

GRIFFITH CONTRACTING, LLC

Planned Unit Development - 322



March 11, 2021

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Property Address: 1819 South Main Street, Broken Arrow, Ok 74012

LEGAL DESCRIPTION:

A tract of land that is a part of the Southeast Quarter of the Southwest Quarter of Section Fourteen (14); Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows; Commencing from the Center of said Section 14; thence along the East line of the Southwest Quarter of Section 14, S01°15'20"E a distance of 2310.00 feet; thence S88°36'28"W a distance of 493.00 feet to the Point of Beginning;

Thence continuing S88°36'28"W a distance of 145.00 feet to the east line of a tract of land deeded to Tulsa County, recorded in Book 360 Page 612 at the Office of the Tulsa County Clerk; Thence along said line, S01°15'20"E a distance of 119.17 feet to a tangent curve to the left; Thence along said curve having a radius of 182.20 feet, an arc length of 249.35 feet, a central angle of 78°24'38" , a chord bearing of S40°16'11"E, and a chord length of 230.34 feet to a point that is 493.00 feet from and perpendicular to the said East line of the Southwest Quarter of Section 14; Thence N01°15'20"W a distance of 298.48 feet to the Point of Beginning.

Having an area of 36735 square feet, 0.8433 acres

Horizontal Datum and Bearings based on Oklahoma State Plane Zone North Grid

DEVELOPMENT INFORMATION AND CONCEPT:

Griffith Contracting, LLC is a full service general contractor creating innovative design and construction solutions. We provide commercial construction contracting and service and maintenance to the Federal Government. Significant past performance mobilizing the right personnel, equipment, and technologies. Built by 30 years experience - construction, facilities, and executive leadership.

Proven by over 35 completed projects for the Federal Government!

We are experiencing growing pains and look forward to setting up office in the beautiful Rose District in Broken Arrow. We are planning on using this location as our primary office space, housing our project managers, estimators and shop personnel. The property is currently zoned AG but has 3 buildings on site which was being used as commercial property. As the buildings are in various stages of disrepair, our first goal is to get the largest, red building a bit of a facelift on the outside, paint, new roof, beautiful Griffith Contracting sign to be placed in the front of the building. We have a beautiful historic flagpole we will be installing in the front corner flowerbeds. We will be gutting the interior to accommodate office spaces, a conference room, break room, small kitchen, 4 restrooms, and with an open concept and modern flair.

Development Statistics:

The property is to be platted as 1 lot in 1 block

8 ft. of right of way to the west to be dedicated at the time of platting. Proposed Lot 1 = 36,735 Square Feet or .8433 Acre 119 ft. frontage along East side of South Main Street

ZONING:

Existing: Agricultural

Proposed: CN {Commercial Neighborhood}

Permitted Uses: by right in the CN district, includes Municipal or Community Recreation Center

PROPOSED DEVELOPMENT STANDARDS:

Standards not shown or listed Shall be in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the DF District.

	ORDINANCE	PUD
Min. Lot Area	min:12,000 sq ft / max:2.94 acres	max: 1 acre
Min. Lot Frontage	100 ft.	No Change
Min. Building Coverage	None	No Change
Minimum Setback Front	50 ft.	20 ft.
Minimum Setback Side	30 ft from side abutting property in non-res, res, and A-1 districts	9 ft. from N Boundary 24 ft. from E Boundary
Maximum Height	50 ft. or 3 Stories	50 ft. or 3 Stories
Minimum Height	None	None
Off- street Parking Minimum	1 per 300 Sq. Ft.	No Change
Off- street Parking Maximum	125% of Min.	No Change
Driveways	1 per 150' lot width	No Change

COMPREHENSIVE PLAN:

The proposed property and properties to the North are within the 2005 Master Plan DF zone, and LUS Level 6 - Regional Employment/Commercial, of the B.A. Future Development Guide Map.

Sign: Shall be constructed as shown on exhibit or per General Sign Standards for zoning District of the DF.

Minimum Landscaped Area:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the DF District.

Lighting:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CN District.

Proposed Development Requirements:

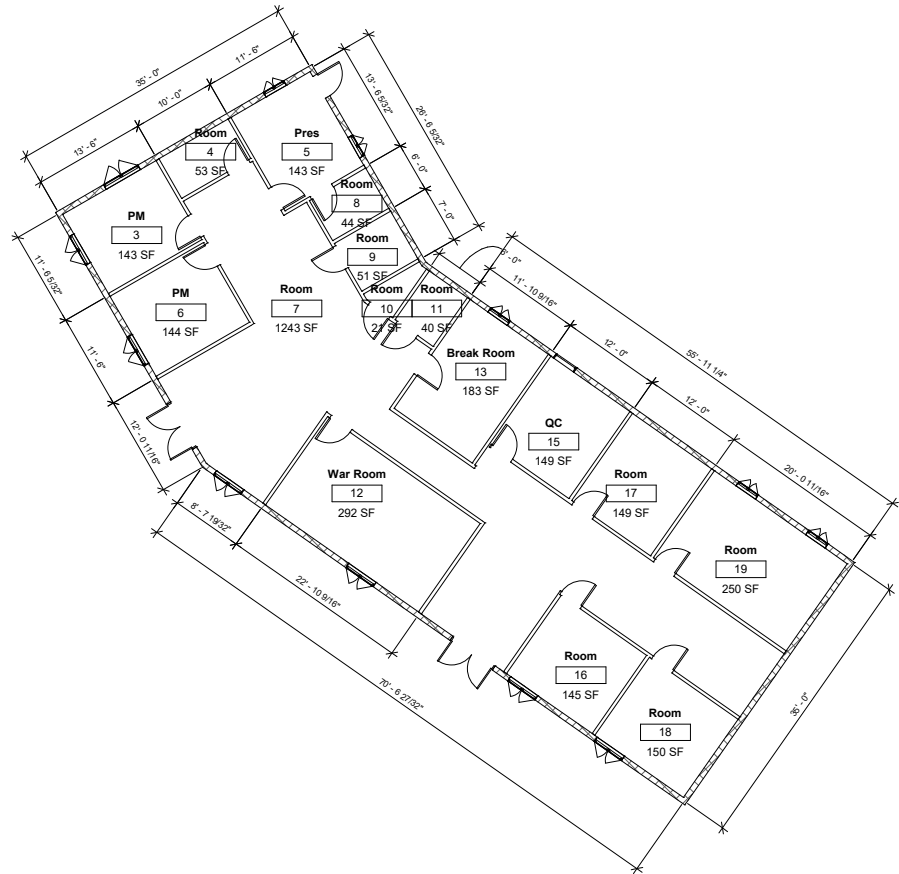
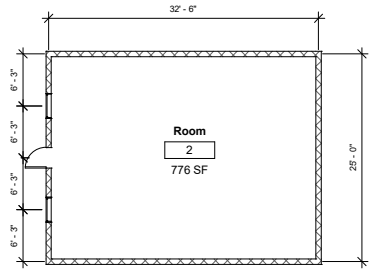
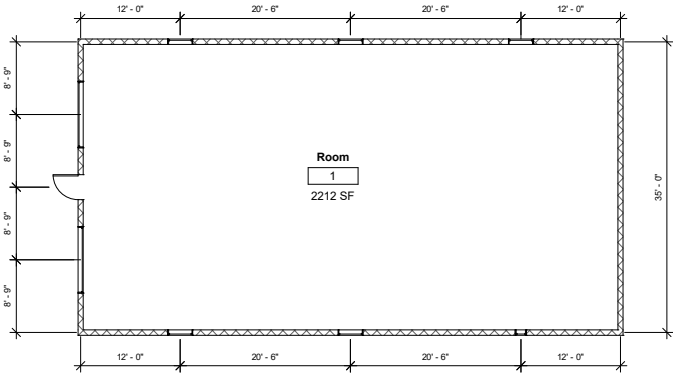
A Site Plan is required for this project.

A Sign plan with elevation is required for the project

Rezoning is required for this project

Platting is required for this project

Fee in lieu of storm water detention is required for this project.



Legal Description:

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Horizontal Datum and Bearings based on Oklahoma State Plane Zone North Grid

Address:

1819 South Main , Broken Arrow, OK 74012

I Russell M. Muzika a Professional Land Surveyor in the State of Oklahoma, License #1603, certify that I have prepared the above legal description and it describes by bearing and distance the same property that is described in Warranty Deed dated April 15 2010, recorded October 26 2010 as Document No. 2010096752 at the office of the Tulsa County Clerk, Oklahoma.

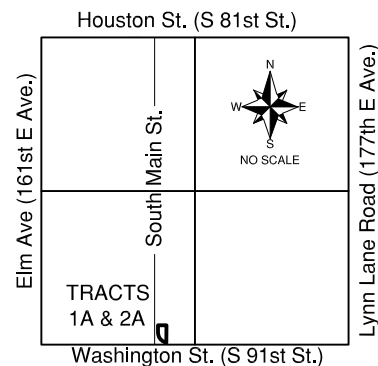
February 9, 2021



This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma. Prepared February 9, 2021 by Russell M. Muzika, Oklahoma PLS No. 1603



GEODECA LLC
P.O.Box 33012
Tulsa, Oklahoma 74153
918 949 4064
CA # 5524 exp 6/30/2022



Section 14, T-18-N, R-14-E Tulsa County



GRIFFITH CONTRACTING, LLC

Capabilities Statement

Griffith Contracting, LLC is a full service general contractor creating innovative and flexible design and construction solutions! Providing commercial construction and services to the Federal Government. Significant past performance mobilizing the right personnel, equipment, and technologies for our customers. 30 years experience and past performance - construction, facilities, and executive leadership.

Company Bio

GRIFFITH CONTRACTING, LLC
29400 E 68TH ST S, Broken Arrow OK
74014-5404
DUNS #: 124276325 CAGE Code: 465S1

LEANN GRIFFITH
PRESIDENT
918-893-7966
leann@griffithcontracting.com

CLINT GRIFFITH
VP CONSTRUCTION MANAGER
918-609-0672
clint@griffithcontracting.com

Visit us: www.griffithcontracting.com

BUSINESS CERTIFICATIONS

SBA 8(a) Certified Small Business (8a) - ✓
Woman Owned Small Business (WOSB) - ✓
Economically Disadvantaged Woman (EDWOSB) - ✓
SBA Certified HUBZone Business (HUBZone) - ✓
VA Veteran Owned Small Business (VOSB) - ✓
Cherokee Nation Tero Certified (TERO) - ✓
SBA Emerging Leaders Class of 2018 - ✓

BONDING CAPACITY

Single: \$4,000,000
Aggregate: \$10,000,000
Current: \$7 million

Experience

President - Leann Griffith is a proud Veteran of the US Air Force. Bringing training and experience handling multiple tasks, simultaneously and under pressure gained during her military service stateside, Desert Storm and Korea. Proven leadership with over 20 years of administrative management, executive management, tax office management and leadership development. Leann manages business relations for Griffith. Ensuring strong financial histories, improved bonding capacity, equipment supplies and resources, company certifications, team training and safety certifications credentials. Leann was selected and completed the 2018 SBA Emerging Leaders Program. Providing education and training for executives of small, poised-for-growth companies that are potential job creators.

VP, Construction Manager - Clint Griffith is also a proud Air Force Veteran. Backed by 25 years experience in Construction and Facilities Management. Federal Civil Service for GSA in Boston MA, Fort Worth TX, and Oklahoma. Managed design and construction programs for more than 20 agencies in Federal buildings. Air Force Civil Engineering Technician at McConnell AFB Kansas, Osan AB Korea, Malmstrom AFB Montana, Pease AFB New Hampshire. Chief, Construction Management Branch, Tinker AF Base 1998-2001, overseeing 72nd CE R&A, roofing, paving, SABER, Milcon and POCA.



GRIFFITH CONTRACTING, LLC

Past Performance

Substantial Federal work history. Providing customers with tenant alterations and renovations, design build solutions, green energy initiatives, historical preservation, replacement and installation of chillers, boilers, and air handlers, secure work environments, custom millwork and finishes, lighting and power controls, audio video Infrastructure, building automation systems, flood prevention, healthcare facility construction, institutional and detention construction, accessibility improvements, acoustical upgrades, low-e glazing, ballistic and blast window replacements, perimeter security bollards and gates, blast protection, concrete paving and construction, excavation, roofing, utilities.

PRIMARY NAICS:236220 COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION SECONDARY 237310 HIGHWAY, STREET, AND BRIDGE CONSTRUCTION, 237990 OTHER HEAVY AND CIVIL ENGINEERING CONSTRUCTION, 238110 POURED CONCRETE FOUNDATION AND STRUCTURE CONTRACTORS, 238160 ROOFING CONTRACTORS, 238190 OTHER FOUNDATION, STRUCTURE, BUILDING EXTERIOR CONTRACTOR, 238210 ELECTRICAL CONTRACTORS AND WIRING INSTALL CONTRACTORS, 238220 PLUMBING, HEATING, AND AIR-CONDITIONING CONTRACTORS, 238320 PAINTING CONTRACTORS, 238330 FLOORING CONTRACTORS, 238910 SITE PREPARATION CONTRACTORS, 238990 ALL OTHER SPECIALTY TRADE CONTRACTORS, 531190 LESSORS OF OTHER REAL ESTATE PROPERTY, 561730 LANDSCAPING SERVICE

Under Construction

US GSA (IDIQ)
Repair and Alterations
Oklahoma West Zone
\$5,000,000

US GSA (IDIQ)
Repair and Alterations
Tulsa/Fayetteville Zone
\$5,000,000

USAF 138th Fighter Wing
Energy Controls HVAC
\$2,910,359

NPS Fort Smith Historic Site
Replace Flagstaff
\$92,313

Bureau Engraving & Printing
Elevator Modernization
\$1,599,999

USACE Locks 14-18
Replace Doors
\$97,607

USACE Skiatook Lake
Repair Lake Office
\$288,112

USAF Tinker AFB OK
Install Auto Doors B3001G
\$72,880

USAF 188th Wing AR ANG
Main Ditch Drainage
\$246,376

USAF 138th Fighter Wing
B316 HVAC Repair
\$1,137,322

US GSA Museum Repairs
Post Office Courthouse
\$17,205

USAF Tinker AFB OK
Renovate Restrooms B3001G
\$625,639

Completed 2020
US GSA Plaster Repairs
Tulsa Federal Courthouse
\$17,942

US GSA Rep Floors USDA
Federal Campus OKC, OK
\$17,785

US GSA Water Infiltration
Muskogee Federal Courthouse
\$54,935

USAF Little Rock AFB AR
Furnish Install HVAC 1222
\$30,550

US GSA, Reno US Marshals
Fort Smith Fed Courthouse
\$124,744

USAF 188th Wing AR ANG
DFAC Electrical
\$49,535

USAF 138th Fighter Wing
Renovate Bldg 240 HQ
\$968,089

USAF 188th Wing AR ANG
Remodel BDOC
\$69,843

USAF 138th Fighter Wing
East Fence Expansion
\$204,350

USAF 138th Fighter Wing
Remodel Restroom 318
\$294,317

USACE Chouteau Lock 17
Renovate Maint Bldg
\$109,703

Completed 2019
USAF 138th Fighter Wing
Construct Parking Lots
\$426,428

USVA Muskogee OK VA
Server Room Cooling
\$224,344

USACE Oologah Lake
Courtesy Dock
\$84,721

USAF 138th Fighter Wing
Repair Walk in Freezer
\$24,750

USAF 138th Fighter Wing
Hangar Foam Fire Sys
\$80,185

USAF 138th Fighter Wing
Repair Fire Systems
\$140,638

USAF 138th Fighter Wing
Resurface Track
\$226,816

Completed 2018
Pepsi Beverage Plant
Construct Dock
\$185,000

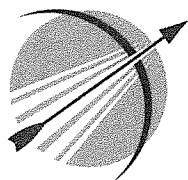
USAF 138th Fighter Wing
Rpl 316 Chiller
\$193,880

USVA Muskogee OK VA
Replace ER Doors
\$30,505

Oklahoma State Univ
Student Union Ceiling
\$62,509

USACE Skiatook Lake
Lab Office Renovation
\$81,900

USVA Muskogee OK VA
Const Emergency Ante Room
\$49,339



CITY OF
BROKEN ARROW
Where opportunity lives

City Staff to complete this section

CASE NUMBER _____

TRACKING# _____

DATE: _____

APPLICATION FOR A PLANNED UNIT DEVELOPMENT (PUD)

- PUD application fee is \$375.00 plus \$6.00 per address notification.
- A pre-application meeting with City Staff is required prior to this application submittal.
- Written notes of this pre-application meeting shall be submitted with this application.
- Please submit 2 paper copies of the proposed PUD text, and drawings. One electronic copy, in PDF format, with the legal description shall be submitted with this application.
- An original address/radius report no older than 6 months, with mailing labels shall be submitted.
- The current property owner must sign the application or the City's form authorizing the owner's representative to sign the application on behalf of the owner.

PRE-APPLICATION MEETING DATE: 1-5-2021 MEETING NOTES ATTACHED: ☐

PROJECT NAME: Old Hitching Post

NAME OF APPLICANT: Griffith Contracting Phone: 918-520-2213

ADDRESS: 29400 E 68th St. S, Broken Arrow, OK ZIP CODE: 74014

EMAIL: leanne@griffithcontracting.com CITY/STATE: _____ FAX: _____

PROPERTY OWNER: John Belding and Nancy Belding PHONE: 918-629-8759

OWNER'S ADDRESS: 11610 S 257th East Ave, Coweta, OK ZIP CODE: 74429

EMAIL: johnphtp@yahoo.com CITY/STATE: _____ FAX: _____

COUNTY: Tulsa QUARTER SECTION: _____ SECTION/TOWNSHIP/RANGE: 14 18N 14

ACREAGE: .74 NO. OF LOTS: 1 PLAT/SUBDIVISION: Unplatted

LEGAL DESCRIPTION (MAY BE ATTACHED): New legal description attached

~~PRT SE SW BEG 088W & 23103 NEQ SW TH S118.5 CRV LF TO PT 493W EL SW N330 W175 POB LESS BEG NWC THERE OF TH S118.5 CRV LF TO PT 493W EL SW N50.39 W46.55 CRV RT TO PT 201.64S NL THEREOF N201.64 W50 POB SEC 14 1814.74AC~~

ANY PRIVATE DEED/PLAT RESTRICTIONS ON THE PROPERTY? ☐ YES ☒ NO, IF YES, EXPLAIN:

PROJECT ADDRESS OR GENERAL LOCATION: 1819 S Main St., Broken Arrow, OK 74012

PRESENT ZONING/USE: A1 PROPOSED ZONING/USE: CN

RELATED CASE NUMBERS _____

100 YEAR FEMA FLOODPLAIN ON PROPERTY? ☐ YES ☒ NO

I HEREBY CERTIFY THAT THE INFORMATION HEREIN SUBMITTED IS COMPLETE, TRUE AND ACCURATE AND THAT I/WE HAVE BEEN NOTIFIED ON THE DEVELOPMENT PROCEDURES AND GUIDELINES, INCLUDING PLATTING AND SITE PLAN REVIEWS IF REQUIRED AND ALL FEES AND CHARGES RELATED TO SITE IMPROVEMENTS, DEVELOPMENT AND BUILDING PERMIT COSTS.

SIGNATURE OF APPLICANT: _____

Leanne Griffith

dotloop verified
01/14/21 3:24 PM CST
DEXG-NFZA-9MQF-HWME

DATE: _____

(TYPE OR PRINT NAME OF APPLICANT SIGNING): Leanne Griffith, Griffith Contracting

☐ CHECK BOX IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER: _____

John Belding

DATE: 01-14-2021

(PRINT NAME OF OWNER SIGNING) _____

John Belding

CONTACT PERSON FOR THIS APPLICATION: Leanne Griffith, Griffith Contracting

(Please Print)

CONTACT PERSON'S PHONE NUMBER: 918-520-2213

DO NOT WRITE BELOW THIS LINE

DATE REC'D: _____ REC'D BY: _____ FEE: _____

PLANNING COMMISSION DATE: _____

