

PERMITTED SITE PLAN
801 S. 9TH STREET
PERMIT # ENG-002094-2025

LYNN LANE SOUTH BUSINESS PARK II

LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND COMMUNICATION LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING CURB AND GUTTER
---	PROPOSED DOMESTIC WATER SERVICE LINE
---	PROPOSED SANITARY SEWER SERVICE LINE
---	PROPOSED UNDERGROUND ELECTRIC SERVICE LINE
---	PROPOSED ROOF DRAIN
---	PROPOSED CURB AND GUTTER
---	PROPOSED FIRE APPARATUS ROUTE
---	20' MINIMUM WIDTH, 30' MINIMUM RADIUS
---	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED 4" P.C.C. SIDEWALK
---	PROPOSED 4" CONCRETE FLUME
---	MAN DOOR LOCATION
---	OVERHEAD DOOR LOCATION

REFERENCED CONSTRUCTION NOTES (X):

1. CONSTRUCT 6" P.C.C. PAVEMENT, SEE DETAILS.
2. CONSTRUCT CONCRETE CURB AND GUTTER, SEE DETAILS.
3. CONSTRUCT THICKENED EDGE, SEE DETAILS.
4. PAINT NO PARKING AREA WITH ANGLED STRIPING AT A 45° ANGLE @ 4'-0" O.C.
5. PAINT 4' WIDE PAVEMENT STRIPING, TYPICAL.
6. INSTALL VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAILS.
7. PAINT ADA PARKING SPACE, SEE DETAILS.
8. CONSTRUCT 4" P.C.C. SIDEWALK, SEE DETAILS.
9. TAPER CURB FROM 6" TO 0" IN 6 LINEAR FEET.
10. CONSTRUCT TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS.
11. CONSTRUCT CONCRETE WHEEL STOP, SEE DETAILS.
12. PAINT DIRECTIONAL ARROW, SEE DETAILS.
13. CONSTRUCT BOLLARD AT 5'-0" O.C., SEE DETAILS.
14. CONSTRUCT 4" CONCRETE DRAINAGE FLUME, SEE DETAILS.
15. SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING DIMENSIONS.
16. CONSTRUCT CITY OF BROKEN ARROW STD S 06 TYPE "D" WHEELCHAIR RAMP.

GENERAL INFORMATION

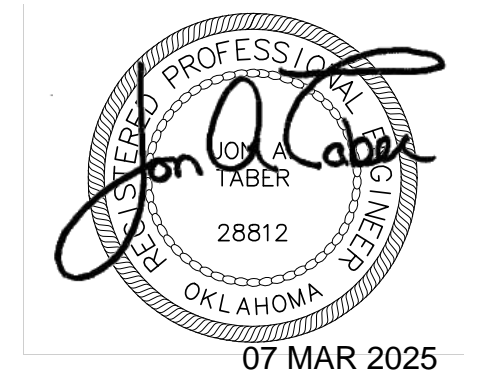
OWNER / DEVELOPER:	DANIELS & DANIELS CONSTRUCTION 3056 NORTH ASPEN AVENUE BROKEN ARROW, OK 74012 918-893-9297
SITE ADDRESS:	801 SOUTH 9TH STREET BROKEN ARROW, OK 74011
SITE AREA:	82,250 SF / 1.89 AC
ZONING:	IL: LIGHT INDUSTRIAL
FLOOD ZONE:	FLOOD ZONE X FIRM #40143C0392L EFFECTIVE DATE: SEPTEMBER 30, 2016
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING SETBACKS:	FRONT: 50' REAR: 30'
TOTAL BUILDING AREA:	32,400 SF (10,800 SF + 21,600 SF)
BUILDING HEIGHT:	24'-8"
TOTAL LOT COVERAGE:	BUILDINGS: 32,400 SF / 0.74 AC. 39.2% OF LOT
HVAC SCREENING METHOD:	ROOF-MOUNTED HVAC WITH MANSARD
DUMPSTER SCREENING METHOD:	STEEL TUBING WITH METAL PANELS 6' HEIGHT
REQUIRED PARKING:	OFFICE: 1 SPACE PER 300 SF WAREHOUSE: 1 SPACE PER 1,250 SF
PROVIDED PARKING:	OFFICE: 5,923 SF / 300 SF = 20 SPACES WAREHOUSE: 26,477 SF / 1,250 SF = 22 SPACES
DETENTION DETERMINATION:	42 SPACES REQUIRED 61 SPACES: (26 STANDARD, 2 PARALLEL, 3 ADA, 30 GARAGE)

DANIELS & DANIELS
DANIELS OFFICE & WAREHOUSE
801 SOUTH 9TH STREET
BROKEN ARROW, OK 74011
SITE LAYOUT PLAN

PROJECT NO.: 010178.001

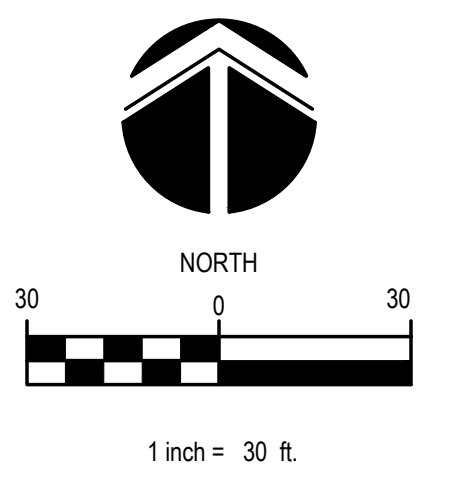
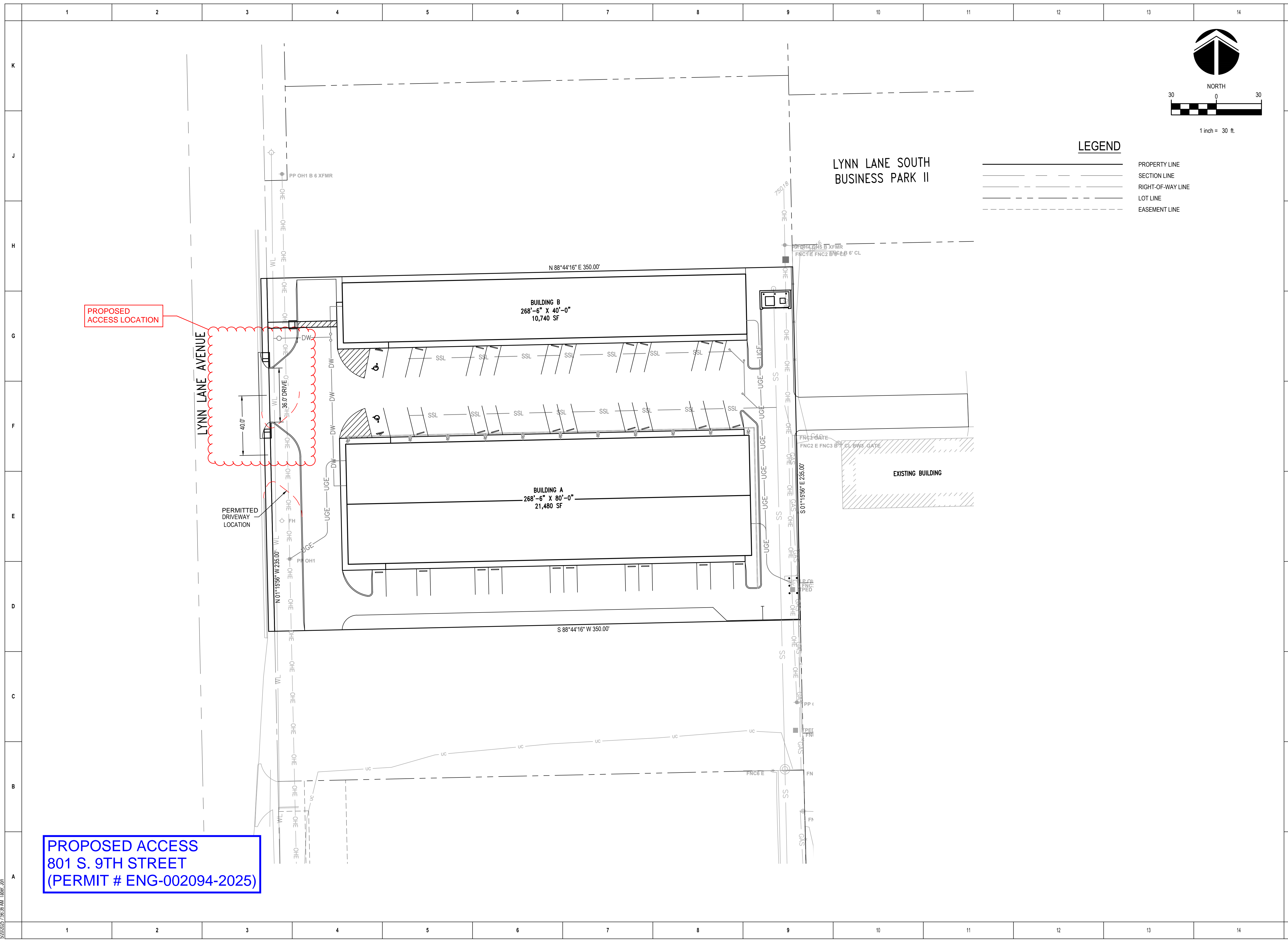
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DESIGNED:	AA	ISSUE DATE:	MARCH 07, 2025
DRAWN:	AA	REVISIONS:	
CHECKED:	JT	No.:	
		DATE:	
		BY:	
		DESCRIPTION:	



10820 EAST 45TH STREET, SUITE 307 TULSA, OK. 74146
 CA#5964 EXP: 06/30/2025

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LEGEND

- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE

PROPOSED ACCESS LOCATION

PROPOSED ACCESS
801 S. 9TH STREET
(PERMIT # ENG-002094-2025)

LYNN LANE SOUTH
BUSINESS PARK II

DESIGNED:	AA	ISSUE DATE:	APRIL 18, 2025
DRAWN:	AA	REVISIONS:	No. DATE BY: DESCRIPTION:
CHECKED:	JT		

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SCHEMMER
Design with Purpose. Build with Confidence.

DANIELS & DANIELS
DANIELS OFFICE & WAREHOUSE
801 SOUTH 9TH STREET
BROKEN ARROW, OK 74011

CHANGE OF ACCESS EXHIBIT

PROJECT NO.: 010178.001

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CA#45964 EXP. 06/30/2025