

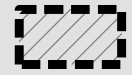
**Subject Tract**

**Legend**

- Bixby Corporate Limits
- Broken Arrow Corporate Limits

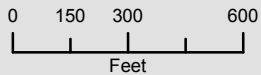


300' Radius



Subject Tract

**PUD-153A**



Feet

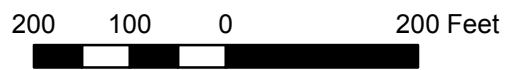
30 18-14

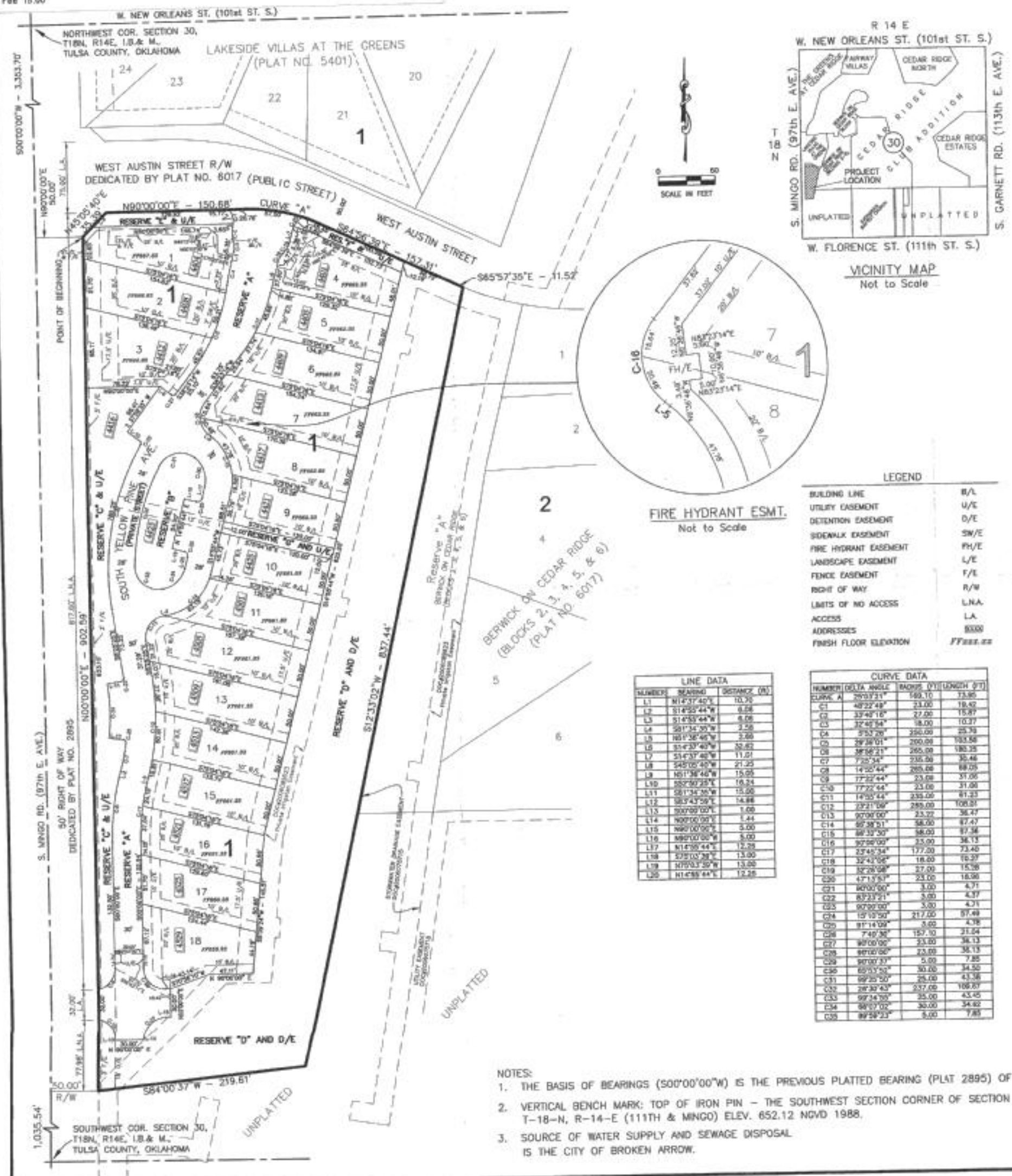


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PUD 153A  
Berwick Villas





# BERWICK ON CEDAR RIDGE (BLOCK 1) P.U.D. 153 6144

A REPLAT OF A PART OF CEDAR RIDGE CLUB ADDITION (PLAT NO. 2895), AN ADDITION TO THE CITY OF BROKEN ARROW IN SECTION 30, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA PLANNED UNIT DEVELOPMENT 153

**OWNER/DEVELOPER:**

RLAND DEVELOPMENT GROUP L.L.C.  
 4765 E. 91st ST. STE 200  
 TULSA, OKLAHOMA 74137 - PH# (918) 582-4300

**REGISTERED LAND SURVEYOR:**

COOK & ASSOCIATES ENGINEERING, INC.  
 121 EAST COLLEGE STREET  
 BROKEN ARROW, OKLAHOMA 74012 - PHONE:(918) 258-9442  
 C.A. NO. 4479 EXPIRES 6/30/08

**REGISTERED PROFESSIONAL ENGINEER:**

JEREMY P. STAHL, PE# 21725  
 CGA ENGINEERS, INC.  
 8179 E. 41st STREET  
 TULSA, OKLAHOMA 74145 - PH# (918) 749-5800  
 C.A. No. 1371 EXPIRES 6/30/08

**EXISTING ZONING:**

R-2

**SUBMISSION STATISTICS**

SUBDIVISION CONTAINS 6.47 ACRES  
 SUBDIVISION CONTAINS 18 LOTS

**MONUMENTATION**

3/8" IRON PINS WITH PLASTIC CAP STAMPED  
 "CA 4479" SET AT ALL PROPERTY CORNERS

**LEGEND**

BUILDING LINE	R/A
UTILITY EASEMENT	U/E
DETENTION EASEMENT	D/E
SIDEWALK EASEMENT	SW/E
FIRE HYDRANT EASEMENT	FH/E
LANDSCAPE EASEMENT	L/E
FENCE EASEMENT	F/E
RIGHT OF WAY	R/W
LIMITS OF NO ACCESS	LNA
ACCESS	LA
ADDRESSES	XXXX
FINISH FLOOR ELEVATION	FFFF.00

**LOTS THAT REQUIRE A BACKFLOW PREVENTER**

**Backflow Preventer Valve Table**

Block	Lot	Final Elevation	Finish Floor Elevation	Top of Rim Elevation	BCP Required
1	1	666.00	667.33	666.00	YES
1	2	666.50	666.83	666.50	YES
1	3	666.50	666.83	666.50	YES

IF THE ACTUAL FINISH FLOOR ELEVATION IS LESS THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO THE BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ONSITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # DD-100603-65.

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

**LINE DATA**

NUMBER	BEARING	DISTANCE (FT)
L1	N14°57'40"E	10.76
L2	S14°50'44"W	6.68
L3	S14°50'44"W	6.06
L4	S11°52'29"W	1.50
L5	N01°56'49"E	3.88
L6	S14°20'40"W	30.82
L7	S14°57'40"W	11.21
L8	S45°02'00"W	21.25
L9	N01°36'46"W	15.25
L10	S02°50'28"E	16.24
L11	S01°34'30"W	15.00
L12	S12°43'29"E	14.88
L13	S02°50'28"E	1.00
L14	N00°00'00"E	1.44
L15	N00°00'00"E	5.00
L16	N02°00'00"E	5.00
L17	N14°50'44"E	12.28
L18	S12°00'30"E	13.00
L19	N10°53'50"W	13.00
L20	N14°58'44"E	12.18

**CURVE DATA**

NUMBER	BEARING	ANGLE	RADIUS (FT)	LENGTH (FT)
C1	203°33'1"	180.00	73.95	73.95
C2	48°22'48"	213.00	18.42	18.42
C3	33°44'18"	27.00	15.87	15.87
C4	32°42'54"	18.00	10.37	10.37
C5	5°53'26"	250.00	25.39	25.39
C6	28°28'01"	200.00	185.35	185.35
C7	38°46'21"	265.00	35.46	35.46
C8	7°25'34"	216.00	68.09	68.09
C9	14°50'44"	265.00	37.06	37.06
C10	77°22'44"	23.00	21.00	21.00
C11	177°07'44"	23.00	21.00	21.00
C12	14°50'44"	236.00	61.23	61.23
C13	72°21'00"	265.00	106.81	106.81
C14	90°00'00"	23.00	36.44	36.44
C15	89°30'30"	18.00	87.47	87.47
C16	89°30'30"	18.00	87.36	87.36
C17	30°26'00"	33.00	34.13	34.13
C18	25°44'24"	177.00	73.40	73.40
C19	12°43'06"	18.00	16.27	16.27
C20	32°28'08"	27.00	15.26	15.26
C21	47°19'57"	23.00	16.96	16.96
C22	60°00'00"	3.00	4.71	4.71
C23	63°23'21"	3.00	4.37	4.37
C24	92°00'00"	3.00	4.71	4.71
C25	10°00'00"	217.00	87.44	87.44
C26	11°14'00"	3.00	4.71	4.71
C27	74°00'00"	167.00	33.24	33.24
C28	90°00'00"	23.00	34.13	34.13
C29	89°10'00"	23.00	34.13	34.13
C30	90°00'00"	5.00	7.85	7.85
C31	63°17'20"	30.00	34.50	34.50
C32	10°30'50"	26.00	43.38	43.38
C33	28°32'43"	237.00	106.81	106.81
C34	59°14'00"	23.00	43.45	43.45
C35	38°01'00"	30.00	34.82	34.82
C36	82°28'23"	8.00	7.85	7.85

- NOTES:**
- THE BASIS OF BEARINGS (S00°00'00"W) IS THE PREVIOUS PLATTED BEARING (PLAT 2895) OF THE WEST BOUNDARY.
  - VERTICAL BENCH MARK: TOP OF IRON PIN - THE SOUTHWEST SECTION CORNER OF SECTION 30, T-18-N, R-14-E (111TH & MINGO) ELEV. 652.12 NVD 1988.
  - SOURCE OF WATER SUPPLY AND SEWAGE DISPOSAL IS THE CITY OF BROKEN ARROW.

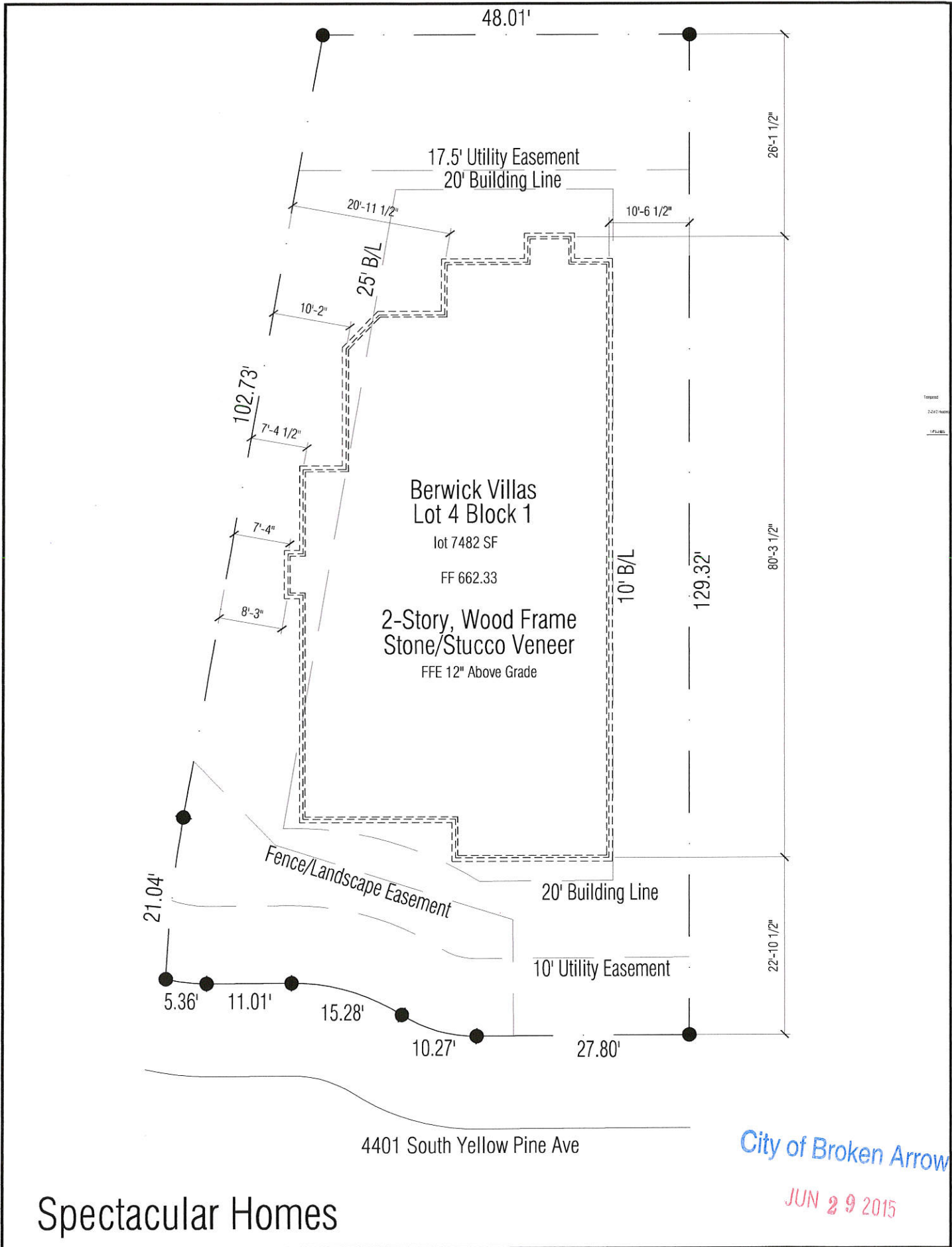
APPROVED 5-2-07 by the City Council of the City of Broken Arrow, Oklahoma.  
 Wade McCallister, Mayor  
 Attest: City Clerk



STATE OF OKLAHOMA }  
 COUNTY OF TULSA }  
 I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.  
 Dated the 24th day of August, 2007  
 EARLENE WILSON, Tulsa County Clerk  
 Deputy

**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 \$ 100.00 per trust receipt no. 150-9999 to be applied to 2007 taxes. This certificate is NOT to be construed as payment of 2007 taxes in full but is given in order that the plat may be filed on record. 2007 taxes shall be paid in amount of the security deposit.  
 Dated 08/24/07  
 Deputy

CASE NO.	DEVELOPMENT NO.	PAGE
PT05-109	03-180	1/3



Spectacular Homes

# *Rosenbaum Consulting, LLC*

June 29, 2015

Mr. Farahod Daroga  
Broken Arrow City Planner  
200 North 1<sup>st</sup> Street  
Broken Arrow, Oklahoma 74012

RE: Request for minor amendment to PUD 153 Berwick Villas Lot 4 Block 1 for reduction in 25' north building line to 15', Broken Arrow, Oklahoma

Dear Farahod,

Please accept this letter request for minor amendment as referenced above.

Lot 4 Block 1 of Berwick Villas, 4401 South Yellow Pine Avenue, is a small pie shaped lot for residential development as part of PUD 153. Northern 25' building line is from street right of way and overlaps the reserve area located on the north side of the lot – this reserve area also contains a brick and wrought iron fence wall system that defines the boundary of the lot

Builder wishes to reduce the northern 25' building line to allow for a better floor plan to be constructed allowing for increased marketability. Owner has builder that wants to reduce the northern 25' building line to 15' which would allow for the site plan to be constructed as shown.

Current lot owner has agreed to and provided a letter in support of this change

Owner and builder would like to expedite the process and proceed forward with application for building permit upon approval of the minor amendment

An application, site plan for proposed home, predevelopment meeting as discussed with Brent Murphy and letter of approval from owner is attached.  
If you have any questions please let me know.

Sincerely,  
***Rosenbaum Consulting, LLC***



Barrick Rosenbaum, P.E., CFM

2608 West Kenosha Street #304  
Broken Arrow, Oklahoma 74012  
918.798.0210 cell  
918.517.3211 fax

City of Broken Arrow  
JUN 29 2015

June 1, 2015

To Whom It May Concern:

From: PMC Corporation

Re: Lot 1 Block 1 Berwick on Cedar Ridge  
Lot 4 Block 1 Berwick on Cedar Ridge

It is hereby approved by PMC Corporation, owner of record of the above lots that the 25 foot side setback on the above referenced lots may be vacated in part or in their entirety.

This is subject to approval of the City of Broken Arrow and any utility companies that may be affected.

Steve Harris      6/2/15  
PMC Corporation, Steve Harris, President      Date

City of Broken Arrow

JUN 29 2015