



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

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

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

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**Thursday, June 8, 2017**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

None

**4. Consideration of Consent Agenda**

- A. [17-2278](#) Approval of Planning Commission meeting minutes of May 11, 2017
- B. [17-2279](#) Approval of Planning Commission meeting minutes of May 25, 2017
- C. [17-2283](#) Consideration and possible action regarding PT15-117A-1, Conditional Final Plat, Ninety-One - Phase 2, 68 lots, 18.20 acres, A-1 to RS-3, one-quarter mile north of Washington Street and one-quarter mile east of 9th Street

**5. Consideration of Items Removed from Consent Agenda**

**6. Public Hearings**

- A. [17-2262](#) Public hearing, consideration, and possible action regarding BAZ-1981 (rezoning), Tenison Property, 0.36 acres, R-2 to ON, north of Kenosha Street, one-half mile west of Elm Place at 1001 N. Highland Drive
- B. [17-2263](#) Public hearing, consideration, and possible action regarding BAZ-1982 (rezoning), Clintco Properties LLC, 0.73 acres, CH and R-3 to DM, northwest corner of El Paso Street and First Street and the southwest corner of El Paso Street and First Street
- C. [17-2243](#) Public hearing, consideration, and possible action regarding SP-279 (Specific Use Permit), Union Peters Elementary, 10.34 acres, R-1, one-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue

**7. Appeals**

None

**8. General Commission Business**

None

**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.**

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**City Clerk**



# City of Broken Arrow

## Fact Sheet

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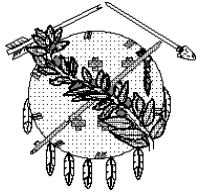
**File #: 17-2278, Version: 1**

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**Broken Arrow Planning Commission  
06-08-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of Planning Commission meeting minutes of May 11, 2017  
**Background:** Minutes recorded for the Broken Arrow Planning Commission meeting.  
**Attachments:** Minutes of May 11, 2017  
**Recommendation:** Approve minutes of Planning Commission meeting held May 11, 2017  
**Reviewed By:** Larry R. Curtis  
**Approved By:** Michael W. Skates

KJF



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

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

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

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**Thursday, May 11, 2017**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

Meeting was called to order at 5:00 p.m. by Chairman, Fred Dorrell

**2. Roll Call**

**Present 5 -** Mark Jones, Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

**3. Old Business**

None

**4. Consideration of Consent Agenda**

Staff Planner, Amanda Yamaguchi presented the background for the Consent Agenda Items.

Fred Dorrell explained the Consent Agenda review process and asked if anyone wished to have any Consent items be removed for discussion, no one responded.

**A. [17-2196](#) Approval of Planning Commission meeting minutes of April 27, 2017**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B and C, and D per Staff recommendations. The motion was seconded by Lee Whelpley.

**Aye: 5 - Mark Jones, Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**B. [17-2140](#) Approval of BAL-2016, Oak Grove Road and 73rd Street (ZION USA Property), 1 Lot, 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B and C, and D, per Staff recommendations. The motion was seconded by Lee Whelpley.



**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

- C. [17-2146](#) Approval of BAL-2019, REIP Lot Split, 1 Lot, 13.34 acres, one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue, one-quarter mile north of the Broken Arrow Expressway**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B and C, and D, per Staff recommendations. The motion was seconded by Lee Whelpley.

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

- D. [17-2176](#) Approval of BAL-2020, QuikTrip #33/Life Covenant Church Lot Split, 1 Lot, 5.80 acres, north and east of the northeast corner of Kenosha Street and 23rd Street**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B and C, and D, per Staff recommendations. The motion was seconded by Lee Whelpley.

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

## **5. Consideration of Items Removed from Consent Agenda**

None

## **6. Public Hearings**

- A. [17-2120](#) Public hearing, consideration, and possible action regarding BAZ-1977, Oak Grove Road and 73rd Street (ZION USA Property), 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road**

Plan Development Manager, Larry Curtis presented the background for BAZ-1977 saying BAZ-1977 is a request to change the zoning designation on a 2.24-acre parcel from A-1 (Agricultural) to RE (Residential Estate). Applicant wants to split their property into two lots. The existing parcel does not meet the minimum lot size and frontage requirements of the A-1 district. As a result, applicant is requesting the zoning on their property be changed to RE. The proposed lot split will meet the minimum lot size and frontage requirements of the RE district. The property is designated as Level 1 in the Comprehensive Plan and RE zoning is identified as being in conformance with Level 1.

Mr. Curtis said, according to the survey information submitted by the applicant, only 25 feet of right-of-way has been dedicated along Oak Grove Road. Oak Grove Road is classified as a secondary arterial street, which by the Subdivision Regulations, requires 50 feet of right-of-way from the section line.

Larry Curtis said, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1977 be approved, subject to

the property being platted, as per Section 6.3.D.2.vi of the Zoning Ordinance. Staff can recommend that platting be waived, provided right-of-way is dedicated in accordance with the Subdivision Regulations (50 feet from the section line) along Oak Grove Road. In addition, 17.5 feet of utility easement shall be dedicated adjacent to the right-of-way dedication along Oak Grove Road.

Fred Dorrell asked if the applicant was present and to step to the podium and state their name and address and if they are in agreement with Staff recommendations.

Marcy Wilson, Partner of ZION USA, 7633 E. 63rd Place, Ste. 300, Tulsa said she is in agreement with Staff recommendation and asked if that means can request to waive those.

Fred Dorrell said yes. Ricky Jones said Staff recommended a waiver of platting subject to the dedication of right of way and asked if Ms. Wilson understood that requirement. Ms. Wilson asked for clarification. Larry Curtis said instead of platting the property, right-of-way can be dedicated, per the Subdivision Regulations, and Ms. Wilson previously submitted the right-of-way documents.

Fred Dorrell opened the public hearing and asked if anyone wished to speak on BAZ-1977. No one responded. Mr. Dorrell closed the public hearing.

MOTION: by Mark Jones to approve BAZ-1977, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

After the vote, Fred Dorrell said BAZ-1977 will be heard by City Council on June 5, 2017, at 6:30 p.m.

**Aye: 5 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**B. [17-2178](#) Public hearing, consideration, and possible action regarding PUD-153B, a request for a minor amendment to PUD-153, Berwick on Cedar Ridge, Lots 8 & 9, Block 1, 0.17 acres, R-3/PUD-153 to R-3/PUD-153B, east of Mingo Road, one-quarter mile north of Florence Street**

Plan Development Manager, Larry Curtis presented the background for Planned Unit Development (PUD)-153B saying, PUD-153B is a request for a minor amendment to PUD-153 on 0.17-acre lot. PUD-153, consists of 6.46 acres and was approved by the City Council on December 20, 2004. With PUD-153B, applicant is requesting that the 10-foot building line on the south side of the property be reduced to 3-feet and that the front building line be reduced from 20-feet to 17-feet.

Mr. Curtis said, according to the applicant, when the existing home was constructed,

measurements for the house were possibly taken from the incorrect property pin for Lot 7 to the north. This resulted in the house being built too close to the south and west property lines causing encroachments into the front building line setback (3-feet) and the south side yard setback (7-feet).

Larry Curtis said, Staff recommends that PUD-153B, a request for a minor amendment to PUD-153, be approved as presented and re-platting be waived.

Fred Dorrell asked if the applicant was present and to step to the podium and state their name and address and if they are in agreement with Staff recommendations.

Steve Harris, PMC Homes, 14716 S. Grant Street, Bixby, OK said he is in agreement with Staff recommendations.

Fred Dorrell opened the public hearing and asked if anyone wished to speak on BAZ-1977. No one responded. Mr. Dorrell closed the public hearing.

MOTION: by Mark Jones to approve PUD-153B, per Staff recommendations. The motion was seconded by Ricky Jones.

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**C. [17-2100](#) Public hearing, consideration, and possible action regarding PUD-217A, a request for a minor amendment to PUD-217, Scissortail Crossing, 15.34 acres, PUD-217/RM to PUD-217A/RM, one-quarter mile north of Albany Street, east of 23rd Street**

Larry Curtis presented the background saying Planned Unit Development (PUD)-217A is a request for a minor amendment to PUD-217. The Scissortail apartments are presently under construction on the property. The design statement for PUD-217 that was approved by the City Council on July 17, 2012, stated “An architectural open metal fence with masonry columns and/or walls shall be provided along the west boundary. The maximum continuous length of the architectural open metal fence shall be 50 feet.” With PUD-217A, applicant is requesting to replace the proposed ornamental steel fence with a white vinyl rail fence and remove the requirement for masonry columns. The white vinyl rail fence would be varied and not in a continuous straight line. The rest of PUD-217 remains unchanged.

Mr. Curtis said Staff recommends that PUD-217A, a request for a minor amendment to PUD-217, be approved as presented.

Fred Dorrell asked if the applicant was present and to step to the podium and state their name and address and if they are in agreement with Staff recommendations.

Justin Dixon, Case and Associates, 4200 E. Skelly Drive, Tulsa, said they are in agreement with Staff recommendations.

Fred Dorrell opened the public hearing and asked if anyone wished to speak on PUD-217A. No one responded. Mr. Dorrell closed the public hearing.

MOTION: by Mark Jones to approve PUD-153B, per Staff recommendations. The motion was seconded by Ricky Jones.

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**D. [17-2189](#) Public hearing, consideration, and possible action regarding PUD-261 & BAZ-1978, Chestnut Creek, +/-11.06 acres, PUD-261/RS-2, one-quarter of a mile west of the northwest corner of Jasper Street and Aspen Avenue**

Larry Curtis presented the background for PUD-261 saying, Planned Unit Development (PUD)-261 involves approximately 11.06 acres of undeveloped land. These applications have been submitted for a proposed 34 single-family attached and detached residential development.

PUD-261 divides the property into two development areas, Development Area 'A' and Development Area 'B'. Development Area A, will be for single-family attached and detached residential units. It will be developed in accordance with RS-2 development regulations except as follows:

- Minimum lot frontage reduced from 70 feet to 40 feet at building line.

- Minimum lot size reduced from 8,000 square feet to 4,400 square feet.

- Rear yard setback reduced from 20 feet to 10 feet

- Side yard (single-family attached) reduced from 10/5 feet to 0 feet (internal) and 5 feet (end unit).

- Side yard (single-family detached) reduced from 10/5 to 5/5 feet or 0/10 feet.

- Minimum building separation is 10 feet.

- Side, Corner Lots reduced from 25 feet to 15 feet.

- Development Area B, will be left as Open Space and Sidewalks.

Mr. Curtis said part of the property is located in a 100-year floodplain area of Aspen Creek. This area will be left as open space, which is in accordance with the Comprehensive Plan.

The applicant contacted Staff regarding this application and requested it to be continued to the May 25, 2017 to allow time to conduct a meeting with surrounding property owners regarding this project; therefore, Staff recommends PUD-261 and BAZ-1978 be continued to the May 25, 2017 Planning Commission meeting, per the applicant's request.

MOTION: by Mark Jones to continue Item 6D to the May 25, 2017 Planning Commission meeting. The motion was seconded by Carlyne Isbell-Carr.

Aye: Mark Jones, Carolyne Isbell-Carr, Ricky Jones, Lee Whelpley, Fred Dorrell

Fred Dorrell said Item 6D, PUD-261 and BAZ-1978 will be heard by Planning Commission on May 25th. He said this will provide time for the applicant's to meet with surrounding homeowner's to discuss their project.

**Aye: 5 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**E. [17-2186](#) Public hearing, consideration, and possible action regarding PUD-262 and BAZ-1979, Kensington Ridge II, 39.87 acres, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road**

Ricky Jones said his firm prepared this PUD and he would not be participating in the discussion. Mr. Jones left the Council Chambers.

Ms. Yamaguchi continued, saying access to Kensington Ridge II is through two stub streets in Kensington Ridge which will be extended by this development. Additional stub streets will be platted to the west, north, and east for improved connectivity to future development. Per Section D107.1 of the International Fire Code, "Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3". The conceptual site plan submitted with PUD-262 shows only one entry off of Houston Street through the existing Kensington Ridge subdivision. This item does not affect the PUD and rezoning, and will be addressed during platting.

Amanda Yamaguchi said water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service is not available. As with Kensington Ridge to the south, sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality. She said streets within PUD-262 shall be placed in a minimum 60-foot right-of-way, with a minimum of 26-feet of paving. Streets shall be constructed to meet the standards of Tulsa County for minor residential streets with borrow ditches, without curbs or sidewalks. This will be regulated by Broken Arrow Engineering Design Criteria.

Ms. Yamaguchi said the property is designated as Level 1 in the Comprehensive Plan. RS-1 zoning is considered to be in accordance with Comprehensive Plan in Level 1. According to the FEMA maps, none of the property is located in a 100-year floodplain. Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-262 and BAZ-1979 be approved, subject to the property being platted. The applicant is present and in agreement with Staff recommendations.

Fred Dorrell asked if the applicant was present and to step to the podium and state their

name and address and if they are in agreement with Staff recommendations.

Erik Enyart, Tanner Consulting, 5323 S. Lewis Avenue, Tulsa, said he represents their client for these applications seeking to rezone this property and for the PUD. He said this PUD recognizes the unique circumstances of this property and they wish to maximize the use of the property. He said Kensington Ridge II is the second Phase of Kensington Ridge I which was developed to the south in the unincorporated portion, in Wagoner County. This site is bounded on the south by Kensington Ridge, on the west and north by vacant land, on the east by rural and agricultural tracts along 273rd East Avenue. Kensington Ridge II proposes large residential estate lots similar to the first phase, which are generally one-half acre in size. The PUD will allow for up to 60 lots, but the present site plan reflects 50.

Mr. Enyart said access, as previously mentioned, will be from two stub streets in Kensington Ridge I and will extend through Kensington Ridge II. He said they will provide additional stub streets to the west, north and east for improved connectivity by future development and will have borrow ditch designed streets with minimum of 60 feet right-of-way, 26 feet of paving, and will meet the Tulsa County standards for minor residential streets with burrow ditches, no curbs or sidewalks. The site plan, in the PUD, is conceptual and will change as further designs happen for the development.

Erik Enyart said they are in agreement with the Staff recommendations including that of access. He said they will work with Staff to identify access through the platting process. He said he appreciated Staff's help.

Fred Dorrell asked if the Commissioners had any questions.

Lee Whelpley asked if there will only be one egress and entrance at the south once the project is complete.

Erik Enyart said at the present time, yes, as there is only one street that is a divided boulevard type street. There is only one street connection to both developments, at this time.

Lee Whelpley asked if that would satisfy both developments.

Michael Skates said Staff is working with the Fire Department regarding this project. He said this property is a unique situation because the southern half of the property is in Wagoner County and the northern part is in City of Broken Arrow. He said in visiting with the Fire Marshal, they believe the one entry that was done with Kensington Ridge I will work because when you cross the line into the City there are two points of entry; however, the City does not have jurisdiction over what happens on Houston with Wagoner County. He said he believes the Fire Marshal was in agreement, but will be following up with him to make sure that the layout presented is in agreement with the fire code.

Michael Skates said the other item is the streets being constructed to Tulsa County Standards. He said before the streets are constructed, a variance form must be filled out, along with the typical section they wish to build, and submit it to the City of Broken Arrow's Engineering Director requesting that the streets be modified from City of Broken Arrow Standards to Tulsa Standards because Broken Arrow does not have a section without a curb. The closest one is Tulsa County which is a non-curbed rural estate typed street. The variance needs to be submitted to Development Services to give to the Engineering Director for review and approval. With the submittal there may be changes within that typical section because Tulsa County sections are thinner, as far as asphalt and ag-base than Broken Arrow's.

Erik Enyart said our PUD does identify that any modifications or waivers needed will be identified and be applied for through the platting process.

Fred Dorrell opened the public hearing and asked if anyone wished to speak on Item 6E, PUD-262. No one responded. Fred Dorrell closed the public hearing.

MOTION: by Mark Jones to approve PUD-262, per Staff recommendations. The motion was seconded by Lee Whelpley.

After the vote, Fred Dorrell said PUD-262 will be heard by City Council on June 5, 2017 at 6:30 p.m.

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

**Recused: 1 - Ricky Jones**

**F. [17-2101](#) Public hearing, consideration, and possible action regarding PUD-263 and BAZ-1980, Elgin Street Row Homes, 0.56 acres, PUD-241/R-3 to PUD-263/DF, northeast corner of Cedar Avenue and Elgin Street**

Ricky Jones returned to the Council Chambers.

Larry Curtis presented the background saying, Planned Unit Development (PUD)-263 and BAZ-1980 involve a 0.56-acre undeveloped tract located on the northeast corner of Cedar Avenue and Elgin Street. Applicant is requesting that the zoning on the property be changed from PUD-241/R-3 (Single Family Residential) to PUD-263/DF (Downtown Fringe). He said instead of constructing four single-family detached dwelling units on the property, applicant is now proposing to construct seven single family attached units on the property. Each of the units is intended to be single-family, owner occupied units. According to the Zoning Ordinance, the minimum land area for a PUD in the R-3 district is 8,500 square feet per dwelling unit per gross land area. The gross land area includes half of the adjoining street right-of-way. With 0.80 gross acres, four dwelling units are allowed on the property with R-3 zoning. Therefore, to have seven dwelling units on the property, the zoning has to be changed. As a result, applicant is

requesting that the zoning designation be changed from R-3 to DF.

Mr. Curtis said with PUD-263 that is being proposed, the minimum lot size will be 2,300 square feet and the units will cover at least 65 percent of the lot. Five units are allowed up to the property line along Elgin Street with an attached garage provided at the rear of the unit. Access to the other two units is from the private drive. The exterior of the buildings will contain masonry, stucco, stone, or hardie-plank trim siding.

Larry Curtis said the surrounding property is zoned R-3 and while the property immediately adjacent to this property is zoned R-3, there is DF zoning one-half block to the southwest. The Downtown Master Plan encourages having residential buildings in the downtown fringe located closer to the street. In addition, the Comprehensive Plan states “the size and scope of the rezoning request is compatible with the surrounding land uses and meets the design standards and objectives of the Broken Arrow Downtown Master Plan.”

Mr. Curtis said Staff recommends that PUD-263 and BAZ-1980 be approved, subject to the property being replatted.

Fred Dorrell asked if the applicant was present and to step to the podium to state their name and if they are in agreement with the Staff report.

Brooks Pittman, Pittman Poe & Associates, 1709 W. Granger Street, Broken Arrow, said they are in agreement with Staff recommendations.

Fred Dorrell opened the public hearing and asked if anyone wished to speak regarding Item 6F, PUD-263 and BAZ-1980.

Eric Boney, 9836 South 77th East Avenue, Tulsa, said he owns three homes across the street, on the corner of Elgin and Cedar. He said one of the homes drive-way is at the bridge and asked if the proposed project will be subject to the completion of the bridge and the completion of Cedar. In addition, asked what effect or burden the extra traffic would have on Cedar.

Michael Skates said the bridge project has been advertised and should be starting construction sometime this month or early next month. With this development and the fact that the creek runs the east and north side of this property, every effort is being made by the developer and his design team to evaluate the creek, its 100-year system, along with the City of Broken Arrow storm and engineering department to make sure there will be no adverse impact on their property, downstream or adjacent property. Construction will start soon which will continue the curb and gutter street. Traffic will primarily be internal with the single-family homes. As far as what is designed, traffic will come in from Cedar into a courtyard with personalized driveways and garages. Cedar is becoming more of a thoroughfare from Broadway to Kenosha and the City’s engaged with other street improvements within this other part of Old Town, primarily going east



and west from Main to Elm. So over the next couple of years there will be other streets getting curbed and guttered.

Mr. Boney asked if the Creek will be addressed at that time, as far as getting cleaned out to improve the flow of water in the area.

Michael Skates said it is being looked into as a long term improvement because that branch of Park Grove Creek can be an amenity to the north part of Main Street, as well as this district downtown. He said it has been long forgotten and no one notices it until it rains. The City is looking into opportunities to enhance the viability of that channel along with potential improvement to existing property owners and future property owners.

Mr. Boney said there will be an additional burden of traffic added on Elgin with this project but it sounds like the issue will be addressed.

Michael Skates said the City completed a street and sewer improvement study several years ago and there was 60 million dollars' worth of projects to improve to get to City standards, widths, curb and gutter. The top ten projects were identified with one of them being Broadway and Cedar.

Fred Dorrell asked if anyone else wished to speak on Item 6F. No one responded. Mr. Dorrell closed the public hearing.

Lee Whelpley said there is quite a slope from Lot 5 to the north. It was mentioned in DAB - does this require a detention pond.

Michael Skates said detention is not required on this piece of property, but drainage and the creek are the number items of concern for this development. The owner and his design team have and continue to evaluate the channel, based on information our stormwater department have provide them, along with the existing bridge. They are considering several ideas and have looked at foundations that are flow-thru foundations with a stem wall. A retaining wall can be built with openings or a low type retaining wall that allows water to get over; however, until the project moves forward for development and it is determined as to the type of grades needed and the adverse impact, if any, it remains to be unseen. Unique ideas may need to be considered.

MOTION: by Ricky Jones to approve Item 6F, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

Aye: Mark Jones, Carolyne Isbell-Carr, Ricky Jones, Lee Whelpley, Fred Dorrell

After the vote, Fred Dorrell said PUD-263 and BAZ-1980 will be heard by City Council on June 5, 2017 at 6:30 p.m.

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**7. Appeals**

None

**8. General Commission Business**

None

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

None

**10. Adjournment**

MOTION: by Mark Jones to adjourn at 5:37 p.m. The motion was seconded by Carlyne Isbell-Carr.

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**



# City of Broken Arrow

## Fact Sheet

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**File #: 17-2279, Version: 1**

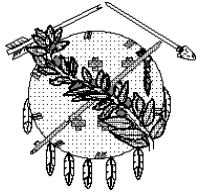
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### **Broken Arrow Planning Commission**

**06-08-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of Planning Commission meeting minutes of May 25, 2017  
**Background:** Minutes recorded for the Broken Arrow Planning Commission meeting.  
**Attachments:** Minutes of May 25, 2017  
**Recommendation:** Approve minutes of Planning Commission meeting held May 25, 2017  
**Reviewed By:** Larry R. Curtis  
**Approved By:** Michael W. Skates

KJF



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

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220 S 1st Street  
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74012

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

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**Thursday, May 25, 2017**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

Meeting was called to order at 5:00 p.m. by Chairman, Fred Dorrell

**2. Roll Call**

**Present**    3 -    Lee Whelpley, Fred Dorrell, and Ricky Jones

**Absent**     2 -    Mark Jones, and Carlyne Isbell-Carr

**3. Old Business**

- A.     [17-2245](#)     **Public hearing, consideration, and possible action regarding PUD-261 (Planned Unit Development) & BAZ-1978 (Re-Zoning), Chestnut Creek, +/-11.06 acres, PUD-261/RS-2, one-quarter of a mile west of the northwest corner of Jasper Street and Aspen Avenue**

Plan Development Manager, Larry Curtis presented the background saying, Planned Unit Development (PUD)-261 involves approximately 11.06 acres of undeveloped and unplatted property. BAZ- 1978, a request to rezone this property from A-1 (Agriculture) to RS-2 (Single-Family Residential), has been submitted in conjunction with PUD-261. These applications have been submitted for a proposed 34 single-family attached and detached residential development.

Mr. Curtis said PUD-261 divides the property into two development areas, Development Area 'A' and Development Area 'B'. Development Area A, will be for single-family attached and detached residential units. It will be developed in accordance with RS-2 development regulations with modifications. Development Area B, will be left as Open Space with Sidewalks.

He said according to the FEMA maps, the north part of the property is located in a 100-year floodplain area of Aspen Creek. This area will be left as open space, which is in accordance with the Comprehensive Plan. The property is designated as Levels 2 and Greenway/Floodplain in the Comprehensive Plan.

Larry Curtis said based on the Comprehensive Plan, the location of the property, and

the surrounding land uses, Staff recommends that PUD 261 be approved, subject to the property being platted. The residential portion of the property that is located outside the 100-year floodplain shall be designated as RS-2, and the portion of the property that is located inside the 100-year floodplain shall be designated as FD. He said the applicant is present and in agreement with the Staff report.

Fred Dorrell asked for the applicant to step to the podium and state their name and address and if they are in agreement with Staff recommendations.

Tim Terral, Tulsa Engineering and Planning Associates, 9820 E. 41st Street, Ste. 102, Tulsa, said they are in agreement with Staff recommendations.

Ricky Jones asked Mr. Terral if they held a meeting with surrounding property owners and if they had worked out any issues that had been presented at that meeting.

Mr. Terral said they had a neighborhood meeting on Monday and believes concerns were addressed.

Fred Dorrell opened the public hearing and asked if anyone wished to speak on BAZ-1977. No one responded. Mr. Dorrell closed the public hearing.

Stanley Nelson, 7801 S. Dogwood Avenue, Broken Arrow, said they had an informative neighborhood meeting. He said he lives in Ironhorse Subdivision and wanted to point out the impact of the new development. He said the houses will not be voucher houses, the units will not be than 1,400 to 1,350 square feet, two attached units with a space of five feet between them and will be done in one Phase with no more growth after that. He voiced concern that the green area remains and drainage from the development into Chestnut Creek. He asked if the sewer lines are connected at the manhole covers or if they will individually collect as the lots go down. He voiced concern with increased usages for the sewer line. He asked where electrical service will be provided from. He asked for clarification on the surrounding zoning in the area.

Michael Skates, Director of Development Services Department, said this area was designed for, and can handle additional growth. The City installed a 27-inch line south of this location when Ironhorse Subdivisions was developed that extended to the lift station and over to the plant. This development could expand to the north, in the future; however, with the creeks there it is unknown if they will do that.

Larry Curtis said AEP will be the ones making the determination on how they will be laying down the electrical service. Electrical is not a City service, it is an AEP service so they will make that determination. He said in regards to the rezoning, the property to the north on December 3, 2007 the City approved BAZ-1988 to change the zoning on part of the property associated with this PUD to RS-2, subject to the property being platted. The property was never platted and as a result the property remained A-1 zoning.

Fred Dorrell said they will Mr. Terral answer the other questions but before that, he asked if anyone else wished to speak on this item. No one responded. Mr. Dorrell closed the public hearing.

Tim Terral said the sanitary sewer design is yet to be determined. He said they don't know if they will be doing taps off the back of the lots, which instead of fourteen lots there will be probably be seven taps. Since they are duplexes there will be one tap per common structure; however, that is not a for sure decision yet. He said they are also considering running sanitary sewer in the front of the lots, on the west side, with no taps on the back of the lots. Costs will be part of the decision making. Mr. Terral said he wanted to add that the owner, David Charney, informed the attendees of the meeting that the sanitary sewer plans could be made available to the homeowners once decisions are made as to the design plans.

Mr. Terral said they are sensitive to the buffer area and want to keep it. He said there are many trees which provides a good buffer and an amenity to the developments. Going in with taps would damage that and the goal is to keep that to a minimum.

Fred Dorrell asked the Commissioners if they had any questions or comments.

Ricky Jones said the issues are engineering issues that will be worked out in the engineering and platting phase. The sanitary sewer line is in a public easement. The property is a difficult one to develop but it appears they have made it work with their plans.

MOTION: by Ricky Jones to approve PUD-261 and BAZ-1978, per Staff recommendations. The motion was seconded by Lee Whelpley.

After the vote, Fred Dorrell said this item will be heard by City Council on June 15, 2017, at 6:30 p.m.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

#### **4. Consideration of Consent Agenda**

Staff Planner, Amanda Yamaguchi presented the background for Consent Agenda Items A and B.

Plan Development Manager, Larry Curtis presented the background for Item 4C. saying the applicant has requested this item to be continued indefinitely.

Ricky Jones said his firm prepared a legal description for an easement that is being filed to facilitate PSO for Item 4B. He said he does not feel it is a conflict of interest and since there are only three members present does not wish to continue the item for two weeks. He said he feels ok voting on it. Attorney, Lesli Myers indicated that she agreed.

Fred Dorrell explained the Consent Agenda review process and asked if anyone wished

to have any Consent items be removed for discussion, no one responded.

- A. [17-2237](#) **Approval of BAL-2021CB (Lot Consolidation), Kuykendall Residence, 0.58 acres, Lots 3 and 4, Block 1, Berwick South, R-3, north and east of the northeast corner of Florence Street and Mingo Road**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B, per Staff recommendations. The motion was seconded by Lee Whelpley.

Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones

- B. [17-2242](#) **Approval of amended covenants for recorded plat, PT15-103, Riverstone Estates, 103 lots, 27.28 acres, RS-3, one-third mile east of Olive Avenue, south of Tucson Street**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B, per Staff recommendations. The motion was seconded by Lee Whelpley.

After the vote, Fred Dorrell said Item B will be heard by City Council on June 15, 2017, at 6:30 p.m.

Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones

- C. [17-2238](#) **Approval of PT17-103, Preliminary Plat, QuikTrip No. 0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza and request for a variance to reduce the width of the utility easements, 2 lots, 1.82 acres, CN and CG/SP-257 to CN/PUD-254, northeast corner of Kenosha Street and 23rd Street**

This item was removed from the Consent Agenda

## **5. Consideration of Items Removed from Consent Agenda**

- C. [17-2238](#) **Approval of PT17-103, Preliminary Plat, QuikTrip No. 0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza and request for a variance to reduce the width of the utility easements, 2 lots, 1.82 acres, CN and CG/SP-257 to CN/PUD-254, northeast corner of Kenosha Street and 23rd Street**

MOTION: by Ricky Jones to table Item 4C., PT17-103 indefinitely. The motion was seconded by Lee Whelpley.

Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones

## **6. Public Hearings**

None

## **7. Appeals**

None

## **8. General Commission Business**

Fred Dorrell said he opens the floor for nominations for Chairman.

### **A. [17-2220](#) Election of Planning Commission Officers for 2017-2018**

MOTION: by Ricky Jones to nominate Lee Whelpley for Chairman for 2017-2018. The motion was seconded by Fred Dorrell.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

MOTION: by Lee Whelpley to nominate Ricky Jones for Vice Chairman for 2017-2018. The motion was seconded by Fred Dorrell.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

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

None

## **10. Adjournment**

MOTION: by Ricky Jones to adjourn at 5:18 p.m. The motion was seconded by Lee Whelpley.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

**Absent: 2 - Mark Jones, and Carolynne Isbell-Carr**





# City of Broken Arrow

## Fact Sheet

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**File #:** 17-2283, **Version:** 1

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**Broken Arrow Planning Commission**  
**06-08-2017**

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

**Title:** Consideration and possible action regarding PT15-117A-1, Conditional Final Plat, Ninety One - Phase 2, 68 lots, 18.20 acres, A-1 to RS-3, one-quarter mile north of Washington Street and one-quarter mile east of 9<sup>th</sup> Street

**Background:**

**Applicant:** Kyle Sewell, Crafton Tull  
**Owner:** 91st Lynn Lane, LLC/David Frye  
**Developer:** Rauch Coleman  
**Engineer:** Crafton Tull  
**Location:** One-quarter mile north of Washington Street and one-quarter mile east of 9<sup>th</sup> Street  
**Size of Tract** 18.20 acres  
**Number of Lots:** 68  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-3  
**Comp Plan:** Levels 2, 3, and 6 to Level 2 (BACP 147)

The conditional final plat of Ninety One - Phase 2 contains 18.20 acres located one-quarter mile north of Washington Street and one-quarter mile east of 9<sup>th</sup> Street. Applicant wants to develop 68 single family detached residential homes on the property. BACP 147, a request to change the Comprehensive Plan designation on part of the property from Levels 2, 3, and 6 to Level 2 was approved by the City Council on November 17, 2015, subject to the property being platted. BAZ 1947, a request to change the zoning on part of this property from A-1 to RS-3, was approved by the City Council on December 15, 2015, subject to the property being platted. Crossing at Lynn Lane 1, which involved the first phase, was recorded in Tulsa County on September 27, 2016. The developer later decided to change the name of the plat to Ninety-One Phase 1 and replatted the property. Ninety - One Phase 1, a replat of Crossings at Lynn Lane, was approved by the City Council on May 2, 2017. The engineer is in the process of recording the new plat in Tulsa County.

The only arterial street access to Phase 1, which contained 40 lots, was to 9<sup>th</sup> Street. Applicant, who acknowledged that Phase 2 would occur immediately after Phase 1, agreed that as part of Phase 2 they would provide a connection to Washington Street. As part of Ninety One - Phase 2, they will construct a 350-foot temporary roadway that will connect to Washington Street. They have submitted the roadway easement that is in the process of being reviewed by Staff.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. However, there is a drainage swale that passes through Reserve Area A of Ninety-One Phase 1.

Oil tank batteries and oil wells exist east of this property. On the preliminary plat, Staff recommended that no conditional final plat be submitted until written verification is provided from the engineer confirming that the proposed development near the oil wells and tank batteries is in compliance with all state and local requirements. In addition, Staff has recommended that access to active oil wells for maintenance purposes be through a separate private access easement and not through public streets. A copy of the applicant's response letter is attached.

**Attachments:** Checklist  
Conditional final plat and covenants  
Letter from applicant regarding oil wells  
Oil well exhibit

**Recommendation:** Staff recommends PT15-117A-1, conditional final plat for Ninety One - Phase 2, be approved subject to the attached checklist.

**Reviewed By:** Larry Curtis

**Approved By:** Michael Skates

BDM

# BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

## **PLAT INFORMATION**

NAME OF PLAT: Ninety One – Phase 2

CASE NUMBER: PT15-117A-1

RELATED CASE NUMBERS: BAZ 1947, BAZ 1961, PT15-117, PT15-117A

COUNTY: Tulsa

SECTION/TOWNSHIP/RANGE: 13/T18N/R14E

GENERAL LOCATION: North and east of the northeast corner of Washington Street and 9<sup>th</sup> Street

CURRENT ZONING: A-1 (RS-3 via BAZ 1947 and BAZ 1961)

SANITARY SEWER BASIN: Lynn Lane

STORM WATER DRAINAGE BASIN: Broken Arrow Creek

ENGINEER: Crafton Tull  
ENGINEER ADDRESS: 220 E. 8<sup>th</sup> Street  
Tulsa, OK 74119  
ENGINEER PHONE NUMBER: 918-584-0347

DEVELOPER: Rausch Coleman Homes  
DEVELOPER ADDRESS: 3420 N. Plainview Avenue  
Fayetteville, AR 72703  
DEVELOPER PHONE NUMBER: 479-455-9090

## **PRELIMINARY PLAT**

APPLICATION MADE: July 19, 2016

TOTAL ACREAGE: 87.28 acres

NUMBER OF LOTS: 244

TAC MEETING DATE: August 9, 2016

PLANNING COMMISSION MEETING DATE: August 11, 2016

### **COMMENTS:**

1. \_\_\_\_\_ Change case number to PT15-117A. Since conditional final plats will be submitted in phases, the case numbers for the conditional final plats will be PT15-117A-1, etc.
2. \_\_\_\_\_ Reserve Area A for Crossings at Lynn Lane 1 needs to be screened back as was done with the area to the north.
3. \_\_\_\_\_ Identify the area to the west as Crossings at Lynn Lane 1 (now known as Ninety One-Phase 1).
4. \_\_\_\_\_ Identify the area to the north of Block 3 and north of Block 7 as unplatted.
5. \_\_\_\_\_ The line around the perimeter of the plat needs to be a heavier weight than the interior lot lines.
6. \_\_\_\_\_ The owner shown on Sheets 1-3 needs to match the owner listed on Sheet 4. Please revise accordingly.
7. \_\_\_\_\_ Covenants need to identify a mandatory homeowners association. The homeowners association shall own and maintain all the reserve areas. There shall be one overall homeowners association responsible for all reserves, landscaping, fences, etc. for all phases of Crossings at Lynn Lane. This shall be described in the covenants.
8. \_\_\_\_\_ Development around the oil wells and tank batteries shall meet all state and local requirements. No conditional final plat shall be submitted until written verification is provided confirming that the proposed development near the oil wells and tank batteries is in compliance with all state and local requirements. It appears that the wells will be closed prior to conditional final plat, however, if not, staff recommends access to active oil wells for maintenance purposes should be through a separate private access easement and not through public residential streets. If the Developer cannot have them closed prior to conditional final plat, the streets may have to be private with specific language in the covenants of the plat that would turn streets over to the City once the wells are closed. Any damage to the streets would be the responsibility of the Developer and/or homeowners association with repairs occurring before acceptance of the streets by the City.
9. \_\_\_\_\_ The pipe easement along the east property line should be placed outside the actual lot line for the lots along the east proposed boundary.
10. \_\_\_\_\_ Text overlap makes this plat difficult to read. Avoid text overlap with conditional final plat.
11. \_\_\_\_\_ Fence details shall be submitted with the landscape plan for the area adjacent to Washington Street. Fencing and landscaping shall be installed in accordance with the Zoning Ordinance. Maintenance of the fence and landscaping shall be the responsibility of the homeowners association and shall be so described in the covenants.
12. \_\_\_\_\_ Provide the certificate of authorization number for the engineer and surveyor.
13. \_\_\_\_\_ Reserve areas shall be identified consistently on all phases. For example, the reserve area in Crossings at Lynn Lane 1 is referenced as "Reserve Area A". The reserves areas in subsequent phases should be identified with a letter also.

14. \_\_\_\_\_ Label and identify building setback lines and easements, including showing distance information.
15. \_\_\_\_\_ As part of the phasing plan, there will need to be access to both 9<sup>th</sup> Street and Washington Street to meet the requirements of the Zoning Ordinance that all areas with more than twenty units have to have two points of access. A second point of access shall be provided with the next phase.
16. \_\_\_\_\_ Add to the covenants that the developer is responsible for constructing the sidewalk along both arterial streets and along the reserve areas adjacent to a street.
17. \_\_\_\_\_ Verify with utility companies that 17.5-foot utility easement through the tank battery is adequate and acceptable.
18. \_\_\_\_\_ Change "Registered" to "Licensed" in the Surveyor's Certificate.
19. \_\_\_\_\_ On the location map, change "Crossings at Lynn Lane Phase 1" to "Crossings at Lynn Lane 1".
20. \_\_\_\_\_ Add street names and addresses as assigned by the City of Broken Arrow.
21. \_\_\_\_\_ Add "minimum" to all building setback information contained in the Site Information table.
22. \_\_\_\_\_ Washington Street is a primary arterial street, which requires 60 feet of right-of-way from the section line. Show right-of-way dimension. In addition, show right-of-way to be dedicated by this plat, or if right-of-way has already been dedicated, show document number for dedication.
23. \_\_\_\_\_ Add abbreviations, such as "U/E" to the legend.
24. \_\_\_\_\_ Identify and label section line.
25. \_\_\_\_\_ Part of the information associated with private road easement and AEP/PSO easement has been left off the north boundary.
26. \_\_\_\_\_ Provide a 20-foot wide connection from Reserve Area 2 to the public street to the east. This 20-foot wide connection shall be a part of Reserve Area 2.
27. \_\_\_\_\_ Blocks 7 and 13 information is incomplete.
28. \_\_\_\_\_ Provide a 5-foot wide fence and landscape easement along Washington Street.
29. \_\_\_\_\_ Show the width of the right-of-way on all the interior streets.
30. \_\_\_\_\_ Add dimensions and bearings to all lots.
31. \_\_\_\_\_ Remove building setback lines from each lot and instead clarify where utility easement lines are located.
32. \_\_\_\_\_ Label Block 5.
33. \_\_\_\_\_ Provide written documentation, email is acceptable, that all lots meet the minimum frontage requirements of the RS-3 district. Some of the pie-shaped lots appear to have less than the required frontage.
34. \_\_\_\_\_ Show the width of the right-of-way at the street intersections with Washington Street. Right-of-way is required to be at least 70 feet in width.
35. \_\_\_\_\_ Remove the entire paragraph titled "Utility Easement Dedication" from the covenants.
36. \_\_\_\_\_ The overland drainage easements referenced in the covenants need to be shown on the plat.
37. \_\_\_\_\_ Fence and landscape plan for the area along Washington Street shall be submitted and approved prior to the plat being released for recording in Tulsa County.
38. \_\_\_\_\_ Identify the title of the owner who will be responsible for signing the plat.
39. \_\_\_\_\_ COBA design criteria manual 10.6.4 states, "Site grading shall provide surface water drainage directly into a storm sewer, natural drainage course, improved channel, or paved street without crossing more than four (4) adjacent lots." Several areas, the junction of Blocks 6, 8, and 15 is one area where a storm sewer with an easement may be required to meet this requirement.

## **CONDITIONAL FINAL PLAT**

NAME OF CONDITIONAL FINAL PLAT: Ninety One – Phase 2

APPLICATION MADE: May 18, 2017

TOTAL ACREAGE: 18.20

NUMBER OF LOTS: 68

TAC MEETING DATE: June 6, 2017

PLANNING COMMISSION MEETING DATE: June 8, 2017

CITY COUNCIL MEETING DATE: July 3, 2017

COMMENTS:

40. \_\_\_\_\_ Show the temporary roadway construction easement that connects with Washington Street, and show the recorded document number. To save space, it is acceptable to show just the beginning and end of the easement, but label Washington Street.
41. \_\_\_\_\_ Identify the abutting property to the south and southeast as "Unplatted".
42. \_\_\_\_\_ Provide written documentation that the well to the east of Lot 5, Block 4 has been closed in accordance with State regulations.
43. \_\_\_\_\_ Identify the block number for the five lots in the southeast corner of the plat. Assume it is Block 4.
44. \_\_\_\_\_ Show the location and width of the utility easement on the abutting property to the west associated with Ninety One – Phase 1.
45. \_\_\_\_\_ Label the width of the building setback line on the south side of Lot 1, Block 1; Lot 4, Block 1; the south side of Lot 22, Block 1; east side of Lot 13, Block 2; west side of Lot 26, Block 2; north side of Lot 1, Block 3; west side of Lot 1, Block 4; and north side of Lot 5, Block 4.

46. \_\_\_\_\_ Identify the width of the utility easement along the east side of Lot 4, Block 4 and on the south side of Lot 2, Block 4.
47. \_\_\_\_\_ The utility easement on the southwest corner of Lot 4, Block 3 is not parallel to the lot line, provide a bearing and dimension for this change in direction for the utility easement.
48. \_\_\_\_\_ Either change the temporary roadway easement to a "temporary roadway and utility easement" or provide a separate 15-foot wide utility easement centered on the off-site waterline. Show recorded document number on the plat prior to the plat being recorded.
49. \_\_\_\_\_ Provide document number for 15-foot wide off-site utility easement. Document number for off-site utility easement shall be shown on the plat prior to the plat being recorded.
50. \_\_\_\_\_ Provide document number for two 15-foot wide temporary storm sewer easements. Document number for 15-foot wide temporary storm sewer easements shall be shown on the plat prior to the plat being recorded.
51. \_\_\_\_\_ Show the detention easement. Document number for detention easement shall be shown on the plat prior to the plat being recorded.
52. \_\_\_\_\_ Show backflow preventer table on final plat.
53. \_\_\_\_\_ Extend the 3-foot wide fence easement along the entire north boundary.
54. \_\_\_\_\_ Add addresses as assigned by the City of Broken Arrow.
55. \_\_\_\_\_ The conditional final plat and the "no exceptions taken" engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the "no exceptions taken" engineering plans in these areas.
56. \_\_\_\_\_ Text overlap on Lot 3, Block 1 makes dimension unreadable along south property line.
57. \_\_\_\_\_ On the pie shaped lots, provide a dimension for the building setback lines that are setback more 25 feet.
58. \_\_\_\_\_ Change the case number to "PT15-117A-1" in the lower right corner of the plat.
59. \_\_\_\_\_ When the final plat is prepared, the surveyor's signature and notary signatures will need to be original signatures for the County to accept.
60. \_\_\_\_\_ The point of beginning is referred to in several different ways, please rectify.
61. \_\_\_\_\_ The written legal description on page 1 is different than the written legal description on page two and different than the drawing. Make them all the same.
62. \_\_\_\_\_ Before the POB can be referred to as the "NW corner of Ninety-one- Phase 1, the plat must be recorded. In addition, change to say, "POINT OF BEGINNING NE CORNER OF NINETY ONE-PHASE 1, A REPLAT OF CROSSINGS AT LYNN LANE 1.
63. \_\_\_\_\_ NW corner of Ninety one – Phase 1 needs to be the NE CORNER.

## **CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT**

### **LETTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED?**

- \_\_\_\_\_ NATURAL GAS COMPANY APPROVAL  
 \_\_\_\_\_ ELECTRIC COMPANY APPROVAL  
 \_\_\_\_\_ TELEPHONE COMPANY APPROVAL  
 \_\_\_\_\_ CABLE COMPANY APPROVAL

### **CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?**

- \_\_\_\_\_ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH  
 OKLAHOMA CORPORATION COMMISSION, CAROL COLLETT 405-521-2108

- \_\_\_\_\_ BUILDING PAD ELEVATIONS ON EACH LOT PLACED ON A COPY OF THE FINAL PLAT  
 \_\_\_\_\_ MONUMENTS SHOWN ON PLAT  
 \_\_\_\_\_ SLOPE ANALYSIS (1:4) FOR LOTS ADJACENT TO DRAINAGE CHANNELS APPROVED

### **DEVELOPMENT SERVICES/ENGINEERING APPROVAL**

- \_\_\_\_\_ STORMWATER PLANS, APPROVED ON:  
 \_\_\_\_\_ PAVING PLANS, APPROVED ON:  
 \_\_\_\_\_ WATER PLANS, APPROVED ON:  
 \_\_\_\_\_ SANITARY SEWER PLANS, APPROVED ON:  
 \_\_\_\_\_ SEWAGE DISPOSAL PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON:  
 \_\_\_\_\_ WATER PLANS, APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ON: \_\_\_\_\_  
 \_\_\_\_\_ IS A SIDEWALK PERFORMANCE BOND DUE? \_\_\_\_\_ HAVE THEY BEEN SUBMITTED? \_\_\_\_\_

\_\_\_\_ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER  
AND PAVING? (CIRCLE APPLICABLE) \_\_\_\_\_ HAVE THEY BEEN SUBMITTED? \_\_\_\_\_  
\_\_\_\_ ENGINEERING DEPARTMENT/DEVELOPMENT SERVICES REVIEW COMPLETE ON: \_\_\_\_\_

## PLANNING DEPARTMENT APPROVAL

\_\_\_\_ ADDRESSES REVIEWED AND APPROVED  
\_\_\_\_ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?  
\_\_\_\_ PLANNING DEPARTMENT REVIEW COMPLETE ON:  
\_\_\_\_ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:  
\_\_\_\_ FINAL PLAT SENT TO ENGINEERING DEPARTMENT FOR FINAL REVIEW ON:

## FEES

____ FINAL PLAT PROCESSING FEE	\$ _____
____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE	\$ _____
____ ACCELERATION/DECELERATION LANES ESCROW	\$ _____
____ WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
____ DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
____ STREET SIGNS, LIGHTS, ETC.	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION	\$ _____

**TOTAL FEE(S)** \$ \_\_\_\_\_

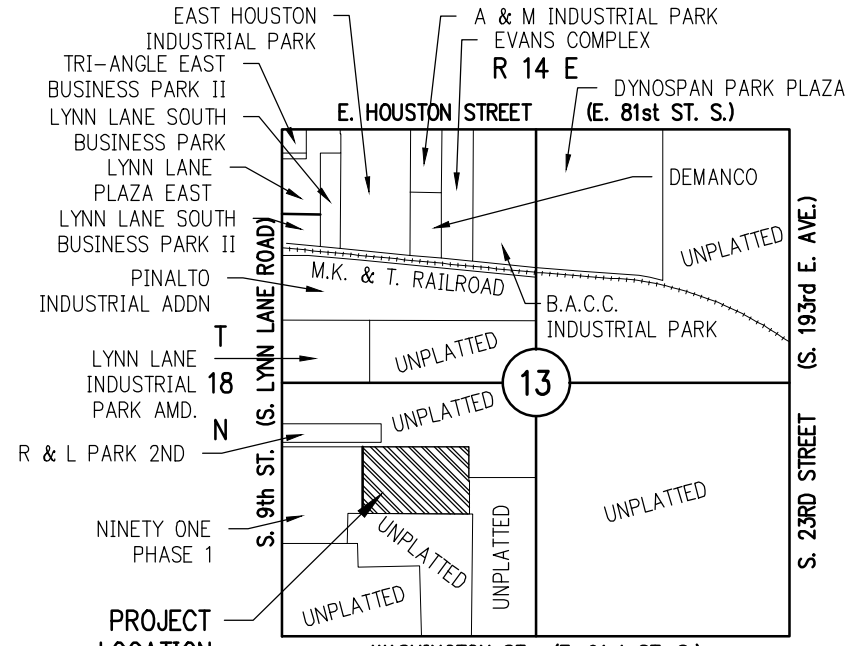
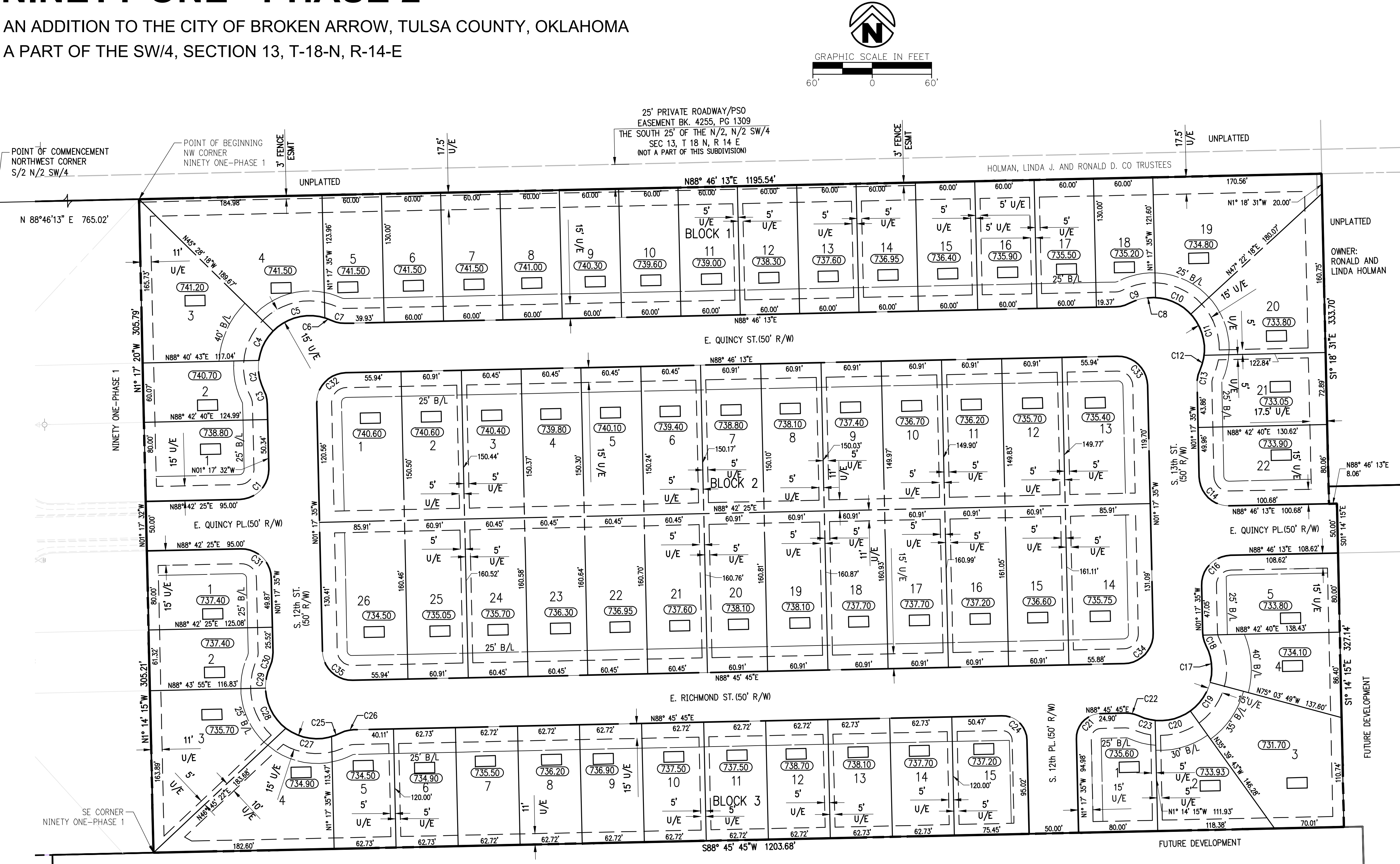
## FINAL PROCESSING OF PLAT

\_\_\_\_ DEVELOPMENT ENGINEER SUBMIT FINAL PLAT FOR MAYOR AND CITY CLERK SIGNATURE  
\_\_\_\_ FEES PAID ON: \_\_\_\_\_ IN THE AMOUNT OF: \_\_\_\_\_  
\_\_\_\_ DEVELOPMENT ENGINEER PICK UP FINAL PLAT FOR FILING  
\_\_\_\_ 11 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT  
\_\_\_\_ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT

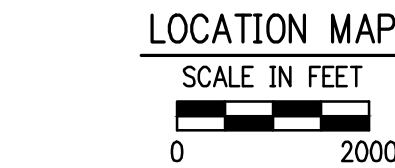


NINETY ONE - PHASE 2

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA  
A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	46.93'	29.68'	90°39'22"	S44° 02' 09"W	42.18'
C2	31.43'	51.78'	34°47'02"	S10° 21' 38"E	30.95'
C3	14.30'	29.40'	27°52'10"	S13° 49' 04"E	14.16'
C4	33.89'	51.78'	37°30'16"	S25° 47' 01"W	33.29'
C5	56.94'	51.78'	63°00'29"	S76° 02' 23"W	54.11'
C6	7.37'	51.78'	8°09'35"	N68° 22' 35"W	7.37'
C7	13.79'	29.34'	26°56'00"	N77° 45' 47"W	13.67'
C8	27.42'	52.00'	30°12'43"	S77° 40' 29"W	27.10'
C9	27.42'	52.00'	30°12'43"	S77° 40' 29"W	27.10'
C10	40.47'	52.00'	44°35'27"	N64° 55' 26"W	39.46'
C11	45.00'	52.00'	49°34'56"	N17° 50' 14"W	43.61'
C12	15.98'	52.00'	17°36'27"	N15° 45' 27"E	15.92'
C13	14.29'	31.00'	26°24'22"	N11° 21' 30"E	14.16'
C14	47.09'	30.00'	89°56'12"	N46° 15' 41"W	42.40'
C16	47.16'	30.00'	90°03'49"	N43° 44' 19"E	42.45'
C17	38.39'	52.00'	42°18'19"	N6° 12' 59"W	37.53'
C18	11.04'	31.00'	20°24'18"	N17° 09' 59"W	10.98'
C19	35.76'	52.00'	39°24'07"	N34° 38' 14"E	35.06'
C20	37.55'	52.00'	41°22'18"	N75° 01' 26"E	36.74'
C21	39.29'	25.00'	90°03'20"	N43° 44' 05"E	35.37'
C22	14.11'	31.00'	26°04'33"	S78° 12' 01"E	13.99'
C23	17.36'	52.00'	19°07'43"	S74° 43' 33"E	17.28'
C24	39.25'	25.00'	89°56'40"	S46° 15' 55"E	35.34'
C25	9.70'	52.00'	10°41'31"	N68° 10' 47"E	9.69'
C26	14.01'	31.00'	25°53'52"	N75° 46' 58"E	13.89'
C27	48.73'	52.00'	53°41'25"	S79° 37' 45"E	46.96'
C28	47.09'	52.00'	51°52'54"	S26° 50' 36"E	45.49'
C29	23.11'	52.00'	25°26'05"	S11° 49' 53"W	22.92'
C30	14.00'	31.00'	25°52'07"	S11° 37' 51"W	13.88'
C31	47.26'	30.00'	90°15'07"	S46° 10' 01"E	42.52'
C32	47.09'	30.00'	89°56'12"	N43° 40' 31"E	42.40'
C33	47.09'	30.00'	89°56'12"	S46° 15' 41"E	42.40'
C34	47.23'	30.00'	90°11'36"	S43° 39' 57"W	42.50'
C35	47.09'	30.00'	89°56'40"	N46° 15' 55"W	42.41'



LEGEND

- SYMBOLS
- U/E UTILITY EASEMENT
  - F/E & L/E FENCE EASEMENT AND LANDSCAPE EASEMENT
  - T.A.E. TEMPORARY ACCESS EASEMENT
  - B/L BUILDING LINE SETBACK
  - L.A. LIMITS OF ACCESS
  - L.N.A. LIMITS OF NO ACCESS
  - R/W RIGHT OF WAY
  - 737.70 BUILDING PAD ELEVATION
  - 1113 STREET ADDRESS

3/8" IRON PIN W/YELLOW CAP  
STAMPED "CTA CA 973" TO BE  
SET AT PROPERTY CORNERS

LINEWORK LEGEND

- RIGHT OF WAY LINE (R/W)
- EASEMENT
- SECTION LINE
- PERIMETER PROPERTY LINE
- LOT LINE
- BUILDING SET BACK

FLOODPLAIN REFERENCE

FIRM PANEL NO. 40143C0392KL DATED AUGUST 3, 2009 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ADDRESSES SHOWN ON THIS PLAT ARE 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

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S/2) OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID S/2 N/2 SW/4, THENCE N 88°46'13" E ALONG THE NORTH LINE OF SAID S/2 N/2 SW/4 A DISTANCE OF 765.02 FEET TO THE NORTHEAST CORNER OF NINETY ONE-PHASE 1, AN ADDITION TO THE CITY OF BROKEN ARROW, AND THE POINT OF BEGINNING, THENCE N 88°46'13" E ALONG THE NORTH LINE OF SAID S/2 N/2 SW/4 A DISTANCE OF 1195.54 FEET, THENCE S 01°18'31" E A DISTANCE OF 333.70 FEET, THENCE N 88°46'13" E A DISTANCE OF 8.06 FEET, THENCE S 01°14'15" E A DISTANCE OF 327.14 FEET, THENCE S 88°45'45" W A DISTANCE OF 1203.68 FEET TO THE SOUTHEAST CORNER OF NINETY ONE-PHASE 1, THENCE N 01°14'15" W ALONG THE EAST LINE OF SAID ADDITION A DISTANCE OF 305.21 FEET, THENCE N 01°17'32" W A DISTANCE OF 50 FEET, THENCE N 01°17'20" W A DISTANCE OF 305.79 FEET TO THE POINT OF BEGINNING, CONTAINING 792,839 SQUARE FEET OR 18.201 ACRES, MORE OR LESS.

SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

BASIS OF BEARING

THE WEST LINE OF THE SW/4 OF SECTION 13, T-18-N, R-14-E N 01°17'35" W

BENCHMARK

BA 26 OKLAHOMA NORTH ZONE 3501 HORIZONTAL DATUM NAD 83 (1993) NORTHING: 383229.887 EASTING: 2630291.884 VERTICAL DATUM NAVD 1988 ELEV. 670.307 DESCRIPTION OF BENCHMARK 5/8" REBAR- 1 1/2" ALUMINUM CAP- FLUSH-STAMPED "BA26", SET S.E. OF 91ST ST, AND 193RD E. AVE..

CURRENT OWNER:  
BA 91, LLC  
DAVID FRYE  
4058 N. COLLEGE SUITE 300 BOX 9  
FAYETTEVILLE, AR 72703  
479-455-9090  
ENGINEER/SURVEYOR:  
CRAFTON TULL  
220 E. 8th ST.  
TULSA, OK 74119  
PH 918.584.0347  
CERTIFICATION OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2018

SITE INFORMATION:  
ADDRESS 91st ST S & LYNN LANE  
ZONING RS-3  
LOTS 68  
BLOCKS 4  
AREA 18.20 ACRES  
WATER SUPPLY CITY OF BROKEN ARROW  
MINIMUM LOT SF (EA) 7000  
FRONT BUILDING SETBACK 25 FT  
REAR BUILDING SETBACK 20 FT  
SIDE SETBACKS 5 FT  
FRONT LOT UTILITY ESMT 15 FT  
REAR LOT UTILITY ESMT 11 FT  
PROPERTY PERIMETER ESMT 17.5 FT

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

DETENTION DETERMINATION  
NUMBER: DD-42116-06

CASE NO. PT15-117

SHEET 1 OF 2



NINETY ONE - PHASE 2

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA  
A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E

NINETY ONE – PHASE 2

DEED OF DEDICATION

PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, 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 ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, 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 THE UTILITY 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 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 AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED AND MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

SECTION I. STREETS AND UTILITIES

WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
- 2. WITHIN THE UTILITY EASEMENT, AND DRAINAGE 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, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- 3. 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- 4. 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 OR STORM SEWER FACILITIES.
- 5. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOTS SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE LOT, IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.

CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY UNTIL AFTER COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY. ANY AND ALL CONSTRUCTION PURSUANT TO SUCH A BUILDING PERMIT BUT PRIOR TO THE CITY'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT WILL BE AT THE CONTRACTOR/BUILDER-INVESTOR'S OWN RISK.

UTILITY EASEMENT DEDICATION

THE DEDICATION OF STREET RIGHTS OF WAY AND UTILITY EASEMENTS TO THE PUBLIC, CONTAINED IN THIS SECTION, SHALL NOT TAKE EFFECT UNTIL THE FILING BY THE CITY OF BROKEN ARROW, OKLAHOMA IN THE TULSA COUNTY CLERK'S OFFICE OF A SEPARATE INSTRUMENT ENTITLED "FORMAL ACCEPTANCE" OR SIMILAR WORDING, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E., ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ET. AL., EXCLUSIVE OF THOSE OWNED BY THE CITY OF BROKEN ARROW, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING FOR, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILES ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE ASSUMED BY THE PUBLIC DEDICATION.

UNDERGROUND SERVICE

- 1. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER BOUNDARIES OF THE SUBDIVISION, AS NECESSARY, IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ATTACHED PLAT.
- 2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- 3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN 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 EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- 4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- 5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

GAS SERVICE

- 1. 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 CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- 2. 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, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.
- 3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

SIDEWALKS

- 1. SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BROKEN ARROW ENGINEERING DESIGN CRITERIA STANDARDS.
- 2. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING THE SIDEWALK ALONG ALL ARTERIAL STREETS AND ALONG THE RESERVE AREAS ADJACENT TO A STREET.

SECTION II. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOMEOWNERS' ASSOCIATION (HOA) AS PART OF PREVIOUSLY RECORDED PLAT FOR NINETY ONE – PHASE 1 FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, AND SCREENING FENCES AND LANDSCAPE AREAS ALONG ARTERIALS AND THE NORTH BOUNDARY, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE LOTS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS ADJOINING THE SUBDIVISION AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES MAY BE ANNEXED BY THE OWNER TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION. NINETY ONE – PHASE 2, AS WELL AS FUTURE PHASES OF NINETY ONE WILL BE UNDER THE JURISDICTION OF THE ONE HOMEOWNERS' ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF A FEE INTEREST IN A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION, AND 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 INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFORE, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREA OWNED OR MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AS ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS

THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE 8' FENCE AND THE 3' FENCE EASEMENT ALONG THE NORTH BOUNDARY.

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

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH, AND THE GRANTS OF EASEMENTS AND RIGHTS OF WAY HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON ALL OWNERS OF PROPERTY IN THE SUBDIVISION. WITHIN THE PROVISIONS OF SECTION I, STREETS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITH 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, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNERS AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2040, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITH SECTION I, STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME, WHETHER PRIOR TO OR AFTER JANUARY 1, 2040, 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 TERMINATION OF THE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

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

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THE PRESENTS:

BA 91 LLC, HEREINAFTER CALLED "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN TULSA COUNTY, OKLAHOMA, TO-WIT:

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S/2) OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID S/2 N/2 SW/4, THENCE N 88°46'13"E ALONG THE NORTH LINE OF SAID N/2 SW/4 A DISTANCE OF 765.03 FEET TO THE NORTHEAST CORNER OF THE CROSSINGS AT LYNN LANE, AN ADDITION TO THE CITY OF BROKEN ARROW, AND THE POINT OF BEGINNING, THENCE 88°46'13"E ALONG THE NORTH LINE OF SAID N/2 SW/4 A DISTANCE OF 1195.53 FEET, THENCE S 01°18'31"E A DISTANCE OF 333.70 FEET, THENCE N 88°46'13"E A DISTANCE OF 8.06 FEET, THENCE S 01°14'15"E A DISTANCE OF 327.14 FEET, THENCE S 88°45'45"W A DISTANCE OF 1203.68 FEET TO THE SOUTHEAST CORNER OF THE CROSSINGS AT LYNN LANE, THENCE N 01°14'15"W ALONG THE EAST LINE OF SAID ADDITION A DISTANCE OF 305.21 FEET, THENCE N 01°17'32"W A DISTANCE OF 50 FEET, THENCE N 01°17'20"W A DISTANCE OF 305.79 FEET TO THE POINT OF BEGINNING, CONTAINING 792,836 SQUARE FEET OR 18.201 ACRES, MORE OR LESS.

SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO 68 LOTS IN FOUR (4) BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "NINETY ONE – PHASE 2", AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAVE CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017,

BA 91 LLC

BY \_\_\_\_\_  
DAVID C. FRYE, MANAGER

NOTARY PUBLIC

STATE OF ARKANSAS )  
 ) SS:  
WASHINGTON COUNTY )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, PERSONALLY APPEARED \_\_\_\_\_ OWNER/DEVELOPER OF NINETY ONE – PHASE 2, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, A.B. WATSON, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE 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 "NINETY ONE – PHASE 2", A SUBDIVISION IN 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 STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

*A.B. Watson, Jr.*  
A.B. WATSON, JR. OK. PLS 1057

5/17/17  
DATE: \_\_\_\_\_



NOTARY PUBLIC

STATE OF OKLAHOMA )  
 ) SS:  
TULSA COUNTY )

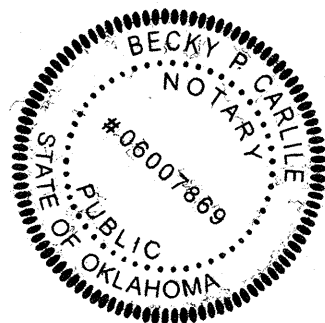
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 17th DAY OF May, 2017, PERSONALLY APPEARED A.B. WATSON, JR., SURVEYOR OF NINETY ONE – PHASE 2, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: 08/11/2018

MY COMMISSION NUMBER: 06007869

*Becky P. Canfield*  
NOTARY PUBLIC



APPROVED \_\_\_\_\_ BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA

MAYOR

ATTEST: CITY CLERK

DETENTION DETERMINATION  
NUMBER: DD-42116-06

CASE NO. PT15-117

SHEET 2 OF 2





August 4, 2016

Michael Skates  
Development Services Director  
City of Broken Arrow

RE: Crossings at Lynn Lane – Overall Preliminary Plat  
Oil Wells and Tanks, Rules regarding oil well setbacks

Dear Mr. Skates,

This letter is to provide you with an overview of the rules governing oil wells and tank setback requirements within subdivisions and the plan of action proposed to comply with these rules for the subject subdivision. In our research of applicable rules, there are four entities to consider: City of Broken Arrow (COBA), Oklahoma Corporation Commission (OCC), Federal Housing Administration (FHA), Tulsa County. Tulsa County rules are for reference only since the subdivision is within City Limits of Broken Arrow. The OCC leaves the rules up to the jurisdiction where the property is located. FHA/HUD restrictions are not mandatory but the conditions must be met for these lots to be eligible for FHA loans. The table below shows the relevant rules pertaining to this project.

### Oil and Gas Setback Rules

Agency	Active Well Setback to Residential Structure (ft)	Plugged Well Setback to Residential Structure (ft)	Tank Setback to Residential Structure (ft)
City of Broken Arrow <sup>1,2</sup>	165	No listed minimum	300
Oklahoma Corporation Commission <sup>3</sup>	N/A	N/A	N/A
FHA/HUD Lending Rules <sup>4</sup>	75	10	300
Tulsa County <sup>5</sup> (Reference Only, BA Rules Apply)	200	No listed minimum	300

<sup>1</sup> Broken Arrow Code of Ordinances – Sec. 16.2-43

<sup>2</sup> Broken Arrow Code of Ordinances – Sec. 16.2-71

<sup>3</sup> <http://www.occeweb.com/og/PubAsst/WebRoyaltyOwnersHandbook3-2015.pdf> "Drilling Near Structures: Commission rules have no restrictions concerning distances of oil and gas wells from a residence. The oil and gas lease, however, may stipulate to how close a well may be located to a house or barn. If you live within the limits of a city, there may be an applicable ordinance.

Title 52 O.S. Section 320.1 provides that it is unlawful to locate a habitable structure within one hundred twenty-five feet of an active well or within fifty feet of any surface equipment without a written agreement between the surface owner and the well operator specifying different distances."

<sup>4</sup> <http://portal.hud.gov/hudportal/documents/huddoc?id=40001HSGH.pdf> Section II.A.8.vii.(A)(2)

<sup>5</sup> <http://incog.org/Tulsa%20County%20Zoning%20Code/Code.pdf> Section 1224(a).3

There are three operating wells (Couch #1, #3, #6) on the tract of land being Preliminary Platted. The lease holder is:

Longhorn Production, Couch Lease  
S/2 N/2 SW/4 S/2 SW/4, Section 13-T18N-R14E  
Emergency Contact- 307-749-2415, 918-260-1733

The three wells are shown on the accompanying **Oil Well Exhibit**. The developer and the lease holder discussed the future intentions for the operating wells. Couch #1 & #6 are planned to be plugged and closed prior to the development of the NE corner of the Preliminary Plat. Their location within the


Preliminary Plat allows for the required 10' minimum setback to building pad. These lots will be developable while complying with the above oil setback requirements and COBA zoning and subdivision rules. Couch #3 is planned to remain as an operating well until at a future point, if it is no longer desired for production, it will be plugged and closed. If Couch #3 is closed by the time the NE corner is ready for Final Plat development, the five lots that fall within the 165 ft active oil radius per COBA standards will then be shown as lots to develop. If Couch #3 is still active at that time the intent is to label these five lots in the Final Plat as future lots to be developed once closure of the well is certified to avoid having to create another plat for five lots only.

The COBA Code of Ordinances Section 16.2-10 prohibits drilling wells within streets, alleys, and public easements. The three wells on the site are not located in areas to be dedicated as public right of way or easements. Vehicular access to the active well site and tank site will be by the public streets. COBA Code of Ordinances Section 16.2-3 places limits on the movement of heavy equipment of extreme weight on City streets. Vehicular activity on public streets related to the oil wells will conform to these limits.

The oil tank battery is located in the SE corner of the property. Presently, above ground poly pipe is used to transport oil from the producing wells to the tanks. A new 10' wide easement is shown on the Preliminary Plat for the installation of a buried oil pipeline to carry oil from Well #3 to the tanks. Since Well #1 & #6 are planned to be plugged, no easement from those locations to the well will be provided. A 300' buffer area is proposed around the tanks to any residential building pad. In the event that all the wells are plugged, the tanks will be removed and the building pads within that 300' radius may be developed. There are five lots within the 300' radius of the tanks that will be marked as future lots on the final plat if the tanks have not been removed by the time the final plat for that phase is produced. The COBA Code of Ordinances Section 16.2-71 requires a containment volume of 150% of the tank volume in the event of a tank spill. The existing concrete retaining wall around the tanks serves this function. The combined tank volume for the two tanks is 3,525 gallons and the retaining wall storage volume is 6513.5 gallons (18.69 ft x 46.59 ft x 1 ft).

Additionally, the COBA Code of Ordinances in Section 16.2-42 requires fencing and landscaping around the well sites and tanks. These items will be addressed in the Site Plan and Landscape Plans of the proposed phases as they are developed. The developer's intent is to comply with the COBA ordinances and regulations in providing for access, setbacks, and screening of the oil wells and tanks.

Respectfully,



Kyle Sewell, P.E.  
Project Manager





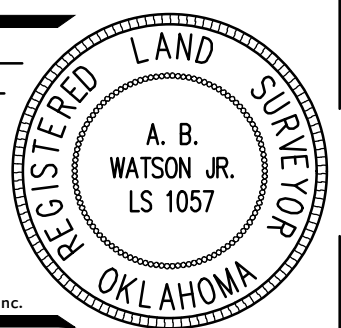
E. 9th ST. S. (S. LYNN LANE RD.)  
&  
WASHINGTON ST. (E. 91st ST.)  
BROKEN ARROW, OKLAHOMA

### Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 15106900  
ISSUE DATE: 07/18/2016  
CONTACT: B. WATSON  
CHECKED BY:



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OIL WELL EXHIBIT

# OIL-1

DRAWING: G:\1510601\21\COLEMAN\2\INFRASTRUCTURE\CIVIL\DWG CROSSINGS AT LYNN LANE - OIL WELL EXHIBIT DWG  
LAST SAVED: 8/28/09, 8/4/2016 3:52 PM  
AUCUT: OIL WELL EXHIBIT  
PLOTTED BY: KYLE SEWELL, 8/4/2016 4:59 PM (PLOTTED BY: ONLY VALID ON HARD COPY)



# City of Broken Arrow

## Fact Sheet

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**File #:** 17-2262, **Version:** 1

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### Broken Arrow Planning Commission

06-08-2017

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding BAZ-1981 (rezoning), Tenison Property, 0.36 acres, R-2 to ON, north of Kenosha Street, one-half mile west of Elm Place at 1001 N. Highland Drive

#### Background:

**Applicant:** Jason R. Tenison

**Owner:** Jason R. Tenison

**Developer:** Jason R. Tenison

**Engineer:** NA

**Location:** North of Kenosha Street, one-half mile west of Elm Place at 1001 N. Highland Drive

**Size of Tract** 0.36 acres

**Number of Lots:** 1

**Present Zoning:** R-2

**Proposed Zoning:** ON

**Comp Plan:** Level 2 (Urban Residential)

BAZ 1981 is a request to change the zoning designation on a 0.36-acre parcel from R-2 (Single-Family Residential) to ON (Office Neighborhood). The property, which has been platted as a part of Kenwood Addition, is located north of Kenosha Street, one-half mile west of Elm Place at 1001 N. Highland Drive. There is an existing single-family detached residential structure on the property. No information has been submitted as to what type of office use is proposed. All of the property in the Kenwood Addition is zoned R-2.

The plat for Kenwood Addition was recorded in Tulsa County on June 24, 1948. According to the covenants that were recorded with the plat, "All lots in said addition shall be known and described as residential lots and no structure shall be erected on any residential lot other than one detached single family dwelling not to exceed two stories in height with not more than a two car garage." No information has been provided acknowledging any modification to the private covenants. All the lots in the Kenwood Addition contain single family detached homes. The lot associated with BAZ 1981 meets the minimum lot size and frontage requirements of the ON district.

When the plat for Kenwood Addition was recorded in Tulsa County in 1948, 50 feet of right-of-way from the section line was dedicated along Kenosha Street. According to the plat, no utility easement was provided



adjacent to Kenosha Street. Kenosha Street is classified as a primary arterial street. Primary arterial streets, according to today's Subdivision Regulations, require 60 feet of right-of-way from the section line along with a 17.5-foot utility easement.

According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	R-2	Kenwood Addition
East:	R-2	Kenwood Addition
South:	CN	Tire shop south side of Kenosha Street
West:	R-2	Kenwood Addition

The property is designated as Level 2 in the Comprehensive Plan. ON zoning is identified as being in conformance with the Comprehensive Plan in Level 2 when it is located adjacent to an arterial street such as Kenosha Street. However, the Comprehensive Plan also states, "None of the traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching an arterial street." Highland Drive is a residential street and there is a single-family detached residential structure across the street to the west. There is not adequate frontage onto Kenosha Street for access to occur from Kenosha Street and meet the access separation requirements of the Zoning Ordinance. Therefore, access to the property associated with BAZ 1981 will need to be from Highland Drive, which is a residential street. Using a residential street to access ON property in Level 2 is not considered to be in accordance with the Comprehensive Plan.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Kenwood Addition plat  
Kenwood Addition plat and covenants

**Recommendation:**

The property is designated as Level 2 in the Comprehensive Plan. In Level 2, ON zoning is identified as being in conformance with the Comprehensive Plan, when it located next to an arterial street such as Kenosha Street. However, none of the traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching an arterial street. Highland Drive, which BAZ 1981 abuts, is a residential street with single family residential directly across the street to the west. To access the property associated with BAZ 1981, traffic has to pass through a single-family residential area, which is not in compliance with the Comprehensive Plan. As a result, the ON zoning being sought with BAZ 1981 is not in conformance with Comprehensive Plan.

In addition, according to the covenants, the lots in Kenwood Addition can only be used for single-family detached residential lots. While the City of Broken Arrow cannot enforce private covenants, the zoning on the property needs to coincide with the covenants.

Since the rezoning request is not in compliance with the Comprehensive Plan and is not allowed by the private covenants, Staff recommends that BAZ 1981 be denied.

If the Planning Commission is inclined to approve BAZ 1981, Staff recommends that it be approved subject to

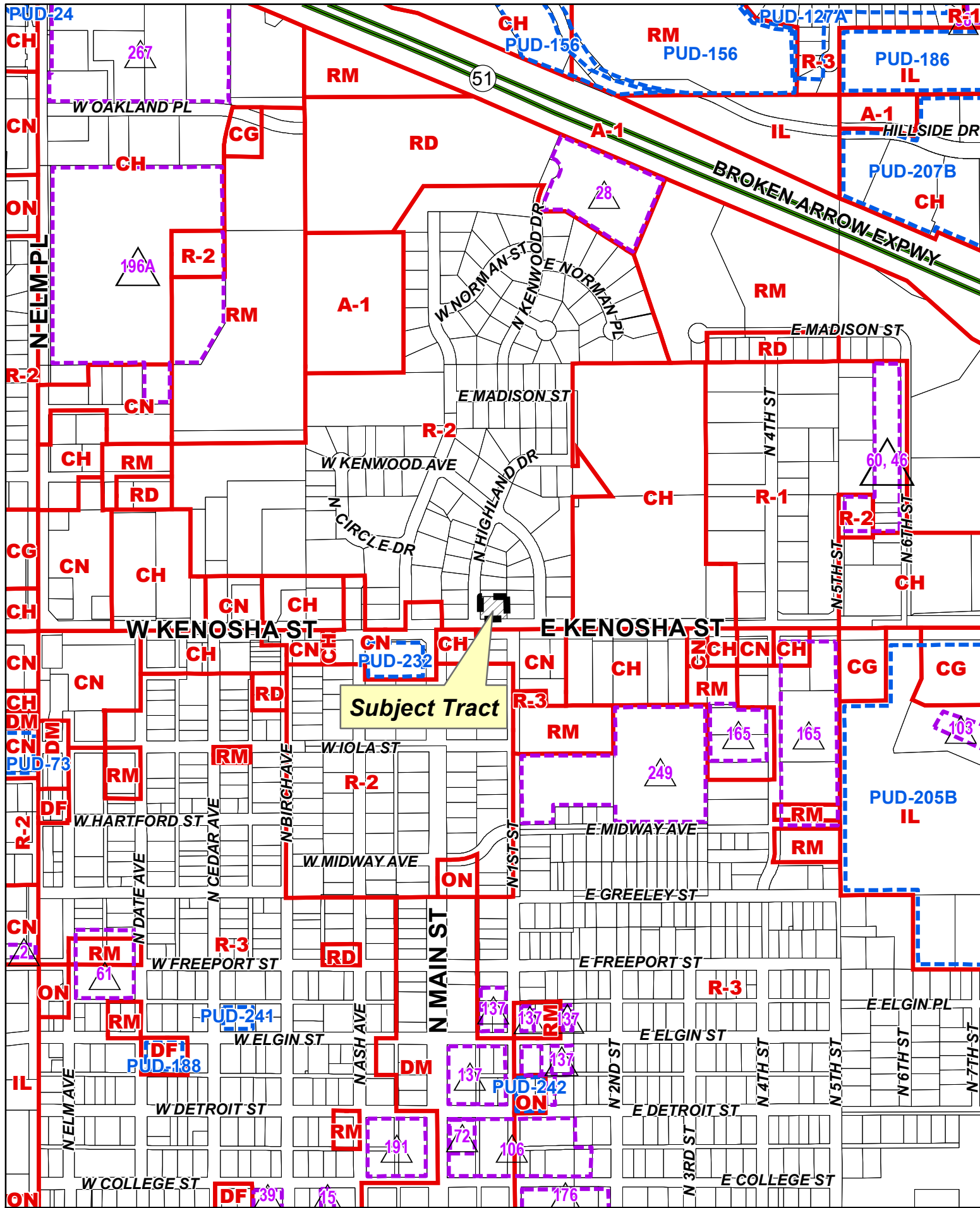
the following:

1. As per the Subdivision Regulations, ten feet of additional right-of-way shall be dedicated along Kenosha Street by separate instrument, along with a 17.5-foot wide utility easement next to Kenosha Street by separate instrument.
2. Copy of the documentation recorded in Tulsa County showing that the covenants have been amended to allow an office use on the property shall be provided to Staff.
3. If the existing structure is to be used for office uses, it shall be brought up to commercial building code before it can be used as such.
4. No vehicular access shall be allowed to Kenosha Street.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

**BDM**

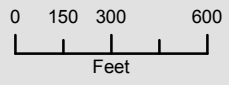


300' Radius



Subject Tract

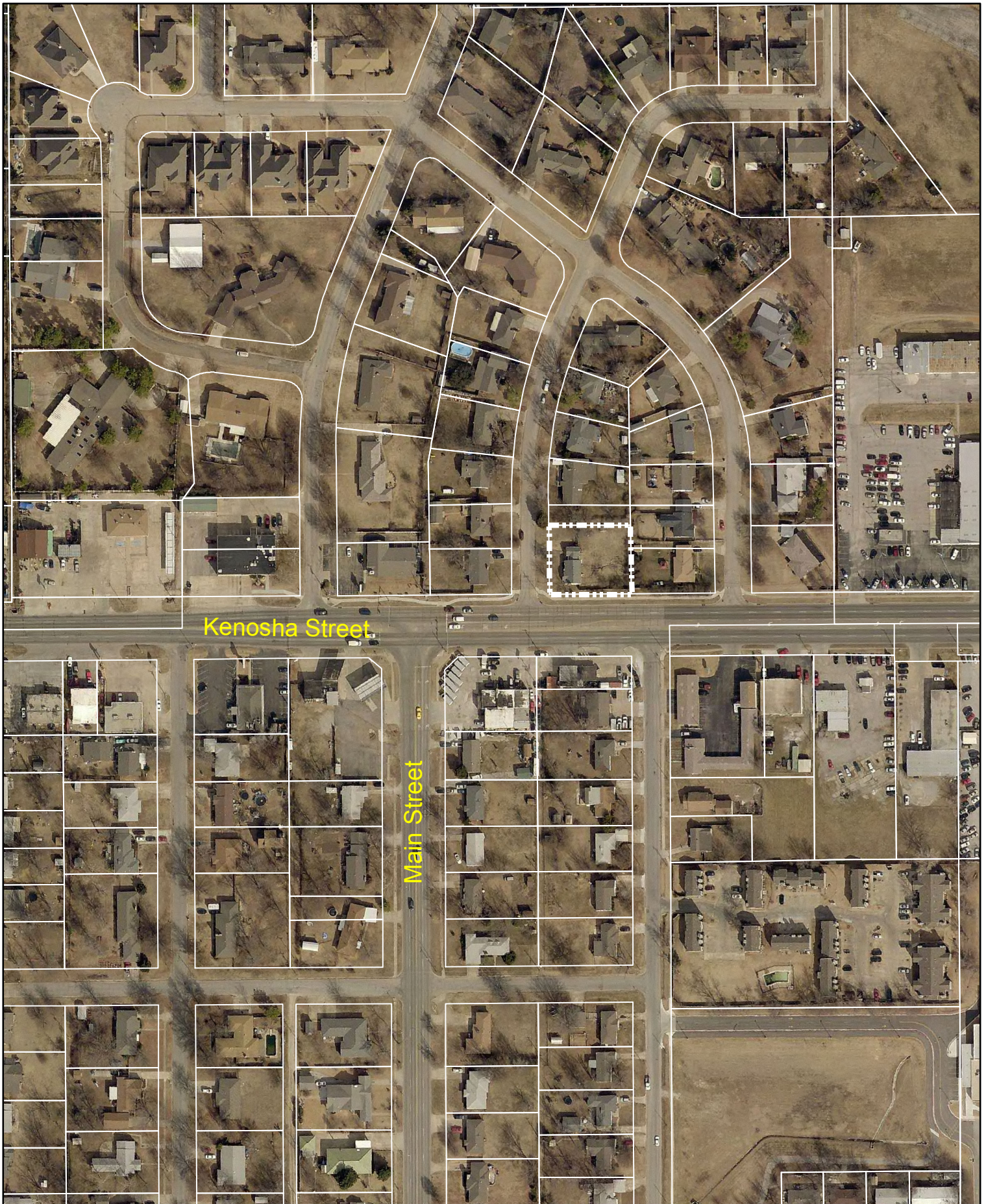
**BAZ-1981**



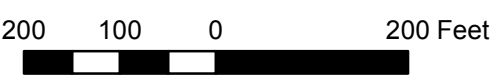
02 18-14







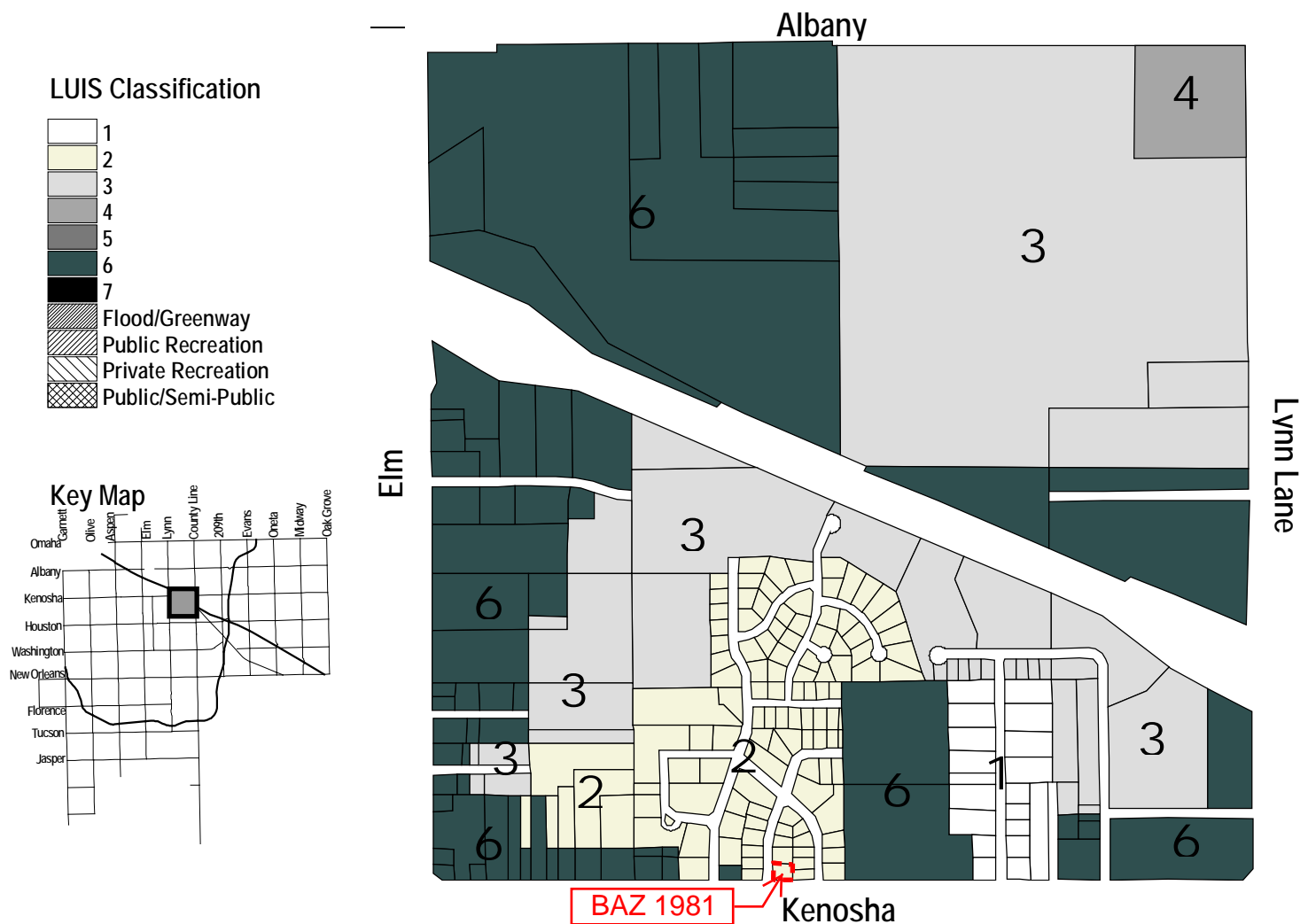
BAZ 1981  
Tenison Property



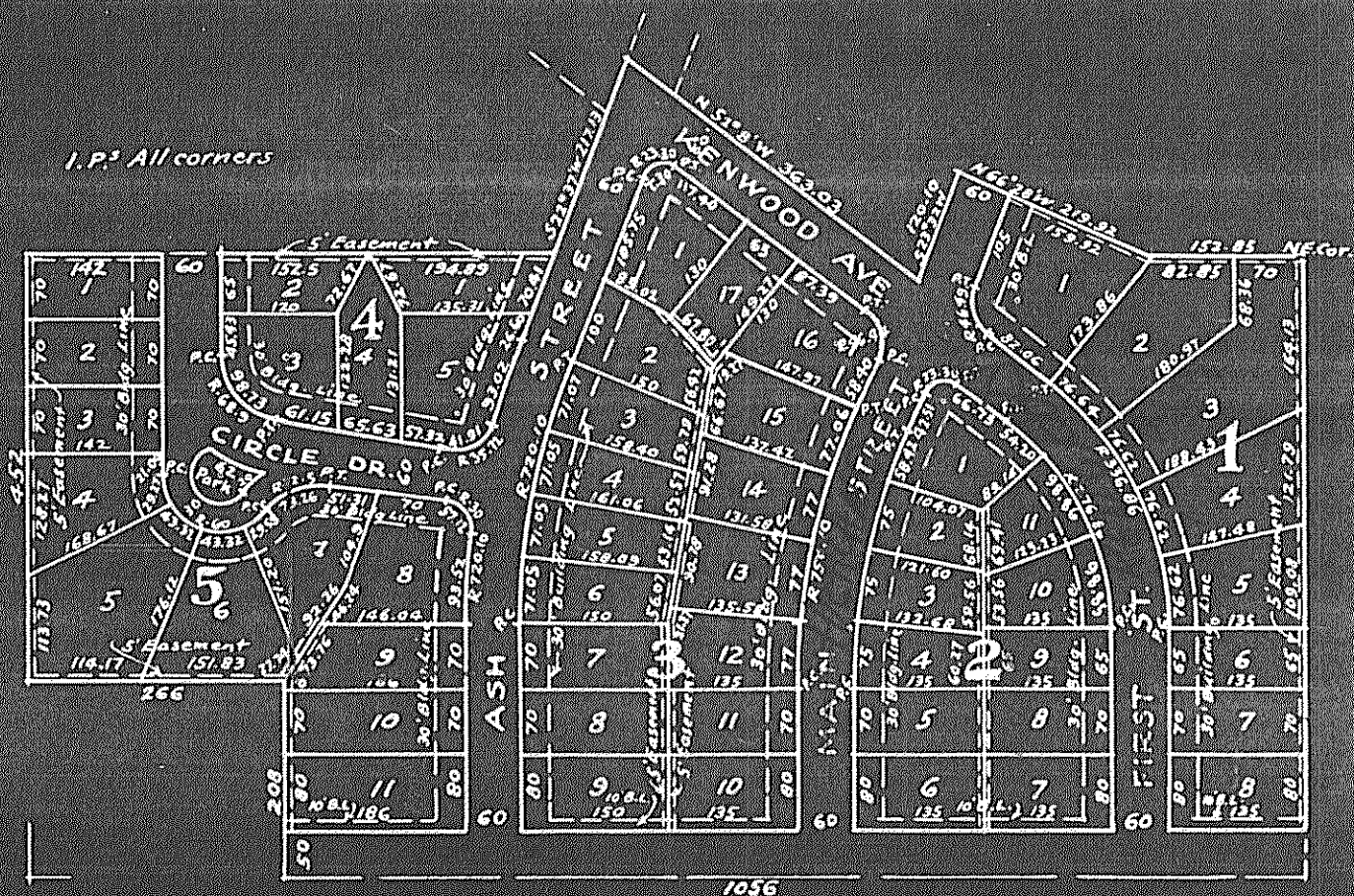
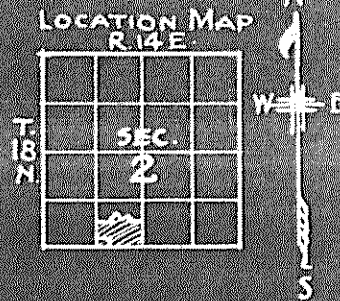


### Albany/Lynn Lane/Kenosha/Elm Place (Section 2-18-14)

Level 6 is designated in the northwest quartersection based on existing zoning and proximity to the BA Expressway corridor per the LUIS model. Level 6 is also designated for tracts adjoining Lynn Lane in the southeastern quarter section based on existing zoning, traffic access and the LUIS model and for commercial tracts in the southwest corner along Elm and Kenosha. Level 6 is also designated for tracts currently zoned C-4 in the center of the section along Kenosha Street. There is, however, a concern regarding traffic, site access and land use conflicts that could occur along Highland Drive and Madison Avenue if the Lutheran Church property were developed according to another use allowed by the existing C-4 zoning. A Level 4 designation is proposed for the northeast corner per the LUIS model and based on proposed designations and zoning on other corners of Lynn Land and Albany. Level 3 designations are concentrated in the northeast quartersection due to topographic and access considerations as well as existing zoning north of Albany. The remaining Level 3 designations are located south of the BA Expressway as buffers between existing Level 1 and Level 2 residential development areas and Level 6 areas. This designation reflects current zoning and the LUIS model. The existing Kenwood Hills subdivision is designated Level 2, including tracts that front Kenosha. A Level 1 designation is given for the existing low density residential development along 4<sup>th</sup> Street as an exception to the LUIS model for urbanized areas.



SCALE 1"=200'



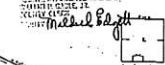




# KENWOOD

# ADDITION

RECORDED IN BOOK 12:14



## OWNER'S CERTIFICATE OF DEDICATION AND BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS: That K. E. Helm & Louise T. Helm, husband and wife and Haskell Ray Jones & Ila Fae Jones, husband and wife, are the owners of

644831

A part of the Southeast Quarter of the Southwest Quarter in Section 2, Township 14 North, Range 14 East, in Tulsa County, Oklahoma, more particularly described as follows: Beginning at the Southeast corner of said S2 S4; thence North a distance of 660' to the Northeast corner of the said S2 S4; thence West along the North line of said S2 S4 a distance of 150.00' to a point; thence North 88 degrees 35 minutes West a distance of 210.92' to a point; thence South 25 degrees 35 minutes West a distance of 100.11' to a point; thence North 52 degrees 8 minutes West a distance of 161.03' to a point; thence South 21 degrees 37 minutes West a distance of 210.11' to a point; thence West a distance of 390.39' to the Northwest corner of said S2 S4; thence South along the West line of said S2 S4 a distance of 100' to a point; thence East parallel to the South line of said Section a distance of 265' to a point; thence South a distance of 205' to the South line of said Section; thence East along the South line of said Section a distance of 1056.0' to the point of beginning, according to the U.S.G.S. thereof,

assumed the same to be surveyed, staked and plotted, and subdivided into lots, blocks and streets, and designated the same as KENWOOD ADDITION of Broken Arrow, Tulsa County, Oklahoma.

## EASEMENT GRANT

Original being desirous of establishing a uniform system of development of said property and preserving the character thereof as a residential, do hereby declare and establish the following restrictions, conditions and protective covenants which shall be and are hereby made for the benefit of each and every person acquiring the title or any interest in any of said property, and any person occupying conveyance thereof, either from us or remotely from any of our grantees, shall take the same subject to such conditions, restrictions and protective covenants and by such conveyance, shall be deemed to have assented thereto, and shall be entitled to all the benefits, and to have assumed all the responsibilities, covenants, conditions, and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them, until 1967, at which time the same shall be automatically extended for successive periods of ten years unless by vote of a majority of the lots of the lots it is agreed to change same in whole or in part.

Any parties hereto, or any of them, or their heirs, or assigns shall violate or attempt to violate any of the covenants, conditions and restrictions herein, it shall be lawful for any other person or persons owning any real property situated in said addition to prosecute any proceedings at law or equity against the person or persons violating the same and either to prevent him or them from so doing or to recover damages or other relief for such violation.

3- Invalidation of any one of these covenants, restrictions or conditions shall in no wise affect any of the other provisions which shall remain in full force and effect.

4- All lots in said addition shall be known and described as residential lots and no structure shall be erected on any residential lot other than one detached single family dwelling not to exceed two stories in height with not more than a two car garage.

5- No building shall be located nearer to the front line or nearer to the side street line than the building set back line on said lot. In any event, no building shall be located on any lot nearer than 35 feet to the front line nor nearer than 10 feet to any side street line; no building erected or detached garage or other out-building located 75 feet or more from the front line shall be located nearer than 5 feet to any side lot line; moreover, nearer than 4 feet providing the distance between permanent structures is not less than 10 feet.

6- No residential structure shall hereafter be erected or placed on subdivision of any lot in said Addition.

7- No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8- No trailer, house, tent, shack, garage, barn or other out-building erected in the tract shall be at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

9- No structure shall hereafter be moved onto any lot in the tract or addition.

10- All lots are intended for use by the Caucasian or American Indian races, and no race or nationality other than those for whom the premises are intended, shall use or occupy any building on any lot, except that this covenant, condition and restriction shall not prevent occupancy by domestic servants of a different race or nationality, employed by an owner or tenant.

11- No dwelling, the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be less than 400 square feet in case of a one-story structure nor less than 500 square feet in the case of a one and a half story or two story structure.

12- Easements effecting all lots as shown on the attached plat are reserved for utility installation and maintenance.

DATED this 22nd day of June 1948

Haskell Ray Jones  
Ila Fae Jones

K. E. Helm  
Louise T. Helm

STATE OF OKLAHOMA ss

I, Arford Conway, the undersigned, a Notary Public within and for said County and State on this 22nd day of June 1948, personally executed K. E. Helm, husband and wife, and Haskell Ray Jones and Ila Fae Jones, husband and wife, who are known to me the identical persons who executed the foregoing instrument of writing and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein expressed.

and seal this 22nd day of June, 1948.

Witness my hand and seal this 22nd day of June, 1948.

## SURVEYOR'S CERTIFICATE

I, Arford Conway, the undersigned, a competent surveyor of Tulsa, Oklahoma, have accurately surveyed, plotted, and subdivided the streets of the tract of land described in the 'Deed of Dedication' and known as Kenwood Addition to the City of Broken Arrow, Tulsa County, Oklahoma, and certify that the above is a true and correct plot of the same.

STATE OF OKLAHOMA ss

Before me, the undersigned, a Notary Public within and for the said County and State, on this 18th day of June, 1948, appeared Arford Conway as his free and voluntary act and deed for the uses and purposes aforesaid.

WITNESS my hand and seal this 18th day of June, 1948

My commission expires January 23, 1950.

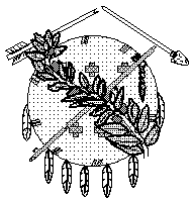
Notary Public

Notary Public

PLAT NO.

PAGE

1411 1 of 1



# City of Broken Arrow

## Fact Sheet

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**File #:** 17-2263, **Version:** 1

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### Broken Arrow Planning Commission

06-08-2017

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding BAZ-1982 (rezoning), Clintco Properties LLC, 0.73 acres, CH and R-3 to DM, northwest corner of El Paso Street and First Street and the southwest corner of El Paso Street and First Street

#### **Background:**

**Applicant:** Ernest A. Redwine, Clintco Properties LLC

**Owner:** Clintco Properties LLC

**Developer:** Clintco Properties LLC

**Engineer:** NA

**Location:** Northwest corner of El Paso Street and First Street and the southwest corner of El Paso Street and First Street

**Size of Tract** 0.73 acres

**Number of Lots:** 7 lots plus the north 32 feet of 4 lots

**Present Zoning:** CH and R-3

**Proposed Zoning:** DM

**Comp Plan:** Level 5 (Downtown Area)

BAZ-1982 is a request to change the zoning designation on two properties from CH (Commercial Heavy) and R-3 (Single-Family Residential) to DM (Downtown Mixed-Use Core). One parcel, which is located on the northwest corner of El Paso Street and First Street, is presently zoned CH. An empty metal building is located on this parcel. The other property, which is located on the southwest corner of El Paso and First Street, is zoned R-3. This property was most recently used as a church. The buildings on the property are currently empty.

With BAZ-1982, applicant is requesting that the zoning on both properties be changed to DM. No information has been submitted regarding any proposed use. The property has been platted as part of the Original Town of Broken Arrow. An alleyway was platted between Lots 18 - 22 and Lots 13 - 17, Block 59. According to the legal description provided with the rezoning application and information gathered from Tulsa County records, this alley does not appear to have been vacated.

According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	DM	Parking lot
East:	R-3 and RM	Undeveloped
South:	DM	Outdoor storage for Additive Systems Inc.
West:	DM	Additive Systems Inc.

The property is designated as Level 5 in the Comprehensive Plan. DM zoning is identified as being in conformance with the Comprehensive Plan in Level 5.

BAZ-1982 will be heard by the Downtown Advisory Board on June 13, 2017.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Original Town of Broken Arrow plat

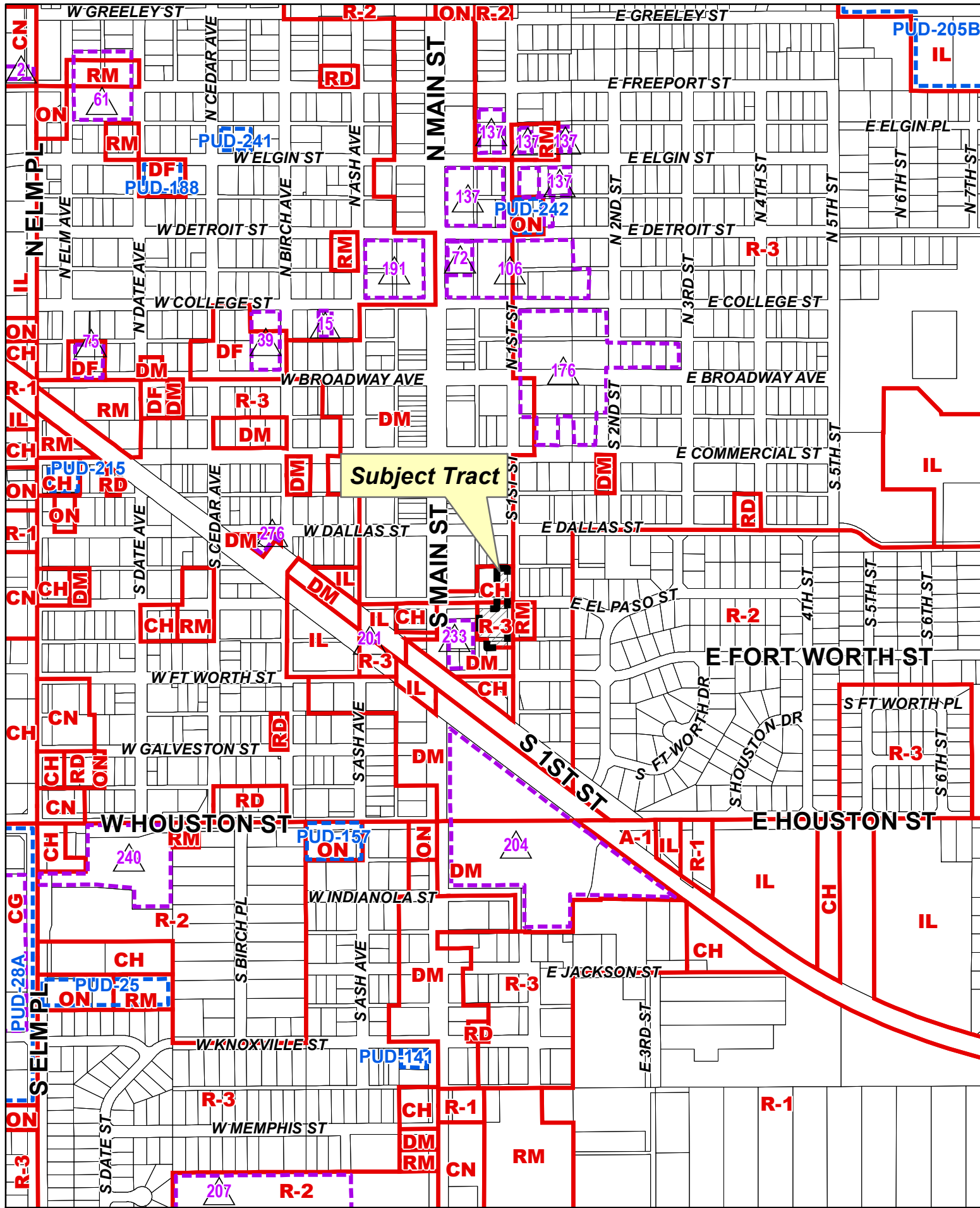
**Recommendation:**

The property is designated as Level 5 in the Comprehensive Plan. In Level 5, DM zoning is identified as being in conformance with the Comprehensive Plan. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1982 be approved. Since the property is currently platted, Staff recommends that platting be waived; however, the status of the platted alleyway between Lots 18 - 22 and Lots 13 - 17, Block 59, needs to be confirmed prior to anything new being built on the property.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

**BDM**



Subject Tract

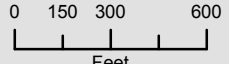


300' Radius



Subject Tract

BAZ-1982



11 18-14



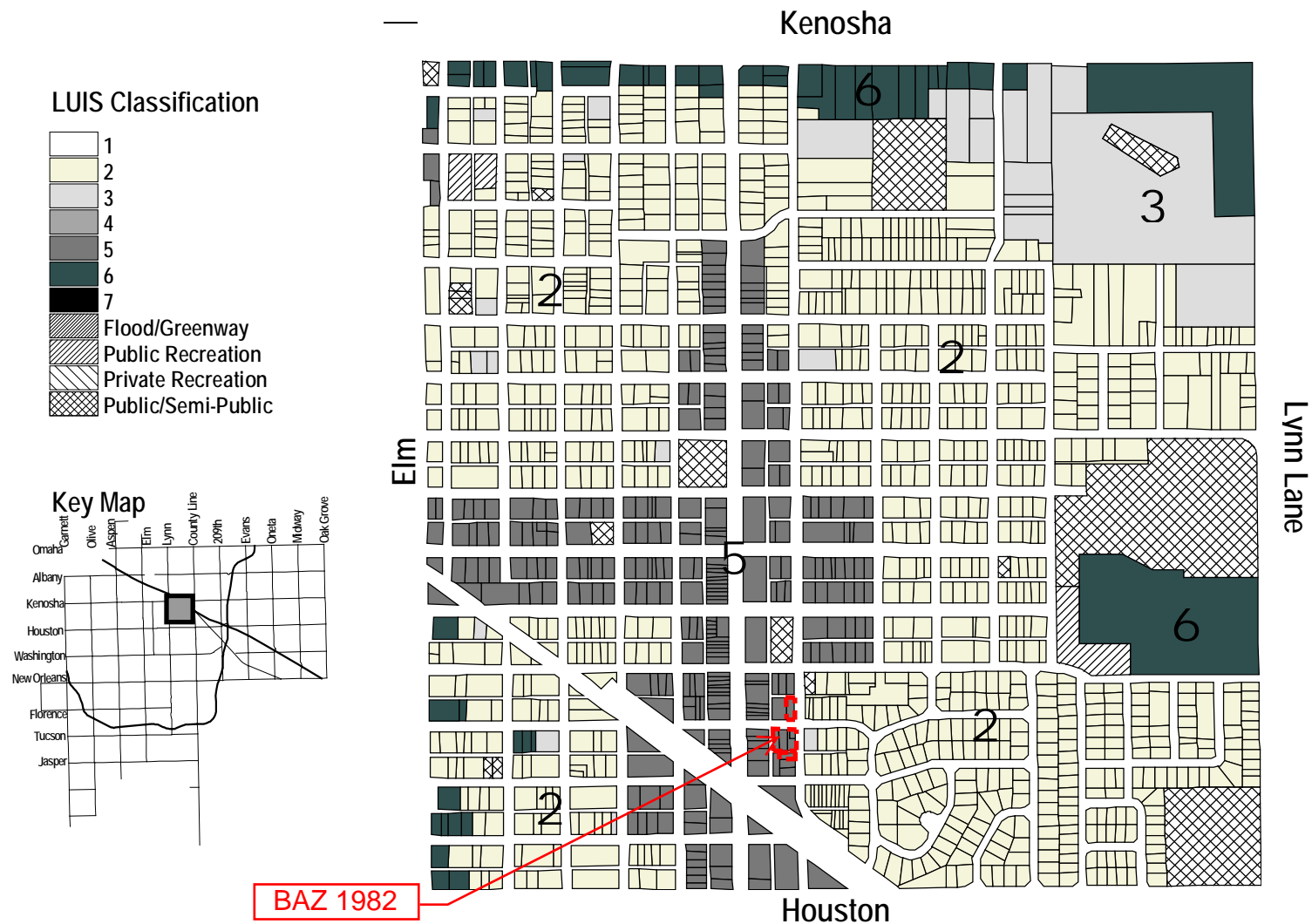






### Kenosha/Lynn Lane/Houston/Elm Place (Section 11-18-14)

Level 6 designations are proposed for the northeast corner (Tiger Hill), and for the tract zoned I-1 along Lynn Lane. Based on the existing C-4 and C-5 zoning districts, a Level 6 designation is also given to all the commercial parcels along Kenosha. One tract zoned O-2 on the south side of Kenosha is zoned lower than could be allowed by Level 6 designation, however, surrounding tracts are zoned in accordance with a Level 6 designation. A few scattered parcels in the southwest quarter section that are zoned and used commercially are also designated Level 6. Level 5 is a special designation intended to reflect a mix of uses in the original town and a continuation of such as appropriate. Essentially, Level 5 designations are given to tracts one to two blocks east and west along Main south to Veterans and Central Park. Also, a gateway along Broadway, one block to either side is proposed between Main Street and Elm Place. Level 3 designations are given to tracts in the northeast corner (Tiger Hill) and around the Northeast Elementary School as a buffer between Level 6 and Level 2 areas based on existing zoning. Level 2 designations are proposed for most existing residential areas in and around the Original Town. In many specific cases, higher intensity residential zoning, commercial or industrial zoning exists on one specific lot, however. It is not recommended that such zoning on these small parcels be allowed to expand to adjoining parcels without careful attention to land use compatibility and buffering needs.

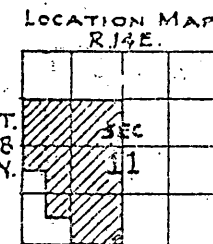




THE PLAT  
FEDERAL

PROPERTY - COPYRIGHT © 1979 TOY MALEERNEE CITY MAP  
REPRODUCTION FOR : POSE WITHOUT PERMISSION

SERVICE TULSA, OKLAHOMA  
OF COPYRIGHT OWNER



# BROKEN ARROW

CREEK NATION

INDIAN TERRITORY

SCALE 1" = 400'

PLAT NOT FILED IN TULSA COUNTY



# City of Broken Arrow

## Fact Sheet

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**File #: 17-2243, Version: 1**

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**Broken Arrow Planning Commission  
06-08-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding SP-279 (Specific Use Permit), Union Peters Elementary, 10.34 acres, R-1, one-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue

**Background:**

**Applicant:** Nicole Watts, KKT Architects  
**Owner:** Union Independent School District 9  
**Developer:** N/A  
**Engineer:** KKT Architects  
**Location:** One-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue  
**Size of Tract** 10.34 acres  
**Number of Lots:** 1  
**Present Zoning:** R-1/SP-11  
**Comp Plan:** Level 2

SP-279 is a request for a Specific Use Permit for a new electronic sign to replace the existing school sign at Peters Elementary School. The property, which contains 10.34 acres, is located approximately one-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue.

Peters Elementary School is located in a residentially zoned district. The Specific User Permit for the school, SP-11, was approved by City Council on May 1, 1978.

In accordance with the zoning ordinance, permanent freestanding signs, which function as on-premises advertising and are located on lot used for institutional uses, including educational uses, may be constructed in residential districts as long as they do not exceed 32-square feet of display area and do not exceed 8-feet in height. Per Section 5.7.E.2 of the zoning ordinance, increases in display surface area and height may be requested through a PUD or Specific Use Permit. This section also allows the use of illumination, provided that it made by constant light which does not exceed 70-foot candles as measured at a distance of 2-feet from the source of light.

The SP-279 is being requested to allow the sign to have an illuminated LED board on a monument style base. The overall sign dimensions are approximately 8-feet in height and approximately 10.5 feet in width. The LED

display portion of the new sign proposed by the applicant is approximately 2 ½ feet in height and approximately 8 ½ feet in width, with an estimated display area of 24-feet.

Surrounding land uses and zoning classifications include the following:

North:	R-2/PUD-86A	Residential Subdivision
East:	R-3	Residential Subdivision
South:	R-3	Residential Subdivision
West:	R-2/FD	Residential Subdivision and Flood District

The sign is not located in a 100-year floodplain area.

Schools are permitted in any residential district with a Specific Use Permit by the zoning ordinance. Illuminated signs are permitted in residential districts, as part of an institutional use, such as a school, with a Specific Use Permit. SP-279 is therefore in accordance with the comprehensive plan and zoning ordinance.

**Attachments:** Case map  
Aerial photo  
Conceptual site plan  
Sign Details

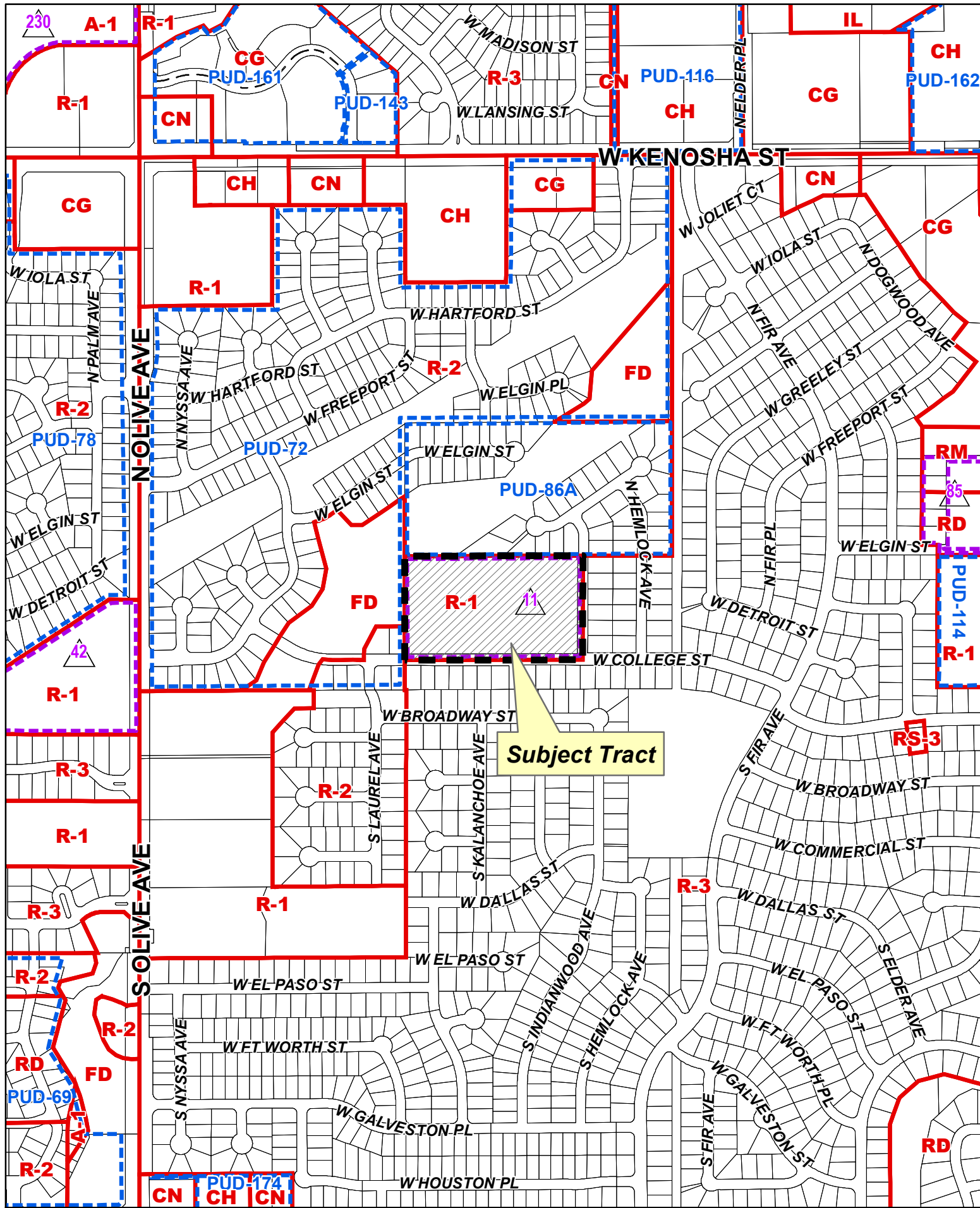
**Recommendation:**

Based on the location of the property, and the surrounding land uses, Staff recommends that SP-279 be approved and that platting be waived.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

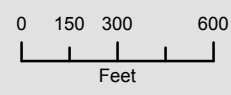
LRC:ALY



Subject Tract



SP-279



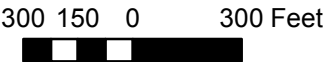
09 18-14







SP-279  
Union Peters Elementary





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D

Land Area Summary

NET LAND AREA

412,448 AC

Site Data

ONIN

R-1

Off-Street Parking Requirements

PROVIDED

11 PARKING SPACES

Impervious Area

TOTAL SITE AREA

41,400 SF 1.33 AC

TOTAL DISTURBED AREA

200 SF .005 AC

EXISTING IMPERVIOUS AREA

10,000 SF

PROPOSED IMPERVIOUS AREA

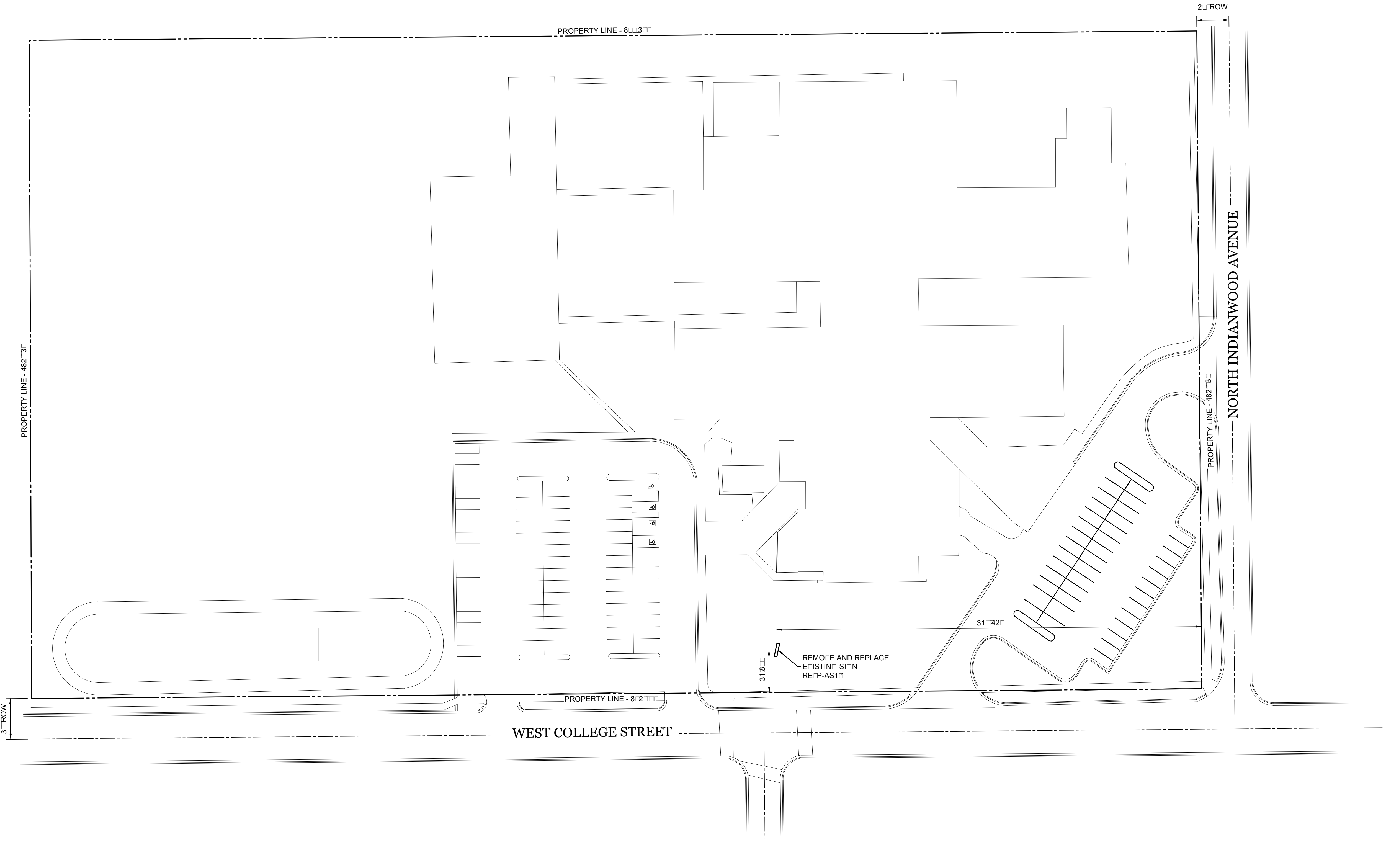
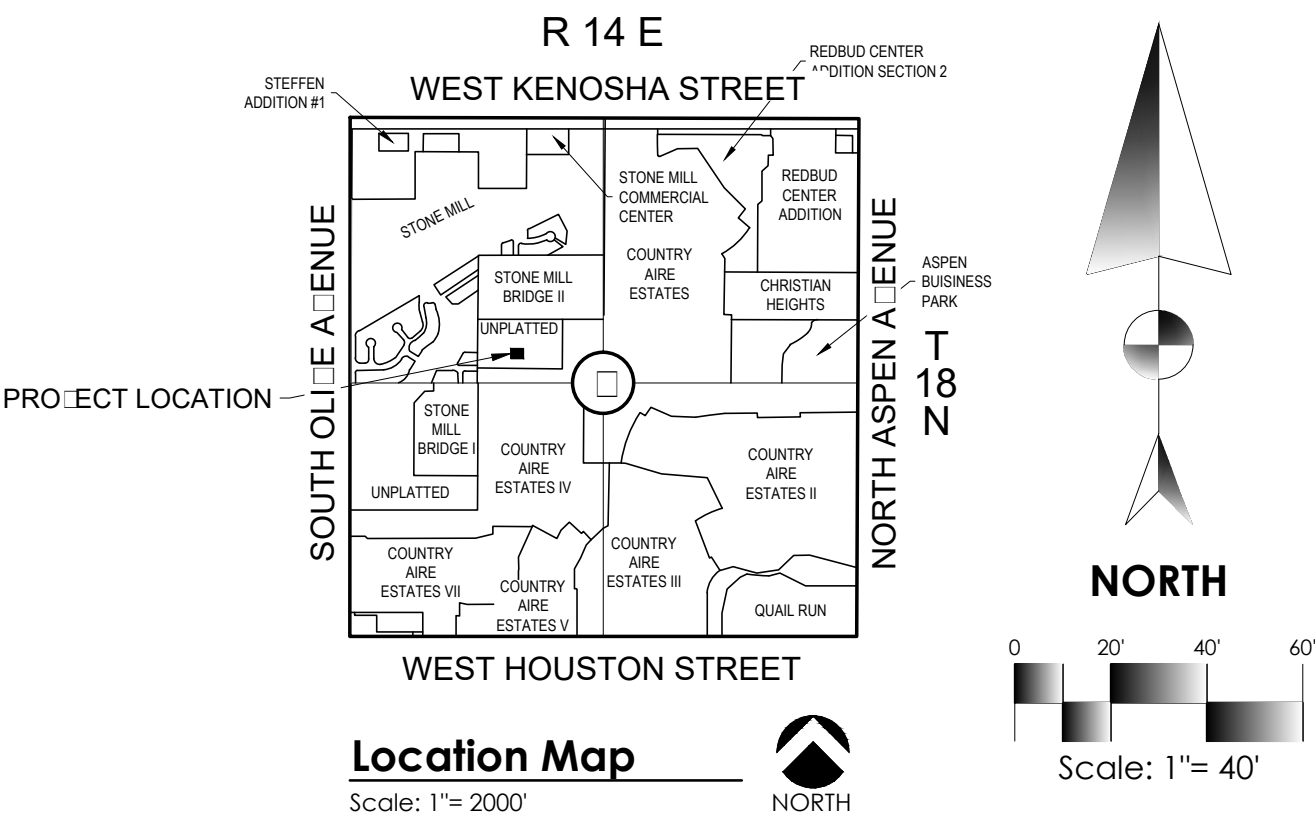
10,000 SF

NET INCREASE

0 SF

Legal Description

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 14.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH A DISTANCE OF 12.3 FEET, THENCE EAST A DISTANCE OF 88.3 FEET, THENCE SOUTH A DISTANCE OF 12.3 FEET, THENCE WEST A DISTANCE OF 882 FEET TO THE POINT OF BEGINNING, CONTAINING 1.334 ACRES, MORE OR LESS.



KKT

ARCHITECTURE \ INTERIORS \ ENGINEERING

KKT ARCHITECTS, INC.

2200 SOUTH UTICA PLACE, SUITE 200

TULSA, OKLAHOMA 74114

[P] 918.744.4270 \ [F] 918.744.7849

WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2017

BEFORE YOU DIG  
CALL OKIE

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

# PETERS ELEMENTARY SCHOOL

2900 W. COLLEGE  
STREET  
BROKEN ARROW, OK  
74012

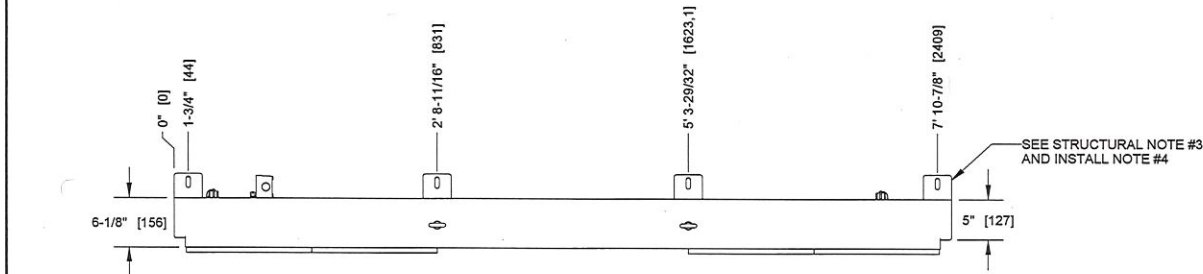


HORT SCALE	•	1"=40'
VERT SCALE	•	-
ATLAS PAGE NO.	•	-
MANAGER	•	ANW
DRAWN BY	•	ANW
DATE	•	4/26/2017
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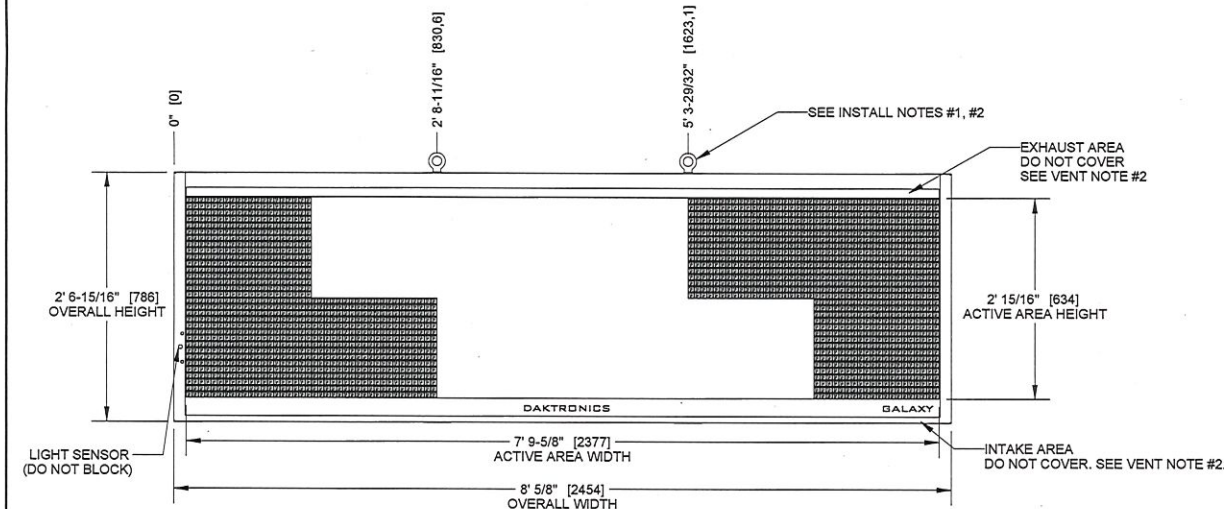
SITE PLAN

C01

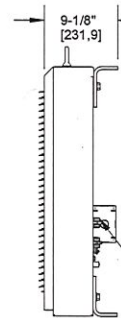
PIXELS HIGH (AAA)	PIXELS WIDE (BBB)	PIXEL SPACING (CC)
40	150	15.85mm
32	120	19.81mm
24	90	26.42mm



TOP VIEW



FRONT VIEW



RIGHT VIEW

#	DETAIL	DESCRIPTION
1	DISPLAY	GS6 - AAxBBB-CC (SEE CHART ON TOP LEFT)
2	LED COLOR	RED, AMBER, OR RGB
3	ACTIVE AREA	2' 15/16\" [634] X 7' 9-5/8\" [2377]
4	OVERALL SIZE	2' 6-15/16\" [786] X 8' 5/8\" [2454]
5	CABINET	ALUMINUM & STEEL
6	VENTILATION	FRONT
7	ACCESS	SERVICE FROM FRONT OF DISPLAY
8	WEIGHT	150 LBS [69 KG] (APPROX)
9	SHIPPING	SHIPPED AS A SINGLE UNIT
10	DIMENSIONS	FEET AND INCHES (MILLIMETERS)
11	PAINTED	SEMI-GLOSS BLACK

STRUCTURAL RATING		
1	DESIGN WIND PRESSURE "P" (CASE A)	P<=100 PSF (ASD)
2	STANDARD/CODE	IBC 2009/ASCE7-05, IBC 2012/ASCE7-10
3	ALL CLIP ANGLES MUST BE USED TO MOUNT DISPLAY	

POWER RATING PER SINGLE FACE: FOR SIZING ELEC.SERVICE MAX REQ'D SHOWN					
TECHNOLOGY	COLOR	MAX WATTS	120/240VAC 1PH 60Hz (3 WIRES + GND) DOMESTIC		240VAC 1PH 50Hz (2 WIRES + GND) INTERNATIONAL SPECIAL ORDER
			LINE 1 AMPS	LINE 2 AMPS	LINE 1 (AMPS)
GS6	RED	485	4.05	N/A	2.02
	AMBER	485	4.05	N/A	2.02
	RGB	742	6.190	N/A	3.09


VENTILATION REQUIREMENTS	
1	DISPLAY RELIES ON VENTILATION TO FUNCTION PROPERLY. INTAKES, LOCATED AT THE FRONT OF THE DISPLAY, MUST BE ABLE TO DRAW IN AIR AT A TEMPERATURE NO GREATER THAN 120° F.
2	IN ORDER TO ENSURE AMBIENT TEMPERATURE AIRFLOW IS MAINTAINED, NO PORTION OF THE VENTILATION OPENINGS ALONG THE FRONT OF THE DISPLAY MAY BE COVERED OR OBSTRUCTED IN ANY WAY.

INSTALL NOTES	
1	IN ORDER TO PRESERVE THE STRUCTURAL INTEGRITY OF THE DISPLAY CABINET, THE 90° ANGLE BETWEEN THE CABINET AND THE LIFT EYE MUST BE MAINTAINED - USING A SPREADER BEAM IS SUGGESTED. ALL EYEBOLTS MUST BE USED WHEN LIFTING.
2	1/2" LIFT EYES TO ASSIST WITH DISPLAY INSTALLATION. LIFT EYES MAY NOT BE USED FOR PERMANENT INSTALLATION. LIFT EYES MAY BE REMOVED.
3	MECHANICAL AND SIGNAL CONNECTIONS OCCUR EXTERNAL TO DISPLAY.
4	CLIP ANGLE FOR MOUNTING. CLIP ANGLES CAN BE ADJUSTED VERTICALLY 1-3/16" AS NEEDED DURING INSTALLATION. CLIP ANGLE CAN BE WELDED OR BOLTED TO STRINGER.
5	DAKTRONICS IS NOT RESPONSIBLE FOR THE MOUNTING HARDWARE OR THE INTEGRITY OF THE MOUNTING STRUCTURE.
6	DAKTRONICS IS NOT RESPONSIBLE FOR THE MAIN ELECTRICAL DISCONNECT. SEE POWER RATINGS ABOVE.
7	SEE DWG-03097583 FOR SIGNAL & MTG DETAILS

SUBMITTAL APPROVAL

- ☐ APPROVED  
☐ APPROVED AS NOTED  
☐ APPROVED AS NOTED & RESUBMIT

COMPANY: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

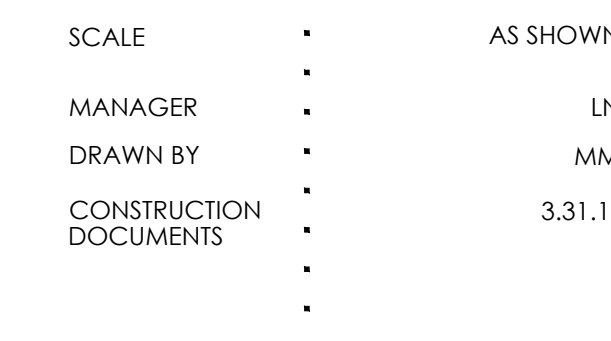
 DAKTRONICS, INC. BROOKINGS, SD 57005 DO NOT SCALE DRAWING		THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DAKTRONICS, INC. COPYRIGHT 2016 DAKTRONICS, INC.	
PROJ: GALAXY GS6 SERIES			
TITLE: SHOP DWG, GS6-R, 2' 7"x8' 1" (2x6 MODS)			
DESIGN: TWHITEH	DRAWN: DOSTRAA		DATE: 05-AUG-15
SCALE: 1/15			
SHEET: 1 OF 1	REV 00	JOB NO: P 1817	FUNC-TYPE-SIZE: E - 07 - B
			3111193

REV	DATE	BY	3111193
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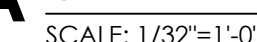
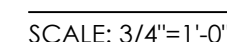
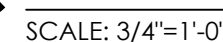
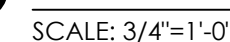
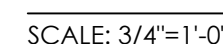


2900 W COLLEGE  
St.  
BROKEN ARROW  
OK  
74012



# SITE PLAN

## P-AS1.1

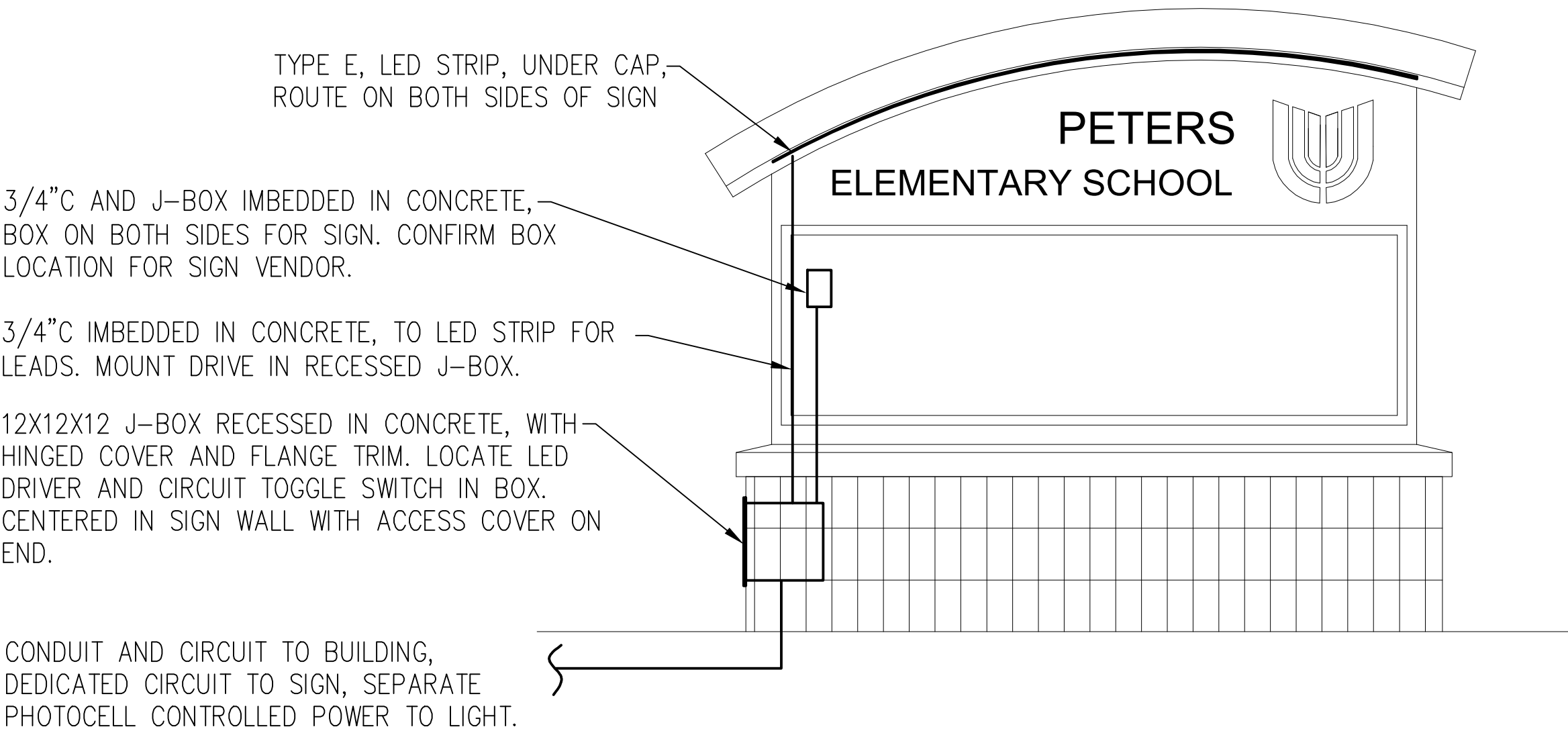




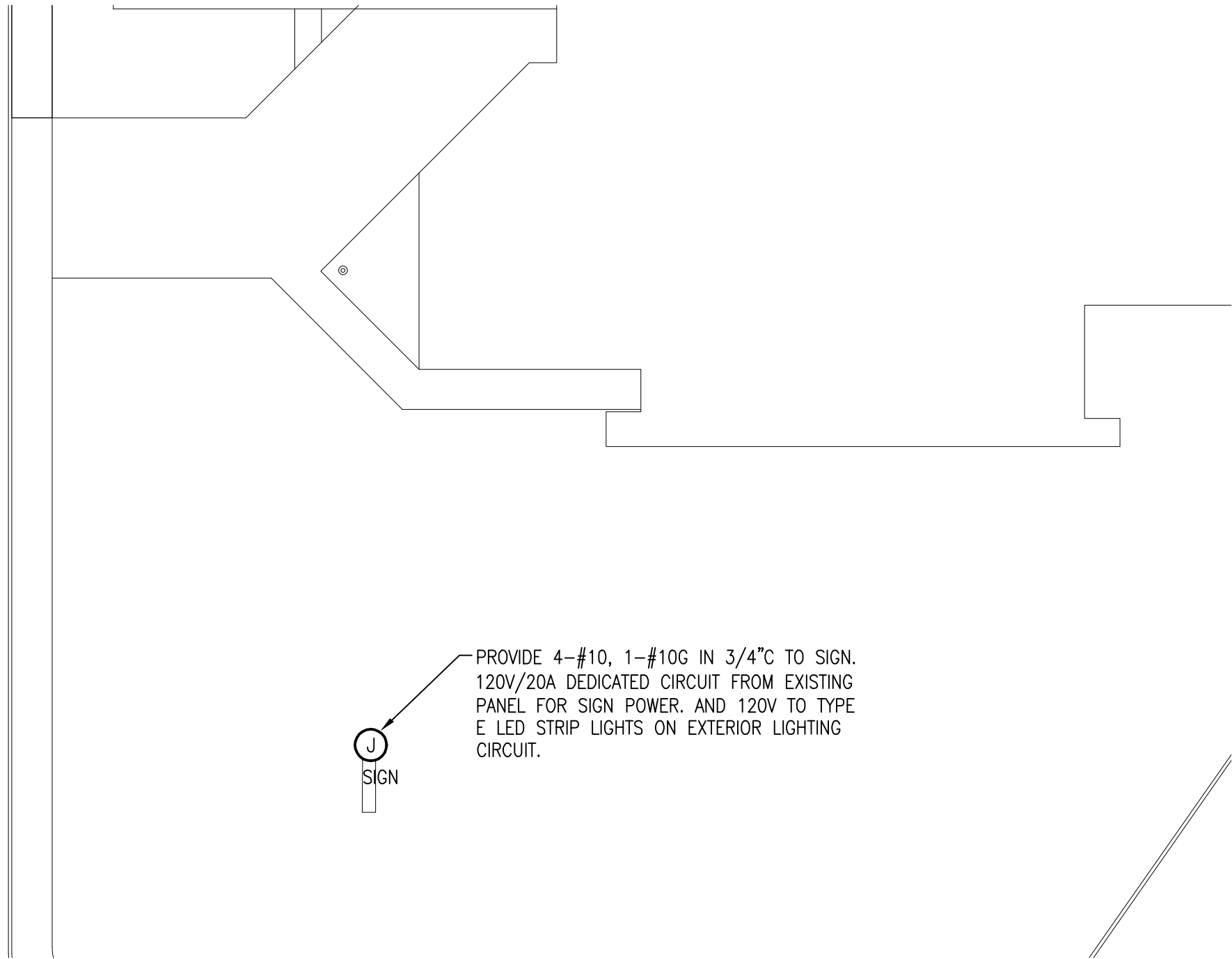
ELECTRICAL GENERAL NOTES

1. PRIOR TO BID AND CONSTRUCTION SURVEY THE SITE TO DETERMINE ALL EXISTING CONDITIONS RELATED TO THE WORK. THIS INCLUDES ALL EXISTING UTILITIES.
2. ELECTRICAL CONTRACTOR TO COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES WITH ARCHITECT.
3. ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUND WIRE ROUTED IN THE CONDUIT.
4. ALL 120V BRANCH CIRCUITS SHALL BE #10 THHN, MINIMUM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BREAKER SIZE AND DISCONNECT SIZE FOR EQUIPMENT WITH MECHANICAL CONTRACTOR AND WITH OWNER ON OWNER PROVIDED EQUIPMENT.
6. THE DRAWINGS ARE INTENDED TO COVER THE LAYOUT AND DESIGN OF THE WORK AND ARE NOT TO BE SCALED FOR MEASUREMENTS.
7. ANY CONNECTION TO OR RELOCATION OF EXISTING UTILITIES REQUIRING DISCONNECTION OF NORMAL UTILITY SERVICES SHALL BE SCHEDULED AND COORDINATED WITH THE OWNER OR HIS REPRESENTATIVE. PREMIUM TIME SHALL BE INCLUDED.
8. IN NO CASE SHALL THE UTILITIES BE LEFT DISCONNECTED AT THE END OF A WORKDAY WITHOUT PRIOR AUTHORIZATION FROM THE ARCHITECT.
9. PROVIDE ALL EXCAVATION NECESSARY FOR INSTALLATION OF THE WORK INCLUDED. COMPLY WITH ALL APPLICABLE AND GOVERNING SAFETY REGULATIONS INCLUDING OSHA.
10. CONTRACTOR SHALL REPAIR ANY EXISTING FACILITIES DAMAGED DUE TO THE OPERATIONS OF THE CONTRACTOR.
11. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNING CODES, RULES AND REGULATIONS, INCLUDING THE FOLLOWING MINIMUM STANDARDS, WHETHER STATUTORY OR NOT: IBC, NEC, NFPA, ADA.
12. CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND LICENSES.
13. GUARANTEE EACH NEW SYSTEM AND EACH ELEMENT THEREOF AGAINST ANY DEFECT DUE TO FAULTY WORKMANSHIP, DESIGN OR MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
14. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
15. THE CONTRACTOR SHALL SHOW, ON BLACKLINE PRINTS, ANY CHANGES FROM THE ORIGINAL DRAWINGS MADE DURING INSTALLATION DELIVER TO THE ARCHITECT WHEN THE WORK IS COMPLETED.
16. PROVIDE COPIES OF OPERATING AND SERVICE MANUALS, INCLUDING OPERATING INSTRUCTION, SERVICE INSTRUCTIONS, APPROVED SUBMITTALS, AND APPROVED SHOP DRAWINGS TO THE OWNER.
17. DEMONSTRATE TO AND INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF ALL SYSTEMS.

18. WHERE EQUIPMENT IS FURNISHED BY THE OWNER OR OTHER CONTRACTOR, PROVIDE ROUGH-IN AND MAKE FINAL CONNECTIONS PER SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19. STORE EQUIPMENT AND MATERIAL TO PREVENT DAMAGE. DAMAGED EQUIPMENT SHALL BE REPLACED OR RESTORED TO A CONDITION ACCEPTABLE TO THE OWNER.
20. TEST ALL DEVICES, PERFORM EQUIPMENT START-UP, AND MAKE ANY ADJUSTMENTS REQUIRED TO MAKE THE EQUIPMENT FULLY OPERATIONS PER THE MANUFACTURER'S INSTRUCTIONS.
21. PROVIDE FIRESTOPPING FOR PIPES, DUCTWORK, ETC. PASSING THROUGH FIRE OR SMOKE PARTITIONS.
22. COORDINATE WITH OTHER TRADES WHEN LOCATING EQUIPMENT, LIGHTS, PIPING, DUCTWORK, ETC.
23. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.
24. PRIOR TO WORK CONFIRM ALL EXISTING EXTERIOR BUILDING MOUNTED LIGHTS ARE CONNECTED ON PHOTOCELL CONTROLLED CIRCUIT.
25. OBTAIN APPROVAL FROM FIRE MARSHALL FOR EMERGENCY LIGHT LOCATIONS.
26. THE "ELECTRICAL" DOCUMENTS ARE NOT STAND ALONE DOCUMENTS BUT ARE A PORTION OF A LARGER SET OF CONSTRUCTION DOCUMENTS. REFER TO ALL DOCUMENTS FOR WORK.
27. ALL CONDUIT SHALL BE CONCEALED. EXPOSED CONDUIT IS PROHIBITED.
28. TYPE A: RETROFIT EXISTING CAN LIGHTS IN SOFFIT. RECONNECT TO EXISTING CIRCUIT. PROVIDE PHOTOCELL ON CIRCUIT IF REQUIRED.
29. TYPE B: REMOVE/DEMOLISH EXISTING FIXTURE AND INSTALL NEW IN EXISTING LOCATION. RECONNECT TO EXISTING CIRCUIT CONFIRM CIRCUIT IS ON PHOTOCELL, IF NOT PROVIDE PHOTOCELL ON FIXTURE.
30. TYPE C: MOUNT HIGH ON WALL TO ILLUMINATE FLAGPOLE, AIM AS DIRECTED BY OWNER. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.
31. TYPE D: REMOVE EXISTING FIXTURE HEADS AND PROVIDE NEW HEADS AND ARMS ON EXISTING POLES.
32. TYPE B ALTERNATE: PROVIDE ALTERNATE PRICE TO REMOVE SURFACE MOUNTED CONDUIT, PENETRATE WALL BEHIND FIXTURE, AND ROUTE CIRCUIT CONCEALED INSIDE BUILDING TO FIXTURES.
33. WORK TO BE PRICED ACCORDING TO ALTERNATES AND BID PACKAGING. REFER TO ARCHITECTURAL COVER SHEET AND OWNER'S DIRECTION FOR PRICING.
34. TURN OVER TO OWNER ALL REMOVED DEMOLISHED LIGHT FIXTURES.



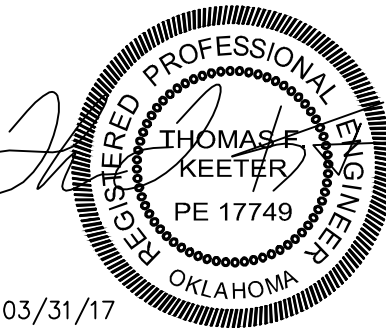
**B ELECTRICAL ROUGH IN**  
SCALE: N.A.



**A ELECTRICAL PLAN**  
SCALE: 1" = 20'

**UNION  
TOM W.  
PETERS  
ELEMENTARY**

2900 W COLLEGE  
St.  
BROKEN ARROW  
OK  
74012



Thomas F. Keeter, PE# 17749  
TFK Engineering, Inc.  
CofA# 5206 exp 6/2017

•	
•	
•	
•	
SCALE	AS SHOWN
•	
MANAGER	LN
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DRAWN BY	MM
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CONSTRUCTION	3.31.17
DOCUMENTS	
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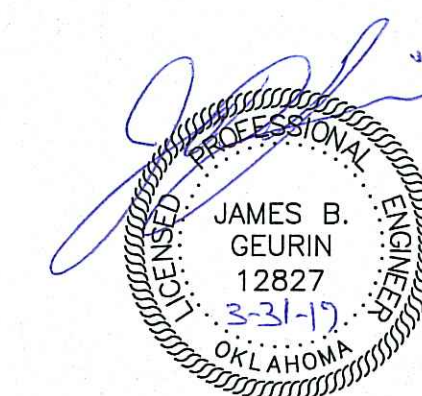
ELECTRICAL PLAN

**P-E1.1**



**UNION  
TOM W.  
PETERS  
ELEMENTARY**

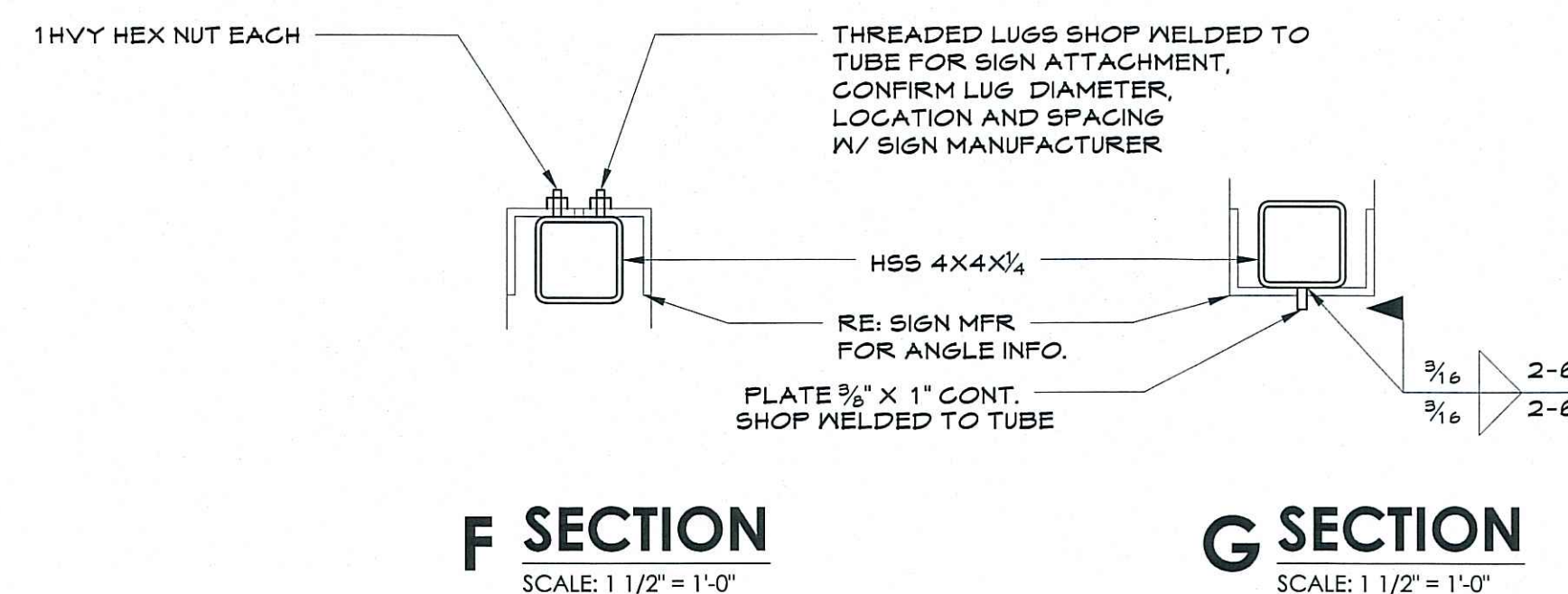
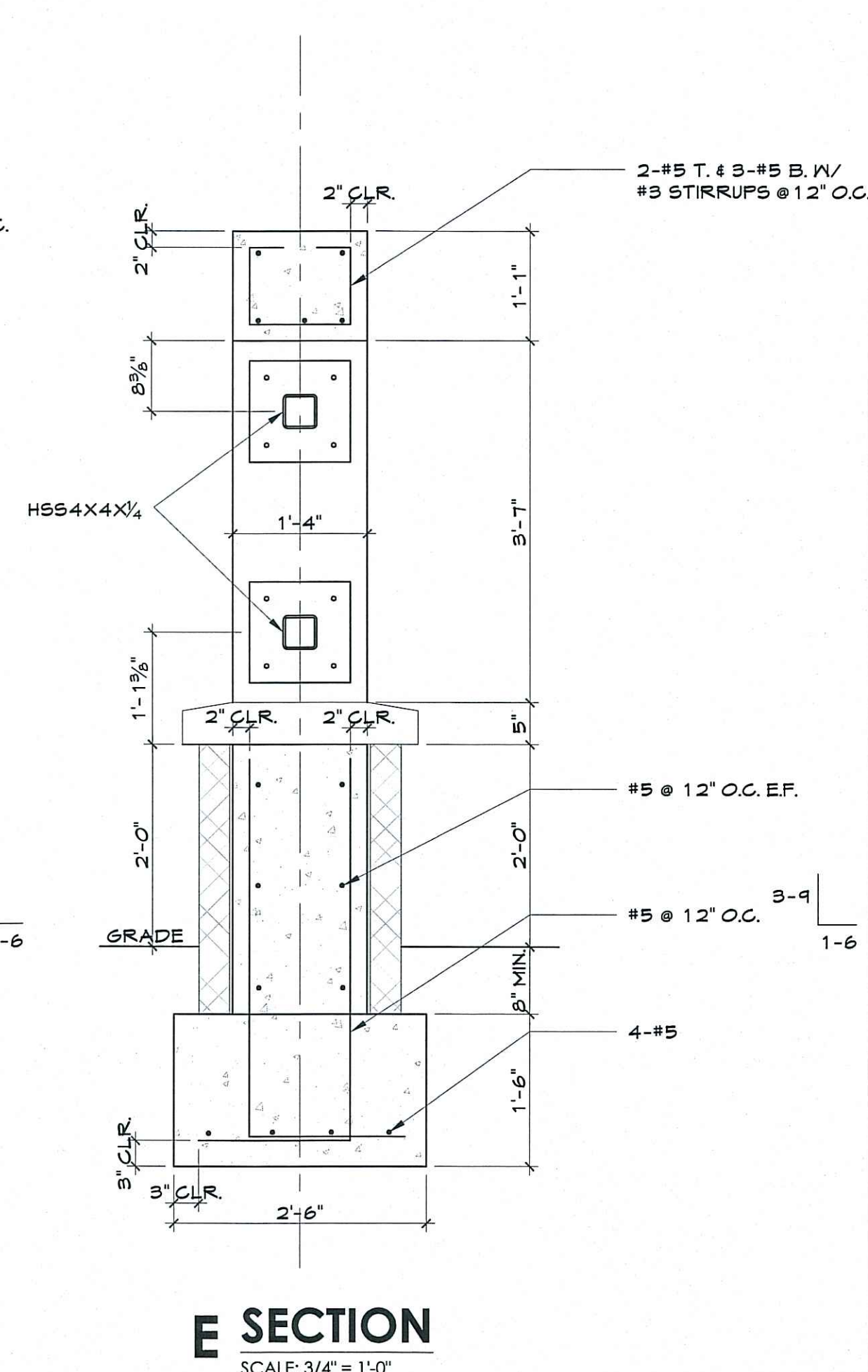
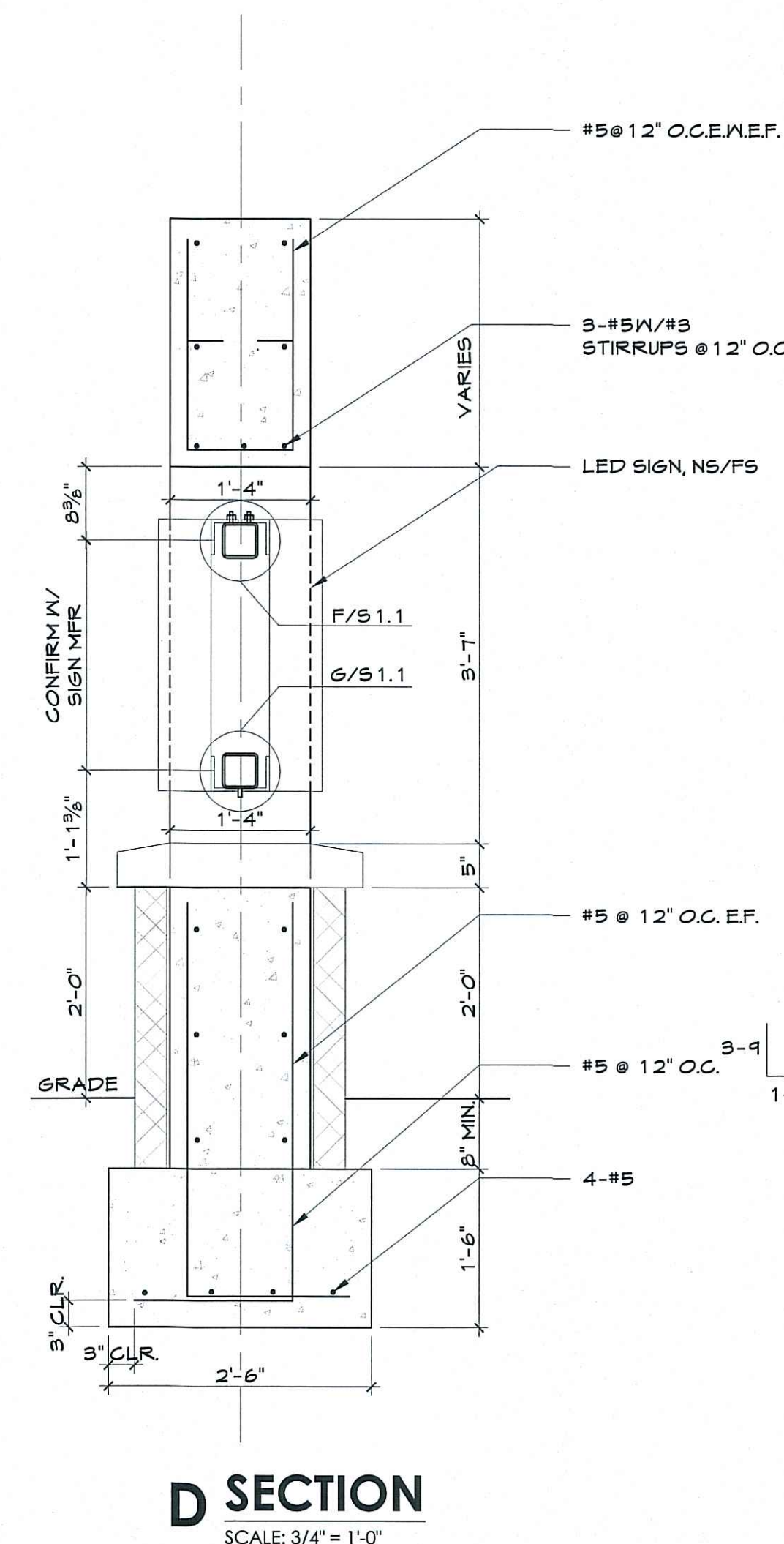
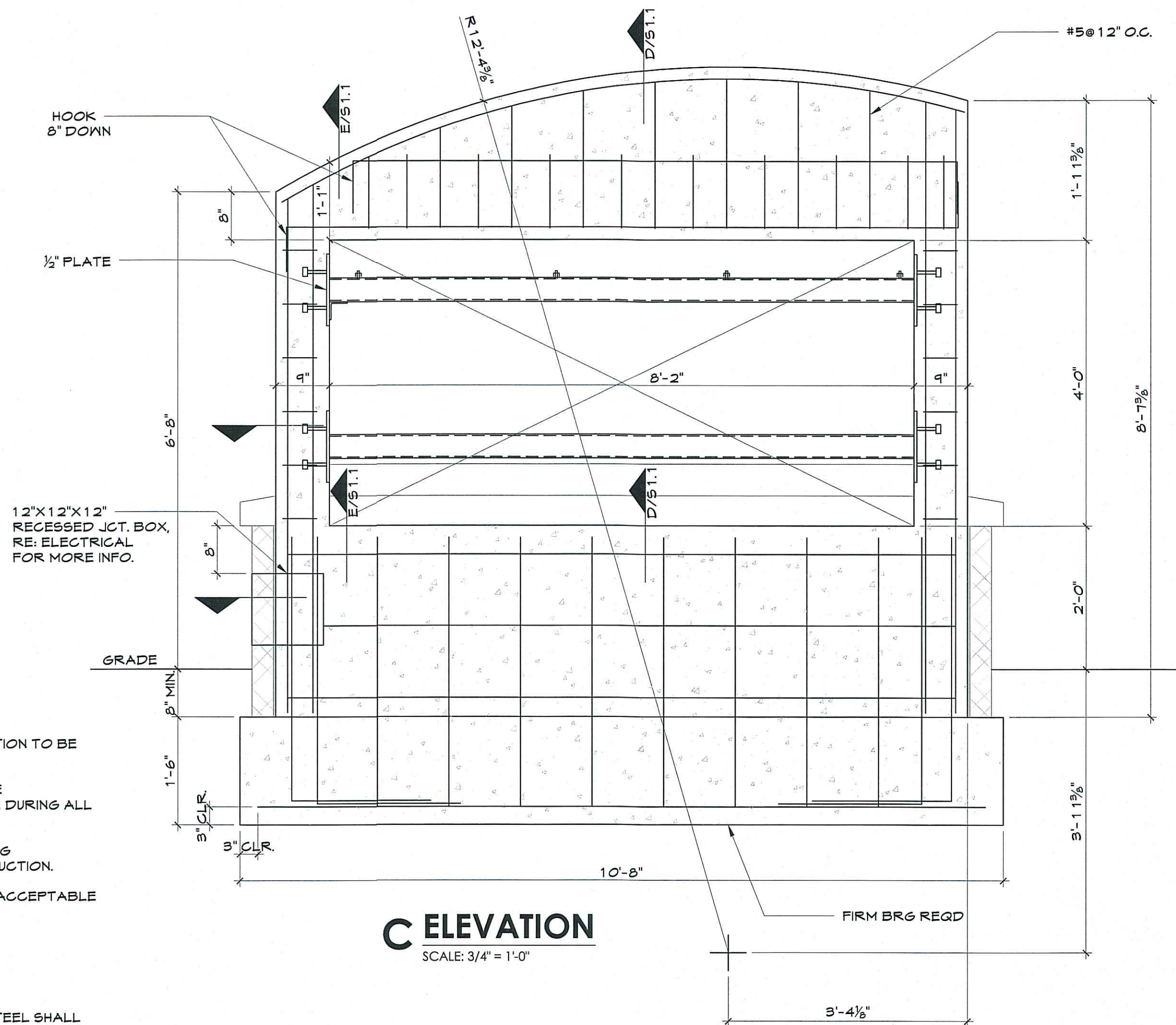
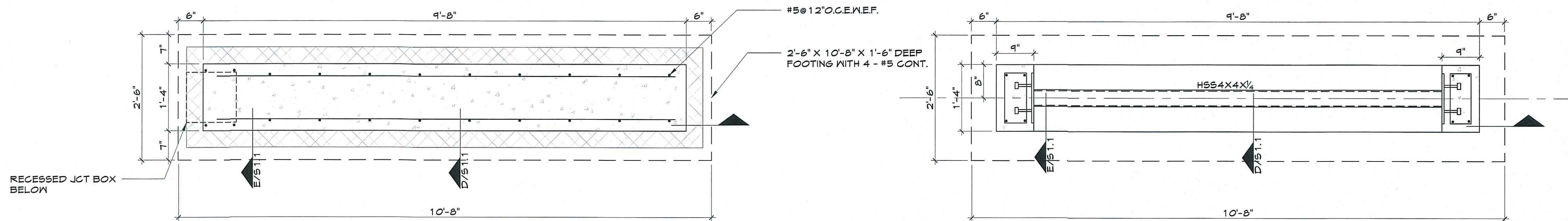
2900 W COLLEGE  
St.  
BROKEN ARROW  
OK  
74133



SCALE	AS SHOWN
MANAGER	RG
DRAWN BY	
CONSTRUCTION DOCUMENTS	3.31.17

SIGN  
DETAILS

**P-S1.1**



**GENERAL NOTES**

REFER ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION TO BE COORDINATED WITH THE STRUCTURAL DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY SUPPORT AND STABILITY OF EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY ALL PERTINENT EXISTING DIMENSIONS AND ELEVATIONS PRIOR TO SHOP DRAWING PRODUCTION.

NO REPRODUCTIONS OF THE CONSTRUCTION DOCUMENTS ARE ACCEPTABLE FOR USE AS SHOP DRAWINGS.

**CONCRETE**

ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE ACI STANDARD "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315).

ALL CONCRETE SHALL DEVELOP A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.

ALL CONCRETE SHALL HAVE AN AIR CONTENT OF 6% ± 1%.

CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" X 45° CHAMFER, UNLESS NOTED OTHERWISE.

ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.

ALL REINFORCING BAR SPLICES SHALL BE 44 DIAMETERS.

ALL REINFORCING BAR HOOKS SHALL BE ACI STANDARD 90° HOOKS, UNLESS NOTED OTHERWISE.

**STRUCTURAL STEEL**

ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B.

ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.

HEADED STUD ANCHORS (H.S.A.) SHALL CONFORM TO ASTM A108.

ALL WELDING SHALL CONFORM TO THE SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY. WELDING ELECTRODES SHALL BE E-T0 SERIES. WELDING SHALL BE DONE BY A QUALIFIED WELDER.