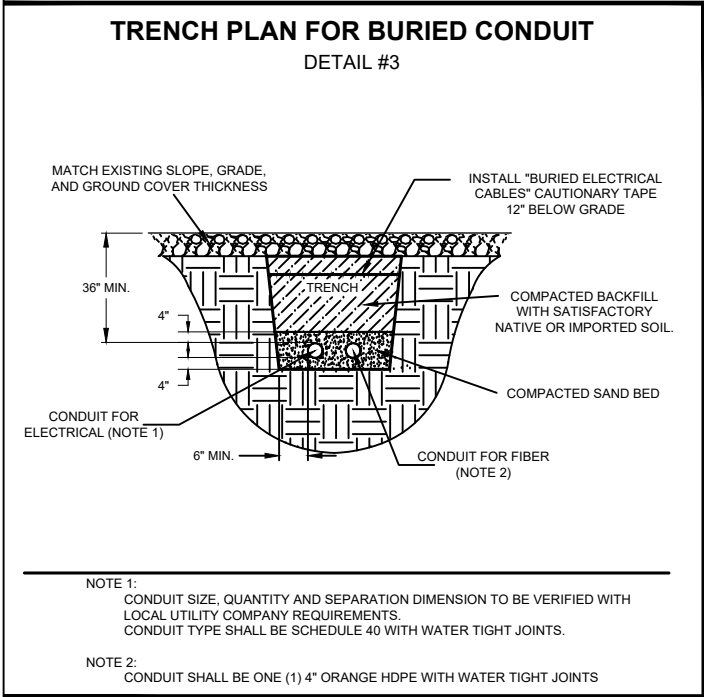
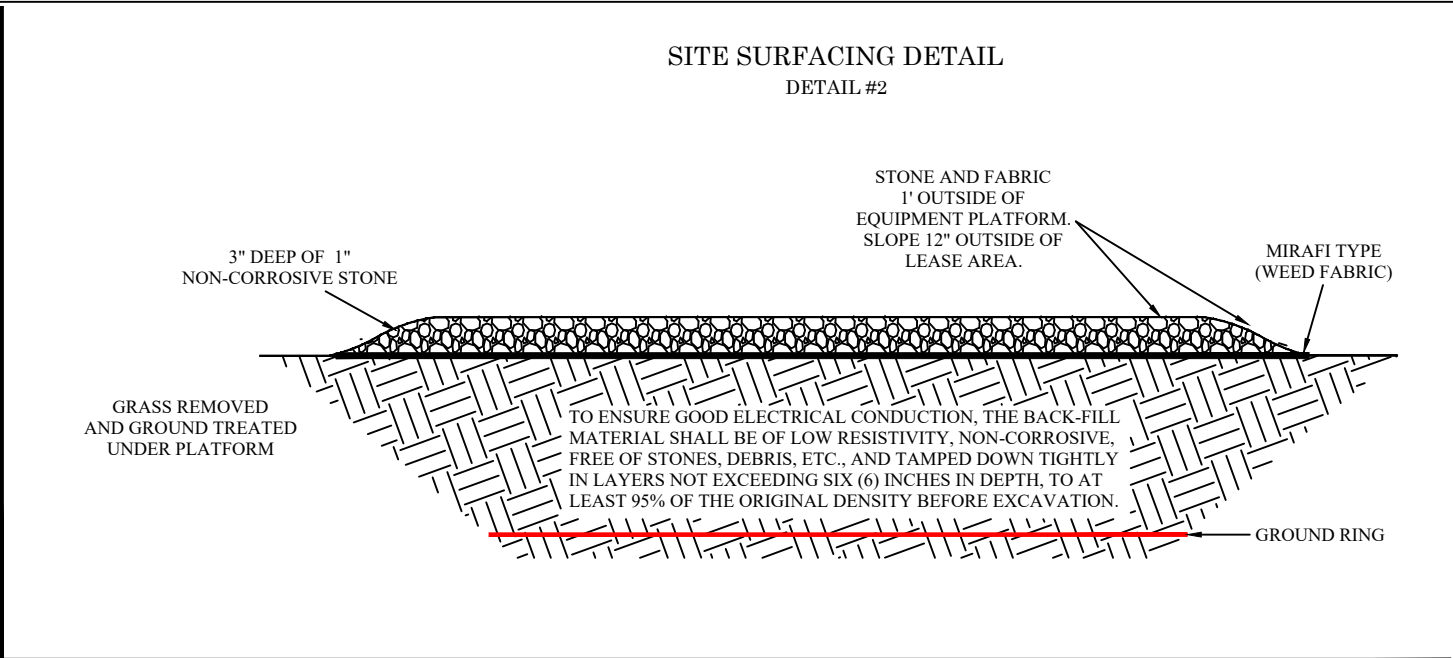
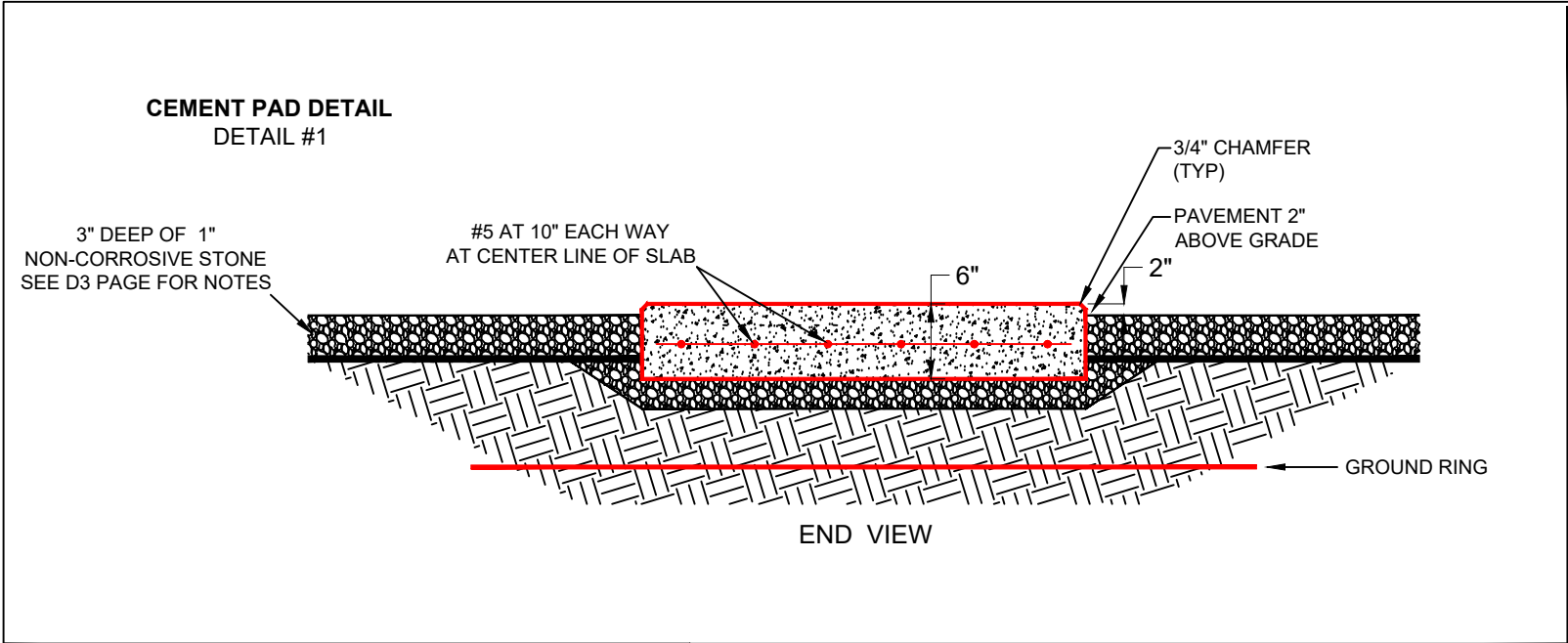
INDIAN SPRINGS
35.973294°, -95.815489°

GROUNDING DETAILS I

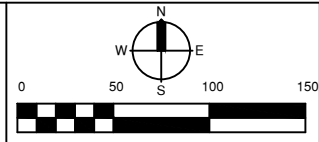
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HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME:	SHEET	10	PROJECT NO.	
B2	OF	16	250527	



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DATE	REVISIONS

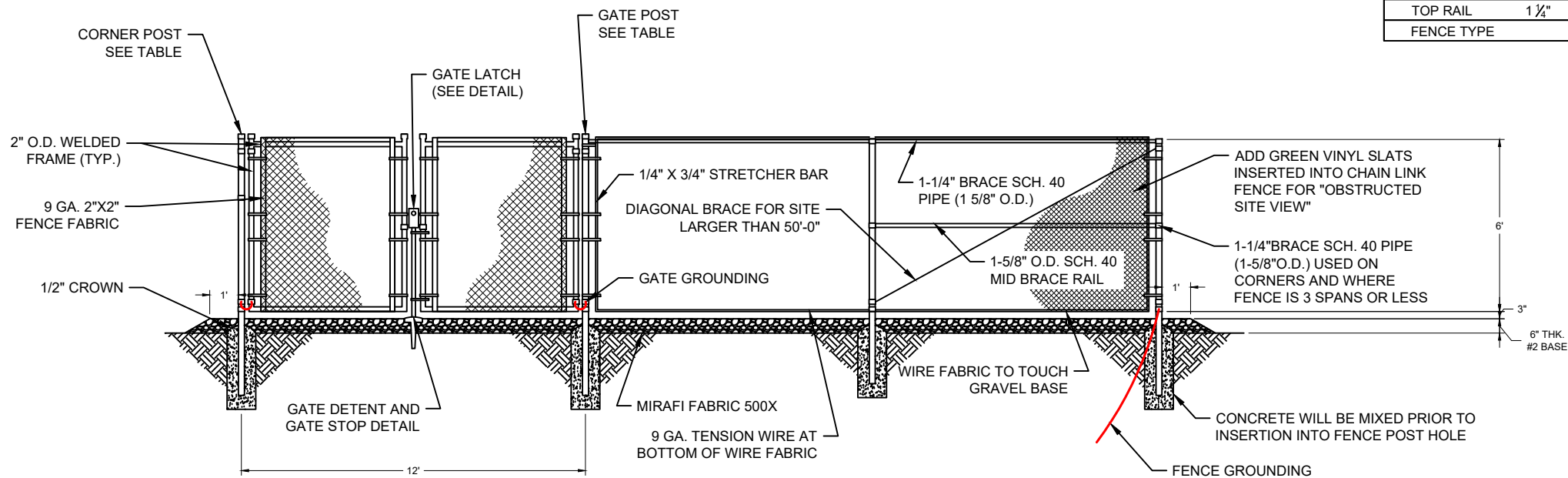


INDIAN SPRINGS
35.973294°, -95.815489°

STRUCTURE DETAILS

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
_____	LM	03/26	LM	03/26
DRAWING NAME: C1	SHEET OF 12 16	PROJECT NO. 250527		

6' HIGH GATE / FENCE	FOOTINGS	NOTES:
LINE POST 2"	12" x 36"	1. ALL MATERIALS TO BE HOT DIP GALVANIZED
CORNER POST 3"	12" x 36"	
GATE POST 4"	12" x 36"	
TOP RAIL 1 1/4"	N/A	
FENCE TYPE	11 GAUGE	



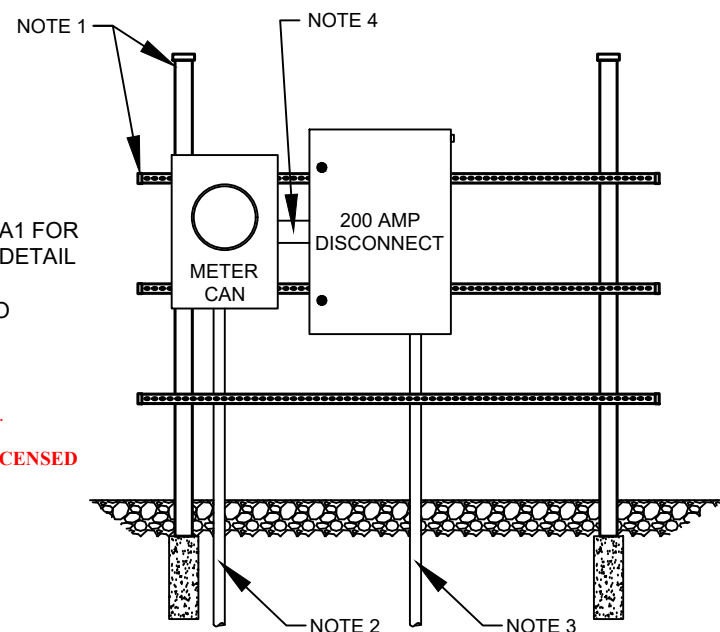
EXAMPLE GATE LATCH DETAIL

H-FRAME AND POWER SERVICE & DISCONNECT

1. 6' POWER H-FRAME
 - POST (2) 3-1/2" OD X 10'6"
(FOOTING 12"X36")
 - CHANNEL STRUT (3) 5' PIECES
 - POST CAP (2) PIECES
 - SADDLE NUTS (6) PIECES
2. SCHEDULE 40 PVC CONDUIT TO
TERMINATE TO PSO (SEE SHEET A1 FOR
ROUTING DETAIL; SEE SHEET C1 DETAIL
#3)
3. 2" SCHEDULE 40 PVC CONDUIT TO
STUB-UP AT PAD
4. 3" GALVANIZED SLEEVE

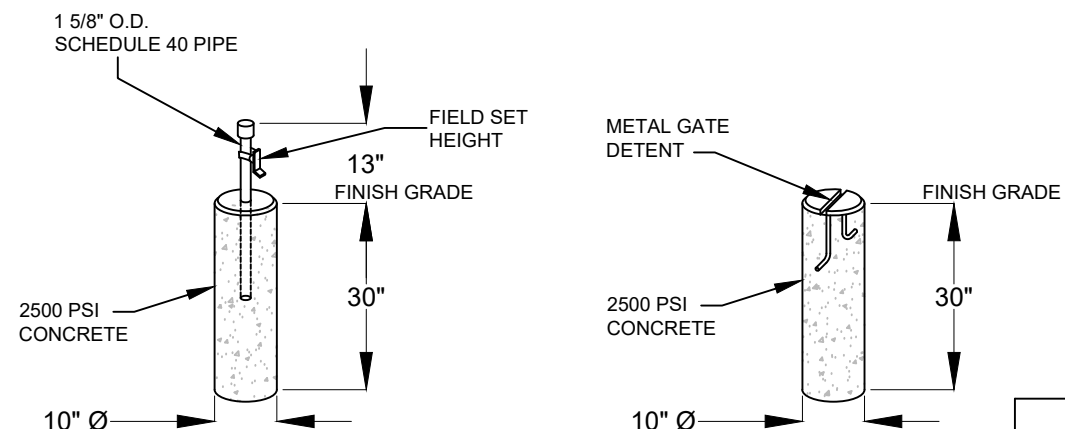
ALL MATERIALS TO BE HOT DIP GALVANIZED.

***ALL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICIAN**

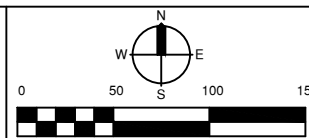


*** CONDUCTORS WILL BE INSTALLED BY OTHERS**

EXAMPLE GATE DETENT AND STOP/KEEPER DETAIL



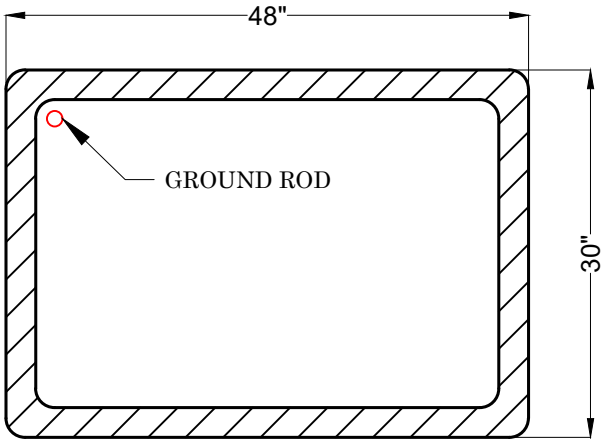
DATE	REVISIONS



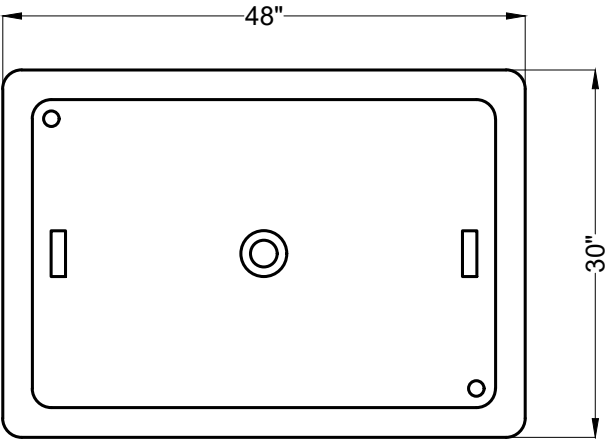
INDIAN SPRINGS
35.973294°, -95.815489°

H-FRAME & FENCE

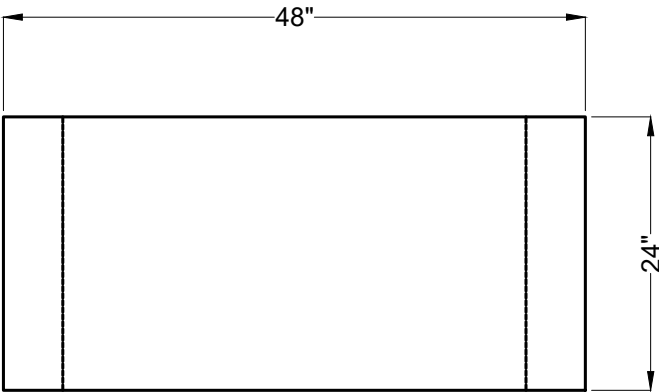
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	JA	03/26	NW	03/26
	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME:		PROJECT NO.		
C2		250527		



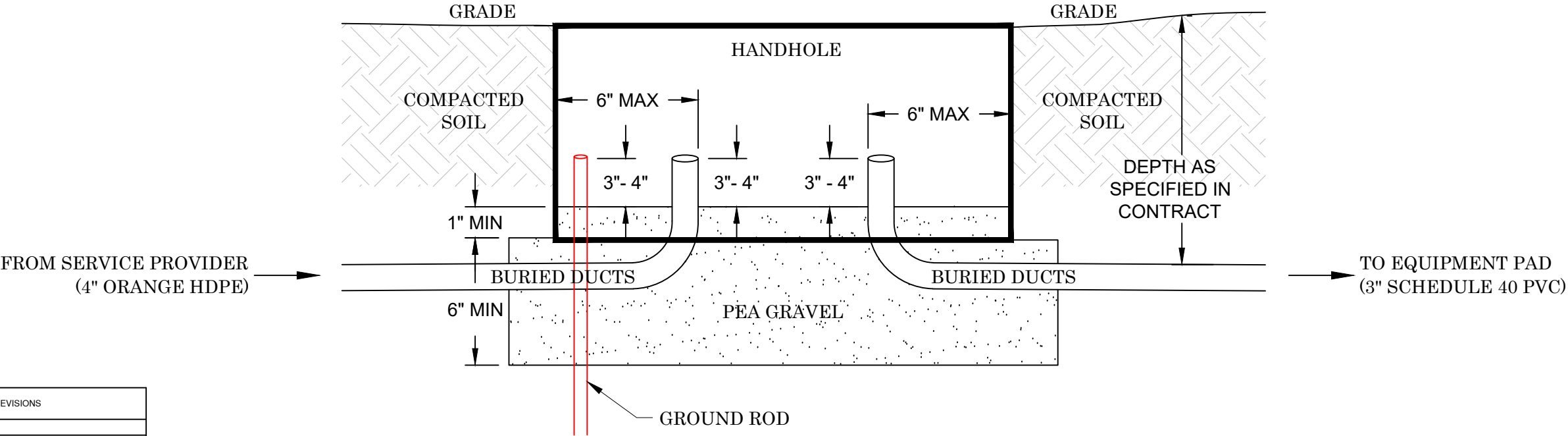
HAND HOLE
TOP VIEW
(NO LID)



HAND HOLE
TOP VIEW
(WITH LID)



HAND HOLE
SIDE VIEW



DATE	REVISIONS



CITY OF

BROKEN ARROW

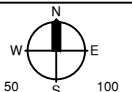
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COMMUNICATIONS ENGINEERS

525 CENTRAL PARK DRIVE SUITE 300

OKLAHOMA CITY, OK 73105 | (405)842-2405 | www.mrleng.com



0 50 100 150

INDIAN SPRINGS

35.973294°, -95.815489°

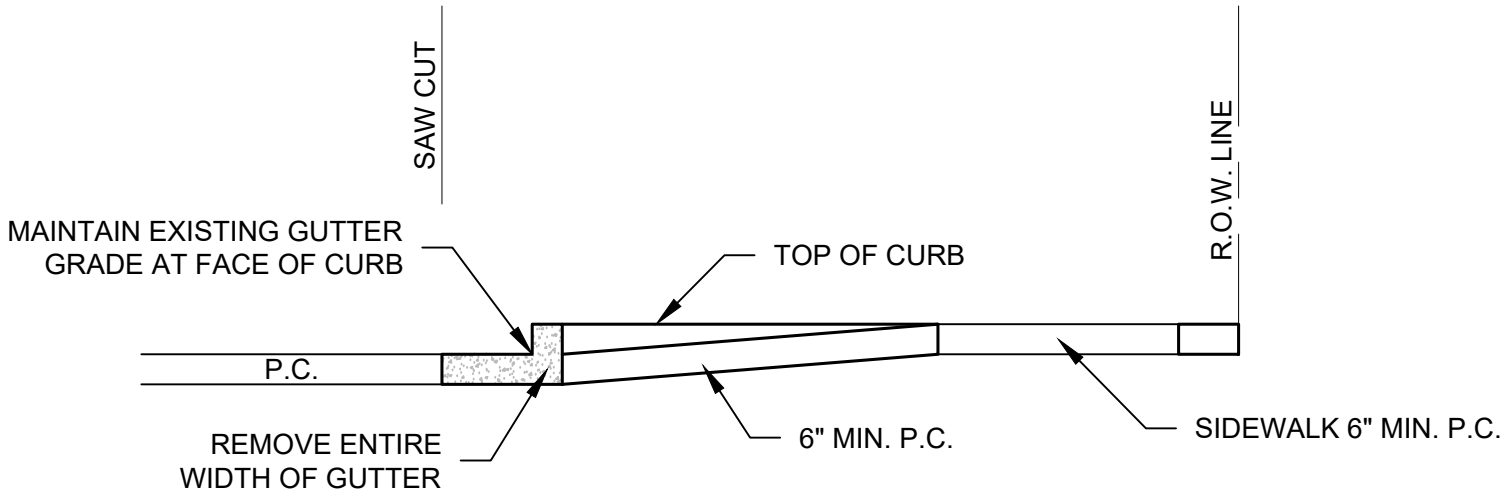
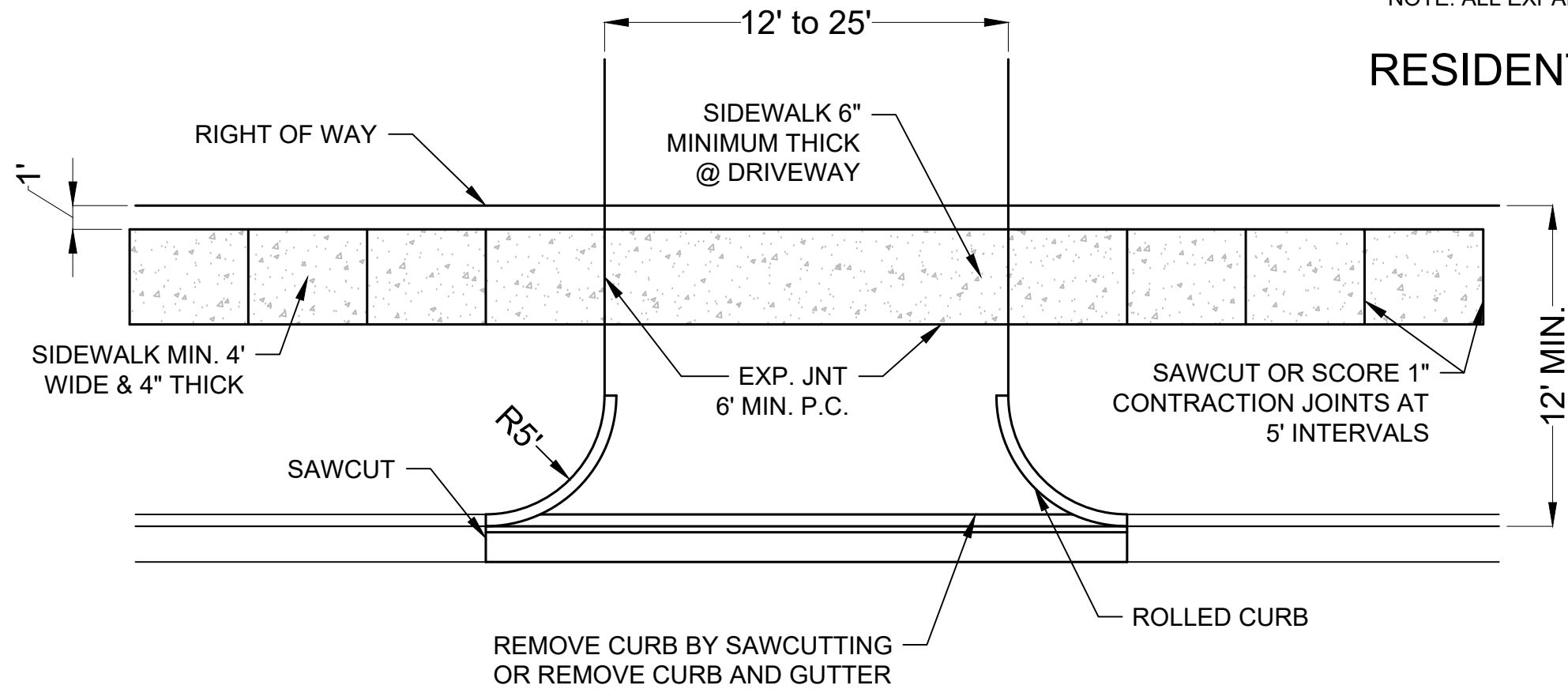
HH INSTALLATION

PROFILE SCALE:		DESIGN	DATE	DRAFTED	DATE
HORZ. _____		JA	03/26	NW	03/26
VERT. _____		REVIEWED	DATE	APPROVED	DATE
		LM	03/26	LM	03/26
DRAWING NAME: C3		SHEET 14 OF 16	PROJECT NO. 250527		

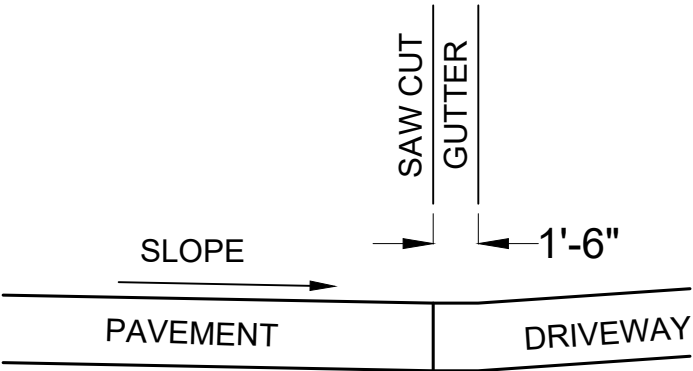
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NOTE: ALL EXPANSION JOINTS SHALL BE APPROVED FIBER MATERIAL

RESIDENTIAL CONCRETE DRIVEWAY



CONCRETE STREET DRIVEWAY SECTION



SECTION AT GUTTER

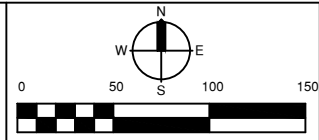
DATE	REVISIONS



CITY OF
BROKEN ARROW
Where opportunity lives



COMMUNICATIONS ENGINEERS
525 CENTRAL PARK DRIVE SUITE 300
OKLAHOMA CITY, OK 73105 | (405)842-2405 | www.mrleng.com



0 50 100 150

INDIAN SPRINGS
35.973294°, -95.815489°

ACCESS ROAD DETAILS

PROFILE SCALE:		DESIGN	DATE	DRAFTED	DATE
HORZ.		JA	03/26	NW	03/26
VERT.		REVIEWED	DATE	APPROVED	DATE
DRAWING NAME:		LM	03/26	LM	03/26
SHEET		OF	15	PROJECT NO.	250527
C4		OF	16		

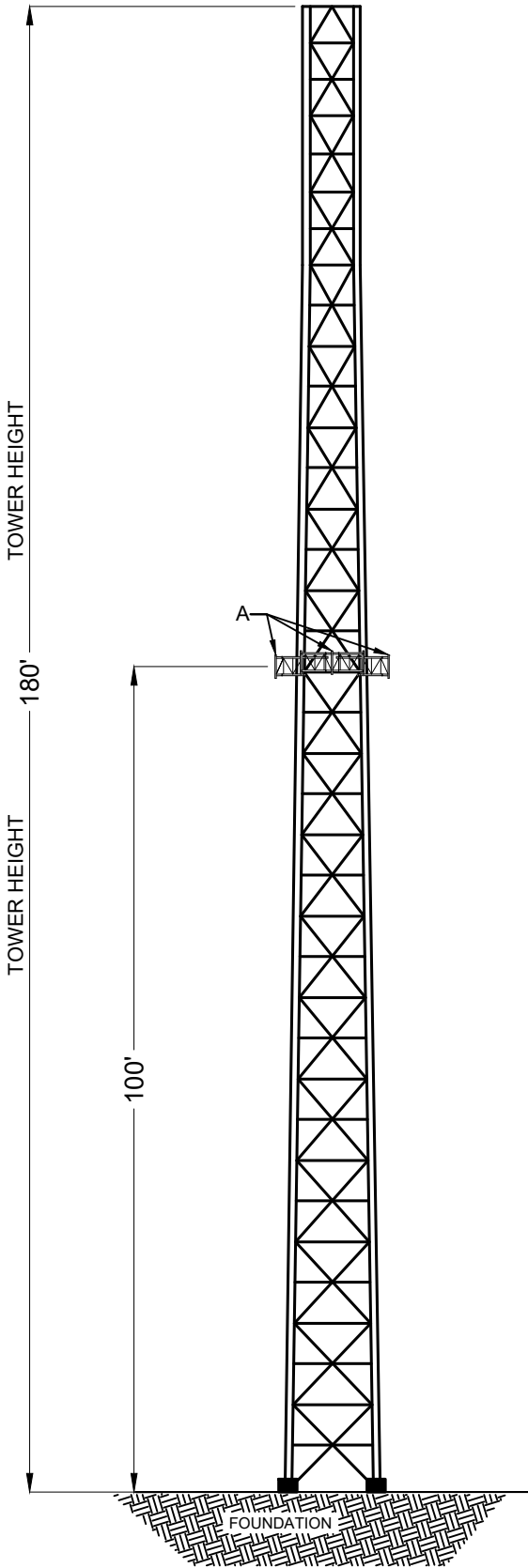
SELF-SUPPORT TOWER
CENTERLINES & AZIMUTHS

APPROXIMATE ANTENNA LOCATION
(AZIMUTH FROM TRUE NORTH)

- A. THREE (3) 10' SECTOR MOUNTS
C/L: 100'
AZIMUTHS : 0°, 120°, 240°

RF DESIGNS COMPLETED BY OTHERS.

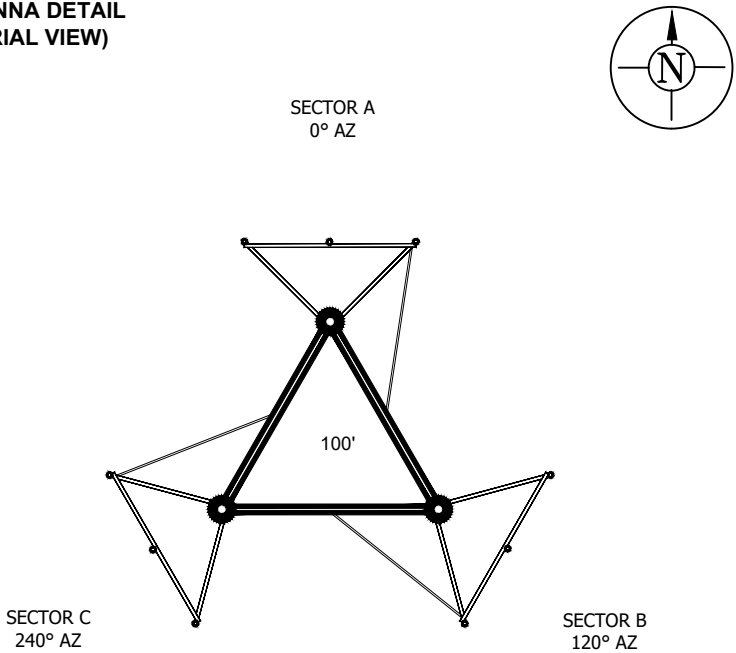
NOTE: BROKEN ARROW WILL UTILIZE 20,000 SQUARE INCHES
AT THE 100' C/L



RF NOTES

- Actual cable lengths coax, etc. shall be determined and verified for each per site by the Owner.
- RF cable and raceway shall comply with the requirements of the National Electrical Code (NEC, NFPA 70), Chapter 8.
- All specified material for each location (e.g., outdoors, indoors-occupied, indoors-unoccupied, plenums, riser shafts, etc.) shall be approved, listed, or labeled as required by the NEC.
- RF cable shall be supported at minimum of every three (3) feet except inside monopoles or lattice towers where cable and connector manufacturers support recommendations shall be lowered. Only manufacturer recommended cable support accessories shall be used.
- The outdoor cable support system shall be provided with a cable tray or T-Brackets as required to support and protect antenna cable runs.
- Drip loops shall be required on all outside cables. Cables shall be sloped away from the building or outdoor cabinets to prevent water from entering through the coaxial cable port.
- In outdoor applications, weather proofing shall be required and the following procedure must be used:
Weatherproof all connections as follows:
1st Layer - Wrap with tape shiny side in, sticky side out
2nd Layer - Wrap with butyl rubber tape
3rd Layer - Wrap with tape shiny side out 3 passes over connector
- Antennas shall be painted, when required, by the tenant in accordance with antenna manufacturers' surface preparation and painting requirements.
- Cable shields and tower conduits shall be grounded about one foot before they turn toward the facility.
- Approved grounding kits, including grounding straps, shall be used to ground the coaxial cable shields. The ground connectors for the kits shall be bonded directly to ground bar using exothermic, double bolted system or approved clamp connections.
- All radio signal cable shall be labeled or color coded.

ANTENNA DETAIL
(AERIAL VIEW)



DRAFT WITHOUT STAMP

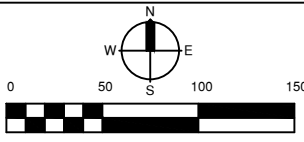
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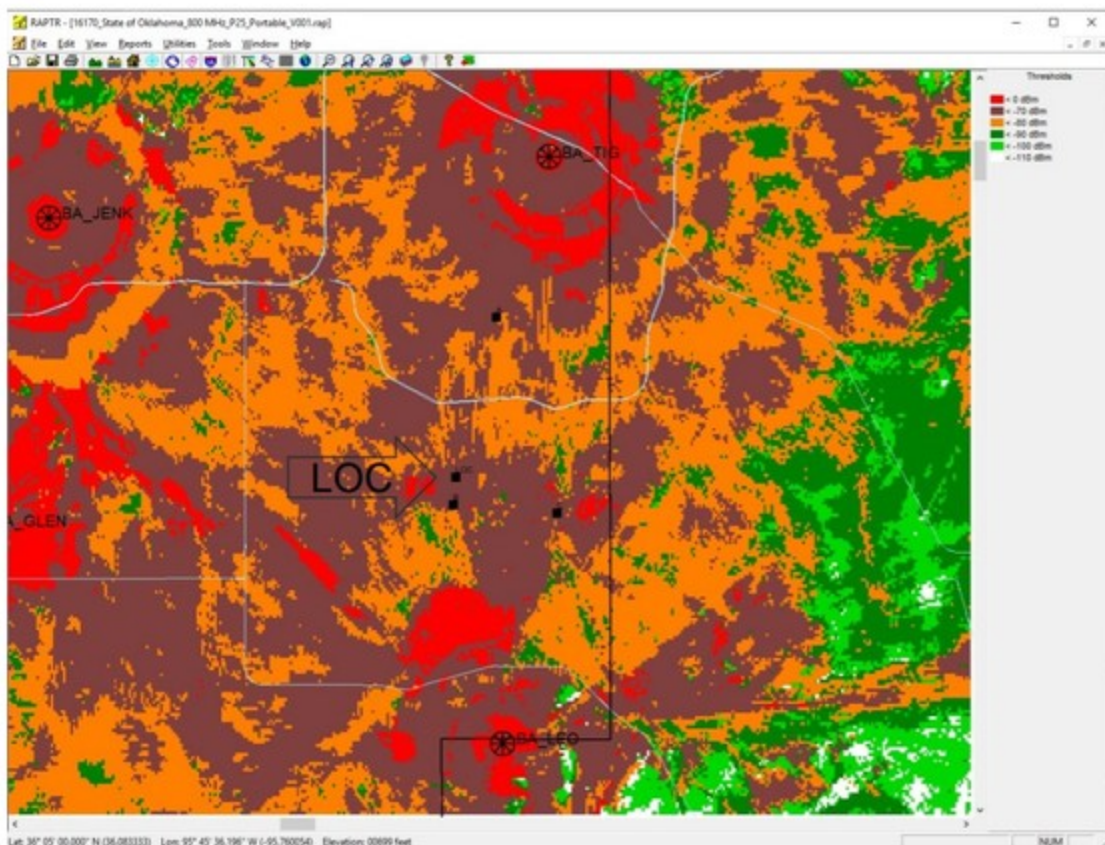


0 50 100 150

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RF NOTES

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. _____	JA	03/26	NW	03/26
VERT. _____	REVIEWED	DATE	APPROVED	DATE
	LM	03/26	LM	03/26
DRAWING NAME: D1	SHEET 16 OF 16	PROJECT NO. 250527		



7/800 MHz DAQ 3.4 Portable on Hip, **Talk Back**. On Street (GN), In -10 dB (Dark GN) -20 dB (OR), -30 dB (Dark RD), -40 dB (RD) Buildings
For Information Only