Seven Oaks South II

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE E/2 NW/4 OF SECTION TWENTY-FIVE (25), TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

0 40 80 160

DRAWING SCALE: 1"= 80'

DETENTION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-9070747

OWNER/DEVELOPER

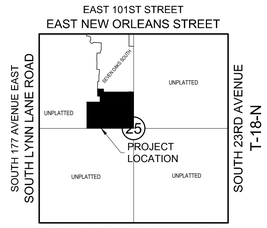
SEVEN OAKS SOUTH, LLC
6314 EAST 96TH STREET
TULSA, OKLAHOMA 74137
PHONE: 918.261.5200
ATTN: CHUCK RAMSAY

ENGINEER

AAB ENGINEERING, LLC
PO BOX 2136
SAND SPRINGS, OK 74063
OK CA#6318 EXP: JUNE 30,2016
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM

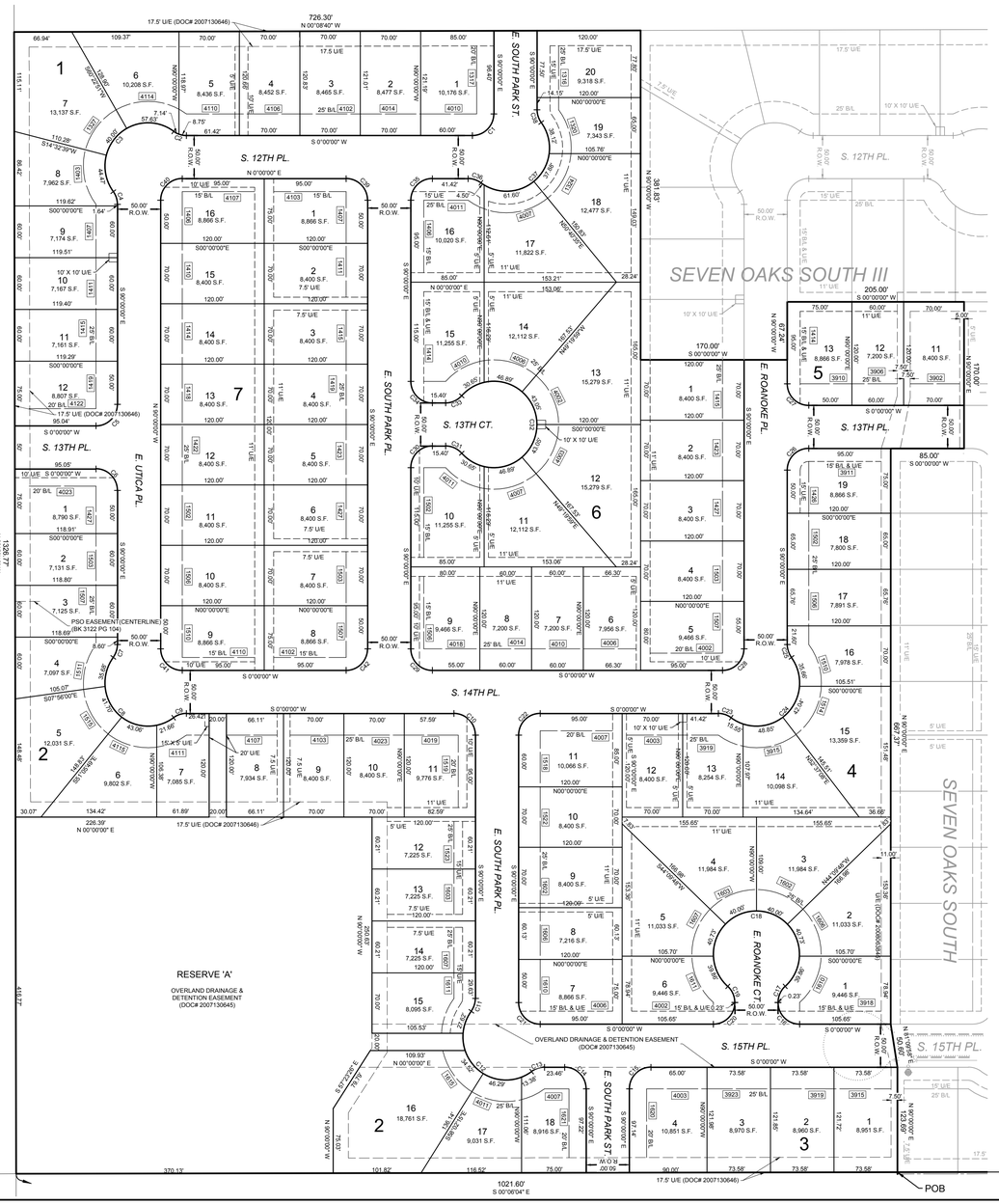
SURVEYOR

ATLAS LAND OFFICE, LLC
202 SOUTH MAIN STREET
WAGONER, OK 74467
PHONE: 918.485.9987
ATTN: ALBERT JONES III



LOCATION MAP

SCALE: 1"=2000'



LEGEND

B/L	BUILDING LINE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
U/E	UTILITY EASEMENT
BK	BOOK
PG	PAGE
XXXX	ADDRESS

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS NINETY-TWO (92) LOTS IN SEVEN (7) BLOCKS AND ONE (1) RESERVE AREAS (23.36 TOTAL ACRES)

BLOCK 1	2.42 ACRES
BLOCK 2	3.67 ACRES
BLOCK 3	0.87 ACRES
BLOCK 4	4.14 ACRES
BLOCK 5	0.56 ACRES
BLOCK 6	4.66 ACRES
BLOCK 7	3.13 ACRES
RESERVE AREA "A"	3.91 ACRES

SUBDIVISION DATA

BENCHMARK

3" ALUMINUM CAP-FLUSH-SET IN CONCRETE STAMPED "TUL 4", SET WEST OF 23RD STREET AND APPROXIMATELY 0.10 MILES NORTH EAST FLORENCE STREET.

ELEV=633.40' (NAVD 1929)

BASIS OF BEARINGS

THE BASIS OF BEARING FOR SAID TRACT IS S 00°06'04" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

MONUMENTATION

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.

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.

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the forgoing is a true and correct copy of a like instrument now on file in my office.

Dated the_____ day of _____, 20____
EARLENE WILSON, Tulsa County Clerk

_____
Deputy

WATER AND SEWER

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	36°24'54"	25.00'	15.89'
C3	162°49'48"	50.00'	142.10'
C4	36°24'54"	25.00'	15.89'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'
C7	36°24'54"	25.00'	15.89'
C8	162°49'48"	50.00'	142.10'
C9	36°24'54"	25.00'	15.89'
C10	90°00'00"	25.00'	39.27'
C11	36°24'54"	25.00'	15.89'
C12	162°49'48"	50.00'	142.10'
C13	36°24'54"	25.00'	15.89'
C14	90°00'00"	25.00'	39.27'
C15	90°00'00"	25.00'	39.27'
C16	90°00'00"	25.00'	39.27'
C17	48°11'23"	25.00'	21.03'
C18	276°22'46"	50.00'	241.19'
C19	48°11'23"	25.00'	21.03'
C20	90°00'00"	25.00'	39.27'
C21	90°00'00"	25.00'	39.27'
C22	90°00'00"	25.00'	39.27'
C23	36°24'54"	25.00'	15.89'
C24	162°49'48"	50.00'	142.10'
C25	36°24'54"	25.00'	15.89'
C26	90°00'00"	25.00'	39.27'
C27	90°00'00"	25.00'	39.27'
C28	90°00'00"	25.00'	39.27'
C29	90°00'00"	25.00'	39.27'
C30	90°00'00"	25.00'	39.27'
C31	48°11'23"	25.00'	21.03'
C32	276°22'46"	50.00'	241.19'
C33	48°11'23"	25.00'	21.03'
C34	90°00'00"	25.00'	39.27'
C35	90°	25.00'	39.27'
C36	36°24'54"	25.00'	15.89'
C37	162°49'48"	50.00'	142.10'
C38	36°24'54"	25.00'	15.89'
C39	90°	25.00'	39.27'
C40	90°00'00"	25.00'	39.27'
C41	90°00'00"	25.00'	39.27'
C42	90°00'00"	25.00'	39.27'

BACKFLOW PREVENTER VALVE TABLE

BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE*	MANHOLE RIM ELEVATION	BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE*	MANHOLE RIM ELEVATION	BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE*	MANHOLE RIM ELEVATION
1	1	679.00*	A1	679.99	3	2	674.60	M	673.44	6	7	671.30*	D3	674.11
1	2	677.10	A1	679.99	3	3	673.20*	M	673.44	6	8	670.30	D3	674.11
1	3	676.00*	A1	679.99	3	4	671.60*	L	671.88	6	9	669.20*	D3	674.11
1	4	675.00	A	672.62	4	1	674.00*	P	675.03	6	10	673.40*	D3	674.11
1	5	674.30	A	672.62	4	2	674.40*	P	675.03	6	11	674.80*	D3	674.11
1	6	673.90	A	672.62	4	3	674.70	F1	673.33	6	12	675.50	D3	674.11
1	7	673.70	A	672.62	4	4	674.70	F1	673.33	6	13	675.50*	D4	678.70
1	8	673.40	C	670.25	4	5	674.40	E4	669.72	6	14	675.50	G3	675.51
1	9	672.70	C	670.25	4	6	673.60	E4	669.72	6	15	675.30*	G3	675.51
1	10	672.10	C	670.25	4	7	668.10*	E4	669.72	6	16	678.40	G3	675.51
1	11	671.50	D	667.27	4	8	668.00*	E4	669.72	6	17	679.80	G3	675.51
1	12	670.80	D	667.27	4	9	668.00*	E4	669.72	6	18	680.30	D5	682.88
2	1	669.60	D	667.27	4	10	668.80*	E3	669.73	6	19	682.00*	B1	683.02
2	2	669.00	D	667.27	4	11	669.90*	E3	669.73	6	20	684.00*	B1	683.02
2	3	668.30	E	664.76	4	12	672.90*	F1	673.33	7	1	676.80	C5	673.05
2	4	668.00	E	664.76	4	13	673.80*	F1	673.33	7	2	675.60	C5	673.05
2	5	668.00	E	664.76	4	14	674.60	F1	673.33	7	3	674.50	C4	672.50
2	6	667.80	F	665.75	4	15	675.00*	Q	677.86	7	4	673.40	C4	672.50
2	7	667.10	F	665.75	4	16	675.50*	Q	677.86	7	5	672.30*	C4	672.50
2	8	667.10	F	665.75	4	17	676.00*	R	679.74	7	6	671.30*	C4	672.50
2	9	667.80	G	666.00	4	18	676.30*	R	679.74	7	7	669.00*	C3	668.81
2	10	668.50	G	666.00	4	19	677.00*	R	679.74	7	8	670.10	C3	668.81
2	11	669.30	H1	667.64	5	1	684.10*	U	693.41	7	9	668.80*	C3	668.81
2	12	668.20	H	666.67	5	2	684.00*	I1	683.75	7	10	668.00*	C3	668.81
2	13	667.50*	H	666.67	5	3	683.00*	I1	683.75	7	11	669.50*	C4	672.50
2	14	667.50*	H	666.67	6	1	679.80	D4	678.70	7	12	670.20*	C4	672.50
2	15	668.50	H	666.67	6	2	678.10*	D4	678.70	7	13	670.90*	C4	672.50
2	16	669.40	I	665.50	6	3	676.50*	D4	678.70	7	14	671.50*	C4	672.50
2	17	669.50	K	668.25	6	4	675.60	E1	671.49	7	15	672.20*	C5	673.05
2	18	669.80*	L	671.88	6	5	674.90	E1	671.49	7	16	673.00*	C5	673.05
3	1	676.10	M	673.44	6	6	672.20*	D3	674.11					

FINISHED FLOOR ELEVATION SHALL BE 1'-0" ABOVE FINISHED PAD ELEVATION.

IF THE ACTUAL FINISH 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. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

*REQUIRES BACKFLOW PREVENTER VALVE.

AAB Engineering, LLC

Engineering•Surveying•Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

SEVEN OAKS SOUTH II
Case No. PT08-106
Development No. 03-210
Sheet 1 of 2

Date Prepared: April 28, 2015

BEFORE YOU DIG CALL OKIE 1-800-522-6543 CALLOKIE.COM

PLOT DATE: Wed, 29 Apr 2015 FILE: P:\1514\25\SEVEN OAKS SOUTH II\BASE