

CONDITIONAL FINAL PLAT

# Centennial Crossing

PUD NO. 266 -A

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 19 NORTH,  
RANGE 14 EAST IBM., TULSA COUNTY, STATE OF OKLAHOMA

**OWNER/DEVELOPER**

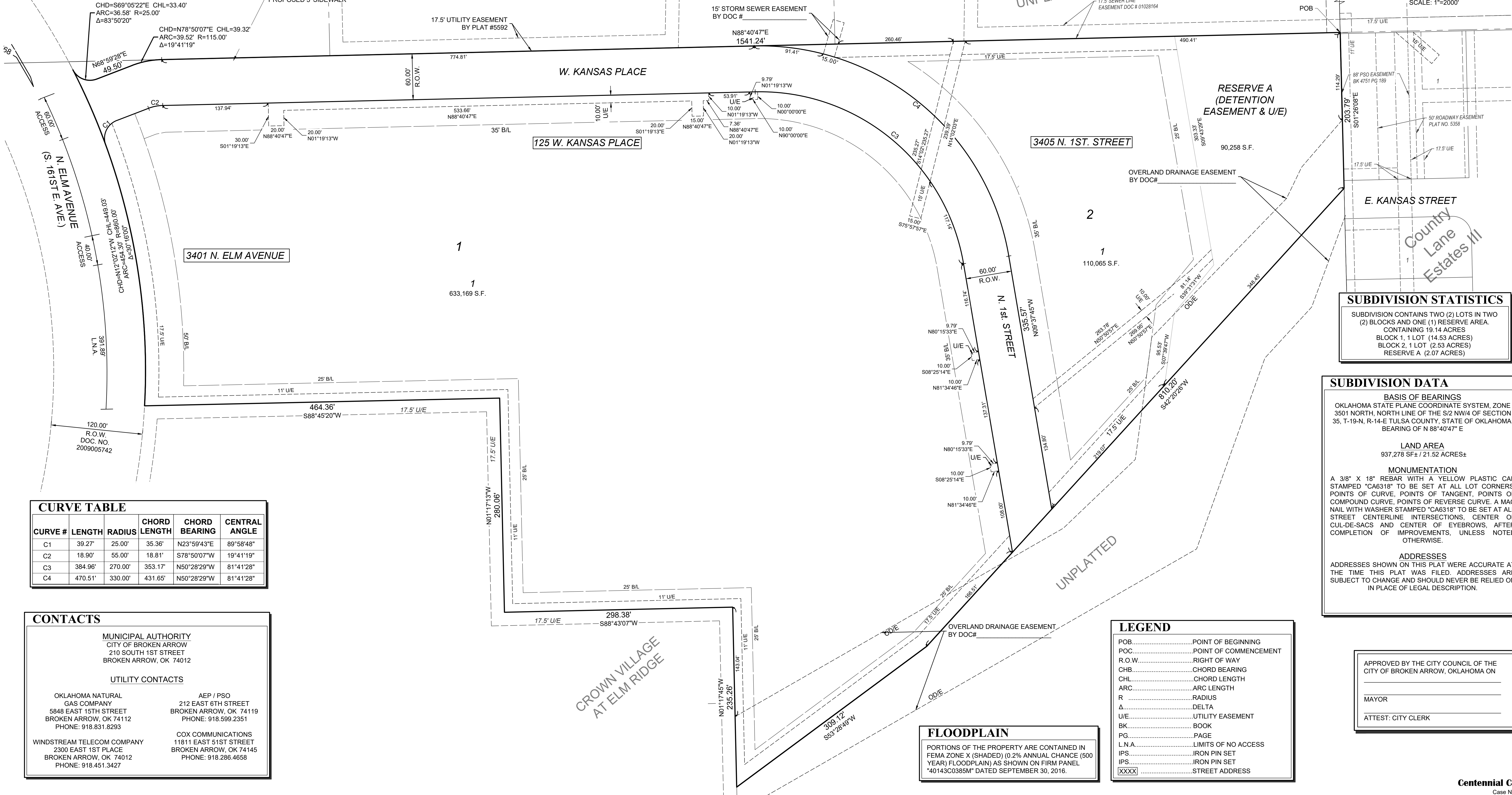
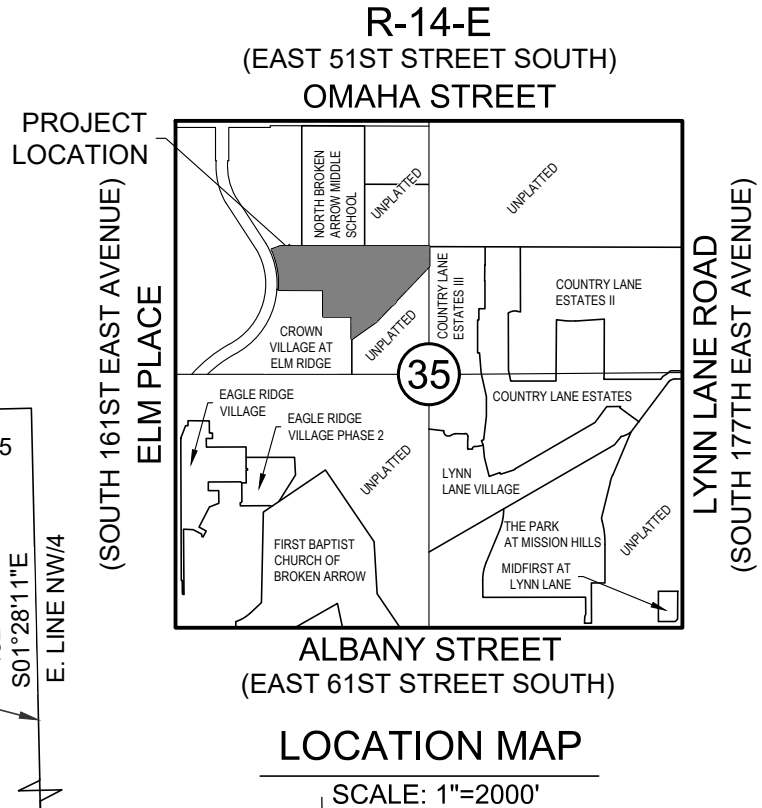
BROWN & PERKINS, LLC  
2301 N 9TH ST SUITE A  
BROKEN ARROW, OK 74105  
PHONE: 918.451.8144  
ATTN: STEVE BROWN

**ENGINEER/SURVEYOR**

AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN @ AABENG.COM  
PROPOSED 5' SIDEWALK



DRAWING SCALE: 1"= 60'  
0 30 60 120



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	39.27'	25.00'	35.36'	N23°59'43"E	89°58'48"
C2	18.90'	55.00'	18.81'	S78°50'07"W	19°41'19"
C3	384.96'	270.00'	353.17'	N50°28'29"W	81°41'28"
C4	470.51'	330.00'	431.65'	N50°28'29"W	81°41'28"

**CONTACTS**

MUNICIPAL AUTHORITY  
CITY OF BROKEN ARROW  
210 SOUTH 1ST STREET  
BROKEN ARROW, OK 74012

**UTILITY CONTACTS**

OKLAHOMA NATURAL GAS COMPANY  
5848 EAST 15TH STREET  
BROKEN ARROW, OK 74112  
PHONE: 918.831.8293

AEP / PSO  
212 EAST 6TH STREET  
BROKEN ARROW, OK 74119  
PHONE: 918.599.2351

COX COMMUNICATIONS  
11811 EAST 51ST STREET  
BROKEN ARROW, OK 74145  
PHONE: 918.286.4658

WINDSTREAM TELECOM COMPANY  
2300 EAST 1ST PLACE  
BROKEN ARROW, OK 74012  
PHONE: 918.451.3427

**LEGEND**

POB.....POINT OF BEGINNING  
POC.....POINT OF COMMENCEMENT  
R.O.W.....RIGHT OF WAY  
CHB.....CHORD BEARING  
CHL.....CHORD LENGTH  
ARC.....ARC LENGTH  
R.....RADIUS  
Δ.....DELTA  
U/E.....UTILITY EASEMENT  
BK.....BOOK  
PG.....PAGE  
L.N.A.....LIMITS OF NO ACCESS  
IPS.....IRON PIN SET  
IPS.....IRON PIN SET  
XXXX.....STREET ADDRESS

**FLOODPLAIN**

PORTIONS OF THE PROPERTY ARE CONTAINED IN  
FEMA ZONE X (SHADED) (0.2% ANNUAL CHANCE (500  
YEAR) FLOODPLAIN) AS SHOWN ON FIRM PANEL  
"40143C0385M" DATED SEPTEMBER 30, 2016.

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS TWO (2) LOTS IN TWO  
(2) BLOCKS AND ONE (1) RESERVE AREA.  
CONTAINING 19.14 ACRES  
BLOCK 1, 1 LOT (14.53 ACRES)  
BLOCK 2, 1 LOT (2.53 ACRES)  
RESERVE A (2.07 ACRES)

**SUBDIVISION DATA**

**BASIS OF BEARINGS**  
OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE  
3501 NORTH, NORTH LINE OF THE S/2 NW/4 OF SECTION  
35, T-19-N, R-14-E TULSA COUNTY, STATE OF OKLAHOMA,  
BEARING OF N 88°40'47"E

**LAND AREA**  
937,278 SF ± / 21.52 ACRES ±

**MONUMENTATION**  
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP  
STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS,  
POINTS OF CURVE, POINTS OF TANGENT, POINTS OF  
COMPOUND CURVE, POINTS OF REVERSE CURVE, A MAG  
NAIL WITH WASHER STAMPED "CA6318" TO BE SET AT ALL  
STREET CENTERLINE INTERSECTIONS, CENTER OF  
CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER  
COMPLETION OF IMPROVEMENTS, UNLESS NOTED  
OTHERWISE.

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

APPROVED BY THE CITY COUNCIL OF THE  
CITY OF BROKEN ARROW, OKLAHOMA ON

MAYOR

ATTEST: CITY CLERK





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EMAIL: ALAN @ AABENG.COM

OPTION 2

PERMITTED USES	MULTI-FAMILY DWELLINGS AND USES CUSTOMARILY ACCESSORY THERETO, HOWEVER, NO MORE THAN TWO UNITS MAY BE ATTACHED
NET LAND AREA	16.36 ACRES FOR PUD-266A
MAXIMUM NUMBER OF DWELLING UNITS	175, ALL LOCATED ON THE LOT
MAXIMUM LIVABILITY OPEN SPACE PER UNIT	1,200 SF
MAXIMUM BUILDING HEIGHT	ONE STORY/ 35 FEET
MINIMUM BUILDING SETBACKS	
FROM ELM PLACE	50 FEET
FROM OTHER R.O.W.	35 FEET
OTHER BOUNDARIES	25 FEET
MAXIMUM BUILDING LENGTH	200 FEET
MINIMUM SEPARATION BETWEEN BUILDINGS	5 FEET
MINIMUM OFF STREET PARKING	1.5 PER SINGLE BEDROOM UNIT 2 PER TWO AND THREE BEDROOM UNIT
MAXIMUM BUILDING COVERAGE	30%

BUILDING DESIGN REQUIREMENTS  
100% MASONRY (WHICH INCLUDES CEMENT FIBER MATERIAL) TO THE FIRST-FLOOR TOP PLATE. BUILDINGS  
WITH A SIDE ELEVATION IMMEDIATELY ABUTTING A PUBLIC STREET RIGHT-OF-WAY WITH A DECORATIVE  
METAL FENCE SHALL CONTAIN AT LEAST 30% BRICK OR STONE. MANUFACTURED MASONRY PRODUCTS  
PROVIDING A VISUAL SIMILAR APPEARANCE MANY BE SUBSTITUTED FOR NATURAL BRICK OR STONE.

SITE DESIGN REQUIREMENTS  
ONE DIRECT ACCESS POINT TO ELM AVENUE (THERE WILL NOT BE ANY BREAKS IN THE EXISTING MEDIAN)  
AND TWO ACCESS POINTS TO A NEW PUBLIC STREET PROVIDED.)

LANDSCAPE CONCEPT & REQUIREMENTS  
EACH UNIT WILL HAVE A PRIVATE, FENCED BACKYARD. A TOTAL OF 238 3" CALIPER TREES WILL BE  
CAREFULLY LOCATED ACROSS THE SITE ALONG WITH 3 SHRUBS (3 GALLON) PER UNIT.

MAINTENANCE RESPONSIBILITY  
ALL BUILDING, DRIVES, FENCING, LANDSCAPING, AND UTILITIES SHALL BE MAINTAINED BY ONE PROPERTY  
OWNER

LOT SPLITS  
DEVELOPMENT AREA A WILL BE DEVELOPED AS ONE CONTINUOUS DEVELOPMENT ON ONE LOT WITH NO LOT  
SPLITS.

SIDEWALKS  
SIDEWALKS TO BE CONSTRUCTED PER THE SUBDIVISION REGULATIONS. IN ADDITION, A SIDEWALK WILL BE  
CONSTRUCTED BY THE DEVELOPER ALONG THE SIDE OF THE PROPOSED ROAD EXTENSION WHERE THE  
EXTENSION DIRECTLY ABUTS THE BROKEN ARROW PUBLIC SCHOOL PROPERTY. SIDEWALK WILL BE  
CONSTRUCTED AT THE SAME TIME AS THE ROAD EXTENSION ALONG THE NORTH PROPERTY LINE.

C. DEVELOPMENT AREA B (BLOCK 2)

PERMITTED USES	MULTI-FAMILY DWELLINGS AND USES CUSTOMARILY ACCESSORY THERETO
NET LAND AREA	3.28 ACRES FOR PUD-266
MAXIMUM NUMBER OF DWELLING UNITS	35
MAXIMUM LIVABILITY OPEN SPACE PER UNIT	1,200 SF
MAXIMUM BUILDING HEIGHT	3 STORIES IN HEIGHT EXCEPT BUILDINGS LOCATED WITHIN 100' OF THE EAST BOUNDARY SHALL BE LIMITED TO 2 STORIES

MINIMUM BUILDING SETBACKS	
FROM R.O.W. WITH NO PARKING	35 FEET
FROM R.O.W. WITH PARKING	75 FEET
OTHER BOUNDARIES	25 FEET
MAXIMUM BUILDING LENGTH	160 FEET
MINIMUM SEPARATION BETWEEN BUILDINGS	20 FEET
MINIMUM OFF STREET PARKING	1.5 PER SINGLE BEDROOM UNIT 2 PER TWO AND THREE BEDROOM UNIT
MAXIMUM BUILDING COVERAGE	30%
BUILDING DESIGN REQUIREMENTS	
EXTERIOR WALLS WITHIN 100' OF THE WEST BOUNDARY OR 50' OF THE NORTH BOUNDARY OF THE DEVELOPMENT AREA SHALL HAVE A MINIMUM MASONRY FINISH OF NOT LESS THAN 65% OF BRICK OR MASONRY ROCK FOR PERIMETER FACING WALLS. ALL OTHER EXTERIOR WALLS SHALL BE CONSTRUCTED OF NOT LESS THAN 25% OF BRICK OR MASONRY ROCK. ALL PERCENTAGE MEASUREMENTS ARE EXCLUDING WINDOWS AND DOORS.	

D. LANDSCAPE AND SCREENING STANDARDS  
THIS PUD SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPING PROVISIONS OF THE BROKEN  
ARROW ZONING ORDINANCE, EXCEPT AS HEREINAFTER MODIFIED.  
THE REQUIRED LANDSCAPE EDGE ALONG THE SOUTHERN BOUNDARY OF DEVELOPMENT AREA A AND THE  
NORTHERN AND EASTERN BOUNDARY OF DEVELOPMENT AREA B SHALL BE REDUCED FROM 35' TO 25'. IN  
ADDITION, THE LANDSCAPE ISLANDS REQUIRED BY SECTION 5.2.B.1.C.II MAY BE REPLACED BY STRIPED  
ACCESS AISLES LOCATED NEXT TO THE WALKWAYS THAT CONNECT TO BREEZEWAYS. LANDSCAPE  
MATERIALS OTHERWISE REQUIRED AT THE ISLANDS SHALL BE LOCATED THROUGHOUT THE PROJECT.

E. ACCESS AND CIRCULATION  
ACCESS TO DEVELOPMENT AREA A WILL BE VIA A SINGLE CURB CUT ON N. ELM PLACE AND THE PROPOSED  
ROAD EXTENSION ALONG THE NORTHERN BOUNDARY. WITH THE RAISED MEDIAN RESTRICTING LEFT TURN  
MOVEMENTS AND DUE TO THE LIMITED FRONTAGE AVAILABLE ALONG N. ELM PLACE A 250' MINIMUM DRIVE  
SEPARATION WILL NOT BE REQUIRED. EAST OF THAT CONNECTION THE ROAD WILL BE CONSTRUCTED  
ACCORDING TO THE CITY OF BROKEN ARROW ENGINEERING DESIGN CRITERIA. SIDEWALKS WILL BE  
CONSTRUCTED IN ACCORDANCE WITH CITY OF BROKEN ARROW SUBDIVISION REGULATIONS. A SIDEWALK  
WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE NORTH SIDE OF THE PROPOSED ROAD EXTENSION  
WHERE THE EXTENSION DIRECTLY ABUTS THE BROKEN ARROW PUBLIC SCHOOLS PROPERTY. THIS PORTION  
OF THE SIDEWALK WILL BE CONSTRUCTED AT THE SAME TIME AS THE ROAD EXTENSION. THE LAYOUT OF  
THE PROPOSED DETENTION FACILITY SHALL ALLOW FOR ADDITIONAL SIDEWALK ACCESS ALONG THE  
EASTERN SIDE OF THE PROPERTY FOR PEDESTRIAN USE. THIS LAYOUT SHALL BE COORDINATED WITH CITY  
STAFF.

F. UTILITIES AND DRAINAGE  
THE CITY OF BROKEN ARROW WILL PROVIDE WATER, SANITARY SEWER, AND STORM SEWER SERVICE TO THE  
PROPERTY. A WATER SYSTEM WILL BE CONSTRUCTED WITH DEVELOPMENT AREA A THAT WILL CONNECT TO THE 10"  
WATERLINE ALONG N. ELM PLACE (S. 161ST E. AVE.) TO A PROPOSED WATER EXTENSION ALONG THE BOULEVARD.  
SANITARY SEWER WILL BE EXTENDED FROM THE EXISTING LINE ALONG THE NORTHERN BOUNDARY THROUGHOUT  
THE DEVELOPMENT. A "REGIONAL" DETENTION FACILITY WILL BE CONSTRUCTED AT THE NORTHEAST CORNER OF THE  
UNDEVELOPED LAND AND EXTEND ONTO THE BROKEN ARROW SCHOOL PROPERTY.  
FRANCHISE UTILITIES WILL ALSO SERVE THE PROJECT WITH COMMUNICATIONS, NATURAL GAS, AND  
ELECTRICITY.

G. LIGHTING  
SITE LIGHTING SHALL CONFORM TO THE STANDARDS OF CITY OF BROKEN ARROW ZONING ORDINANCE WITH  
THE EXCEPTION THAT LIGHT POLES WILL BE ALLOWED WITHIN UTILITY EASEMENTS ABUTTING STREET  
RIGHTS-OF-WAY. A NOTE SHALL BE PLACED ON THE FACE OF THE SITE PLAN STATING: "PROPERTY  
OWNER(S) ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO LIGHT POLES  
PLACED IN UTILITY EASEMENTS." ALL WALL-PAK LIGHTING SHALL BE EQUIPPED WITH SHIELD TO DIRECT  
LIGHT DOWNWARD.

H. SITE PLAN REVIEW  
NO BUILDING PERMIT SHALL BE ISSUED UNTIL A DETAILED SITE PLAN AND A DETAILED LANDSCAPE PLAN IS  
SUBMITTED AND APPROVED BY THE CITY OF BROKEN ARROW AS CONFORMING TO THESE PUD  
RESTRICTIONS.

I. SIGNAGE  
ALL FREESTANDING SIGNS WILL HAVE A MONUMENT TYPE BASE OF THE SAME MASONRY MATERIAL AS THE  
PRINCIPLE BUILDING.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

- A. ENFORCEMENT  
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING  
UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. UTILITIES, ARE  
SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR  
NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE  
ENFORCEABLE BY THE CITY OF TULSA OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE  
COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING  
THE EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.
- B. DURATION  
THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL  
AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS  
TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. AMENDMENT  
THE COVENANTS CONTAINED WITHIN SECTION I. UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME  
BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE  
AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA  
PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF  
ANY INSTRUMENT AMENDING OR TERMINATING THE RESTRICTIONS OR COVENANTS SHALL BE EFFECTIVE  
UPON AND AFTER THE INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.
- D. SEVERABILITY  
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT,  
OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER  
RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND  
EFFECT.

IN WITNESS WHEREOF: BROWN & PERKINS, LLC, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

BROWN & PERKINS, LLC  
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
STEVE BROWN, MANAGER

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF TULSA )

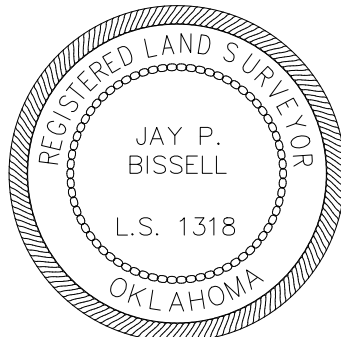
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY  
STEVE BROWN, AS MANAGER OF BROWN & PERKINS, LLC

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:  
COMMISSION NUMBER:

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY  
THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "CENTENNIAL CROSSING"  
A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN  
ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE  
PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

\_\_\_\_\_  
JAY BISSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1318



STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF TULSA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_  
2020, PERSONALLY APPEARED JAY BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS  
NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE  
AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: NOVEMBER 25, 2023

