

FINAL PLAT

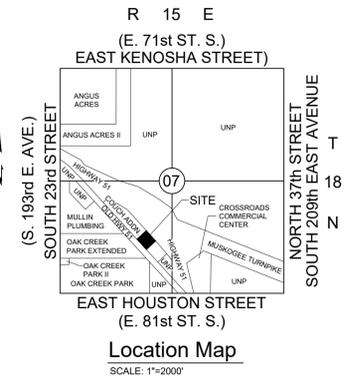
OLD HIGHWAY 51 INDUSTRIAL PARK

PUD 000502-2022

OWNER:
 Gary Shotton
 2017 W. Rockport St.
 Broken Arrow, Oklahoma, 74012
 CONTACT: Gary Shotton

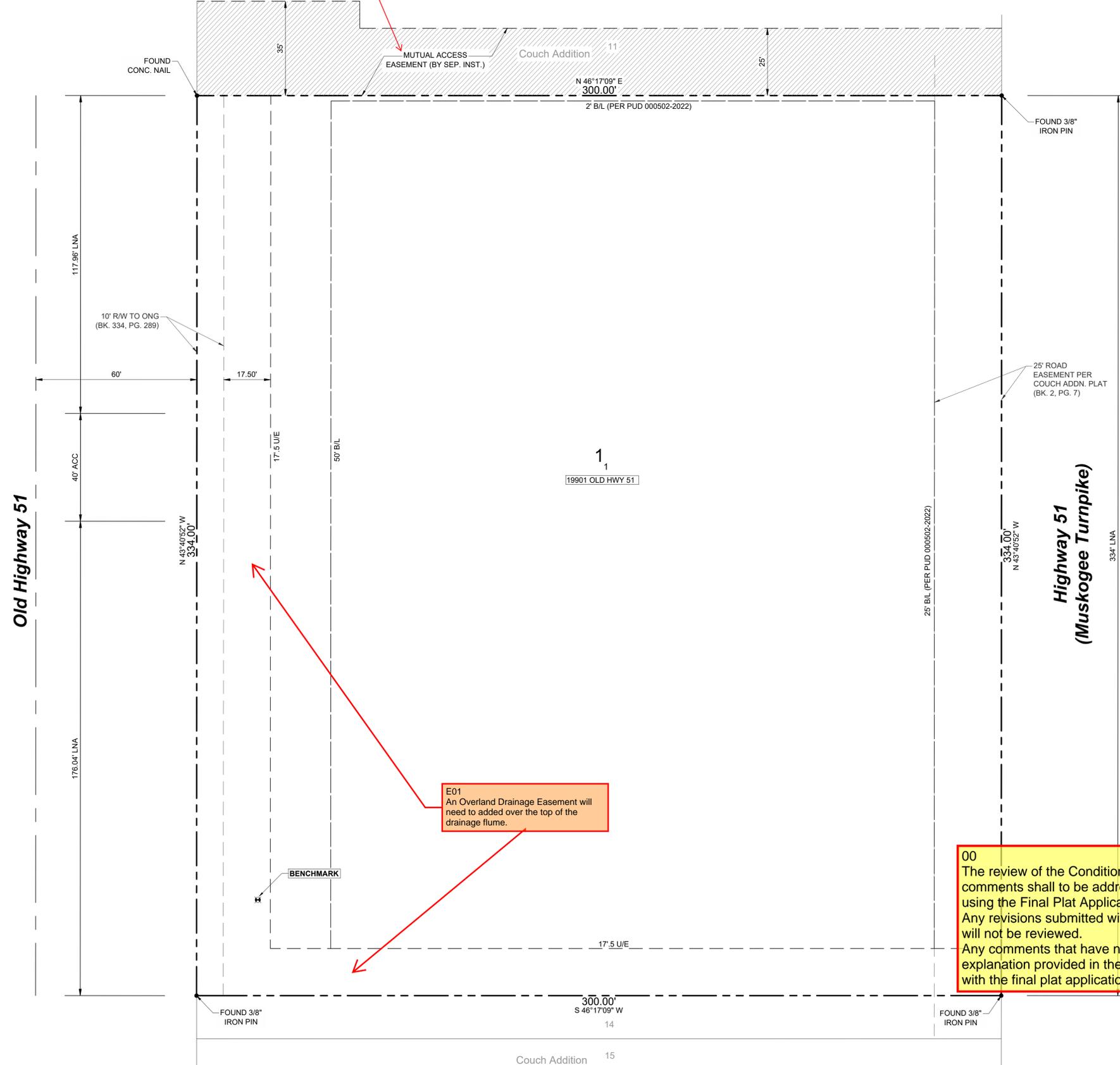
ENGINEER:
 Wallace Design Collective, PC
 123 North Martin Luther King Jr Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 OK CA NO. 1460, EXPIRES 6/30/2025
 JORDAN RODICH P.E.
 jordan.rodich@wallace.design

SURVEYOR:
 Wallace Design Collective, PC
 123 North Martin Luther King Jr Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 OK CA NO. 1460, EXPIRES 6/30/2023
 R. WESLEY BENNETT, PLS 1562
 wes.bennett@wallace.design



P01:
 Please provide the document number for easements by separate instrument

A RESUBDIVISION OF PART OF LOTS ELEVEN (11) AND FOURTEEN (14) AND ALL OF LOTS TWELVE (12) AND THIRTEEN (13), BLOCK 2, COUCH ADDITION, ALL IN SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.



- LEGEND**
- B/L = BUILDING SETBACK
 - ACC = ACCESS
 - LNA = LIMITS OF NO ACCESS
 - R/W = RIGHT-OF-WAY
 - U/E = UTILITY EASEMENT
 - ONG = OKLAHOMA NATURAL GAS
 - P.O.B. = POINT OF BEGINNING
 - [Hatched Box] = OFF-SITE MUTUAL ACCESS EASEMENT
 - 19901- = ADDRESS

SUBDIVISION STATISTICS
 SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
 SUBDIVISION CONTAINS 100,200 SF (2.30 ACRES)

MONUMENTATION
 FOUND AS NOTED

BENCHMARK
 3/8" IRON PIN LOCATED 22.85' EAST AND 35.6' NORTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OLD HIGHWAY 51 INDUSTRIAL PARK
 NORTHING=389736.73
 EASTING=2632008.57
 ELEV=734.16

BASIS OF BEARINGS
 HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.
 VERTICAL DATUM BASED ON GPS DATA (NAVD 88)

ADDRESS NOTE
 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.

FLOODPLAIN NOTE
 FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40145C0095J, MAP REVISED: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

BACKFLOW PREVENTER NOTE

ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKFLOWER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.
 BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.
 ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

E01
 An Overland Drainage Easement will need to added over the top of the drainage flume.

00
 The review of the Conditional Final Plat is complete and all comments shall to be addressed as part of the Final Plat submittal using the Final Plat Application. Any revisions submitted with the Conditional Final Plat application will not be reviewed. Any comments that have not been addressed must have an explanation provided in the Comment Response Letter uploaded with the final plat application.

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

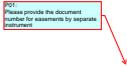
DETENTION DETERMINATION NO.: DD-040523-22
 (NO DETENTION REQUIRED)

PROJECT NO. PR-000139-2022

\\civil-server\projects\2240512 19901 Old Hwy 51 Development\Drawings\PRODUCTION\Plat\2240512 Final Plat.dwg
 ORIG SIZE: 24"x38"

Markup Summary (CFP)

Architect (1)



Subject: Architect
Page Label: [1] 2240512 Final Plat-Sheet 1
Author: Henry

P01:
Please provide the document number for easements by separate instrument

CFP Review (1)



Subject: CFP Review
Page Label: [1] 2240512 Final Plat-Sheet 1
Author: ADMIN

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The review of the Conditional Final Plat is complete and all comments shall to be addressed as part of the Final Plat submittal using the Final Plat Application.
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Jason Comments (2)



Subject: Jason Comments
Page Label: [1] 2240512 Final Plat-Sheet 1
Author: jdickeson

E01
An Overland Drainage Easement will need to be added over the top of the drainage flume.



Subject: Jason Comments
Page Label: [2] 2240512 DOD-Sheet 2
Author: jdickeson

E02
Add language for the Overland Drainage Easement.

(43)

Subject:
Page Label: [2] 2240512 DOD-Sheet 2
Author: AutoCAD SHX Text

D

Subject:
Page Label: [2] 2240512 DOD-Sheet 2
Author: AutoCAD SHX Text

R

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Author: AutoCAD SHX Text

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Author: AutoCAD SHX Text

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