

51 Aspen Mini-Storage

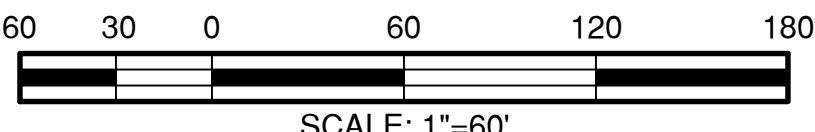
A subdivision in the City of Broken Arrow, being a part of the NE/4 of Section 20, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma

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



OWNER / DEVELOPER

Aspen Square, Inc.

an Oklahoma corporation
P. O. Box 1861
Muskogee, OK 74402-1861
918.687.0002



Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°07'45" E along the West line of "51 Aspen RV Storage", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, Plat No. PLC5-424A, as filed in the records of the Wagoner County Clerk's office.

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.

Elevation = 713.07 NAVD 1988

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.

Lot Addresses

Addresses shown on this plat were provided by the City of Broken Arrow Engineering Department. The addresses are subject to change and should not be relied upon in place of the legal description.

Backflow Preventer Valve Table

If the actual finished floor elevation is lower than one (1) foot above the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a backflow preventer valve near the building according to Broken Arrow Ordinance No. 2173, Section 24-100, adopted October 5, 1998.

Fire Data Summary:

20 ft. Fire Lane

NOTES:

- 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

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma.

Mayor

Attest: City Clerk

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PT15-XXX

Sheet 1 of 2

Date of Preparation: 12/1/2015