

**CITY OF BROKEN ARROW,
OKLAHOMA, a Municipal Corporation,**

VS.

Case No. CJ-2017-01169

Honorable Caroline Wall

JOURNAL ENTRY OF JUDGMENT

The City appears by and through its attorneys of record, Beth Anne Childs and Trevor Dennis. REIP appears by and through its attorney of record, J. Douglas Mann of Rosenstein, Fist and Ringold. The Defendants, Board of County Commissioners of Tulsa County, and Dennis Semler, County Treasurer of Tulsa County, Oklahoma, appear by and through their attorney of record, Kim Hall. The defendants, Gordon-Williams Development, Inc., Transok Pipeline

Company, Sunoco Mid-Con (In) LLC, Sunoco Partners Real Estate Acquisition, LLC, have not appeared in this matter although properly served with service of process.

The Court, being fully advised, finds as follows:

1. The filing of this condemnation action, the appointment of the Commissioners, the Oaths of Commissioners and the Commissioners' subsequent Report are regular in all respects.

2. REIP does not contest the validity or propriety of the taking of the permanent drainage easement across the REIP property which is the subject of this matter, as described in Exhibit "A" attached hereto ["the Easement"], and agrees to accept the amount of \$155,000.00 and conveyance of the Pond, as full compensation and settlement of damages for the Easement so taken. REIP has waived its right to a trial on all issues dealing with the propriety of the taking and the damages sustained.

3. The taking of the Easement is necessary for the public purpose of the City for constructing a stormwater drainage and diversion facility within the Easement in accordance with the plans and specifications attached as Exhibit "B." The Easement is currently held in fee simple by REIP. The Easement is hereby ordered taken and condemned under the power of eminent domain, and the City is declared to be the owner of the Easement.

4. The Defendant, Board of County Commissioners, claims no right, title or interest in the Easement. The Defendant, Tulsa County Treasurer, claims no delinquent *ad valorem* taxes or delinquent personal property taxes through the date of the filing of this Journal Entry of Judgment. The defendants, Transok Pipeline Company, Gordon-Williams Development, Inc., Sunoco Mid-Con (In) LLC, Sunoco Partners Real Estate Acquisition, LLC, claim no right, title or interest in the Easement.

5. The City is prepared to pay REIP the sum of \$155,000.00 pursuant to the Report of the Court Appointed Commissioners, and the Court finds this amount, in addition to provision of the Pond, to be an appropriate award.

6. Service of process has been perfected as provided by law on all Defendants having any compensable interest in the Easement.

7. REIP and its successors and assigns shall have the right to construct two (2) permanent thirty foot [30'] wide by forty foot [40'] long bridges/box culverts/roadways traversing the Easement [the "Easement Crossings"] at locations reasonably determined by REIP or its successors and assigns, to provide for vehicular ingress, egress and travel over and across the Easement to and from the tracts of land owned by REIP located to the north and south of the Easement. The Easement Crossings shall be constructed in compliance with all City Codes, Regulations, and Ordinances.

8. REIP and its successors and assigns shall have the right to construct a roadway to connect to the "stubbed-in road" located on the property owned by St. John Hospital to the east of the REIP property ["the St. John Site"], including the ability to complete the paving within said "stubbed-in road" within the St. John site, to the east boundary line of the REIP property. The roadway and any connections shall be constructed in compliance with all City Codes, Regulations and Ordinances.

9. The City has declared the Pond surplus and fee simple title to the Pond, which is generally located to the south and west of the southernmost dam on the City's pond/water detention facility located within the Battle Creek Golf Course owned by the City and as described in Exhibit "C", shall be vested in REIP.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the taking of the Easement is hereby granted, approved and confirmed, with the duty of the City to maintain the Easement and all improvements therein in a reasonable and prudent manner.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the City is the owner of the permanent drainage easement on the land described in Exhibit "A" for the purpose of the

City to construct a stormwater and drainage facility within the Easement in accordance with the plans and specifications attached as Exhibit “B.”

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the date of the tender of payment by the City to REIP, of the cumulative sum of \$155,000.00, REIP and all persons claiming by, through or under REIP, shall have no further right, title or interest in and to said Easement inconsistent with the City’s ownership of the Easement, subject only to the right to REIP to construct the above-described Easement Crossings, and REIP is hereby enjoined from ever asserting any claim to said Easement adverse to the rights of the City.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the sum of \$155,000.00 and conveyance of the Pond includes full compensation to REIP for the Easement, any damages to the remainder of the land owned by REIP, any claims or causes of action known or unknown relating to this matter, as well as all attorney’s fees, engineering fees, appraisal fees, cost and expenses incurred or to be incurred by REIP in this matter.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that REIP and its successors and assigns shall have the right to construct two (2) permanent thirty foot [30’] wide by forty foot [40’] long bridges/box culverts/roadways traversing the Easement [the “Easement Crossings”] at locations reasonably determined by REIP or its successors and assigns, to provide for vehicular ingress, egress and travel over and across the Easement to and from the tracts of land owned by REIP located to the north and south of the Easement. The Easement Crossings shall be constructed in compliance with all City Codes, Regulations, and Ordinances.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that REIP and its successors and assigns shall have the right to construct a roadway to connect to the “stubbed-in road” located on the property owned by St. John Hospital to the east of the REIP property [“the St. John Site”], including the ability to complete the paving within said “stubbed-in road” within

the St. John site, to the east boundary line of the REIP property. The roadway and any connections shall be constructed in compliance with all City Codes, Regulations and Ordinances.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that fee simple title to the Pond as described in Exhibit “C” is vested in REIP.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each party shall bear its respective costs and attorney’s fees included herein.

CAROLINE WALL
JUDGE OF THE DISTRICT COURT

APPROVED AS TO FORM AND CONTENT:

Beth Anne Childs, OBA No. 15138
City of Broken Arrow
P. O. Box 610
Broken Arrow, Oklahoma 74013
Telephone: (918) 259-8422
Fax: (918) 259-8218

Attorney for Plaintiff, City of Broken Arrow, Oklahoma

J. Douglas Mann, OBA No. 5663
ROSENSTEIN, FIST & RINGOLD
525 South Main, Suite 700
Tulsa, Oklahoma 74103-4508
(918) 585-9211
(918) 583-5617 (Facsimile)

Attorney for Defendant, REIP, LLC

Kim Hall, Assistant District Attorney
Tulsa County District Attorney's Office
500 South Denver Ave, #800
Tulsa, Oklahoma 74103-3840

*Attorney for Defendants, Board of County Commissioners
of Tulsa County and Tulsa County Treasurer*

EXHIBIT “A”

[Legal Description of Easement]

EXHIBIT "A" REIP, LLC PARCEL A - UTILITY EASEMENT

OWNER:

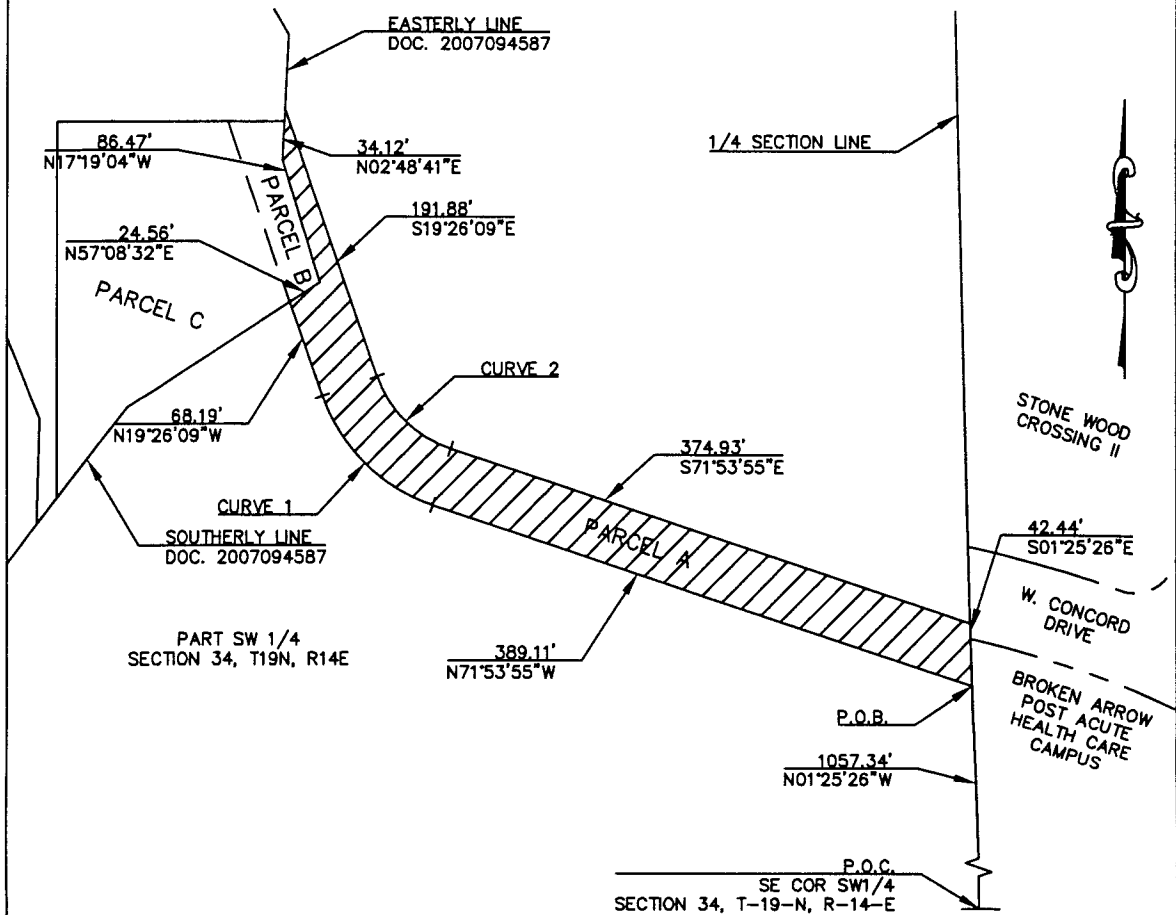
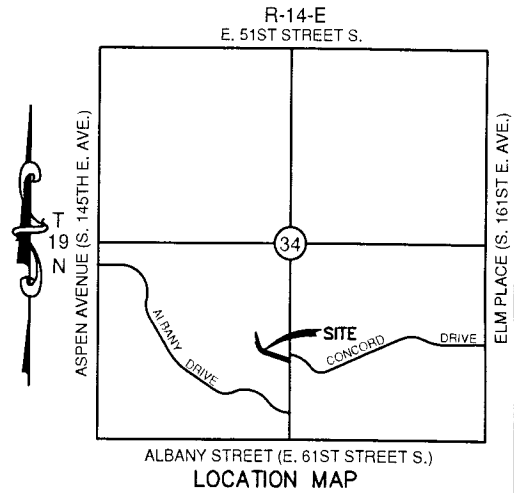
REIP LLC C/O COLEMAN ROBISON

ADDRESS:

525 S. MAIN AVENUE, SUITE 700
TULSA, OK 74103

STATEMENT OF BEARINGS:

BEARINGS ARE BASED ON A GRID BEARING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST (N88°41'15"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.



CURVE TABLE					
NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	109.88'	120.00'	52°27'46"	N 45°40'02" W	106.88'
C2	73.25'	80.00'	52°27'46"	S 45°40'02" E	70.72'

(SEE EXHIBIT "B" FOR LEGAL DESCRIPTION)

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT



CITY OF
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PARCEL - A	DATE - MARCH 2015
DRAWING -	DRAWN BY - FLK
REIP, LLC - PARCEL A	SCALE - 1" = 100'
REV -	CHECKED BY - JWS

EXHIBIT "B"
REIP, LLC
PARCEL A - UTILITY EASEMENT

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4;

THENCE N01°25'26"W ALONG THE EAST LINE OF SAID SW1/4 FOR A DISTANCE OF 1057.34 FEET TO THE POINT OF BEGINNING;

THENCE N71°53'55"W FOR A DISTANCE OF 389.11 FEET TO A POINT ON A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52°27'46", HAVING A RADIUS OF 120.00 FEET FOR AN ARC LENGTH OF 109.88 FEET AND A LONG CHORD DISTANCE OF 106.08 FEET, BEARING N45°40'02"W;

THENCE N19°26'09"W FOR A DISTANCE OF 68.19 FEET TO A POINT ON THE SOUTHERLY LINE OF A GENERAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2007094587 ON AUGUST 22, 2007;

THENCE N57°08'32"E ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 24.56 FEET TO THE EASTERLY LINE OF SAID GENERAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2007094587 ON AUGUST 22, 2007;

(THE FOLLOWING 2 COURSES ARE ALONG SAID EASTERLY LINE)

1. THENCE N17°19'04"W FOR A DISTANCE OF 86.47 FEET;

2. THENCE N02°48'41"E FOR A DISTANCE OF 34.12 FEET;

THENCE S19°26'09"E FOR A DISTANCE OF 191.88 FEET TO A POINT ON A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52°27'46", HAVING A RADIUS OF 80.00 FEET FOR AN ARC LENGTH OF 73.25 FEET AND A LONG CHORD DISTANCE OF 70.72 FEET, BEARING S45°40'02"E;

THENCE S71°53'55"E FOR A DISTANCE OF 374.93 FEET TO THE EAST LINE OF SAID SW1/4;

THENCE S01°25'26"E ALONG SAID EAST LINE FOR A DISTANCE OF 42.44 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINING 0.53 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID BEARING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST (N88°41'15"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.

THIS DESCRIPTION WAS PREPARED ON MARCH 09, 2015 ON BEHALF OF COWAN GROUP ENGINEERING, LLC. BY JUSTIN SMITH, PLS 1868, CERTIFICATE OF AUTHORIZATION NUMBER CA6414, EXPIRES ON JUNE 30, 2016.

JUSTIN SMITH, PLS 1868,

DATE



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PARCEL - A

DRAWING -
REIP, LLC - PARCEL A

REV -

DATE - MARCH 2015

DRAWN BY - FLK

SCALE -

CHK'D BY - JWS

EXHIBIT “B”

[Plans and Specifications of Stormwater and Drainage Diversion Facility
which will be Constructed within the Easement]



**STONE RIDGE AND ELM
DRAINAGE IMPROVEMENTS**
STORMWATER DIVERSION SYSTEM
BROKEN ARROW, OKLAHOMA
PROJECT NUMBER SW1406(A)

SURVEY CONTROL DATA

1. **HORIZONTAL VERTICAL CONTROL.**
CONTROL WAS ESTABLISHED USING CONTROL DATA SHEETS (FIG. 1). THE DATA PROVIDED BY THE CITY OF BUREN ARMOIR MINERAL DATA IS BASED ON THE CANADIAN STATE PLANE COORDINATE SYSTEM (NAD 83). THE MINERAL DATA WAS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83).
2. **BEARS OF BEARINGS**
BEARINGS ARE BASED ON GRID NORTH, MAGNETICITY AND DISTANCE.
3. **SECTION NUMBER DESCRIPTION (STR)**
SECTION 14, TUNNALS OF THE INDIAN VILLAGE, BILBA COUNTY, OF

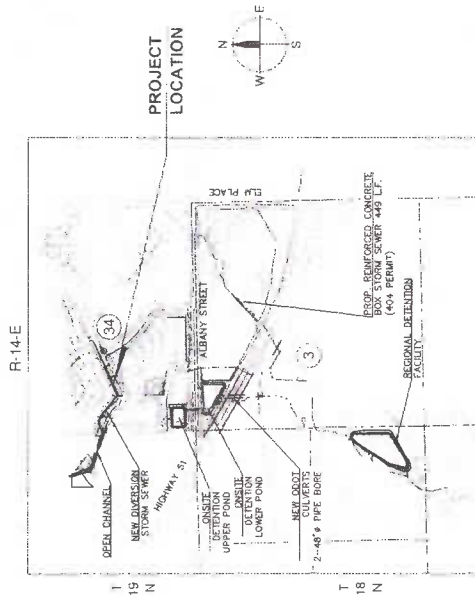
UTILITY CONTACTS

[illegible]

CONVENTIONAL SYMBOLS

SEWER LINES	
PROPERTY LINES	
RIGHT-OF-WAY	EXISTING
EIGHT-FOOT-WAY - PROPOSED	
FENCES	
OVERHEAD ELECTRIC LINES	
OVERHEAD TELEPHONE LINES	
SANITARY SERVICES	
GAS LINES	
WATER LINES	
UNDERGROUND TELEPHONE LINES	
UNDERGROUND POWER LINES	
UNDER OTHER	
PROPOSED ROAD	
ASPHALT - EXISTING	
CONCRETE	
EXISTING	
DIRT GRAVEL - EXISTING	
CLUB	EXISTING
LOOK-UP	
FORM WATER - EXISTING	
FORM WATER - PROPOSED	
FACTORY WATER	
PROPOSED CONDUIT	
WATER SERVICE CONNECTION	

FUNDING SOURCE : 2008/2011/2014 GENERAL OBLIGATION FUND



FEBRUARY 2017

PROJECT LOCATION: SECTION 34, T-19-N, R-14-E, TULSA COUNTY

ENGINEERING & CONSTRUCTION DEPARTMENT
485 NORTH POPLAR AVENUE

403 NORTH OAK AVENUE
P.O. BOX 610, BROKEN ARROW, OK 74013

USE OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS, AUGUST 19, 1999.
SMALL CROWN ALL CONSTRUCTION AS SUPPLEMENTED BY CALTRANS STANDARD
SPECIFICATION FOR HIGHWAY CONSTRUCTION, APPROVED BY THE DEPARTMENT OF
TRANSPORTATION 2009

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



INDEX OF SHEETS

DESCRIPTION	SHEET
TITLE SHEET	1
SUMMARY OF PAY QUANTITIES AND NOTES	2
STRAINING AREA MAP	3
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PROCESSED CURB INLET DETAIL	15
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GENERAL CONCRETE DETAILS	17

QDOT STANDARDS

PAVED DITCHES AND FILLS (DESIGN 2) HC-3-2

BROKEN ARROW STANDARDS

5161. 5167. 5123 5125 5127. 5506 5509

City of Broken Arrow Council

NAVYOR	...	...	...	...	...	CRAIG THURMOND
VCL MAYOR...	...	...	...	...	...	RICHARD CARTER
MEMBER	...	...	...	...	...	SCOTT LUCEY
MEMBER	...	...	...	...	...	EDWIN HARRIS
MEMBER	...	...	...	...	...	MALE LUSHM

APPROVED

for Kenneth D. Schwab 02-10-17
MICHAEL SPRINGTON DATE
CITY MANAGER

RECOMMENDED FOR APPROVAL

DATE 2-10-77
JETT BIGBY, P.E., CEM
ASSISTING DIRECTOR OF TECHNOLOGY & CONSTRUCTION

Steve Crawford DATE 7/6/17

SIVEL ARAN, PE
DIRECTOR OF STREETS/STORMWATER

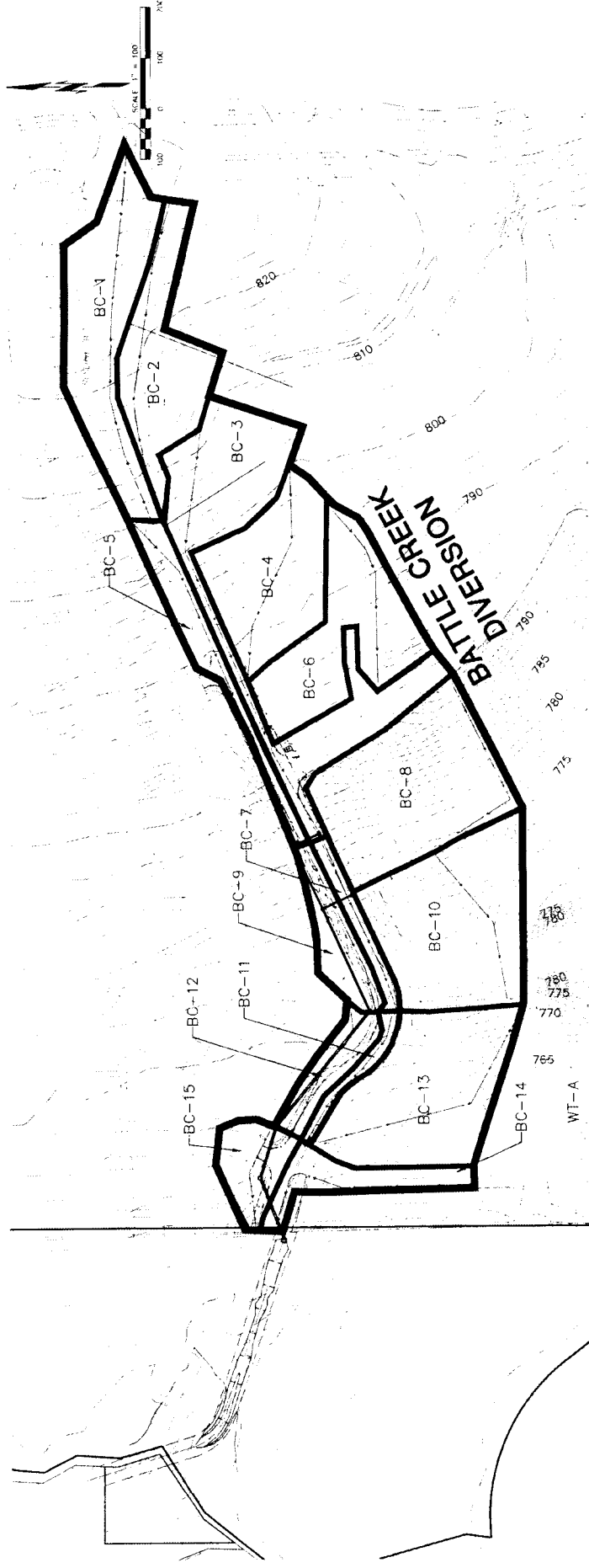
PREPARED BY



ROSS, A. FISHER
ENGINEER OF RECORD



COWAN GROUP ENGINEERING, LLC
5416 S. YALE AVENUE, SUITE 210
TULSA, OK 74135
918-949-6171 918-949-6174 F
WWW.COWANGROUP.CO
CA# 0414 EXPIRES 6/30/10



DRAINAGE SUMMARY TABLE															
Basin	Shape	Area (a.c.)	Perimeter (ft)	Weighted Cent. (ft)	Time Conc. (min)	Rainfall Intensity									
						2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr	250 Yr	500 Yr	1000 Yr	
BC-1	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-2	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-3	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-4	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-5	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-6	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-7	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-8	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-9	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-10	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-11	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-12	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-13	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
BC-15	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
WT-A	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	

Q100 (CLOSED SYSTEM) = 131.4 CFS
 Q100 (OPEN SYSTEM) = 7.6 CFS
 Q100 (TOTAL SYSTEM) = 139.0 CFS

 CITY OF BROKEN ARROW Where opportunity lives	 EDMAN GROUP ENGINEERING, LLC 3416 S. VALLEY AVENUE, SUITE 210 TULSA, OK 74125 WWW.EDMANGROUP.COM OCT 6, 2017	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS		UPPER HAIKEY CREEK WEST TRIBUTARY DRAINAGE AREA MAP		SCALE 1" = 100'	DATE 02/20/18	DRAWN BY JMK	DATE 02/06/17
		PROJECT NO. 14	SHEET NO. 14	PROJECT NAME 14	DATE 02/06/17	DRAWN BY JMK	DATE 02/06/17		

SITE DESCRIPTION

EROSION AND SEDIMENT CONTROLS

PROJECT DESCRIPTION:
STORMWATER DIVERSION PIPING AND CHANNELIZATION

THOMAS TOLBERT
(918) 259-7000 EXT. 5434

PRIOR TO INITIATING SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALONG PERIMETER TEMPORARY SEDIMENT CONTROLS SPECIFIED, CLEAR AND GRUB ONLY IN AREAS NECESSARY, PRESERVING AS MUCH NATIVE VEGETATION AS POSSIBLE. INSTALL, MAINTAIN AND/OR MOVE TEMP. SEDIMENT ITEMS AS PRACTICAL WITH CONSTRUCTION OPERATIONS, IF DIRECTED BY THE CONTRACT ADMINISTRATOR, REPLACE SALVAGED TOPSOIL AND DEVICES WITH AN ACCEPTABLE VEGETATION COVER (AT LEAST 70% MUST BE ATTAINED). THE CONTRACTOR MAY CHOOSE TO MODIFY THE TYPE OR ARRANGEMENT OF SPECIFIED PRACTICES TO IMPROVE THEIR EFFECTIVENESS AS APPROVED BY THE CONTRACT ADMINISTRATOR. THE CONTRACTOR SHALL MAINTAIN A LOG OF THE DATES OF MAJOR SOIL DISTURBANCE ACTIVITIES AND ALSO THE DATES OF INSTALLATION OF EROSION CONTROL MEASURES.

THIS SHOULD INCLUDE MAJOR ACTIVITIES REQUIRED TO CONSTRUCT THE PROJECT & EROSION CONTROL ITEMS.

NOTE: THIS SHEET SHOULD BE USED IN CONJUNCTION WITH A DRAINAGE MAP THAT ILLUSTRATES THE DRAINAGE CHARACTERISTICS AND RECEIVING WATERS FOR THIS PROJECT. THIS SHEET SHOULD ALSO BE USED WITH THE EROSION CONTROL SUMMARIES, PAY ITEMS, & NOTES.

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE FOLLOWING:

NOTE: TEMPORARY EROSION CONTROL METHODS MUST BE USED ON ALL DISTURBED AREAS WHERE CONST. ACTIVITIES HAVE CEASED FOR OVER 21 DAYS. METHODS USED WILL BE AS SHOWN ON PLANS OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR.

LOADED TRUCKS LEAVING SITE TO BE C

CONTRACTOR RESPONSIBLE FOR MAINTAINING EROSION/SEDIMENTATION CONTROLS (RMPS) FOR THE DURATION OF THE PROJECT

CITY OF
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STONE RIDGE & ELM DRAINAGE IMPROVEMENTS

STORMWATER DIVERSION STORMWATER MANAGEMENT PLAN

NO. A11	DESIGN	DATE	UPD-12.0	DATE
PROJ. N.A.	KLIR	02-12-2016	FLC	02-06-2017
VER. N.A.	REV. NO. 2	DATE	APPROVED	DATE
	PROJ	02-06-2017	TRG	02-06-2017
DRAWING NAME	SHEET 1 OF 15		PROJECT NO. SW-1001A	

SIGNATURE: _____ DATE: _____

PRINT NAME AND TITLE:

(SIGNATURE PAGE OF SP3 TO BE KEPT IN THE OFFICE OF THE STORMWATER MANAGER, ENGINEERING AND CONSTRUCTION DEPARTMENT)

EROSION CONTROL NOTES:

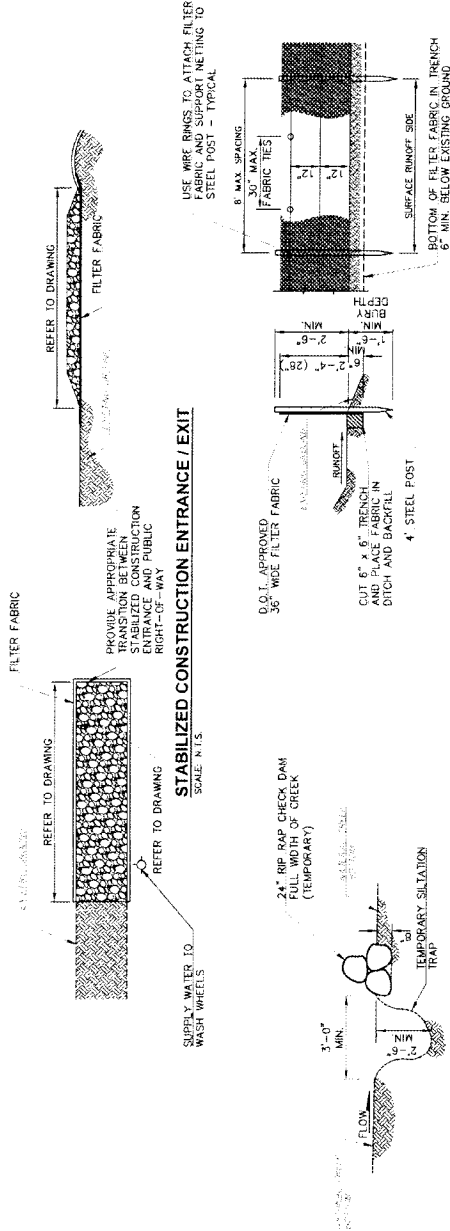
1. SILT FENCE SHALL BE MAINTAINED AND SEDIMENT BUILD-UP REGULARLY REMOVED UNTIL EARTHWORK OPERATIONS ARE COMPLETE AND/OR SEEDING IS IN PLACE OR 75% VEGETATION STABILIZATION IS OBTAINED.
2. ALL DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH PLANS.
3. ALL FLOW LINES THAT ARE TO BE FIELDED SHALL BE THOROUGHLY COMPACTED TO PREVENT FLOODING AND/OR EROSION. ALL FLOW LINES SHALL BE RE-VEGETATED IN ACCORDANCE WITH PLANS.
4. IN ORDER TO ALLEViate DUST CONDITIONS WITHIN THE CITY LIMITS DURING EARTHWORK OPERATIONS, THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL BARRIER AT ALL TIMES. THE CONTRACTOR SHALL SPRINKLE GRADING AT INTERVALS APPROVED BY THE CITY.
5. CONTRACTOR SHALL PROVIDE INLET EROSION CONTROL PROTECTION IN ACCORDANCE WITH DETAILS AS SHOWN ON THIS SHEET.
6. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
7. STABILIZED CONSTRUCTION SHALL BE CONSTRUCTED AND MAINTAINED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH CITY STANDARDS.
8. ALL SALT FENCING SHALL BE INSTALLED ON THE DOWNSHEAM SIDE OF DISTURBED EARTH.
9. LEAVE ONE ROCKWALL GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW TO PROVIDE A SPILLWAY, OR IN THE CENTER IF FLOWING IS NEEDED ON BOTH SIDES.
10. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. CONTRACTOR SHALL REMOVE THE TOP 5" OF TOP SOIL, THEN SCARIFY THE TOP 8" OF SUBGRADE AND RE-COMPACT TO 90% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH 0001 SPECIFICATIONS.
2. CONTRACTOR SHALL DAMPEN ACCESS WAY, AS REQUIRED, TO CONTROL DUST. NO SEPARATE PAYMENT SHALL BE MADE. ALL COSTS ASSOCIATED WITH ACCESS WAY SHALL BE INCLUDED IN THE UNIT PRICE BID.
3. STONE SIZE AASHTO DESIGNATION M43, SIZE NO. 2 (2-1/2" TO 1-1/2") USE CRUSHED STONE.
4. LENGTH-AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
5. THICKNESS-NOT LESS THAN EIGHT (8) INCHES.
6. WIDTH-NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
7. WHEELS SHALL BE CLEARED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO STABILIZED CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A DUST CONTROL BARRIER AT ALL TIMES. THE CONTRACTOR SHALL SPRINKLE GRADING AT INTERVALS APPROVED BY THE CITY. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STREET, STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
8. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY BE ACHIEVED BY THE USE OF A DUST CONTROL BARRIER AT THE ENTRANCE AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO CONTROL SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.
9. NO SEPARATE PAYMENT WILL BE MADE FOR MAINTENANCE. ALL MAINTENANCE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE CONSTRUCTION ENTRANCE.
10. CONSTRUCTION ROAD TO BE CONSTRUCTED WITH THE SAME MATERIAL AS THE STABILIZED CONSTRUCTION ENTRANCE.
11. HAUL OPERATIONS SHALL ADHERE ALL TRAFFIC CONTROL MEASURES SPECIFIED BY THE MUTCD, 0001 STANDARDS AND/OR AS SPECIFIED BY THESE PLANS.

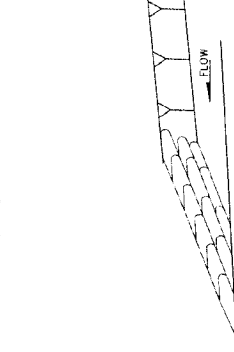
SEDIMENT BASIN / TEMPORARY SILTATION TRAP NOTES:

1. TRAPPED SEDIMENT IS TO BE REMOVED FROM CATCHMENT ROUTINELY AND DISPOSED OF OFF-SITE IN A PROPER MANNER.
2. SEDIMENT IS TO BE REMOVED BEFORE 2/3 OF THE STORAGE VOLUME IS REDUCED BY MATERIAL.



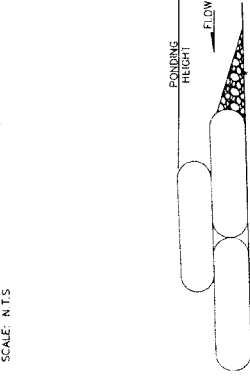
ROCK CHECK DAM

SCALE: N.T.S.



ROCK BAG SEDIMENT BARRIER

SCALE: N.T.S.

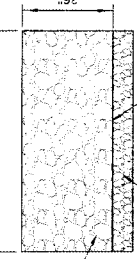


ROCK BAG DETAIL

SCALE: N.T.S.

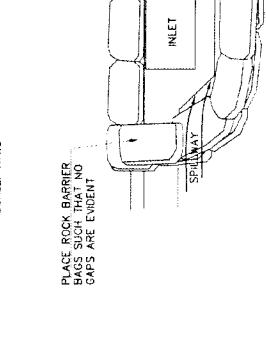
SILT FENCE DETAIL

SCALE: N.T.S.



RIP RAP DETAIL

SCALE: N.T.S.



ROCK BAG INLET BARRIER

SCALE: N.T.S.



**CITY OF
BROKEN ARROW**
Where opportunity lives

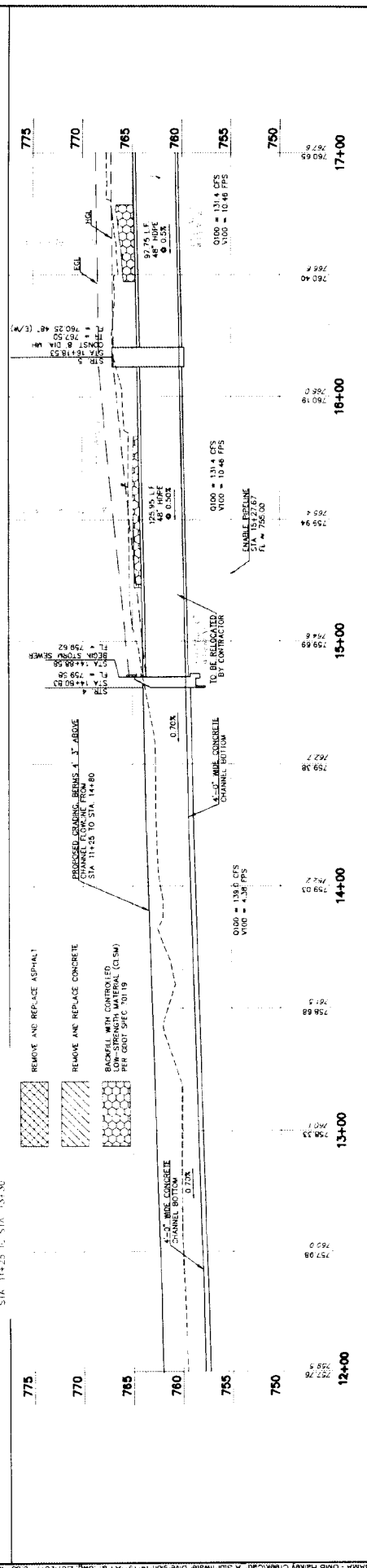
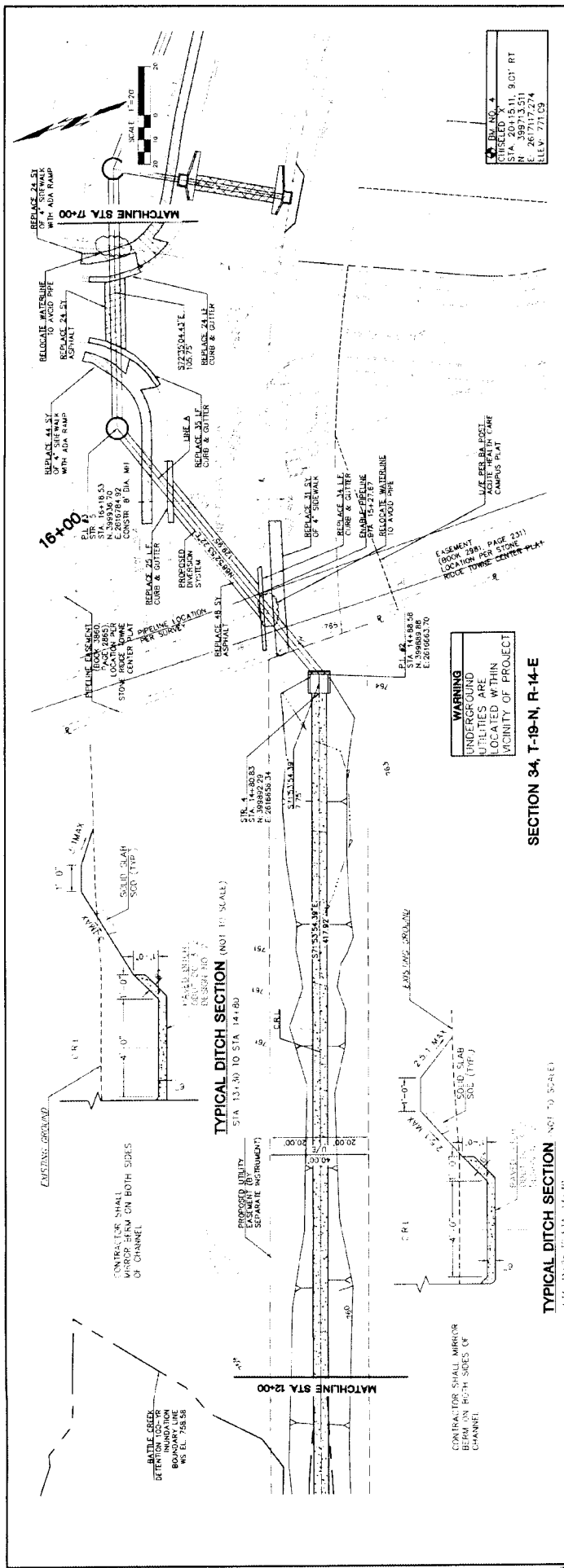
DATE	BY	DATE

**STONE RIDGE & ELM
DRAINAGE
IMPROVEMENTS**

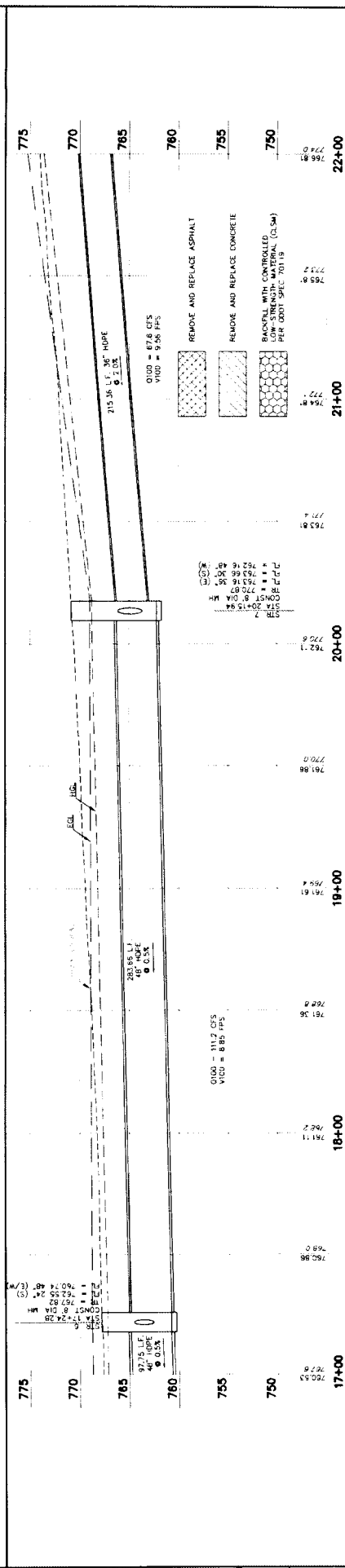
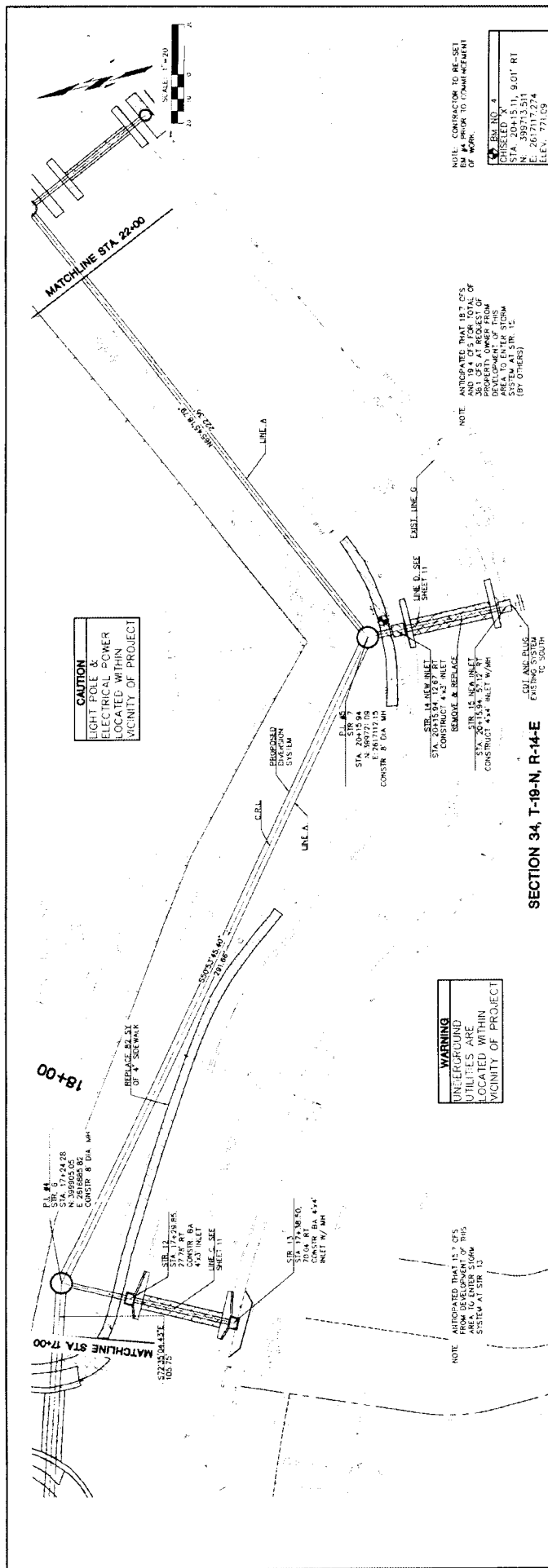
EDMAN GROUP ENGINEERING, LLC
10000 N. HAWTHORNE BLVD., SUITE 210
TULSA, OK 74125
918.959.6171 | 918.959.6174 F
GEM 6014 - EXPIRES 6/30/18

**STORMWATER DIVERSION
EROSION CONTROL
DETAILS**

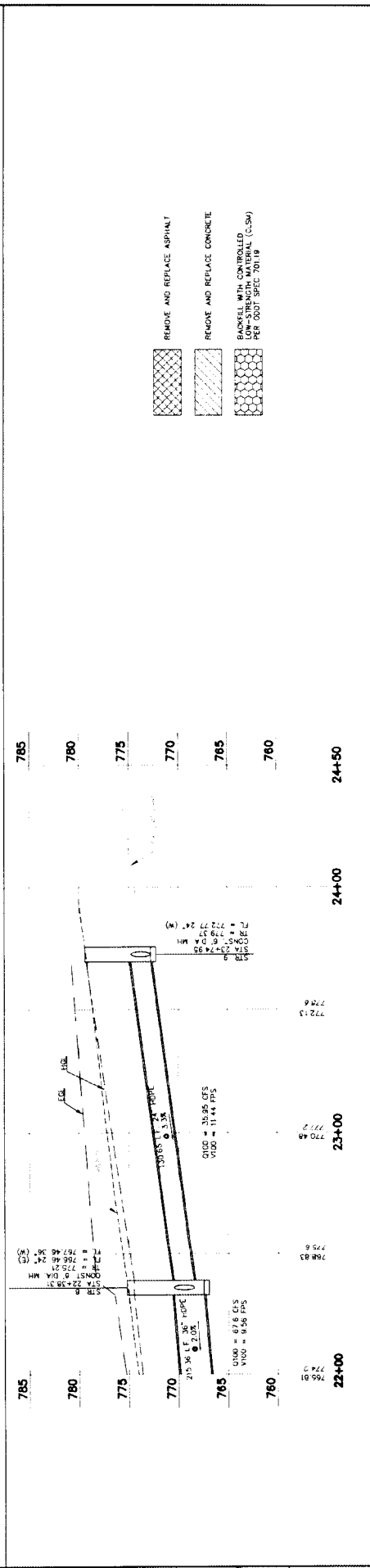
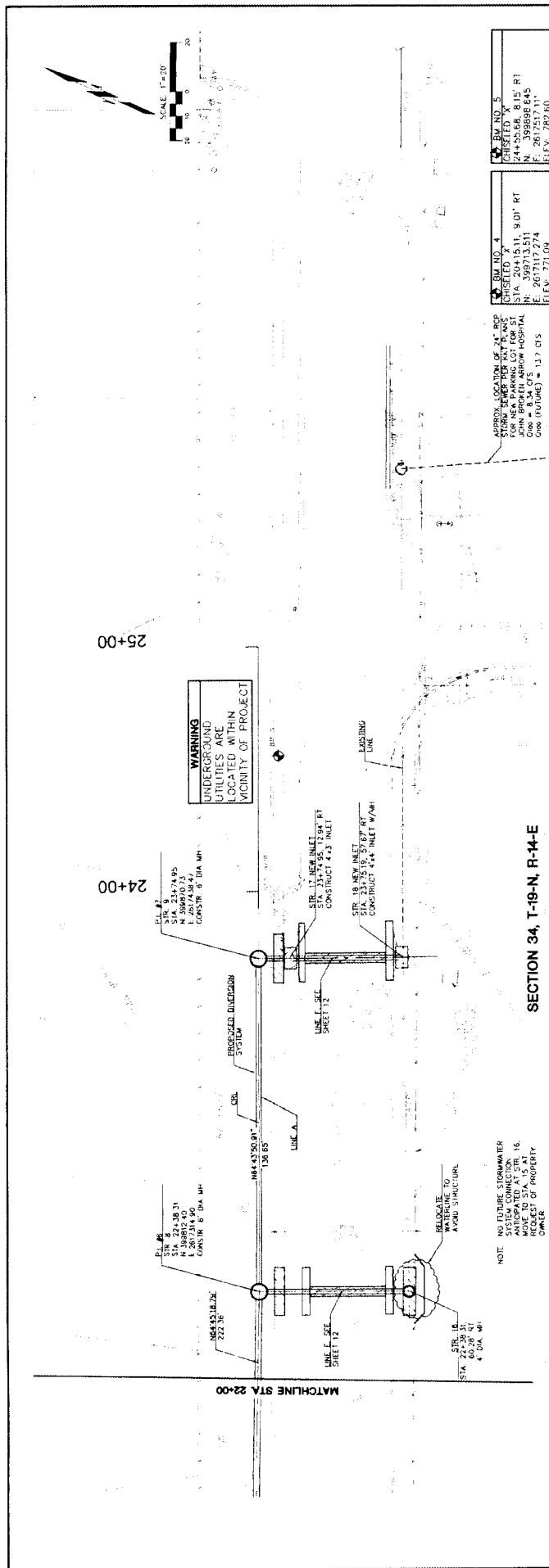
DESIGN	DATE	UNIT	DATE



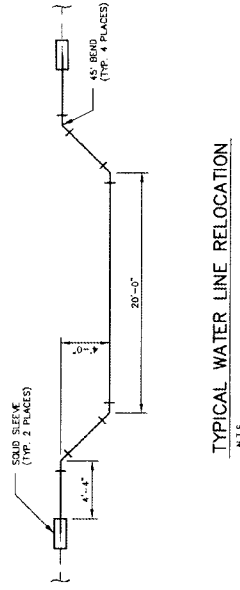
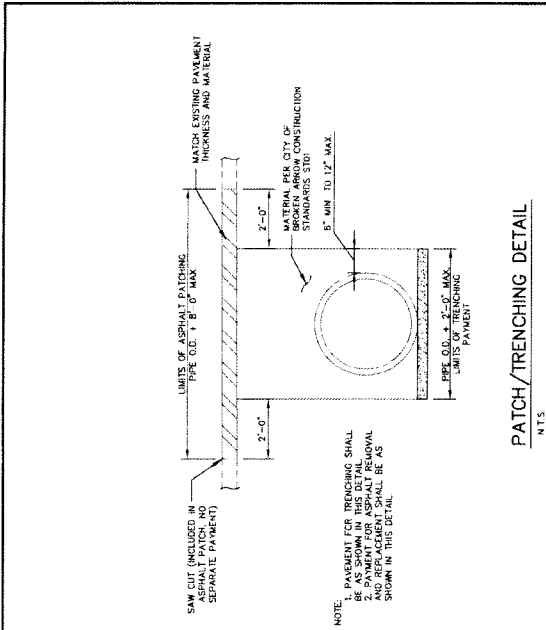
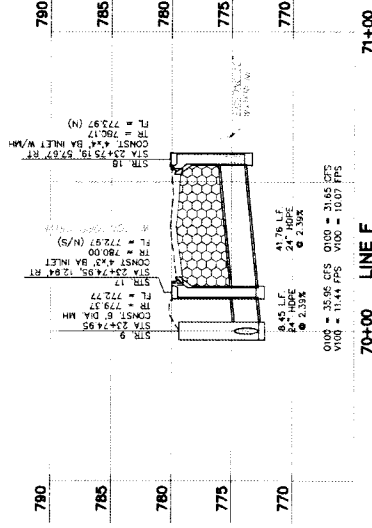
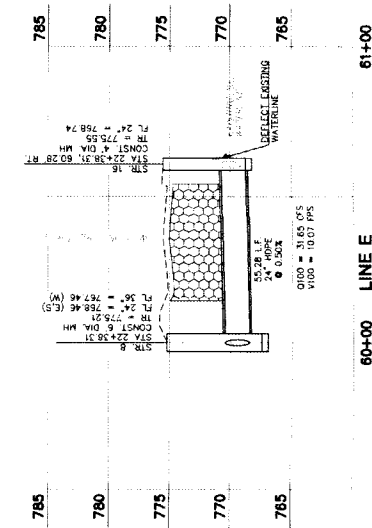
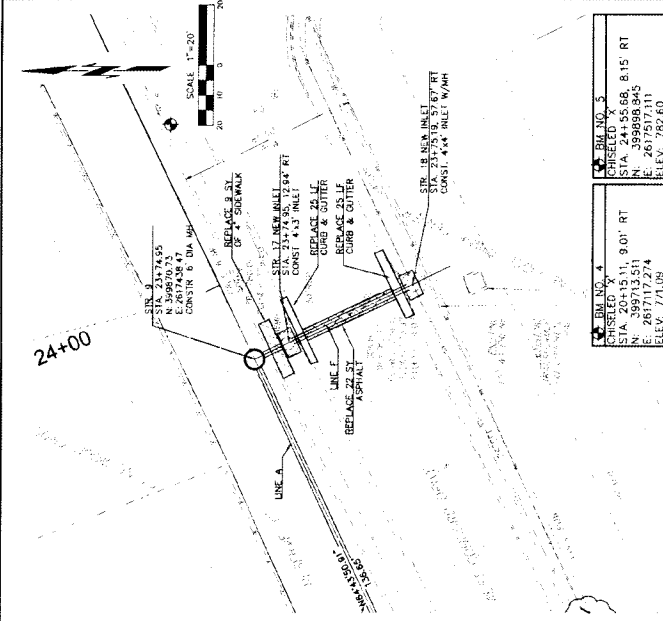
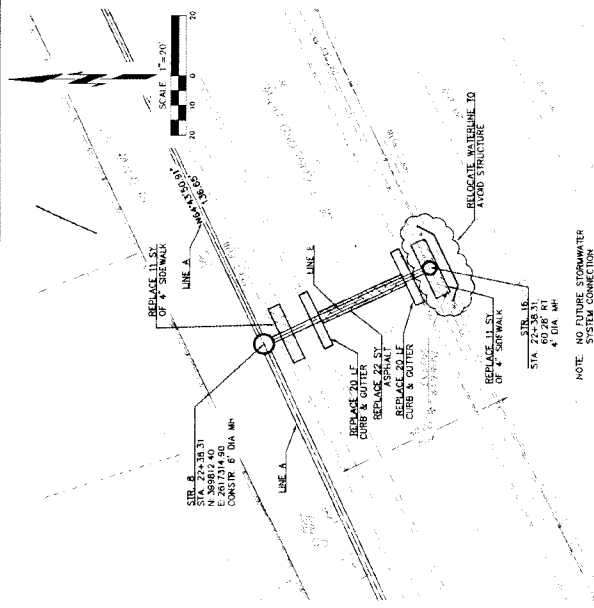
DATE		REVISION		 CITY OF BROKEN ARROW <i>Where opportunity lives</i>	 COWMAN GROUP ENGINEERING, LLC 5416 S. VALE AVENUE, SUITE 210 TULSA, OK 74135 918.649.6171 918.649.6174 F COWMAN@COWMANGROUP.COM COWMANENGINEERING.COM	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS		STORMWATER DIVERSION PLAN & PROFILE (2 OF 6)		SHEET 1 - 20 DATE 11-20-2021 BY JLH CHECKED JLH DATE 11-20-2021 DRAWN JLH DATE 11-20-2021 SCALE AS SHOWN PROJECT NO. 19-024-0001 SHEET NO. 2 OF 6			



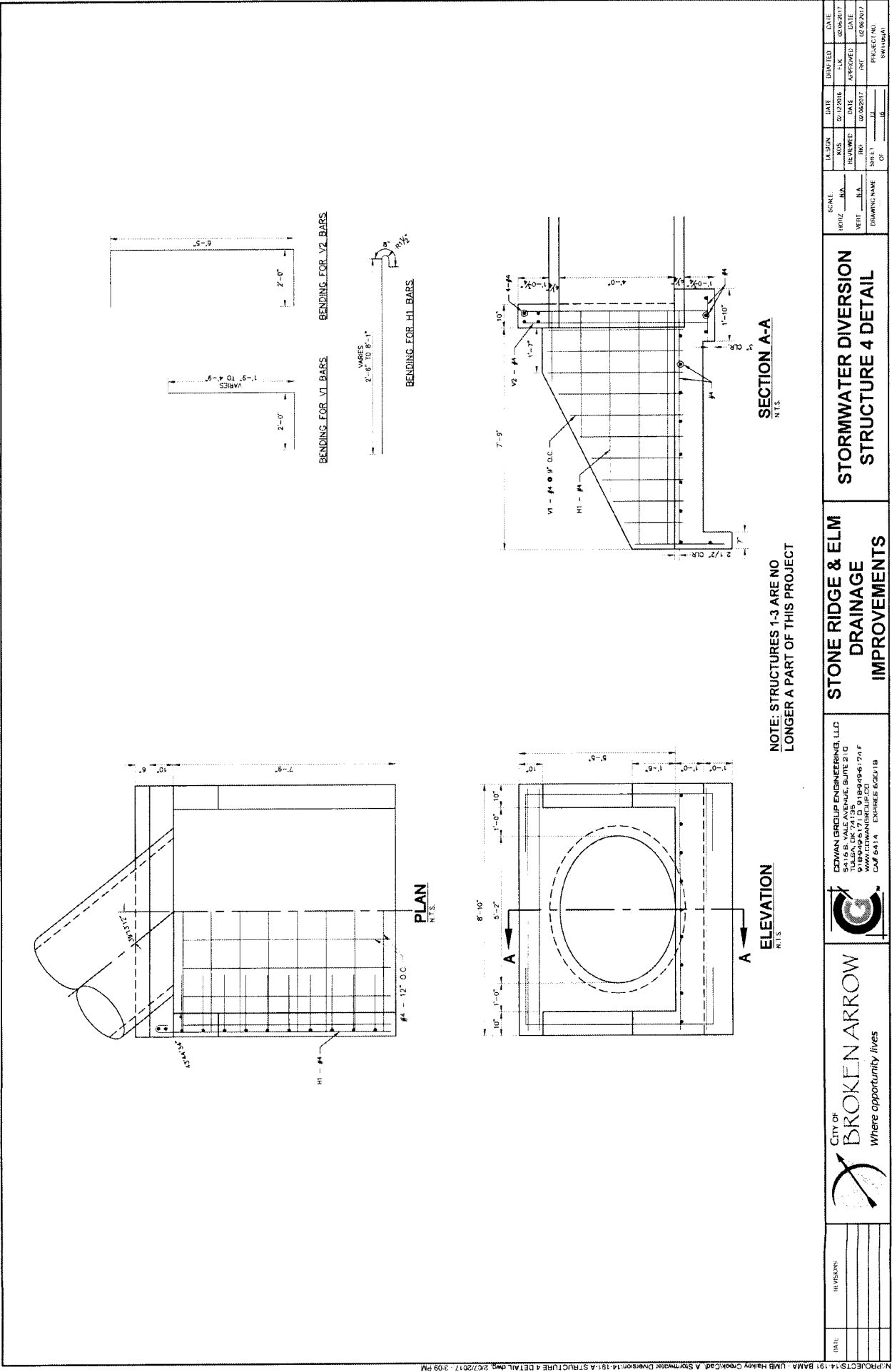
DATE	REVISION	CITY OF BROOKIN ARROW <i>Where opportunity lives</i>		 CDM GROUP ENGINEERING, LLC 5416 S. VALE AVENUE, SUITE 212 DALLAS, TEXAS 75242-4701 WWW.CDMGROUPENGINEERING.COM CALL 541-631-1831 EXPENSES REimbursed	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS	STORMWATER DIVERSION PLAN & PROFILE (3 OF 6)	<table><tr><th>SCALE</th><th>DRAWN BY</th><th>CHECKED BY</th><th>DATE</th><th>DATE PLOT</th><th>DATE</th></tr><tr><td>1"=1'-0"</td><td>MS</td><td>MS</td><td>02/22/06</td><td>1/18</td><td>02/22/07</td></tr><tr><td>1"=1'-0"</td><td>MS</td><td>MS</td><td>03/01/07</td><td>APPROVED</td><td>JAL</td></tr><tr><td>1"=1'-0"</td><td>MS</td><td>MS</td><td>10/06/11</td><td>REV</td><td>REVISION</td></tr><tr><td>1"=1'-0"</td><td>MS</td><td>MS</td><td>06/11/12</td><td>REV</td><td>REVISION</td></tr></table>	SCALE	DRAWN BY	CHECKED BY	DATE	DATE PLOT	DATE	1"=1'-0"	MS	MS	02/22/06	1/18	02/22/07	1"=1'-0"	MS	MS	03/01/07	APPROVED	JAL	1"=1'-0"	MS	MS	10/06/11	REV	REVISION	1"=1'-0"	MS	MS	06/11/12	REV	REVISION
SCALE	DRAWN BY						CHECKED BY	DATE	DATE PLOT	DATE																											
1"=1'-0"	MS	MS	02/22/06	1/18	02/22/07																																
1"=1'-0"	MS	MS	03/01/07	APPROVED	JAL																																
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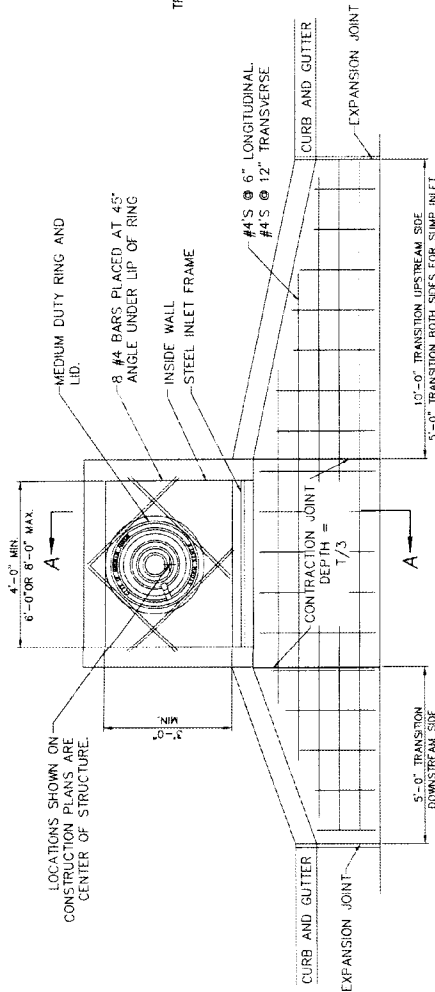
DATE	REVISION	 CITY OF BROKEN ARROW Where opportunity lives	 COWAN GROUP ENGINEERING, LLC 5416 S. VALE AVENUE, SUITE 212 TULSA, OK 74135 TEL: 918.649.6174 F: 918.649.6174 WWW.COWANGROUP.COM CDE 641.4 EXHIBIT 6.3D/1B	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS		STORMWATER DIVERSION PLAN & PROFILE (4 OF 6)		SCALE HORIZ. 1" = 30' VERT. 1" = 5' PROJECT NAME	DESIGNER MUS. DATE 02/12/2016 PROJECT NO. 02-26-2017 DATE 02/26/2017 PROJECT NO. 02-26-2017 DATE 02/26/2017 PROJECT NO. 02-26-2017



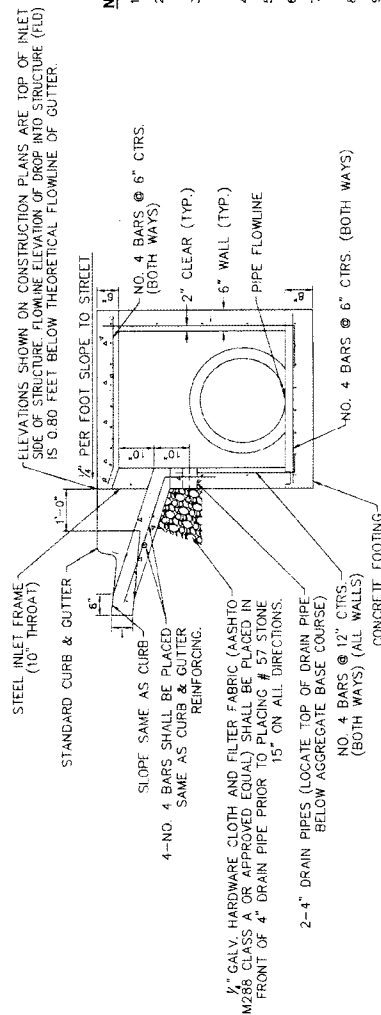
STORMWATER DIVERSION		DESIGN	DATE	DRAWN BY	DATE
PLAN & PROFILE (6 OF 6)		KDS	02/12/2018	FLK	03/06/2017
		REVISION	DATE	APPROVED	DATE
		REV: 1	12/06/2017	006	02/06/2017
		ENGINEER NAME	SHEET	PROJECT NO.	
			02	SOW 100001	



DATE	REVISIONS	CITY OF BROKEN ARROW <i>Where opportunity lives</i>	CDMIA GROUP ENGINEERING, LLC 5416 S. VALE AVENUE, SUITE 210 TULSA, OK 74135 WWW.CDMIAENGINEERING.COM CAF 6414 EXPIRES 6/30/18	STONE RIDGE & ELM DRAINAGE IMPROVEMENTS	STORMWATER DIVERSION STRUCTURE 4 DETAIL	SCALE HORIZ. N/A VERT. N/A	DRAWING NAME	SHEET 12 OF 18	DESIGN RUS RUS RUS	DATE 02/12/2018 02/12/2018 02/12/2018	DATE 02/12/2018 02/12/2018 02/12/2018	DATE 02/12/2018 02/12/2018 02/12/2018
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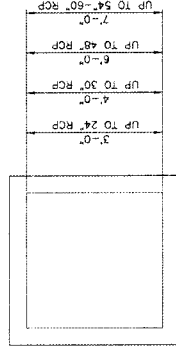


PLAN VIEW RECESSED CURB INLET
SCALE: N.T.S.



SECTION A-A
SCALE: N.T.S.

INLET WITH ACCESS MANHOLE
SCALE: N.T.S.



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION PLANS SHALL BE THE "L" DIMENSION AND THE SECOND DIMENSION SHALL BE THE "W" DIMENSION. THE MINIMUM "W" DIMENSIONS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN.
3. THE EXPANSION JOINTS SHOWN SHALL BE PREFORMED 3/4" FIBER MESH MATERIAL. FIBER MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS ASTM D1751, ASSHTO M 213. FIBER MATERIAL SHALL BE W.R. MEADOWS, SEALTIGHT FIBRE EXPANSION, OR APPROVED EQUAL.
4. ALL CONCRETE SHALL MEET THE CITY OF BROKEN ARROW CLASS B41.
5. ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER.
6. INLET TOPS SHALL FOLLOW THE SLOPE OF THE TOP OF CURB LINE. INLET TOPS SHALL SLOPE 1/4" PER FOOT TO THE STREET.
7. INLET TOPS THAT MEET SIDEWALKS OR OTHER CONCRETE CONSTRUCTION SHALL HAVE A CONTINUOUS EXPANSION JOINT ON ALL SIDES THAT MEET OTHER CONCRETE STRUCTURES.
8. ALL STORM SEWER STRUCTURES SHALL BE CAST-IN-PLACE OR PRE-CAST.
9. ALL PRE-CAST STRUCTURES WILL HAVE SHOP DRAWINGS APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT.
10. ALL PIPE CONNECTIONS TO PRE-CAST STRUCTURES SHALL HAVE A MINIMUM 6" THICK COLLAR OF CLASS B41 CONCRETE ON THE EXTERIOR OF THE INLET WALL.
11. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
12. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
13. THE ENTIRE FRAME SHALL BE HOT DIPPED ZINC COATED IN ACCORDANCE WITH ASTM A-123.

DATE: _____

BY: _____



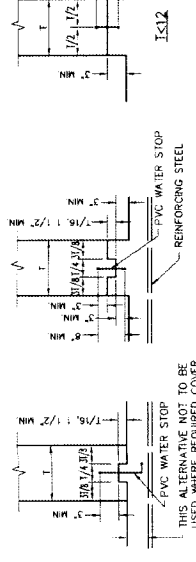
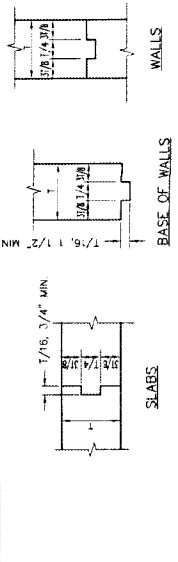
CITY OF BROKEN ARROW
Where opportunity lives

DOVANN GROUP ENGINEERING, LLC
5416 S. YALE AVENUE, SUITE 210
TULSA, OK 74135
WWW.DOVANNENGINEERING.COM
TULSA 6614 EXCHANGES 60318

STONE RIDGE & ELM DRAINAGE IMPROVEMENTS

STORMWATER DIVERSION RECESSED CURB INLET DETAIL

DATE	DESIGN	SCALE	DATE	DATE	DATE	PROJECT NO.	SHEET NO.
07/26/2017	11/4	11/4	07/26/2017	07/26/2017	07/26/2017	11/4	11/4
07/26/2017	11/4	11/4	07/26/2017	07/26/2017	07/26/2017	11/4	11/4
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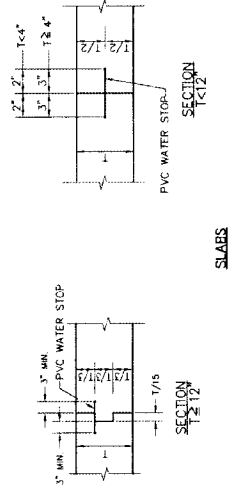


NOTE: PROVIDE WATER STOPS IN THE FOLLOWING AREAS:

1. WEIR PITS: JOINTS ABOVE GRADE
2. DRY PITS: ALL JOINTS BELOW GRADE

TYPICAL NON-WATERTIGHT JOINTS

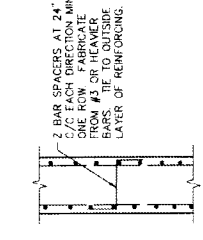
SCALE: N.T.S.



NOTE: WHERE T IS LESS THAN 12" OMIT ACTS

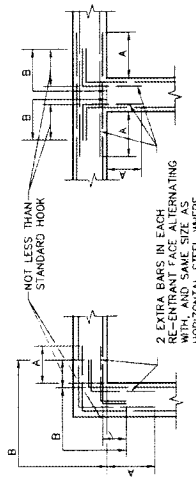
TYPICAL WATERTIGHT JOINTS

SCALE: N.T.S.



SPACERS FOR WALL REINFORCEMENT

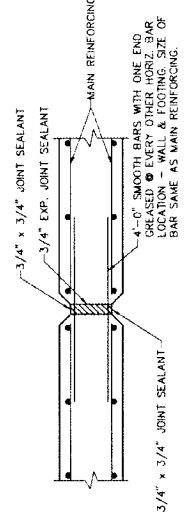
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NOTE: VERTICAL REINFORCING NOT SHOWN

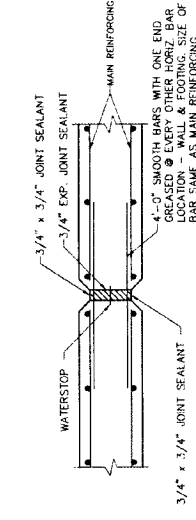
TYPICAL CORNER REINFORCEMENT

SCALE: N.T.S.



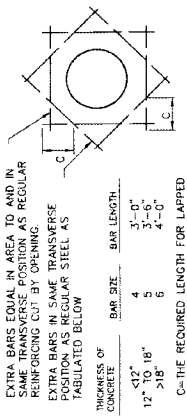
TYPICAL EXPANSION JOINT REINFORCEMENT FOR NON-LIQUID CONTAINING STRUCTURES

SCALE: N.T.S.



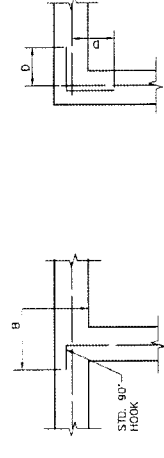
TYPICAL EXPANSION JOINT REINFORCEMENT FOR LIQUID CONTAINING STRUCTURES

SCALE: N.T.S.



TYPICAL OPENING REINFORCEMENTS

SCALE: N.T.S.



NOTE: VERTICAL REINFORCING NOT SHOWN



CITY OF
BROKEN ARROW
Where opportunity lives

DATE: _____
IN CHARGE: _____
PROJECT NO: _____
SHEET NO: _____
PROJECT NO: _____
SHEET NO: _____

DOWN GROUP ENGINEERING, LLC
1000 N. WILSON AVE., SUITE 210
TULSA, OK 74115
918.999.6171 | 918.999.6174 F
C&M 6414 ENR005 6/20/18

STONE RIDGE & ELM DRAINAGE IMPROVEMENTS

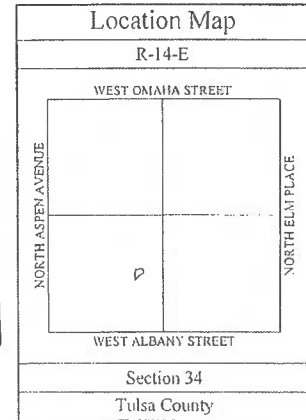
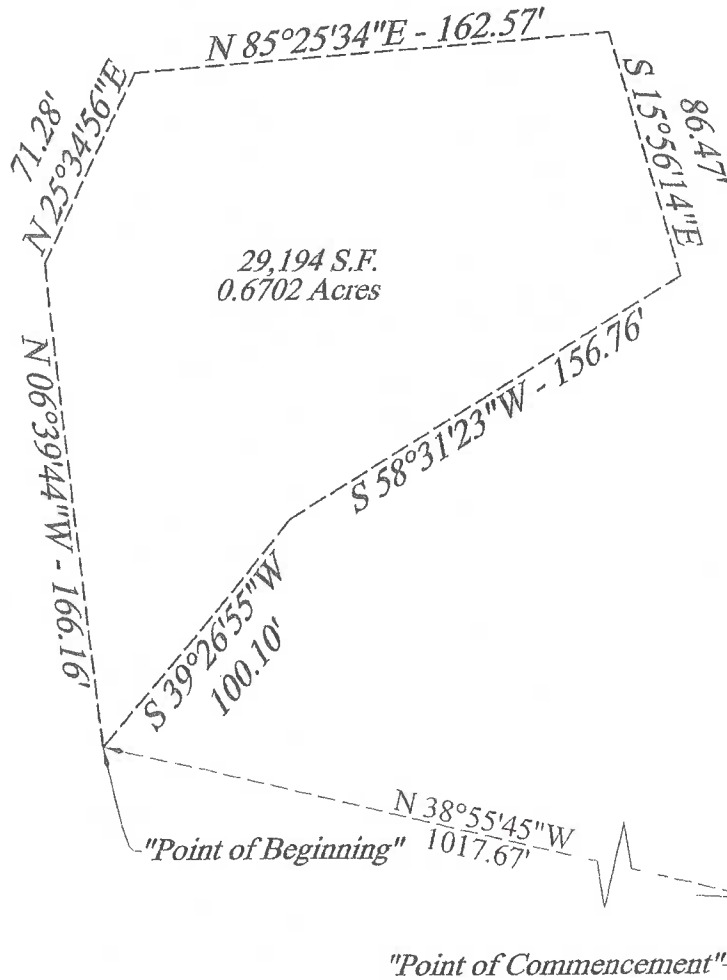
STORMWATER DIVERSION GENERAL CONCRETE DETAILS

DESIGN: _____
SCALE: _____
DATE: _____
PROJECT NO: _____
SHEET NO: _____
PROJECT NO: _____
SHEET NO: _____

EXHIBIT “C”

[Legal Description of Land to be Conveyed by the City to REIP]

Exhibit "A"



N. Juniper Pl.

BROKEN ARROW
POST ACUTE HEALTH
CARE CAMPUS

W. Albany Dr.

STONE RIDGE
TOWNE CENTER

CITY OF BROKEN ARROW TRACT
A PART OF THE SW/4 OF SECTION 34, T-19-N, R-14-E



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, OK 74116
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land surveying • Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2017



Job No: 15-095.00
Scale: 1" = 60'
Date: 06/15/2016

Exhibit "B"

Legal Description for City of Broken Arrow Tract

A tract of land located in the SW/4 of Section 34, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the southwest corner of the right of way for North Juniper Place as platted in "Broken Arrow Post Acute Health Care Campus", a subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6565, as filed in the records of the Tulsa County Clerk's office, also lying on the northerly right of way for West Albany Drive as platted in "Stone Ridge Towne Center", a subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6236, as filed in the records of the Tulsa County Clerk's office; Thence N 38°55'45" W a distance of 1017.67 feet to the "Point of Beginning";

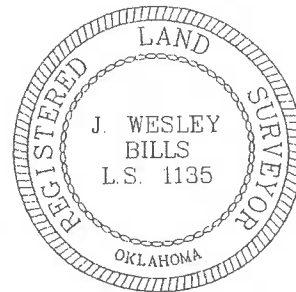
Thence N 06°39'44" W a distance of 166.16 feet; Thence N 25°34'56" E a distance of 71.28 feet; Thence N 85°25'34" E a distance of 162.57 feet; Thence S 15°56'14" E a distance of 86.47 feet; Thence S 58°31'23" W a distance of 156.76 feet; Thence S 39°26'55" W a distance of 100.10 feet to the "Point of Beginning".

Said tract contains 29,194 square feet or 0.6702 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°03'00" E along the west line of "Stone Wood Crossing II", "Stone Ridge Towne Center" and "Broken Arrow Post Acute Health Care Campus", also being the east line of the SW/4 of Section 34, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma.

CERTIFICATE

I, J. Wesley Bills, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



J. Wesley Bills
J. Wesley Bills, P.L.S. 1135

Date 06-15-2016



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, OK 74116
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. CA 331 P.E./L.S. Renewal Date June 30, 2017

Job No: 15-095.00
Scale: N/A
Date: 06/15/2016