

Legend

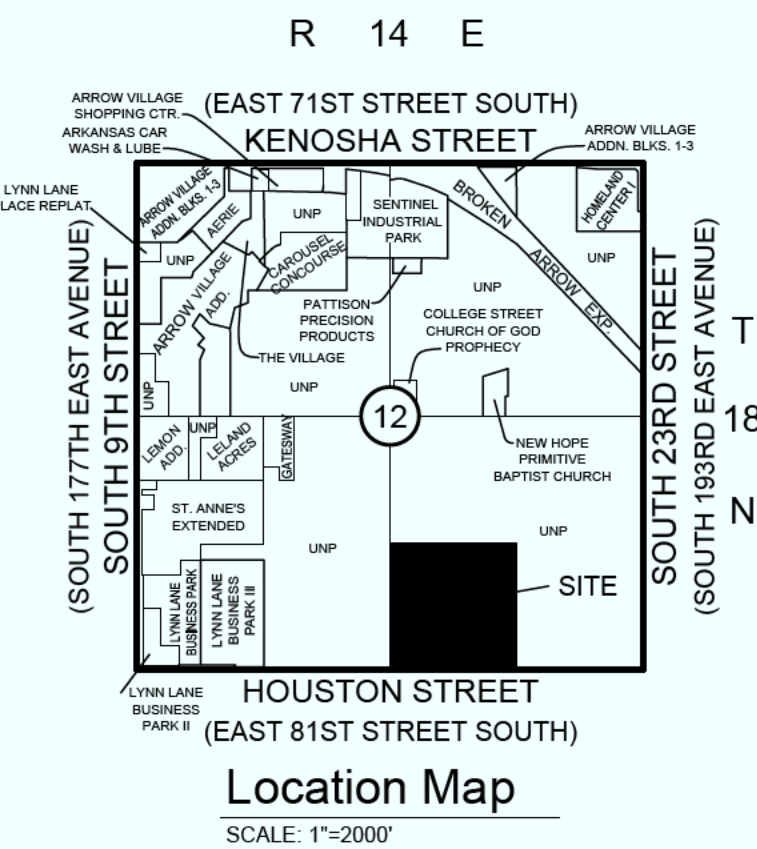
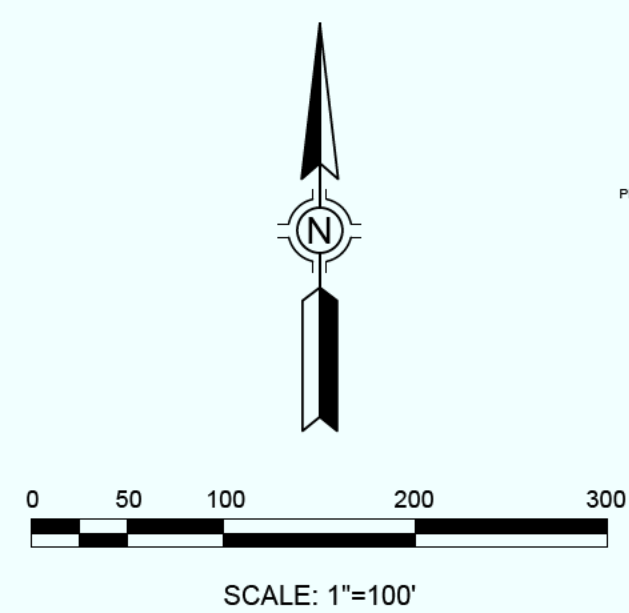
ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BV	BOTTOM OF WALL
CGMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PPT	POWER POLE W/TRANSFORMER
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGDI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TBOX	TELEPHONE BOX
TSDX	TRAFFIC SIGNAL BOX
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYT	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UE	UTILITY EASEMENT
UT	UNDERGROUND TELEPHONE
UTMH	TELEPHONE MANHOLE
W	WATERLINE
WM	WATER METER
WS	WATER SPIGOT
WV	WATER VALVE
XFMR	TRANSFORMER

Site Plan

Oklahoma IOS Land Company

IN PART OF THE SW/4 OF THE SE/4 OF A SUBDIVISION
IN SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2025
6660 S. Sheridan Rd, Ste. 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
Email: jwatt@sw-assoc.com



Notes:

Benchmark:

MONUMENT 3/8" IRON PIN
ELEVATION= 717.78
1988 NAVD DATUM

Basis of Bearing:

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM.
1988 NAVD DATUM

Legal Description:

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF
SECTION TWELVE (12), 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, LESS AND EXCEPT THE
SOUTH 8 FEET THEREOF, PER QUIT CLAIMDEED RECORDED IN BOOK 498 AT PAGE
120

Note:

TOTAL DISTURBED AREA = 10.16 Ac.

Impervious Area Table:

EXISTING IMPERVIOUS AREA TO BE REMOVED	0.00	S.F.
PROPOSED IMPERVIOUS AREA	306,040	S.F.
NET INCREASE	306,040	S.F.

Control Data

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
POINT NO. 50	POINT NO. 53	POINT NO. 110
MONUMENT 3/8" IRON PIN	MONUMENT 3/8" IRON PIN	MONUMENT 3/8" IRON PIN
ELEV. = 709.11	ELEV. = 728.35	ELEV. = 739.29
N=388589.15	N=389819.96	N=389782.76
E=2628689.55	E=2628685.64	E=2627534.56

	S.F.	Ac	
Total Lot	503,887.80	11.57	
Surface	S.F.	Ac	%
Building	2,880.00	0.06612	0.57%
Asphalt Parking	11,173.30	0.25650	2.22%
Drive Way	7,944.91	0.18239	1.58%
Paved Distribution Area	283,339.19	6.50457	56.23%
Sod/Landscape/Retention	198,550.40	4.55809	39.40%
Existing Pervious	503,887.80	S.F.	
Increase in Impervious	305,337.40	S.F.	
Percent increase	60.60%		

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION
DETERMINATION NO. DD-020224-09. A FEE IN LIEU OF
DETENTION IS REQUIRED FOR THIS SITE.

THIS DOCUMENT IS PRELIMINARY IN
NATURE AND IS NOT A FINAL, SIGNED
AND SEALED DOCUMENT.

DATE REVISIONS



**CITY OF
BROKEN ARROW**
Where opportunity lives



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF BROKEN ARROW PUBLIC
WORKS DEPARTMENT SPECIFICATIONS, INCLUDING
O.D.O.T. 2019 EDITION SPECIFICATIONS



**SISEMORE
& Associates, Inc.**

6660 S. SHERIDAN, SUITE 210
TULSA, OKLAHOMA 74133
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE: 6/30/25

Oklahoma IOS Land Company

CASE NO.: DETENTION DETERMINATION #: DD-020224-09

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=100'	CJW	7-8-2024	ACZ, KDD	7-8-2024
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na				
DRAWING NAME:	SHEET 01	WORK ORDER NO.		
8671.03STPL	OF 01	18671.03		