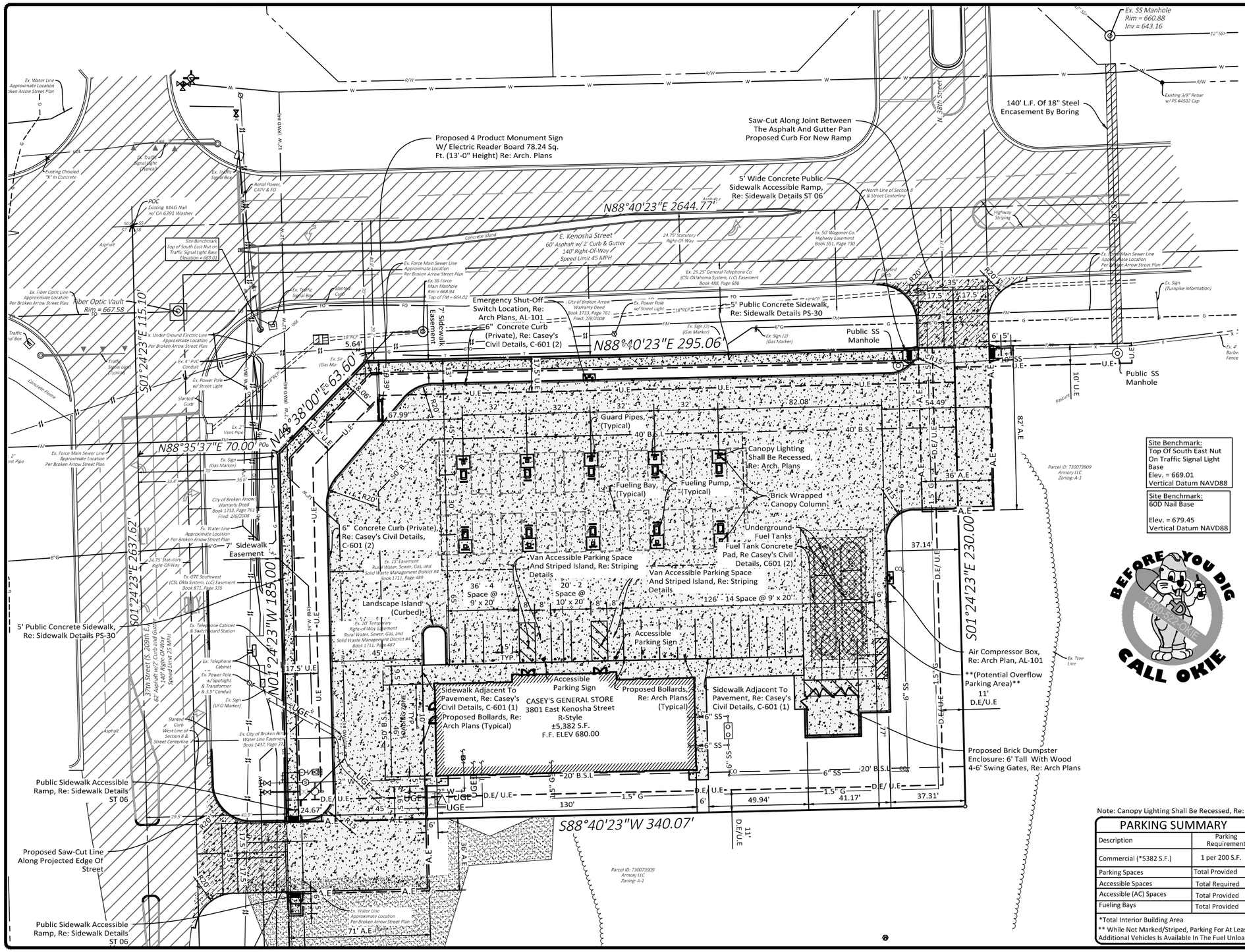
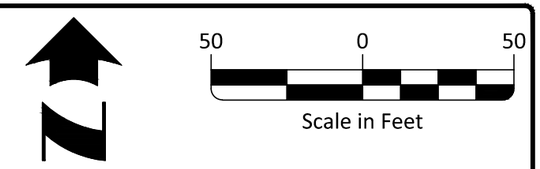
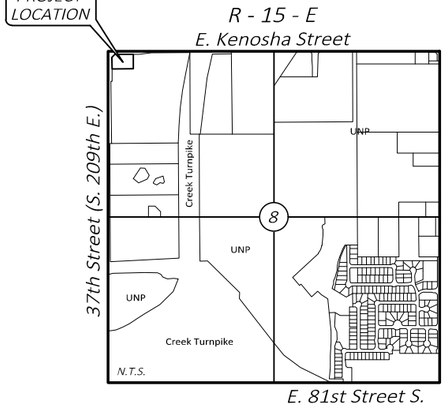




LEGEND

Easement Line	Boundary Line
Proposed Building	Adjacent Boundary Line
	Right-Of-Way Line
	Road Center Line
Proposed Concrete Pavement With 6" Conc. Curb (Private) Re: Casey's Civil Details, C-601, (2)	Easement Line
Proposed Concrete Sidewalk	Existing Gravel
Proposed Public Accessible Ramp With Detectable Warning Device	Existing Concrete
Light Pole, Re: Lighting Plan	Existing Asphalt
Proposed Drainage Pipe	Existing Floodplain - Zone AE
Proposed 6" Sch. 40 PVC Roof Drain Line	Existing Water Line
Proposed 8" Sch. 40 PVC Roof Drain Line	Existing Sanitary Sewer Line
Proposed 6" PVC SDR-35 Sanitary Sewer Service (Private)	Existing Gas Line
Proposed 10" PVC SDR-35 Sanitary Sewer Main (Public)	Existing Fiber Optic Line
Proposed 6" PVC DR-14 Class 200 Water Line Main (Public)	Existing Overhead Power Line
Proposed Domestic Water Service Line	Existing Underground Electric
Proposed 1-1/2" Gas Service Line	Existing Drainage Pipes
Proposed Underground Electric Service	Existing Fence Line
Proposed Telephone Service Line	Existing Ditch Line
Proposed Fire Hydrant Assembly	Existing Contours
Proposed Sewer Manhole (Public)	Existing Railroad Spike
Proposed 1.5" Domestic Water Meter	Existing Rebar
1" Irrigation Meter	Existing Nail
Proposed Gas Meter	Existing Chiseled "X" In Concrete
TCE Temporary Construction Easement	Set Mag Nail PS# 1700 Washer
U.E. Utility Easement	Set 1/2" Rebar PS# 1700 Cap
A.E. Access Easement	Existing Water Meter
L.N.A. Limits Of No Access	Existing Fire Hydrant
L.A. Limits Of Access	Existing Water Valve
Fire Lane Striping, Re: Striping Details	Existing Sewer Manhole
Heavy Duty Concrete Pavement (Within City Right-Of-Way) Re: Sheet 7	Existing Gas Valve
Underground Storage Tanks Re: Casey's Civil Details, C-601, (2)	Existing Utility Pole
	Existing Power Pole
	Existing Power Pole w/ Guy Wire
	Existing Light Pole
	Existing Sign

PROJECT LOCATION



NOTE:

* PUD Requesting 40' Front Building Set Back For Fueling Bay Canopy

** PUD Requesting 20' Rear Building Set Back Line

Note: Canopy Lighting Shall Be Recessed, Re: Arch. Plans

PARKING SUMMARY

Description	Parking Requirement	No. of Spaces
Commercial (*5382 S.F.)	1 per 200 S.F.	27
Parking Spaces	Total Provided	22**
Accessible Spaces	Total Required	1
Accessible (AC) Spaces	Total Provided	2
Fueling Bays	Total Provided	20

*Total Interior Building Area

** While Not Marked/Striped, Parking For At Least Four Additional Vehicles Is Available In The Fuel Unloading Area.

Proposed Zoning - Commercial General District (CG) With PUD

Building Setbacks

Front	Rear	Side Abutting Property In Same District	Side Abutting Property In Non-Res District	Side or Rear Abutting Property In Residential or A-1 District	
* 50'	** 50'	0' (Ord No. 3057 Adopted 10-06-09)	30'	1-Story	50' **
				Greater than 1-Story Less than 75 feet	75' **
				75 Feet +	Min. Dist. = to Bldg. Height

NOTE:

1. A Required building setback from an abutting street shall be measured from the planned right-of-way as designated by the Transportation Plan as set forth in the Comprehensive Plan

Lot Area = None
Min Lot Frontage = 200'
Building Coverage (%) = None
Max Height = None

Revision	By	Date

MORRISON SHIPLEY

C.O.A. #3055 Exp. Date: 06.30.2021

2467 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2289 • MORRISONSHIPLEY.COM

FOR REVIEW

Drawn By:	Vertical Scale:
KDM	–
Approved By:	Horizontal Scale:
JRW	1" = 50'
Date:	Plotting Scale:
07.10.19	1
Project No.:	Drawing Name:
CAS–119	Conceptual

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Broken Arrow, Wagoner County, Oklahoma

EXHIBIT "C"
CONCEPTUAL SITE AND UTILITY PLAN

Issued for Review – 07.10.19

Sheet No.: 1 of 1

Drawing Name: P:\CAS-119 Broken Arrow Ridge\CAD-119 Site Planning Last Modified: Jul 16, 2019 – 9:20am Plotted on: Jul 16, 2019 – 9:20am by dwright