

Not To Scale

Data Summary:

Total Project Area	5.8184 Acres
Maximum Allowable Floor Area	135,000 SF
Total Floor Area Per Plan	129,375 SF
Open Space	30,492 SF
	0.70 Acres (12.0%)

Note:

- M/W - Masonry Wall (Shown as)
- 6' Opaque Screening Fence/Wall

Fire Data Summary:

	20 ft. Fire Lane
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Note:

- Building Class (per IFC 2015): RV/Mini-Storage - Moderate Hazard Storage, Group S-1
- Fire Lane to be striped per City of Broken Arrow Standards.
- Fire Flow Data:
Static - 65
Flow - 1061.2
Residual - 43

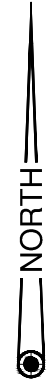
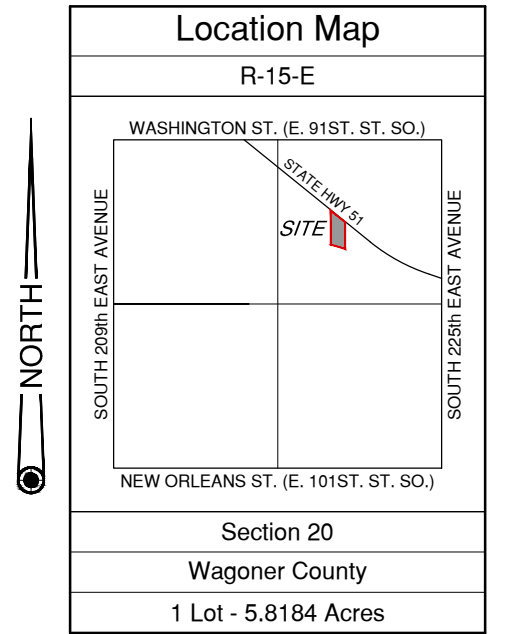
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Exhibit A

51 Aspen Mini-Storage

Conceptual Site Plan





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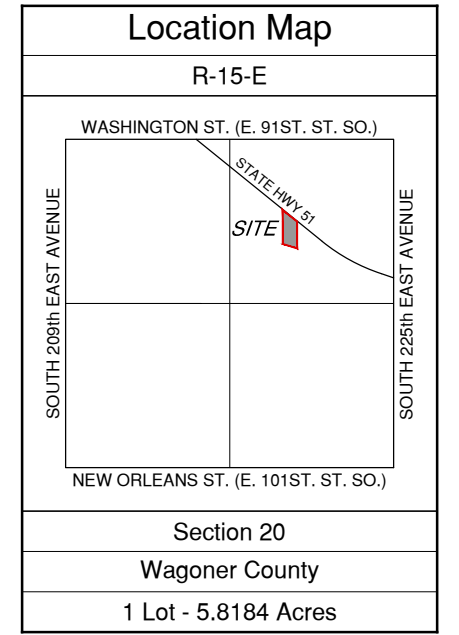
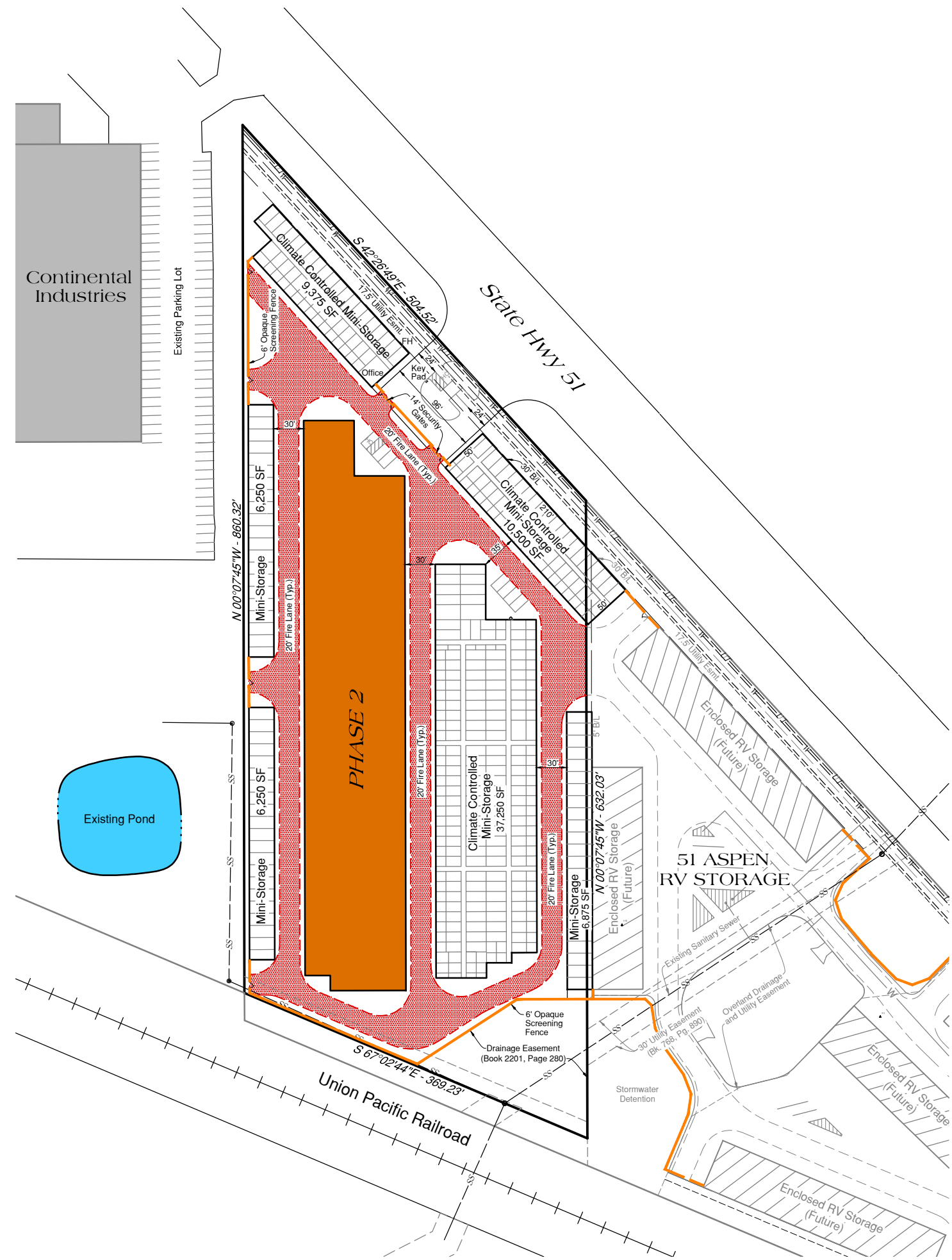
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Exhibit B

51 Aspen Mini-Storage

Development Area Plan



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Data Summary:

Total Project Area	5.8184 Acres
Maximum Allowable Floor Area	135,000 SF
Total Floor Area Per Plan	129,375 SF
Open Space	30,492 SF
	0.70 Acres (12.0%)

PHASE 2

Note:
 1. Excluding doors and windows, the exterior vertical walls of all buildings abutting State Hwy. 51 shall contain at least 90% masonry material.

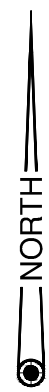
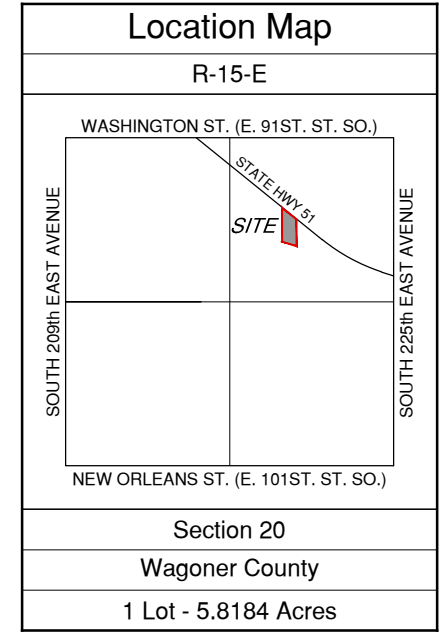
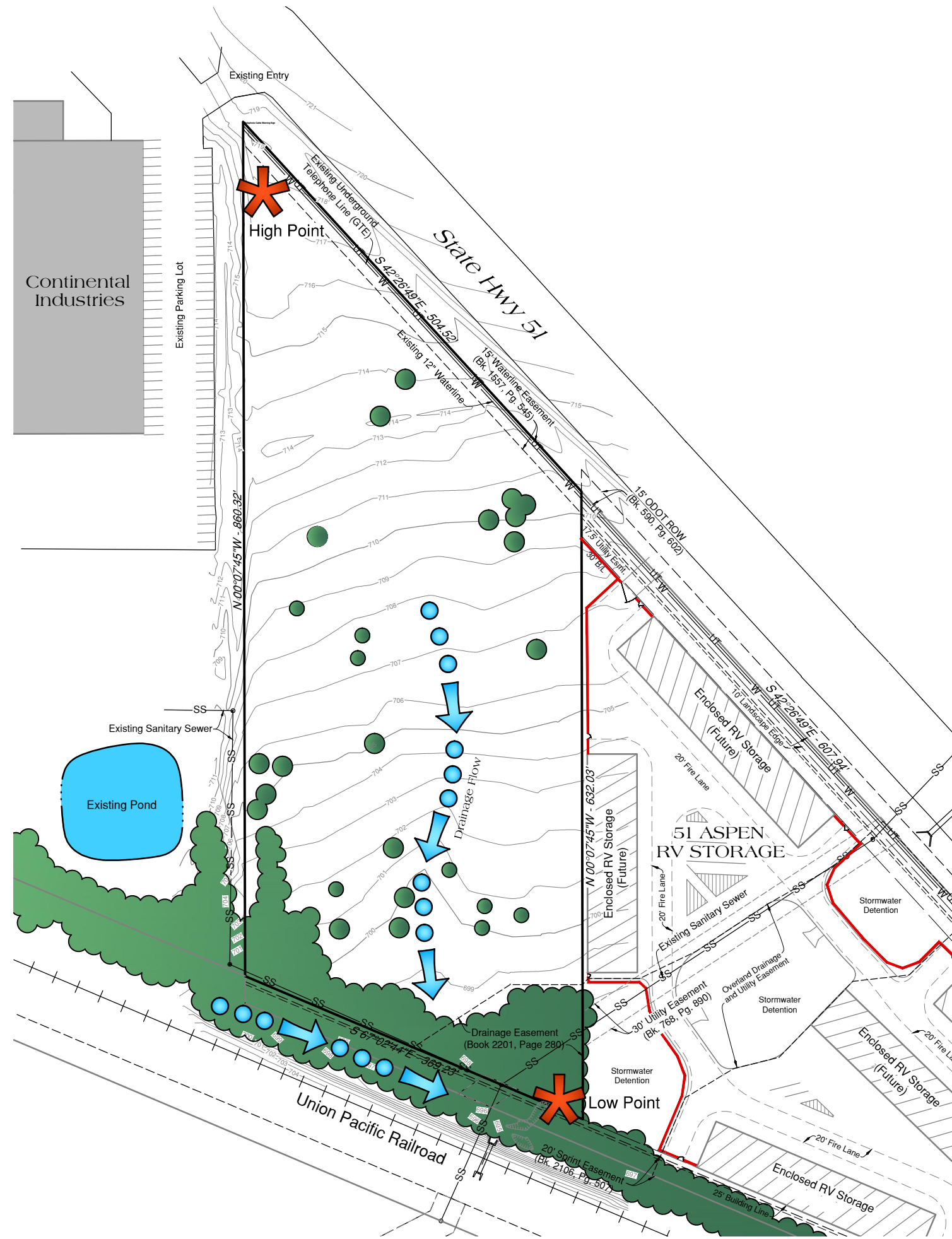
Fire Data Summary:

20 ft. Fire Lane

Note:
 1. Building Class (per IFC 2015): RV/Mini-Storage - Moderate Hazard Storage, Group S-1
 2. Fire Lane to be striped per City of Broken Arrow Standards.
 3. Fire Flow Data:
 Static - 65
 Flow - 1061.2
 Residual - 43

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Exhibit C
**51 Aspen
 Mini-Storage**
 Phasing Plan



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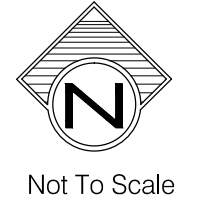
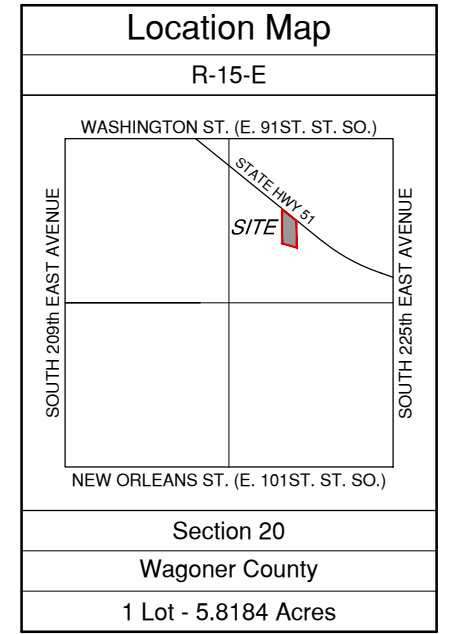
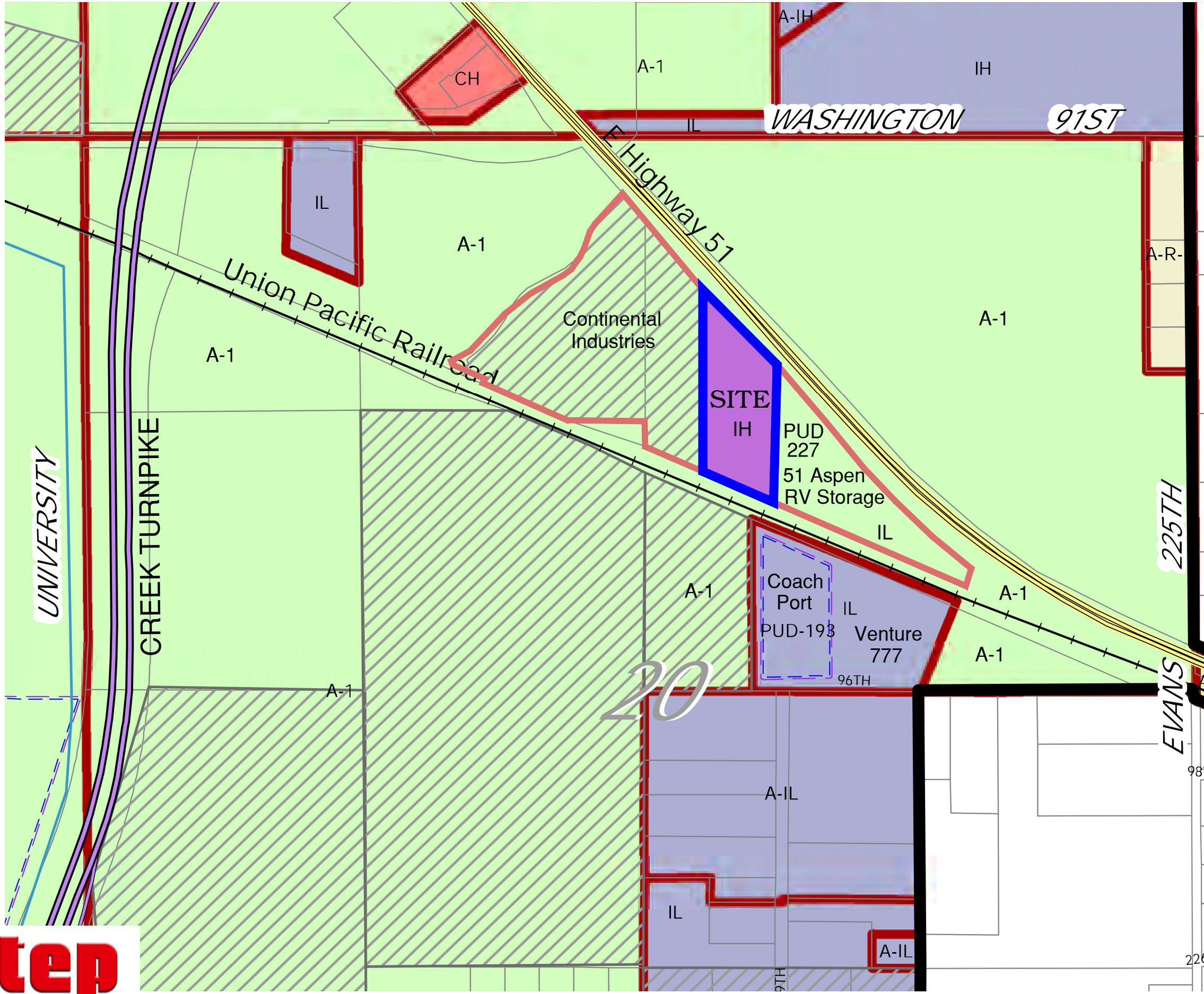


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Exhibit D
**51 Aspen
Mini-Storage**
Existing Conditions Plan





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Exhibit E
**51 Aspen
 Mini-Storage**
 Surrounding Zoning and
 Land Use Plan



Exhibit 'F'
Detail Site Plan
Planned Unit Development No. 227

51 Aspen RV Storage

A subdivision of a part of the NE/4 of the Section 20, T-18-N, R-15-E
of the Indian Meridian, Wagoner County, State of Oklahoma

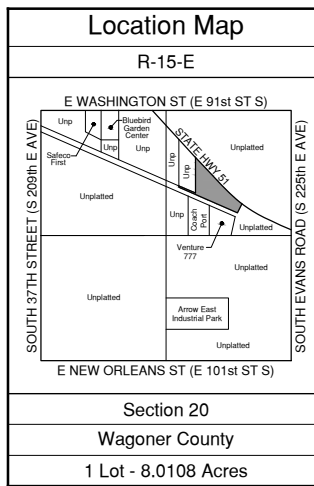
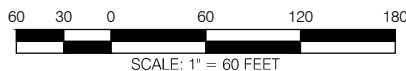
OWNER / DEVELOPER

Aspen Square, Inc.
an Oklahoma corporation
P.O. Box 1861
Muskogee, Oklahoma 74402-1861
918.687.0002

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2017



Legend

- = Fire Lane
- = Overhead Electric
- = Existing Sanitary Sewer
- = Existing Water Line
- = Existing Underground Telephone Line
- PP = Power Pole
- LP = Light Pole
- FH = Fire Hydrant
- U/E = Utility Easement
- SSMH = Sanitary Sewer Manhole
- STMH = Storm Sewer Manhole
- RCP = Reinforced Concrete Pipe
- = Overland Drainage Easement (per Plat)
- = 20' Fire Lane (Per IFC 503.3, 503.7.2.1, 503.7.3.3, Appendix D and City Ordinance 3313.4)

Site Plan Statistics

DESCRIPTION	PUD 227	PROPOSED SITE PLAN
Tract Area	8.0108 Ac. (Gross) 7.8449 Ac. (Net)	8.0108 Ac. (Gross) 7.8449 Ac. (Net)
Maximum Floor Area	103,500 SF	83,750 SF
Building Setbacks:		
From State Hwy 51 ROW	30 Feet	30 Feet
From So. 219th E. Ave.	50 Feet	50 Feet
From South Boundary Line	25 Feet	25 Feet
From West Boundary Line	5 Feet	5 Feet
Parking (No On-Site Sales Office)		
Required Spaces	0	-
Proposed Spaces (RV - Indoor)	-	100
Proposed Spaces (RV - Outdoor)	-	10
Proposed Spaces (Automobile)	-	0
Minimum Landscape Area	By Sec. 5.2 of City of Broken Arrow Zoning Code	33.4% 114,144 SF (Net)
Maximum Building Height	26 Feet	26 Feet
Lot Coverage (%)		
Building	-	24.0%
Paving	-	42.7%
Open Space	-	33.3%

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of N 00°09'38"W along the East line of the NE/4 of Section 20, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

"Mag" nail with shinner, 0.8' southeast from the northwest edge of pavement on 219th East Ave. and 65' from the southwest edge of pavement on State Highway 51 and 142' northeast of railroad tracks.

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-60514-15. Stormwater detention for this plat will be provided adjacent to the site.

Notes

- Water to be supplied by Wagoner County Rural Water District #4.
- Sewage to be received by the City of Broken Arrow.
- Property owner(s) assume all liability and replacement responsibilities for any damage to signs placed in utility easements.
- Excluding doors and windows, the exterior vertical walls of all buildings facing State Hwy. 51 shall be constructed of masonry material.
- Screening fencing along State Highway 51 shall consist of a 6-foot opaque screening fence, constructed of the same masonry materials as used on the exterior of the buildings facing State Highway 51.
- There will be no free standing signage. All signage will be wall signs.
- There will be no light poles. All site lighting will be accomplished with wall packs.
- There will be no HVAC units.

Fire Data Summary:

- Building Class (per IFC 2006): RV/Mini-Storage - Moderate Hazard Storage, Group S-1
- Fire Lane to be striped per City of Broken Arrow Standards.
- Fire Flow Data:
Static - 65
Flow - 1061.2
Residual - 43

Fire Lane Requirements

Fire lanes shall be marked by painting lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" shall appear in four-inch (4") white letters at twenty-five foot (25') intervals on the red border markings along both sides of the fire lanes. Curbs shall be painted in red traffic paint from the top seam of the curb to a point even with the driving surface and lettered in the same manner as the flat striping. IFC 503.3, 203.7.2.1, 503.7.3.3, Appendix D and City Ordinance Subsection 3313.4.

Impervious Area Calculations

Existing Impervious Area	Total Area	Percentage
2,898.12 S.F.	348,951.55 S.F.	= 0.83%
Proposed Increase Impervious Area	Total Area	Percentage
229,746.95 S.F.	348,951.55 S.F.	= 65.84%
Total Impervious Area	Total Area	Total Percentage
232,645.07 S.F.	348,951.55 S.F.	= 66.67%

COACH PORT

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21848 East Highway 51, Broken Arrow, OK 74014
ST14-151 July 28, 2015