

City of Broken Arrow
Meeting Agenda
Planning Commission

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Chairperson Fred Dorrell
Vice Chair Lee Whelpley
Member Ricky Jones
Member Carolyne Isbell-Carr
Member Mark Jones

Thursday, March 9, 2017

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [17-1927](#) Minutes, Planning Commission meeting held on February 23, 2017
- B. [17-1895](#) Approval of BAL 2013, Oneal Ingram Property, 0.29 acres, R-2 and PUD 182, one-half mile south of New Orleans Street, one-half mile east of Mingo Road
- C. [17-1908](#) Approval of ST17-103, Cotton Patch Cafe building elevations, 1.58 acres, CH, one-quarter mile west of 9th Street, north of Kenosha Street

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [17-1918](#) Public hearing, consideration, and possible action regarding PUD 258 and BAZ 1974, Kenosha Storage, 5.85 acres, A-1 to IL/CG/PUD 256, north and west of the northwest corner of Kenosha Street and Oneta Road***Please Note: Due to an error in advertising, PUD 258 and BAZ 1974 shall be re-advertised and placed on the agenda for the April 13th 2017 Planning Commission meeting.***

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 DEVELOPMENT SERVICES 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.**

POSTED on _____, _____ at _____ am/pm.

City Clerk



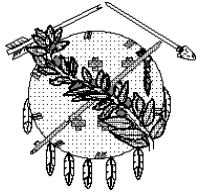
City of Broken Arrow

Fact Sheet

File #: 17-1927, Version: 1

**Broken Arrow Planning Commission
03-09-2017**

To: Chairman and Commission Members
From: Development Services Department
Title: Minutes, Planning Commission meeting held on February 23, 2017
Background: Minutes recorded for the Broken Arrow Planning Commission meeting.
Attachments: Minutes from the February 23, 2017 Planning Commission meeting
Recommendation: Approve minutes of Planning Commission meeting held on February 23, 2017
Reviewed and Approved By: Michael W. Skates
Legal Department



City of Broken Arrow
Minutes
Planning Commission

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Chairperson Fred Dorrell
Vice Chair Lee Whelpley
Member Ricky Jones
Member Carlyne Isbell-Carr
Member Mark Jones

Thursday, February 23, 2017

5:00 PM

Council Chambers

1. Call To Order

The meeting was called to order at 5:00 p.m.

2. Roll Call

Present 4 - Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent 1 - Mark Jones

3. Old Business

None

4. Consideration of Consent Agenda

A. [17-1816](#) Approval of Planning Commission meeting minutes of January 26, 2017

A motion was made by Ricky Jones, seconded by Lee Whelpley, that the minutes from January 26, 2017 be approved. The motion carried by the following vote:

Aye: 4 - Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Mark Jones

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

A. [17-1822](#) Public hearing, consideration, and possible action regarding BAZ 1971, 26.2 acres, A-1 to IL, east of 9th Street, one-quarter mile south of Houston Street

Brent Murphy presented BAZ-1971, saying this was a request to rezone from A-1 to Industrial Light zoning, on 26.2 acres of undeveloped land located on 9th Street, one-quarter mile south of Houston Street. The property is currently designated as Level

6 in the Comprehensive Plan and IL zoning is identified as being in conformance with the Comprehensive Plan when done in conjunction with a PUD. Staff was recommending approval of the rezoning request subject to the property being platted and a PUD being submitted and approved by the City Council. He said the applicant was present and in agreement with staff recommendations.

Lou Reynolds, Eller & Detrich, and applicant for the property owner, addressed the Commission, saying they were in agreement with Staff recommendations.

The Public Hearing was opened. No one requested to speak. The Public Hearing was closed.

This case will be heard by the City Council on March 7, 2017.

A motion was made by Ricky Jones, seconded by Lee Whelpley, to recommend approval of BAZ-1971, subject to Staff recommendations. The motion carried by the following vote:

Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Mark Jones

B. [17-1825](#) Public hearing, consideration, and possible action regarding BAZ 1972, Fire Station No. 7, 2.5 acres, 1 lot, A-R-1 to RS-2, southeast corner of Washington Street and First Place

Brent Murphy presented BAZ-1972, stating this was a request to change from A-R-1 to RS-2 on property located on the southeast corner of Washington and Main Streets. He said the City of Broken Arrow purchased this property with the intention of constructing a new fire station. The proposed change is in compliance with the Comprehensive Plan. Staff recommended approval of BAZ-1972 subject to the property being platted. The applicant is in agreement with Staff recommendations.

Michael Skates, Development Services Director, spoke on behalf of the Fire Chief, Jeremy Moore, who had a previous commitment and could not attend this meeting. He said Chief Moore was in agreement with staff recommendations.

The Public Hearing was opened. Robert Persinger, 239 E. Washington Street requested to speak. He was opposed to a fire station at this location. He said he did not receive notification of this public hearing. The case map was brought up and Mr. Persinger's property was just outside of the notification area. He said this was residential property and it needed to stay residential. Mr. Persinger expressed concern about parking for Arrowhead Park and said parking was a greater need than the need for a fire station.

Mr. Dorrell explained the Planning Commission was a recommending body and if Mr. Persinger wished to express his opinion to the City Council, he could contact the City Clerk and sign up to speak.

Michael Skates further explained the reasoning behind this site being chosen for the fire station over other sites in the area.

Ricky Jones noted the Planning Commission wasn't looking at the specific use for this property. He said they were tasked with evaluating the proposed zoning district, and if it was in compliance with the Comprehensive Plan.

The Public Hearing was closed.

This rezoning case will be heard by the City Council on March 21, 2017.

A motion was made by Ricky Jones, seconded by Carolyn Isbell-Carr, that BAZ-1972 be recommended for approval per Staff recommendations. The motion carried by the following vote:

Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Mark Jones

C. [17-1837](#) **Public hearing, consideration, and possible action regarding BAZ 1973, Village on Elgin, 0.50 acres, R-3 to DM, northwest corner of First Street and Elgin Street**

Brent Murphy presented BAZ-1973, saying this was a request to rezone from R-3 to DM on 0.50 acres of undeveloped property located on the northwest corner of First Street and Elgin Street. He said the applicant wishes to develop a mixed-use development. On the west side, he wants to build a structure with retail on the ground floor and an apartment on the top floor, and on the east side of the property, to build three single-family attached structures. The proposed DM zoning will be in compliance with the Comprehensive Plan. Since the property was previously platted, Staff recommended approval of BAZ-1973 with platting being waived.

Travis Baker, 3731 S. 99th East Avenue, Tulsa, the applicant, was in agreement with Staff recommendations.

The Public Hearing was opened. Karen Klaus, 323 E. Elgin Street, Broken Arrow, said she was concerned about children walking to school and the need for sidewalks, increased traffic flow, and what about accommodations for additional sewer needs.

Michael Skates said sidewalks will be required.

The Public Hearing was closed.

This case will be heard by the City Council on March 21, 2017.

A motion was made by Lee Whelpley, seconded by Ricky Jones, that

BAZ-1973 be recommended for approval, per Staff recommendations. The motion carried by the following vote:

Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Mark Jones

7. Appeals

None

8. General Commission Business

None

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

Michael Skates introduced Larry Curtis as the new Plan Development Manager. He said Farhad Daroga has moved over and is taking over the Special Project Division.

On Saturday, February 25th, the Annual HOA Workshop will be held from 10-2 pm, at Central on Main. Mr. Skates will send out an email reminder of this workshop.

10. Adjournment

A motion was made by Carolyn Isbell-Carr, seconded by Ricky Jones, to adjourn. The motion carried by the following vote:

Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Mark Jones



City of Broken Arrow

Fact Sheet

File #: 17-1895, Version: 1

Broken Arrow Planning Commission

03-09-2017

To: Chairman and Commission Members

From: Development Services Department

Title:

Approval of BAL 2013, Oneal Ingram Property, 0.29 acres, R-2 and PUD 182, one-half mile south of New Orleans Street, one-half mile east of Mingo Road

Background:

Applicant: Mark P. Ingram

Owner: Derrick Daniel & Amy Huie Huang Oneal

Developer: NA

Surveyor: White Surveying Company

Location: One-half mile south of New Orleans Street, one-half mile east of Mingo Road

Size of Tract 0.29 total acres; Tract 1 - 0.01 acres; Tract 2 - 0.28 acres

Number of Lots: 2 proposed

Present Zoning: R-2 (Single Family Residential) and PUD 182

Comp Plan: Level 2 (Urban Residential)

Lot split request BAL 2013 involves a 0.29-acre parcel located approximately one-half mile south of New Orleans Street, one-half mile east of Mingo Road. The property, which is zoned R-2 and PUD 182, is platted as Lot 8, Block 2, Berwick Fairways II and has an existing single-family structure. Applicant is proposing to split the 0.29-acre parcel into two parcels.

Tract 1 shall consist of 0.01 acres and Tract 2 shall consist of 0.28 acres. Tract 1 is being split from Tract 2 due to a masonry wall which was constructed 5-feet inside the property line. The 5-feet of space between the wall and the property line creates a large gap between the wall and the neighbors landscaping. Through this lot split, Tract 1 shall be removed from Lot 8, Block 2 and attached to Lot 9, Block 2, allowing the neighboring property owner to install appropriate landscaping.

Tract 1 by itself does not have access to a public street and does not meet the minimum lot size required by R-2 zoning or PUD 182. However, Tract 1 is being purchased by the applicant from the owner of Lot 8, Block 2. Consequently, the Tract 1 will be attached to the purchaser's property through the filing of warranty deeds with Tulsa County. Once the warranty deeds are recorded, Tract 1 will meet the street frontage requirements of the R-2 district and PUD 182.

According to the legal description and drawings submitted, right-of-way and utility easements have been

dedicated in accordance with the Subdivision Regulations. There is an existing 11-foot utility easement along the rear yard boundary of Lot 8, Block 2 that is affected by this lot split.

Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Cox Communications, and Windstream have indicated that they do not have any problems with the proposed lot split.

Attachments: **Case map**
 Aerial
 Lot Split Exhibits and Legal Descriptions
 Berwick Fairways II Plat

Recommendation:

Staff recommends BAL 2013 be approved, subject to the following:

1. Warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. Tract 1 shall be permanently tied to the abutting property, Lot 9, Block 2 of Berwick Fairways II. It shall be acknowledged and stated in the warranty deed associated with Tract 1 that the property cannot be divided without receiving lot split approval from the Planning Commission.
3. The 11-foot utility easement along the rear yard boundary of Tract 1 shall remain in place.

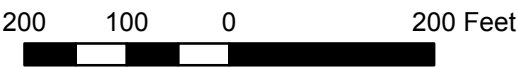
Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

LRC: ALY

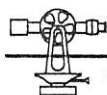


BAL 2013
Oneal Ingram Lot Split





1"=30'

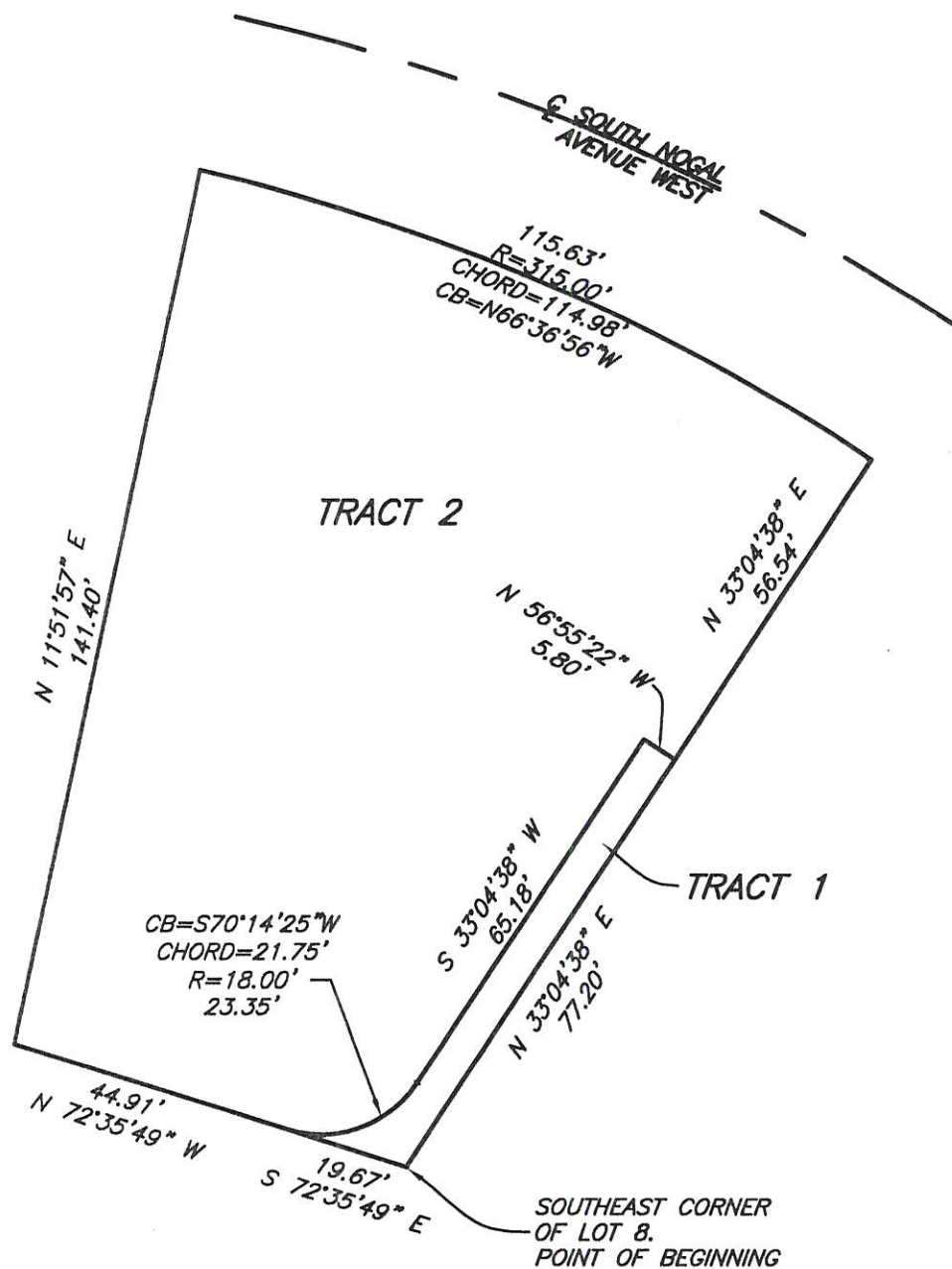


WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 683-6924

LOT SPLIT EXHIBIT

LOT 8, BLOCK 2,
BERWICK FAIRWAYS II,
CITY OF BROKEN ARROW, TULSA
COUNTY, STATE OF OKLAHOMA




CITY OF BROKEN ARROW

FEB 14 2017

RECEIVED



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098
(RENEWAL 6/30/2017)

BY:  DATE: 2/2/17

REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052

LOT SPLIT DESCRIPTION
Berwick Fairways II

Existing Un-Divided tract:

Lot Eight (8), Block Two (2), Berwick Fairways II, Replat of Cedar Ridge Club Addition, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Tract 1:

A tract of land being a part of Lot Eight (8), Block Two (2), Berwick Fairways II, Replat of Cedar Ridge Club Addition, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof. Said tract of land being described as follows: Beginning at the Southeast corner of said Lot 8; Thence North $33^{\circ}04'38''$ East along the Easterly line of said Lot 8 for 77.20 feet; Thence North $56^{\circ}55'22''$ West for 5.80 feet; Thence South $33^{\circ}04'38''$ West for 65.18 feet to a point of curve; Thence Southwesterly along a curve to the right with a radius of 18.00 feet, a chord bearing of South $70^{\circ}14'25''$ West, chord distance of 21.75 feet and an arc length of 23.35 feet to a point on the South line of said Lot 8; Thence South $72^{\circ}34'49''$ East for 19.67 feet to the Point of Beginning.

Tract 2:

Lot Eight (8), Block Two (2), Berwick Fairways II, Replat of Cedar Ridge Club Addition, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof. LESS AND EXCEPT the following described tract of land: Beginning at the Southeast corner of said Lot 8; Thence North $33^{\circ}04'38''$ East along the Easterly line of said Lot 8 for 77.20 feet; Thence North $56^{\circ}55'22''$ West for 5.80 feet; Thence South $33^{\circ}04'38''$ West for 65.18 feet to a point of curve; Thence Southwesterly along a curve to the right with a radius of 18.00 feet, a chord bearing of South $70^{\circ}14'25''$ West, chord distance of 21.75 feet and an arc length of 23.35 feet to a point on the South line of said Lot 8; Thence South $72^{\circ}34'49''$ East for 19.67 feet to the Point of Beginning.

CITY OF BROKEN ARROW

FEB 14 2017

RECEIVED



Backflow Preventer Valve Table

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
1	1	673.50	674.83	X11	674.52	YES
1	2	674.50	675.83	X11	674.52	—
1	3	675.75	677.08	X12	675.65	—
1	4	674.50	675.83	A13	671.99	—
1	5	672.75	674.08	A13	671.99	—
1	6	670.25	671.58	A13	671.99	YES
1	7	669.25	670.58	A12	663.77	—
1	8	667.75	669.08	A12	663.77	—
1	9	667.25	668.58	A11	659.39	—
1	10	666.75	668.08	A10	656.39	—
1	11	665.25	666.58	A09	658.52	—
1	12	664.75	666.08	A09	658.52	—

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
1	13	664.25	665.58	A09	658.52	—
1	14	663.25	664.58	A08	662.24	—
1	15	662.75	664.08	A07	660.42	—
1	16	663.25	664.58	A07	660.42	—
1	17	661.25	662.58	A07	660.42	—
1	18	659.75	661.08	A06	656.29	—
1	19	656.75	658.08	A06	656.29	—
2	1	672.75	674.08	C08	673.61	YES
2	2	673.25	674.58	C07	673.74	YES
2	3	674.25	675.58	C07	673.74	—
2	4	674.75	676.08	C06	675.06	—
2	5	674.25	675.58	C05	675.00	YES
2	6	673.75	675.08	C05	675.00	YES
2	7	672.25	673.58	C05	675.00	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
2	8	671.25	672.58	C04	673.34	YES
2	9	670.75	672.08	C03	672.30	YES
2	10	669.75	671.08	C03	672.30	YES
2	11	669.25	670.58	C02	671.84	YES
2	12	668.25	669.58	C02	671.84	YES
2	13	672.25	673.58	C03	672.30	—
2	14	673.25	674.58	C03	672.30	—
2	15	674.25	675.58	C03	672.30	—
2	16	675.25	676.58	C04	673.34	—
2	17	676.50	677.83	C05	675.00	—
2	18	676.25	677.58	J01	675.94	—
2	19	676.25	677.58	J01	675.94	—
2	20	675.75	677.08	C07	673.74	—
2	21	675.25	676.58	C07	673.74	—

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
2	22	674.75	676.08	C07	673.74	—
2	23	674.25	675.58	C08	673.61	—
2	24	674.25	675.58	C08	673.61	—
3	1	672.25	673.58	B06	672.81	YES
3	2	672.75	674.08	B07	674.89	YES
3	3	673.25	674.58	B07	674.89	YES
3	4	672.75	674.08	B08	672.83	YES
3	5	672.25	673.58	B08	672.83	YES
3	6	671.75	673.08	B08	672.83	YES
3	7	670.75	672.08	I04	670.99	—
3	8	668.38	669.71	I04	670.99	YES
3	9	666.75	668.08	I04	670.99	YES
3	10	664.75	666.08	I04	670.99	YES
3	11	662.75	664.08	I03	664.90	YES
3	12	665.75	667.08	I03	664.90	—
3	13	667.50	668.83	I04	670.99	YES
3	14	669.25	670.58	I04	670.99	YES
3	15	671.25	672.58	I04	670.99	—
3	16	673.25	674.58	B09	674.55	YES
3	17	676.50	677.83	B09	674.55	—
3	18	677.25	678.58	B08	672.83	—
3	19	677.75	679.08	B08	672.83	—

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
3	20	677.25	678.58	B07	674.89	—
4	1	671.75	673.08	D08	671.65	—
4	2	672.25	673.58	D08	671.65	—
4	3	672.75	674.08	D07	671.24	—
4	4	672.25	673.58	D07	671.24	—
4	5	671.75	673.08	D07	671.24	—
4	6	669.75	671.08	D06	671.06	YES
4	7	667.75	669.08	D06	671.06	YES
4	8	665.75	667.08	D05	666.42	YES
4	9	663.75	665.08	D05	666.42	YES
4	10	661.75	663.08	D04	661.27	—

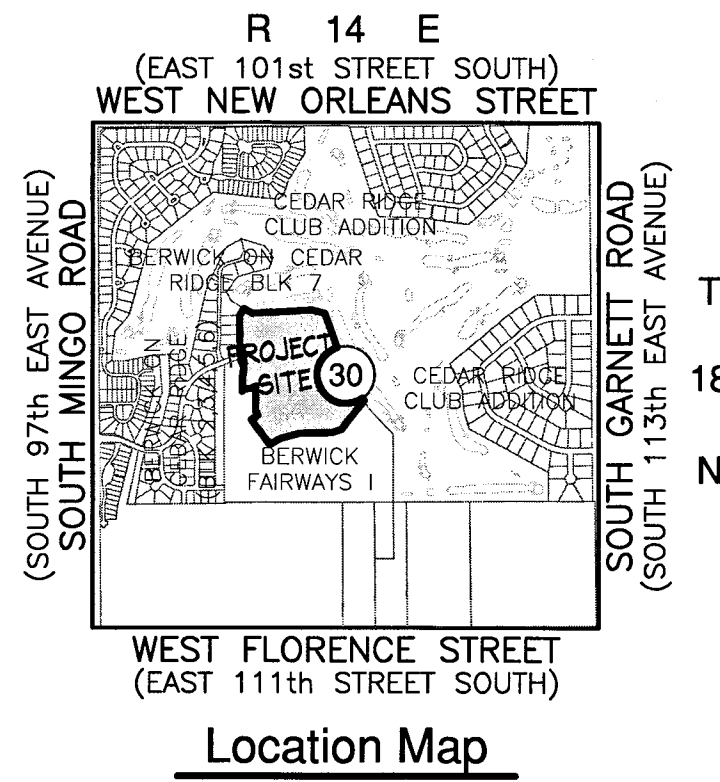
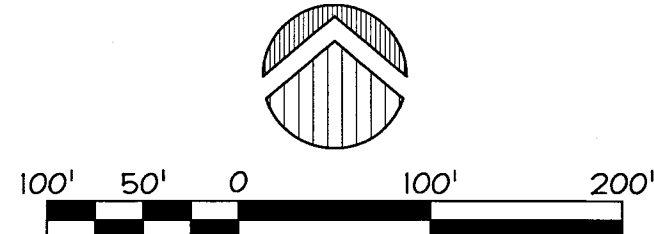
IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

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 \$ 1,840.00 per trust receipt no. tax rolls to be applied to 20 12 taxes. This certificate is NOT to be construed as payment of 20 12 taxes in full but is given in order that this plat may be filed on record. 20 12 taxes could exceed the amount of the security deposit.

Dated 18-Dec-2012
Dennis Semler
Tulsa County Clerk
By: *Earlene Wilson*
Deputy

Legend
B/L BUILDING LINE
L/E LANDSCAPE EASEMENT
LNA LIMITS OF NO ACCESS
U/E UTILITY EASEMENT
1317 HOUSE ADDRESS
R/A RESTRICTED ACCESS

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }
I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
Dated the 18 day of December 2012
Earlene Wilson, Tulsa County Clerk
By: *Christa Shoret*
Deputy



CURVE TABLE			
CURVE NO.	LENGTH (FT.)	RADIUS (FT.)	DELTA
C1	100.49	200.00	28°47'23"
C2	20.81	550.00	02°10'06"
C3	NOT	USED	
C4	44.05	25.00	100°56'49"
C5	98.42	125.00	45°06'41"
C6	13.09	100.00	7°30'00"
C7	NOT	USED	
C8	39.38	25.00	90°14'47"
C9	139.96	675.00	8°30'25"
C10	129.55	625.00	11°52'34"
C11	33.41	25.00	76°34'49"
C12	209.33	190.00	56°41'33"
C13	628.51	900.00	41°22'12"
C14	653.27	950.00	45°49'05"
C15	342.77	140.00	140°16'50"
C16	33.39	25.00	76°31'41"
C17	188.00	190.00	56°41'33"
C18	35.04	25.00	80°18'6"
C19	39.71	25.00	91°00'43"
C20	334.81	475.00	13°29'10"
C21	271.03	325.00	47°46'52"
C22	220.74	275.00	45°58'28"
C23	78.30	600.00	7°28'39"
C24	190.95	550.00	21°4'14"
C25	35.88	25.00	82°13'51"
C26	40.03	25.00	91°44'24"
C27	42.85	25.00	98°12'48"
C28	354.53	600.00	33°51'17"
C29	154.69	50.00	180°00'00"
C30	42.85	25.00	98°12'48"
C31	104.37	550.00	10°52'21"
C32	75.89	150.00	28°59'12"
C33	39.08	25.00	90°14'47"
C34	51.54	175.00	16°52'26"
C35	29.88	125.00	13°41'52"
C36	21.60	25.00	49°30'26"
C37	21.60	25.00	49°30'26"
C38	253.23	52.00	279°00'53"
C39	190.19	525.00	20°45'24"
C40	623.19	315.00	124°38'28"
C41	754.84	365.00	118°29'27"
C42	36.59	25.00	83°50'59"
C43	219.91	70.00	180°00'00"
C44	39.27	25.00	90°00'00"
C45	115.06	525.00	12°33'24"
C46	126.03	575.00	12°33'28"
C47	83.87	525.00	40°23'10"

Project Data
OWNERS
RLAND DEVELOPMENT GROUP L.L.C.
8556 101st STREET (Suite F)
TULSA, OKLAHOMA 74137
918.582.4300
ENGINEER / SURVEYOR
COOK & ASSOCIATES ENGINEERING, INC.
121 EAST COLLEGE
BROKEN ARROW, OK 74012
918.258.9442 (VOICE) 918.258.9488 (FAX)
CA#4479 EXPIRES JUNE 30, 2012
(ADS 'B17') BENCHMARK
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED
'B17', SET S.E. OF THE INTERSECTION OF EAST 111th
STREET SOUTH & SOUTH GARNETT ROAD
(NEAR THE SE CORNER 30-18-14).
N 372017.210 / E 2604133.738
ELEVATION=645.079 (NAVD1988)
BASIS OF BEARINGS
ASSUMED BEARING OF N 01°11'24" W ALONG THE WEST
LINE OF THE NORTHWEST QUARTER OF SECTION 16,
T-18-N, R-14-E OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA
LAND AREA
1,301,353 S.F. / 29.87 AC±
73 LOTS / 4 BLOCKS
RESERVE AREA "A"
MONUMENTATION
A 5/8" x 18" DEFORMED BAR WITH AN ORANGE PLASTIC
CAP STAMPED "CA4479" TO BE SET AT ALL PLAT
BOUNDARY CORNERS, UNLESS NOTED OTHERWISE.
A 3/8" x 18" DEFORMED BAR WITH AN ORANGE PLASTIC
CAP STAMPED "CA4479" TO BE SET AT ALL LOT
CORNERS UNLESS NOTED OTHERWISE.
A 3/8" x 18" DEFORMED BAR WITH AN ORANGE PLASTIC
CAP STAMPED "CA4479" TO BE SET AT ALL STREET
CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS
OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF
REVERSE CURVE, CENTER OF CUL-DE-SACS AND
CENTER OF EYEBROWS UNLESS NOTED OTHERWISE.
ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT
THE TIME THIS PLAT WAS FILED. ADDRESSES ARE
SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF LEGAL DESCRIPTION.
PUBLIC UTILITY NOTES
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-121207-64
POTABLE WATER SUPPLY WILL BE SERVED BY THE CITY
OF BROKEN ARROW, OKLAHOMA.
SANITARY SEWER SERVICE WILL BE SUPPLIED BY THE
CITY OF BROKEN ARROW, OKLAHOMA.

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }
I, Earlene Wilson, Tulsa County Clerk, in and for the
County and State above named, do hereby certify that
the foregoing is a true and correct copy of a like instrument
now on file in my office.

Dated the 18 day of December, 2012
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 \$ 1,840.00 per trust receipt no. tax rolls to be applied to 20 12 taxes. This certificate is NOT to be construed as payment of 20 12 taxes in full but is given in order that this plat may be filed on record 20 12 taxes could exceed the amount of the security deposit.
Dated the 18 day of December, 2012
Dennis Semler
Tulsa County Treasurer
By: *Christa Shoret*
Deputy

APPROVED 3/16/12 by the City
Council of the City of Broken Arrow
Oklahoma.
Craig Thurmond
Mayor
Mark Boyce
Attest: City Clerk

BERWICK FAIRWAYS II
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

A REPLAT OF A PART OF CEDAR RIDGE CLUB ADDITION (PLAT NO. 2895), AN ADDITION
TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

KNOWN ALL MEN BY THESE PRESENTS
RLAND DEVELOPMENT GROUP, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, (HEREAFTER REFERRED TO AS THE "OWNER"), IS THE OWNER OF THE FOLLOWING
DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND BEING ALL THAT PART OF BLOCK ONE (1) "CEDAR RIDGE CLUB ADDITION", PLAT NUMBER 2895, AN ADDITION TO THE CITY OF BROKEN ARROW,
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LOCATED IN SECTION 30, TOWNSHIP EIGHTEEN NORTH (T18N), RANGE FOURTEEN
EAST (R14E), OF THE INDIAN BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF "BERWICK FAIRWAYS I PLAT#2680 AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY; THENCE N28°30'11"W A DISTANCE OF
510.00 FEET; THENCE N19°19'42"W A DISTANCE OF 496.39 FEET; THENCE N75°27'17"W A DISTANCE OF 137.59 FEET; THENCE S86°53'29"W A DISTANCE OF 619.07
FEET; THENCE N67°54'54"W A DISTANCE OF 94.03 FEET; THENCE S32°01'53"W A DISTANCE OF 84.89 FEET; THENCE S07°00'01"W A DISTANCE OF 390.91 FEET; THENCE
S25°37'48"E A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH A TANGENT BEARING OF S64°02'28"W WITH A RADIUS OF 25.00 FEET;
AND A CENTRAL ANGLE OF 100°56'49", FOR 44.05 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 125.00 FEET AND A CENTRAL
ANGLE OF 45°06'41", FOR 98.42 FEET; THENCE S08°12'20"W A DISTANCE OF 74.18 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF
100.00 FEET AND A CENTRAL ANGLE OF 7°30'00", FOR 13.09 FEET; THENCE S07°42'20"W A DISTANCE OF 137.50 FEET; THENCE ALONG A TANGENT CURVE TURNING TO
THE RIGHT WITH A TANGENT BEARING OF N07°42'20"E WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°14'47" FOR 39.39 FEET; THENCE ALONG A
TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 28°47'23" FOR 100.49 FEET; THENCE ALONG A TANGENT CURVE
TURNING TO THE RIGHT WITH A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 2°10'06" FOR 20.81 FEET; THENCE S07°42'20"W A DISTANCE OF 262.90 FEET;
THENCE S26°36'18"E A DISTANCE OF 81.44 FEET; THENCE S52°02'33"W A DISTANCE OF 82.68 FEET; THENCE S35°15'47"E A DISTANCE OF 129.48 FEET; THENCE
S39°35'17"E A DISTANCE OF 50.15 FEET; THENCE S35°02'05"E A DISTANCE OF 143.76 FEET; THENCE N58°20'53"E A DISTANCE OF 136.48 FEET; THENCE N75°12'10"E
A DISTANCE OF 263.77 FEET; THENCE N68°48'37"E A DISTANCE OF 328.36 FEET; THENCE N71°51'22"E A DISTANCE OF 111.39 FEET; THENCE N30°04'14"E A DISTANCE OF
370.61 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1,301,353 SQUARE FEET OR 29.8750 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED IN CONFORMITY WITH THE ACCOMPANYING PLAT (THE "PLAT") AND
HAS DESIGNATED THE SUBDIVISION AS "BERWICK FAIRWAYS II", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER
SOMETIMES REFERRED TO AS THE "SUBDIVISION").

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 SUCCESSORS, GRANTEES AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS SET FORTH
IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS
RUNNING WITH THE LAND AND OWNERS OF THE SAME, AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER
THE COVENANTS SET FORTH IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY.

SECTION II. STREETS, EASEMENTS AND UTILITIES.

A. GENERAL UTILITY EASEMENTS.

THE LOT OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE PLAT AS U/E FOR THE SEVERAL PURPOSES OF
CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND
COMMUNICATION LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINES, TOGETHER WITH ALL FITTINGS AND
EQUIPMENT FOR EACH THEREOF, SUCH AS THE POLES, TOWERS, PIPES, VALVES, METERS TO AND ANY OTHER APPURTENANCES THERETO, WITH RIGHT OF
INGRESS AND EGRESS TO SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED, HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO
CONSTRUCT, MAINTAIN, OPERATE, LAID AND RELAY WATER AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, AND ALONG ALL OF
THE EASEMENT AREAS SHOWN ON THE PLAT, FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED WITHIN THE PLAT. THE
OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER OF EACH LOT IN THE SUBDIVISION (THE LOT OWNER(S)) 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 PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND CONSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND
PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES,
PARKING AREAS, CURBING, LANDSCAPING, SIGNS, AND COMMERCIAL SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE.

- STREET LIGHT POLES AND STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES, INCLUDING ELECTRIC, TELEPHONE, CABLE
TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-MAINS-DECATED FOR GENERAL UTILITY SERVICES AND IN THE
PRIVATE STREETS AS DEPICTED ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES,
MAY ALSO BE LOCATED IN SAID EASEMENT AREAS, PROVIDED, HOWEVER, THAT NO SERVICE PEDESTALS OR TRANSFORMERS FOR ELECTRIC
TELEPHONE, CABLE TELEVISION OR METERS OR PEDESTALS FOR OTHER UTILITY SERVICES SHALL BE LOCATED ON THE FRONTS OF THE LOTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE 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 SERVICE LINE, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS
SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SAID SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEDICATIVE, PERMANENT,
EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOCATION, A FIVE 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 SAID
STRUCTURE.
- THE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH THEIR PROPER AGENTS AND EMPLOYEES, SHALL AT ALL
TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT AREAS 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 SAID UNDERGROUND ELECTRIC, TELEPHONE, CABLE
TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL
PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION
OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE
OWNER SHALL PAY FOR DAMAGES OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR
CONTRACTORS. SAID ALTERATIONS OF GRADE AND LIMITATION OF CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO EASEMENTS AND DOES NOT
APPLY TO AREAS DESIGNATED ON THE PLAT.
- THE FOREGOING COVENANTS SET FORTH IN THIS SECTION B CONCERNING UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS
SERVICES SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE
LOT AGREES TO BE BOUND HEREBY.

C. WATER AND SEWER SERVICES.

- EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, THE PUBLIC SANITARY SEWER MAIN AND STORM
SEWERS LOCATED ON SUCH LOT.
- WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT, THE ALTERATION OF GRADE ELEVATIONS IN EXCESS OF THREE (3) FEET FROM THE
CONTIGUOUS EXISTING UPON COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH
WOULD INTERFERE WITH THE PUBLIC WATER AND SEWER MAINS SHALL BE PROHIBITED.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF THE PUBLIC WATER
AND SEWER MAINS, BUT EACH LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY
THE ACT OF SUCH LOT OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON
THE PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR
REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS SECTION C SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS
SUCCESSORS, AND THE ABOVE OWNER AND THE LOT OWNERS AGREE TO BE BOUND HEREBY.

D. GAS SERVICE.

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH
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.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN SUCH LOT OWNER'S 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 THE GAS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR
DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THE ACT OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR
CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS SECTION D SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND EACH
LOT OWNER AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE.

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

F. PAVING AND LANDSCAPING WITHIN EASEMENTS.

THE LOT OWNER AFFECTED SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE LANDSCAPING AND PAVING OCCASIONED BY THE
NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION OR
ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED, HOWEVER, THAT THE CITY OF BROKEN ARROW, OR THE
SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. RESERVE AREAS.

RESERVE AREAS SHALL BE THOSE AREAS DESIGNATED AS "RESERVE AREAS" ON THE PLAT AND ALL PRIVATE STREETS, LANDSCAPING AREAS AND ALL OTHER
COMMON AREAS (THE "RESERVE AREAS"). RESERVE AREAS MAY BE USED FOR PRIVATE STREETS, INCLUDING ENTRY FEATURES, BUILDINGS AND GATES, FOR THE MUTUAL,
NON-EXCLUSIVE USE OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR GUESTS, TENANTS AND INVITEES AND THE GOVERNMENTAL ENTITIES AS SET FORTH IN
SECTION B HEREOF, FOR BOTH VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND REGRESS TO THE LOTS. RESERVE AREAS MAY ALSO BE USED FOR OPEN SPACE,
LANDSCAPING, FENCING OR WALLS, ENTRY GATES, TRAFFIC MEDANS OR ISLANDS, RECREATION AND PARK USE, STORM WATER DRAINAGE AREAS, WATER FEATURES AND
DETENTION AREAS. ALL RESERVE AREAS SHALL BE OWNED BY AND MAINTAINED BY THE BERWICK FAIRWAYS NEIGHBORHOOD ASSOCIATION, INC. (THE
"ASSOCIATION") AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BERWICK ON CEDAR RIDGE FILLED AS DOCUMENT
NUMBER 2006098627 AS AMENDED, IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA (THE "DECLARATION") AND THE RULES AND REGULATIONS OF
THE ASSOCIATION.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.

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

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE
OWNER, THE OWNER'S SUCCESSORS IN TITLE AND THE CITY OF BROKEN ARROW, OKLAHOMA;

A REPLAT OF A PART OF CEDAR RIDGE CLUB ADDITION (PLAT NO. 2895) 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 182

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONT.)

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING LOT RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING
WITH THE LAND AND SHALL BE BINDING UPON EACH LOT OWNER, ITS SUCCESSORS IN TITLE, AND THE CITY OF BROKEN ARROW, OKLAHOMA, AND SHALL BE
ENFORCEABLE AS HEREINAFTER SET FORTH.
THE DEVELOPMENT OF "BERWICK FAIRWAYS II" (PUD-NO. 182) SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN
ARROW ZONING ORDINANCE, AS SUCCESSIVELY AMENDED, AND THE PROVISIONS OF PUD NO. 182.

A. USE OF LAND.

1. RESIDENTIAL LOT USE.

ALL LOTS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND SHALL BE LIMITED TO USE FOR DETACHED SINGLE-FAMILY RESIDENCES AND
PURPOSES. NO TRADE OR BUSINESS SHALL BE PERMITTED ON ANY LOT.

2. FRONTING AND ACCESS LIMITATION.

EACH DWELLING SHALL FACE THE PRIVATE STREET AND DERIVE ITS ACCESS SOLELY FROM THE PRIVATE STREET.

3. YARDS AND SETBACKS.

- MINIMUM FRONT YARD FROM PRIVATE STREET RIGHT-OF-WAY.
NO BUILDING SHALL BE CONSTRUCTED NEARER THAN 25 FEET FROM THE RIGHT-OF-WAY OF THE PRIVATE STREET IN THE FRONT OF THE
RESIDENCE AS SHOWN ON THE ACCOMPANYING PLAT.
- MINIMUM SIDE YARD FROM A PRIVATE STREET RIGHT-OF-WAY.
NO BUILDING SHALL BE CONSTRUCTED NEARER THAN 20 FEET FROM THE RIGHT-OF-WAY OF A PRIVATE STREET TO THE SIDE OF THE
RESIDENCE AS SHOWN ON THE ACCOMPANYING PLAT, PROVIDED THAT ANY GARAGE DOOR WILL BE SET BACK A MINIMUM OF 25 FEET FROM
THE PRIVATE RIGHT-OF-WAY.
- MINIMUM SIDE YARDS.
ONE SIDE YARD 5 FEET AND OTHER SIDE YARD 10 FEET.
- MINIMUM REAR YARD.
THE MINIMUM REAR YARD SHALL BE 20 FEET.

4. MINIMUM LOT AREA.

NO LOT SHALL HAVE A LOT AREA LESS THAN 8,000 SQUARE FEET.

5. MAXIMUM NUMBER OF DWELLING UNITS.

THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE 170.

6. MINIMUM LOT WIDTH AND LOT FRONTAGE.

THE MINIMUM LOT WIDTH SHALL BE 70 FEET MEASURED AT THE BUILDING LINE EXCEPT THAT THE WIDTH OF ANY CUL-DE-SAC LOT MAY BE
LESS THAN THE MINIMUM FRONTAGE AT THE RIGHT-OF-WAY PROVIDING THE LOT WIDTH AT THE BUILDING LINE IS A MINIMUM OF 60 FEET.
ALL LOTS SHALL HAVE AT LEAST 30 FEET OF FRONTAGE ALONG THE STREET RIGHT-OF-WAY.

7. MAXIMUM STRUCTURE HEIGHT.

NO STRUCTURE SHALL BE ERECTED OR ERECTED ON ANY LOT IN EXCESS OF THE HEIGHT PERMITTED BY THE REQUIREMENTS OF THE R-2
DISTRICT OF THE BROKEN ARROW ZONING ORDINANCE.

8. OTHER BULK AND AREA REQUIREMENTS.

EXCEPT AS MODIFIED ABOVE, ALL LOTS SHALL, AT A MINIMUM, MEET THE REQUIREMENTS OF THE R-2 DISTRICT OF THE BROKEN ARROW
ZONING ORDINANCE.

B. UTILITY AND GOVERNMENTAL SERVICES ACCESS EASEMENT.

THE OWNER HEREBY GRANTS TO THE CITY OF BROKEN ARROW, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING
UTILITY SERVICE TO THE SUBDIVISION, AND ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO
ENTER AND TRAVEL OVER THE PROPERTY OF THE OWNER AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENTAL VEHICLES, INCLUDING, BUT
NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

C. SIDEWALKS, FENCING AND LANDSCAPING.

SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER ALONG ALL RESERVE AREAS AND SHALL BE MAINTAINED BY THE ASSOCIATION.

D. OFF-STREET PARKING.

A MINIMUM OF TWO, ENCLOSED OFF-STREET PARKING SPACES SHALL BE PROVIDED ON EACH LOT BY EACH LOT OWNER WITHIN THE GARAGE OF
THE HOUSE.

E. SITE PLAN AND LANDSCAPING PLAN.

THE ACCOMPANYING PLAT SHALL CONSTITUTE THE REQUIRED SITE PLAN OF THE PLANNED UNIT DEVELOPMENT INCLUDED WITHIN THE PLAT.

F. MAINTENANCE OF RESERVE AREAS AND COMMON AREAS.

ALL RESERVE AREAS, THE PRIVATE STREETS, LANDSCAPING AREAS AND EASEMENTS AND ALL OTHER COMMON AREAS SHALL BE MAINTAINED BY THE ASSOCIATION
IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION.

G. DECLARATION.

IN THE EVENT OF AN AMBIGUITY OR CONFLICT OF ANY WORD OR TERM SET FORTH IN THIS SECTION II, THE MEANING THEREOF, SHALL BE DEEMED
TO BE DEFINED AS SET FORTH IN THE CITY OF BROKEN ARROW ZONING ORDINANCE, AS SUCCESSIVELY AMENDED.

SECTION II. PRIVATE BUILDING AND USE RESTRICTIVE COVENANTS.

FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, TO PROTECT THE DESIRABILITY OF THE SUBDIVISION AND THE
VALUES THEREOF, AND FOR MAINTAINING CONFORMITY OF THE IMPROVEMENTS THEREIN, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY
IMPOSED UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE SUBDIVISION, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE
BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS AND SHALL BE ENFORCEABLE AS HEREINAFTER PROVIDED.

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW.

1. EDUCATION.

OWNER HEREBY FORMS AN ARCHITECTURAL COMMITTEE (THE "ARCHITECTURAL COMMITTEE") THAT SHALL:
A. APPROVE ALL PLANS FOR ANY STRUCTURE TO BE BUILT ON ANY LOT AND ANY MODIFICATIONS OR ALTERATIONS THERETO; AND
B. BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN AND ANY BUILDING GUIDELINES
DEVELOPED BY THE ARCHITECTURAL COMMITTEE.

2. MEMBERSHIP.

THE ARCHITECTURAL COMMITTEE SHALL CONSIST OF NOT LESS THAN ONE (1) NOR MORE THAN FIVE (5) MEMBERS TO BE APPOINTED BY
OWNER UNTIL OWNER, IN ITS SOLE DISCRETION, ASSIGNS AND TRANSFERS THE RESPONSIBILITY FOR THE APPOINTMENT OF THE ARCHITECTURAL
COMMITTEE TO THE ASSOCIATION TO BE FORMED PURSUANT TO SECTION I BELOW.

3. SUBMISSION.

NO BUILDING, FENCE, WALL, FREE STANDING MAILBOX OR ANY OTHER IMPROVEMENTS OR STRUCTURE MAY BE COMMENCED, ERECTED,
CONSTRUCTED OR PLACED ON ANY LOT IN THE SUBDIVISION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE. THE
ARCHITECTURAL PLANS TO BE SUBMITTED AND APPROVED IN ACCORDANCE HERewith SHALL BE SUBMITTED IN DUPLICATE AND SHALL INCLUDE,
AT A MINIMUM, THE FOLLOWING WITH REGARD TO EACH IMPROVEMENT TO BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION, WHICH MUST BE
APPROVED PRIOR TO SUBMITTAL TO THE CITY OF BROKEN ARROW.

- AN ACCURATE SITE PLAN;
- AN ACCURATE FLOOR PLAN;
- ALL EXTERIOR ELEVATIONS;
- A FENCING PLAN SHOWING THE COMPOSITION, LOCATION AND HEIGHT OF FENCING;
- A LANDSCAPING PLAN;
- A "HARDSCAPE" PLAN, SHOWING THE LOCATION AND COMPOSITION OF ALL DRIVEWAYS, WALKWAYS AND PATIOS;
- ANY OTHER PLANS OR INFORMATION REQUIRING THE APPROVAL OF THE CITY OF BROKEN ARROW OR THE BROKEN ARROW PLANNING
COMMISSION PRIOR TO THE CONSTRUCTION OF ANY OF THIS DEED OF DEDICATION;
- DETAILS REGARDING THE COMPOSITION OF ALL ROOFING AND EXTERIOR BUILDING MATERIALS, INCLUDING COLOR SCHEMES;
- DRAINAGE AND GRADING PLANS; AND
- ANY OTHER PLANS OR DETAILS REQUIRED BY THE ARCHITECTURAL COMMITTEE.

IN PASSING UPON SUCH PLANS, SPECIFICATIONS, FLOOR PLANS, DRAINAGE AND GRADING PLANS AND OF THE MATERIAL OF WHICH IT IS TO BE BUILT TO
CONSIDER THE SUITABILITY OF THE PROPOSED BUILDING OR OTHER STRUCTURES AND OF THE MATERIAL OF WHICH IT IS TO BE BUILT TO
THE SITE UPON WHICH IT IS PROPOSED TO ERECT THE SAME, THE HARMONY THEREOF WITH THE SURROUNDING BUILDINGS AND LOTS AND THE
EFFECT OF THE BUILDING OR OTHER STRUCTURES AS PLANNED ON THE VIEW FROM THE ADJACENT OR NEIGHBORING LOTS.

4. VARIANCE.

THE ARCHITECTURAL COMMITTEE MAY AUTHORIZE IN WRITING VARIANCES FROM COMPLIANCE WITH ANY OF THE DESIGN GUIDELINES OR THE
PROVISIONS OF SECTION II WHEN CIRCUMSTANCES PECULIAR TO THE PROPERTY IN QUESTION, INCLUDING, BUT NOT LIMITED TO, TOPOGRAPHY,
OBSTRUCTIONS, HANDSHIP OR AESTHETIC, ENVIRONMENTAL OR OTHER CONSIDERATIONS WOULD ALLOW A VARIANCE FROM THE PROVISIONS OF
SECTION II WITHOUT ANY DETRIMENT TO THE SUBDIVISION, BUT ONLY IN ACCORDANCE WITH SPECIFIC CONDITIONS IMPOSED BY THE
ARCHITECTURAL COMMITTEE. NO VARIANCE SHALL BE CONTRARY TO ANY SPECIFIC RESTRICTION SET FORTH HEREIN OTHER THAN THE
PROVISIONS OF SECTION II OR THE DESIGN GUIDELINES NOR ESTOP THE ARCHITECTURAL COMMITTEE FROM DENYING A VARIANCE IN ANY
OTHER CIRCUMSTANCES. FOR PURPOSES OF THIS SECTION, THE INABILITY TO OBTAIN APPROVAL OF ANY GOVERNMENTAL AGENCY, ISSUANCE
OF ANY PERMIT OR THE TERMS OF ANY FINANCING SHALL NOT BE CONSIDERED A HARDSHIP WARRANTING A VARIANCE. THIS SECTION SHALL
NOT BE CONSTRUED SO AS TO CONFER ON ANY LOT OWNER ANY ENTITLEMENT TO A VARIANCE OR WAIVER.

B. FLOOR AREA.

SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM OF 3,500 SQUARE FEET OF LIVING AREA. MULTI-STORY DWELLINGS SHALL HAVE A MINIMUM OF
4,000 SQUARE FEET OF LIVING AREA; PROVIDED, HOWEVER, THAT THE FIRST FLOOR SHALL HAVE A MINIMUM OF 3,000 SQUARE FEET OF LIVING
AREA.

THE COMPUTATION OF SQUARE FEET OF LIVING AREA SHALL EXCLUDE GARAGES, OPEN SPACES AND BREEZE WAYS.

C. VIEW OBSTRUCTIONS.

NO STRUCTURE, OUTBUILDING, FENCE OR WALL SHALL BE SO SITUATED THAT, IN THE OPINION OF THE ARCHITECTURAL COMMITTEE, IT
UNREASONABLY OBSTRUCTS A VIEW OF THE GOLF COURSE OR OF A GREENBELT AREA OR A WATER FEATURE FROM ANOTHER LOT.

D. FOUNDATIONS.

ALL EXPOSED FOUNDATIONS SHALL BE OF BRICK, STUCCO OR STONE. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION
WILL BE EXPOSED. NO STEM WALLS SHALL BE EXPOSED.

E. GARAGES AND DRIVEWAYS.

AN ATTACHED GARAGE PROVIDING SPACES FOR A MINIMUM OF TWO (2) AUTOMOBILES SHALL BE PROVIDED ON EACH LOT. GARAGES SHALL BE ENCLOSED
AND CARPORTS ARE PROHIBITED. ALL DRIVEWAYS SHALL BE CONCRETE OR OTHER MASONRY APPROVED BY THE ARCHITECTURAL COMMITTEE. GARAGE DOORS
SHALL BE WOOD VENEER. WINDOWS IN GARAGE DOORS ARE PROHIBITED.

IF A GARAGE HAS SPACES FOR MORE THAN TWO CARS, THE GARAGE DOOR FOR THE ADDITIONAL SPACE(S) (AFTER THE FIRST TWO) SHALL BE OFFSET AND
LOCATED FURTHER BACK ON THE LOT, UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE.

F. MASONRY.

FOR BLOCKS 2, 3, 4 & 5

ONE HUNDRED PERCENT (100%) OF THE SURFACE OF EXTERIOR WALLS (EXCLUDING WINDOWS AND DOORS) SHALL BE BRICK, STONE OR STUCCO EXCEPT
UNDER COVERED PORCHES AND PATIOS, PROVIDED THAT THE EXTERIOR WALLS ABOVE THE FIRST FLOOR ELEVATION WALL MAY BE CONSTRUCTED OF WOOD,
MASONITE OR A COMPARABLE SIDING PRODUCT. NOTWITHSTANDING THE FOREGOING, BRICK, STONE OR STUCCO SHALL EXTEND TO THE TOP OF GABLES ON THE
FRONT OF THE HOME.

FOR BLOCK 1

ONE HUNDRED PERCENT (100%) OF THE EXTERIOR WALLS (EXCLUDING WINDOWS AND DOORS) SHALL BE BRICK, STONE OR STUCCO EXCEPT UNDER COVERED
PORCHES AND PATIOS.

G. WINDOWS AND DOORS.

ALL WINDOW FRAMES AND DOORS SHALL BE OF EITHER WOOD, VINYL CLAD WOOD OR VINYL. ALUMINUM WINDOWS HAVING A MILL FINISH ARE PROHIBITED.

H. ROOF PITCH.

NO DWELLING SHALL HAVE A ROOF PITCH OF LESS THAN 9/12; PROVIDING, HOWEVER, THAT A ROOF OVER A PORCH SHALL HAVE A ROOF PITCH OF NO LESS
THAN 6/12 IF GABLE OR 4/12 IF SHED. ALL FRONT AND REAR GABLES SHALL HAVE NO LESS THAN A 12/12 PITCH.

SECTION II. PRIVATE BUILDING AND USE RESTRICTIVE COVENANTS (CONT.)

I. ROOFING MATERIALS.

ROOFING SHALL BE SELF-SEALING TAMKO HERITAGE 30 YEAR, OXFORD GRAY COMPOSITION SHINGLES OR APPROVED EQUIVALENT; PROVIDING, HOWEVER, IN THE
EVENT SUCH ROOFING SHOULD HEREAFTER NOT BE REASONABLY AVAILABLE, ALTERNATIVE ROOFING OF COMPARABLE QUALITY SHALL BE PERMITTED UPON A
DETERMINATION OF THE ARCHITECTURAL COMMITTEE THAT THE PROPOSED ALTERNATIVE IS OF COMPARABLE OR BETTER QUALITY AND OF A DESIGN AND QUALITY
WHICH IS COMPATIBLE WITH THE ROOFING FIRST DESCRIBED.

J. ANTENNA.

EXTERIOR ANTENNAS OR OTHER DEVICES (INCLUDING SUPPORTING STRUCTURES) FOR THE TRANSMISSION OR RECEPTION OF RADIO, TELEVISION, SATELLITE
SIGNALS OR OTHER FORMS OF ELECTRO-MAGNETIC RADIATION ARE PROHIBITED, EXCEPT THAT WITHIN EACH LOT ONE SATELLITE DISH, NOT EXCEEDING
TWENTY-FOUR INCHES (24") IN DIAMETER, IS PERMITTED. THE LOCATION OF ANY SUCH SATELLITE DISH MUST BE APPROVED BY THE ARCHITECTURAL
COMMITTEE AND SHALL INCLUDE, WHEREVER POSSIBLE, SUCH THAT THE SATELLITE DISH IS NOT VISIBLE FROM ANY PUBLIC OR PRIVATE STREET.

K. MATERIALS AND STORAGE.

NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) CALENDAR DAYS PRIOR TO THE START OF
CONSTRUCTION, AND THEN THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY
CONDITION AT ALL TIMES.

L. RECREATIONAL VEHICLES.

NO CAMPER, BOATS, TRAILERS, MOTOR HOMES, RECREATIONAL OR OTHER VEHICLES SHALL BE PARKED OR STORED IN THE SUBDIVISION FOR A PERIOD TO
EXCEED TWENTY-FOUR (24) HOURS UNLESS STORED OR PARKED IN AN ENCLOSED GARAGE.

M. INOPERATIVE VEHICLES.

NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE, WHICH GARAGE DOOR MUST BE CLOSED
EXCEPT FOR NORMAL OPERATION FOR ENTERING AND EXITING THE GARAGE.

N. MAINTENANCE OF LOTS.

EACH LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH OR OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS
OR TALL GRASS. GRASS AND LANDSCAPING SHALL BE MAINTAINED ON A REGULAR BASIS. TRASH CONTAINERS, EXCEPT DURING PERIODS OF COLLECTION,
SHALL BE STORED OUT OF VIEW FROM THE PUBLIC AND FROM ADJACENT PROPERTY OWNERS. NO EXPOSED GARBAGE CANS, TRASH CAN OR ANY TRASH
BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT.

O. SURFACE DRAINAGE.

THE OWNER OF EACH LOT SHALL MAINTAIN THE SURFACE DRAINAGE, EITHER NATURAL OR ARTIFICIAL, OVER AND ACROSS SUCH LOT. NO LOT OWNER SHALL
CONSTRUCT OR PERMIT ANY FENCING OR OTHER OBSTRUCTION WHICH WOULD IMPAIR THE DRAINAGE OF STORM WATER OVER AND ACROSS THE LOT. NO
LOT OWNER SHALL WOODY OR CHANGE THE DIRECTION OF SURFACE STORM WATER FROM THE ORIGINAL, APPROVED DRAINAGE PLAN CONSTRUCTED ON THE
LOT.

P. ON-SITE CONSTRUCTION.

EACH DWELLING MUST BE CONSTRUCTED ON-SITE AND NO DWELLING BUILT OFF-SITE SHALL BE PLACED ON ANY LOT.

Q. OUTBUILDINGS.

OUTDOOR STORAGE BUILDINGS ARE NOT PERMITTED. OTHER OUTBUILDINGS, SUCH AS GAZEBOS OR CABANAS, MAY BE PERMITTED SUBJECT TO THE APPROVAL
OF THE LOCATION, STYLE AND MATERIALS USED IN THE CONSTRUCTION BY THE ARCHITECTURAL COMMITTEE PRIOR TO CONSTRUCTION, AND PROVIDING THAT
THE OUTBUILDING IS COMPARABLE IN MATERIAL AND STYLE WITH THE PRIMARY RESIDENCE. NO OUTBUILDING SHALL BE ERECTED ON A LOCATION THAT THE
ARCHITECTURAL COMMITTEE DETERMINES WOULD UNREASONABLY OBSTRUCT A VIEW OF THE GOLF COURSE, A GREENBELT AREA OR A WATER FEATURE FROM
ANOTHER LOT.

R. SWIMMING POOLS.

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED. ANY POOL OR SPA SHALL BE IN-GROUND AND PERMANENT. LOTS WITH SWIMMING POOLS SHALL HAVE
SUFFICIENT SECURITY FENCING AS REQUIRED BY CODE. SWIMMING POOL ANCILLARY EQUIPMENT SHALL BE SHIELDED FROM VIEW FROM THE STREET AND
ADJACENT LOTS.

S. INTERIOR FINISHES.



City of Broken Arrow

Fact Sheet

File #: 17-1908, **Version:** 1

Broken Arrow Planning Commission

03-09-2017

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of ST17-103, Cotton Patch Cafe building elevations, 1.58 acres, CH, one-quarter mile west of 9th Street, north of Kenosha Street

Background:

Applicant: Kartavya Patel, Triangle Engineering LLC

Owner: Vaquero Broken Arrow Partners, LP

Developer: Vaquero Broken Arrow Partners, LP

Engineer: Triangle Engineering, LLC

Location: One-quarter mile west of 9th Street, north of Kenosha Street

Size of Tract 1.58 acres

Number of Lots: 1

Present Zoning: CH

Comp Plan: Level 6 (Regional Commercial/Employment)

A site plan and landscape plan has been submitted for a proposed Cotton Patch Cafe restaurant. The site is located one-quarter mile west of 9th Street, north of Kenosha Street, between 5th Street and 6th Street. The property has been platted as Compton Addition II. A self-service car wash that was previously located on the property has been removed. Cotton Patch Cafe will be constructing a new building on the east side of the property, while Take 5 Oil Change is proposing a new building on the west side of the property. Applicant is contemplating doing a lot split on the property in the future.

The building elevations submitted with the site plan show the exterior of the building to contain metal siding along with a painted Hardie-Board siding with a B&B application. Hardie-Board is a cement board siding that has been classified as a masonry product.

According to Section 5.8.G.1 of the Zoning Ordinance, all new construction in the Commercial Heavy (CH) district shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass, curtain walls, Exterior Insulated Finished Systems (EFIS), or stucco. Metal finishes, wood, plastic and other masonry material may be considered and approved by the Planning Commission through the site plan review process. As result, application is requesting approval of the metal and Hardie-Board siding proposed to be used on the exterior of the Cotton Patch Cafe.

Surrounding land uses and zoning classifications include the following:

North:	CH	Automotive repair
East:	CH	Undeveloped
South:	CG	Office
West:	R-1 (CH via BAZ 1734)	Undeveloped

Attachments: Zoning/aerial map
 Building elevations
 Site plan

Recommendation:

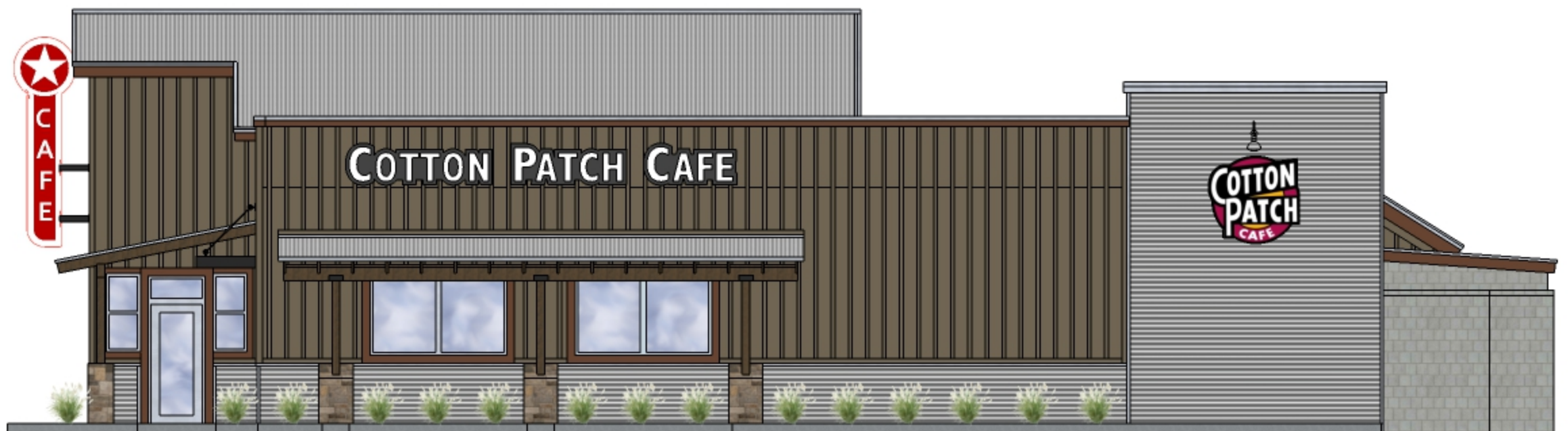
Staff recommends that the building elevations for the proposed Cotton Patch Cafe be approved as presented.

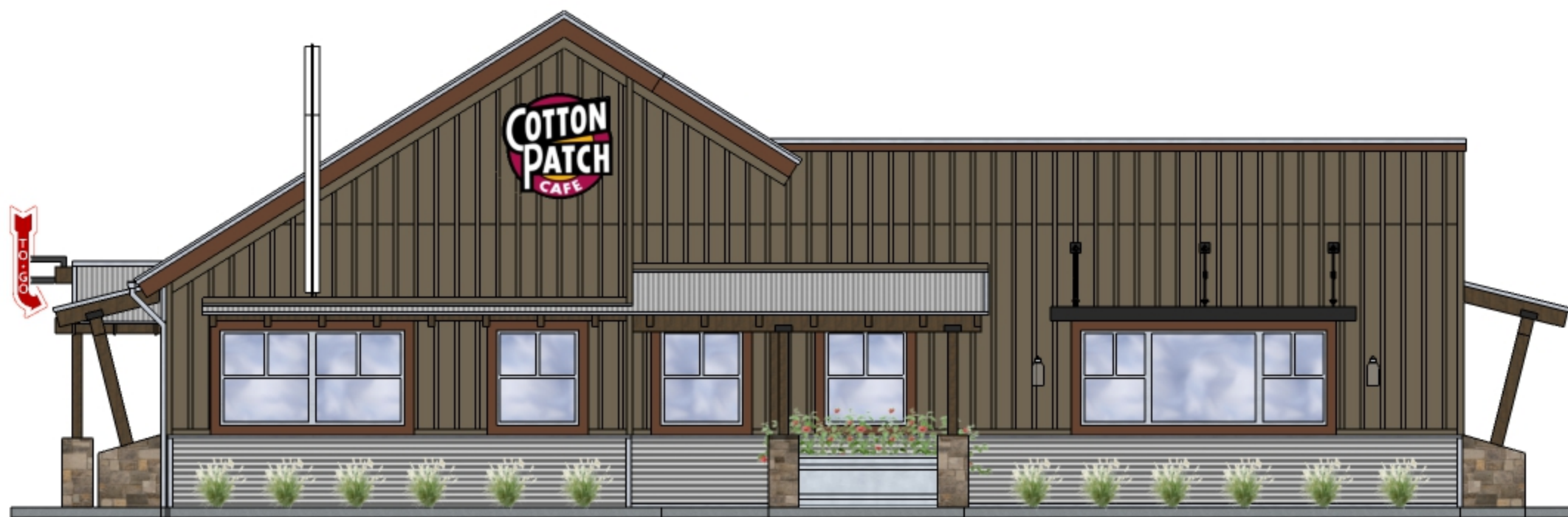
Reviewed and approved by: Larry R. Curtis

LRC: BDM

ST17-103 Cotton Patch Cafe











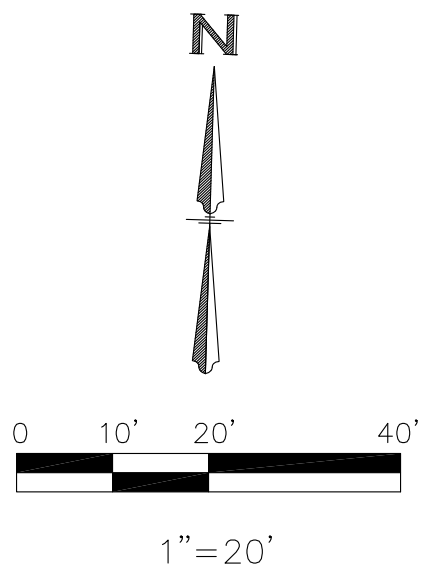
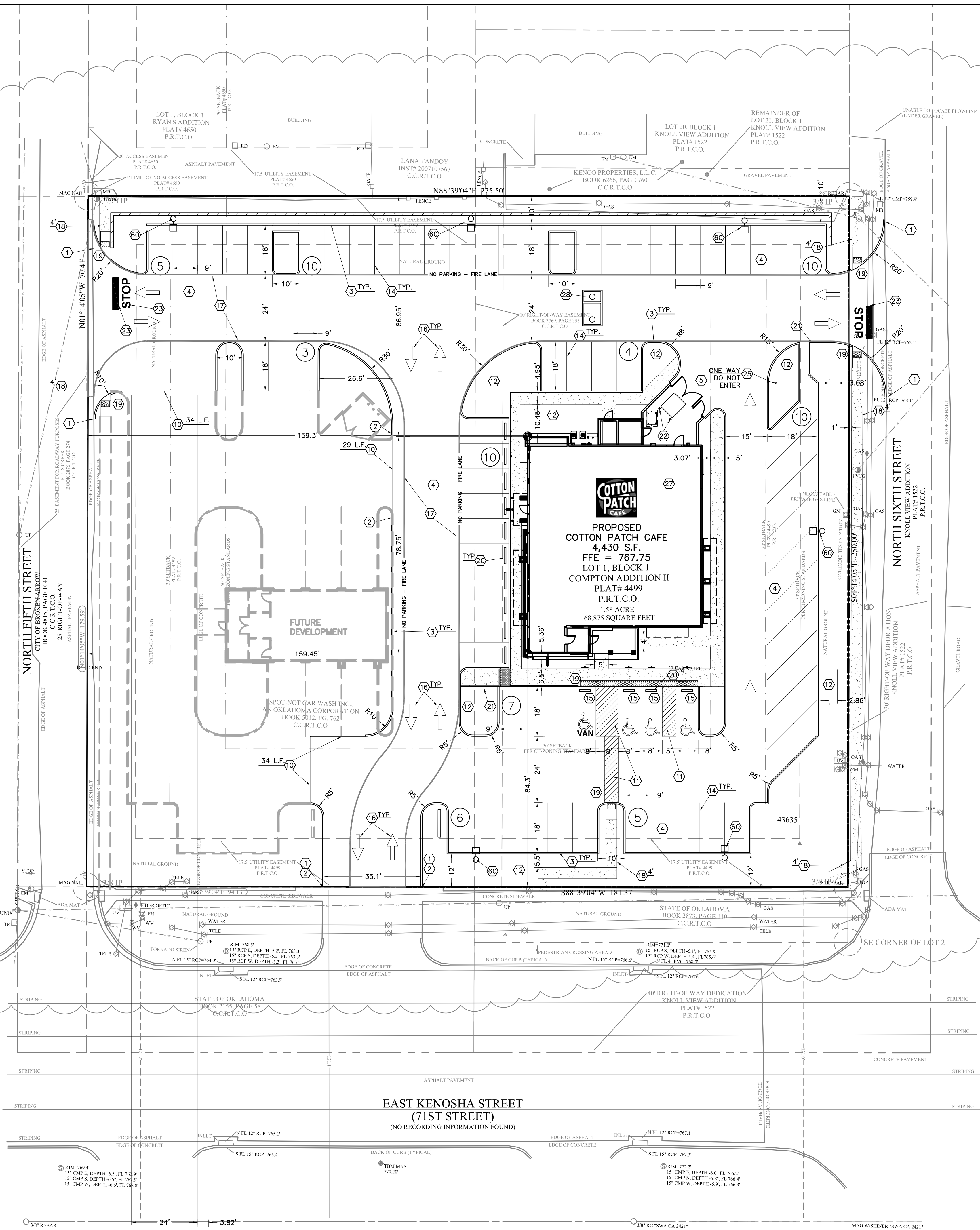
BENCH MARK

BENCHMARK:

The site benchmark is a Mag nail with a metal washer stamped "JPH Land Surveying" set along the north line of a concrete sidewalk located approximately 120 feet southeast of the intersection of North Fifth Street and East Kenosha Street and bears SOUTH 58°02'36" EAST, a distance of 196.44 feet from the southeast corner of the subject tract. The benchmark has the following values: X = 2,623,548.77 | Y = 393,653.30 | Z = 770.20' (NAVD83). See vicinity map for general location.

SITE PLAN

1"=20'



SITE LEGEND (PROPOSED):

	PROPERTY LINE
	PROPOSED PARKING STALLS
	BUILDING CORNER
	NEW FIRE LANE - PER LOCAL CODES
	ELECTRIC TRANSFORMER PAD - PER LOCAL CODES
	SIGNAGE
	PAINTED SOLID TRAFFIC FLOW ARROWS
	NEW CURB AND GUTTER
	STOP BAR
	SIDEWALK
	RETAINING WALL

SITE NOTES AND DETAILS:

NOTE NUMBER	COORESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
1	TIE IN NEW CURB TO MATCH EXISTING CURB
2	TRANSITION CURB FROM 6" TO 0" OVER 2' HORIZONTALLY
3	NEW CONCRETE CURB AND GUTTER
4	NEW CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS
5	NEW HEAVY DUTY CONCRETE PAVING-SEE PAVING PLAN
6	THICKENED EDGE OF PAVEMENT
7	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°
8	LANDSCAPE AREA - SEE LANDSCAPE PLAN L-1.0
9	4" WIDE PAINTED YELLOW TRAFFIC STRIPE (SEE LENGTH THIS SHEET)
10	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)
11	ACCESSIBLE PARKING SPACE (TYP)
12	PER ADA
13	TRAFFIC FLOW ARROWS (TYP)
14	4D
15	FIRE LANE-SEE PAVING PLAN
16	4A
17	SIDEWALK (SEE WIDTH THIS SHEET)
18	7A
19	BARRIER FREE RAMP - SEE DETAIL SHEETS
20	7C
21	WHEEL-STOPS
22	8A
23	2" WIDE CURB OPENING
24	N/A
25	CONCRETE BOLLARD
26	N/A
27	PAINTED STOP BAR
28	4C
29	TRAFFIC CONTROL SIGNAGE - SEE NOTE THIS SHEET
30	6C
31	PROPOSED TRANSFORMER PAD - SEE UTILITY PLAN C-6.0
32	N/A
33	PROPOSED GREASE INTERCEPTOR PER LOCAL CODES
34	N/A
35	PROPOSED LIGHT POLE
36	N/A

SCALE:

DRAWN BY: TJB

DATE: 12.01.16

BASE FILE:

PROJECT NUMBER: 16-289

#	DATE:	DESCRIPTION:
1	12.22.16	BID ADDENDUM
2	01.11.17	HEALTH DEPT.
3	01.20.17	OWNER CHANGES



Engineer Information:
The Bousquet Group, Inc.
501 S. Carroll Blvd.
Ste. 201
Denton, TX 76201
940.566.0088
940.566.0088 fax
Oklahoma C of A #6680

PROJECT:
COTTON PATCH CAFE
600 E. KENOSHA STREET
BROKEN ARROW, OK 74012-2001
SHEET TITLE:
SITE PLAN

DAVID A. UDOKW
Architect
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TULSA, OKLAHOMA 74104
tel 918.438.1235
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INTERIOR DESIGN | FOODSERVICE



SHEET NO:
C-3.0

CONSTRUCTION SET 01/20/17



City of Broken Arrow

Fact Sheet

File #: 17-1918, Version: 1

**Broken Arrow Planning Commission
03-09-2017**

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

Public hearing, consideration, and possible action regarding PUD 258 and BAZ 1974, Kenosha Storage, 5.85 acres, A-1 to IL/CG/PUD 256, north and west of the northwest corner of Kenosha Street and Oneta Road*Please Note: Due to an error in advertising, PUD 258 and BAZ 1974 shall be re-advertised and placed on the agenda for the April 13th 2017 Planning Commission meeting.*****

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: First Priority Bank, E. E. Dillard
Developer: Wellington Investments
Engineer: Kenosha Storage, LLC
Location: North and west of the northwest corner of Kenosha Street and Oneta Road
Size of Tract 5.85 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Proposed Zoning: IL (Industrial Light), CG (Commercial General) and PUD 258
Comp Plan: Level 6 (Regional Employment/Commercial) via BACP 156

Due to an error in advertising, PUD 258 and BAZ 1974 shall be re-advertised and placed on the agenda for the April 13th 2017 Planning Commission meeting.

Attachments: N/A

Recommendation:
No action needed.

Reviewed by: Larry R. Curtis

Approved by: Michael Skates

LRC: ALY

