

BENCHMARKS
 ADS CONTROL "BA 33" - 5/8" REBAR - 1 1/2" ALUMINUM CAP
 ELEVATION=732.73'

SITE LIGHTING FIXTURE TABLE		
TYPE	HEIGHT	QUANTITY
☐	22'	7
☐	22'	2
☐	22'	2
☐	22'	2

DETAIL SITE PLAN: QUIKTRIP 0033

SITE SUMMARY:

SITE AREA:	79,070 S.F.
ZONING:	CG
PROPOSED BUILDING AREA:	5,773 S.F.
FLOOD ZONE:	UNSHADED X
AMND. PLAT:	WAGONER COUNTY LINE PLAZA
PLAT NO.:	3-300 A&B

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS:	66,376 S.F. (84%)
PROPOSED IMPERVIOUS:	12,694 S.F. (16%)
PERVIOUS:	76,185 S.F. (96%)
PERVIOUS:	2,885 S.F. (4%)
TOTAL IMPERVIOUS INCREASE:	9,809 S.F.
TOTAL PERVIOUS DECREASE:	9,809 S.F.

BUILDING HEIGHT AND FLOOR AREA:

MAXIMUM BUILDING FLOOR AREA PERMITTED:	59,303 SF
BUILDING FLOOR AREA PROPOSED:	5,773 SF
MAXIMUM BUILDING HEIGHT PERMITTED:	35 FEET
MAXIMUM BUILDING HEIGHT PROPOSED:	22 FEET

BUILDING SETBACK REQUIREMENTS:

SETBACK FROM EAST 71ST STREET SOUTH:	50 FEET
SETBACK FROM NORTH 23RD STREET:	50 FEET

OFF-STREET PARKING REQUIREMENTS

PARKING SPACES REQUIRED:	49 SPACES
PARKING SPACES PROVIDED:	70 SPACES
ADA SPACES REQUIRED:	3 SPACES
ADA SPACES PROVIDED:	3 SPACES

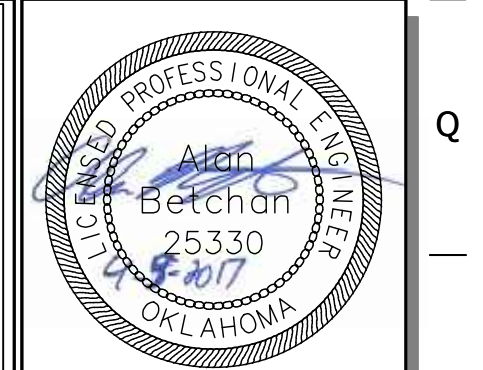
LIGHTING REQUIREMENTS

PERMITTED POLE MOUNT LIGHTING HEIGHT:	35 FEET
PROPOSED POLE MOUNT LIGHTING HEIGHT:	22 FEET

* SEE PHOTOMETRICS PLAN FOR DETAILED LIGHTING

EXISTING LEGEND

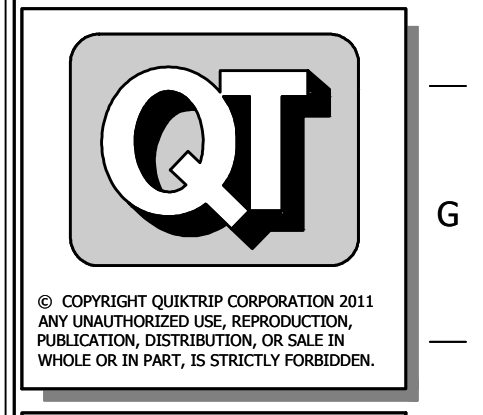
ugc	UNDERGROUND CABLE
ohe	OVERHEAD ELECTRIC
gas	GAS LINE (PLUS SIZE/TYP ON PLANS)
ss	SANITARY SEWER LINE (PLUS SIZE/TYP ON PLANS)
ss	STORM SEWER LINE (≥12") (PLUS SIZE/TYP ON PLANS)
wtr	WATER LINE (PLUS SIZE/TYP ON PLANS)
u	UTILITY PEDESTAL/RISER-PLUS TYPE OF UTILITY
u	UTILITY POLE-PLUS TYPE OF UTILITY
u	UTILITY POLE W/LIGHT
u	UTILITY POLE W/TRANSFORMER
u	UTILITY MANHOLE (PLUS TYPE/E'S)
u	UTILITY METER (PLUS TYPE)
u	UTILITY VALVE (PLUS TYPE)
u	UTILITY CLEAN OUT (PLUS TYPE/SIZE)
u	GLY WIRE
u	LIGHT POLE (PLUS # HEADS/DIRECTION SHOWN GRAPHICALLY)
u	FIRE HYDRANT
u	SINGLE POST SIGN (PLUS TYPE/VERBIAGE)
u	TRAFFIC SIGNAL W/MAST ARM
u	TRAFFIC SIGNAL
u	TRAFFIC CONTROL BOX
u	MAIL BOX
u	MONITOR WELL
u	MPD (MULTIPLE PRODUCT DISPENSER)
u	BOLLARD
u	PROPERTY R/W LINE (QT NET)
u	SECTION LINE
u	CURB LINE
u	EDGE OF ASPHALT
u	EDGE OF CONCRETE
u	WALL
u	EXISTING STRUCTURE (PLUS MATERIAL, SF, # STORIES)



PROJECT NO.:
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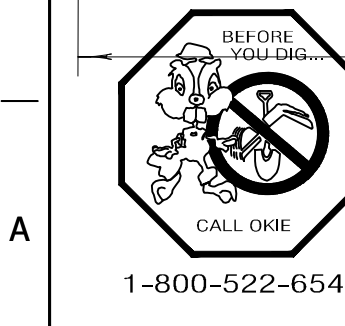
PROTOTYPE:	P-89 (11/01/16)
DIVISION:	BROKEN ARROW
VERSION:	001
DESIGNED BY:	AAB
DRAWN BY:	KMT
REVIEWED BY:	

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
SITE PLAN
 DD#

SHEET NUMBER:
C100

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STORMWATER DISPOSITION NOTE
 STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION # _____.

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