



- SHEET NO. TITLE**
- SP1 DETAILED SITE PLAN COVER
  - SP2 DETAILED SITE PLAN PHASE I
  - SP3 DETAILED SITE PLAN PHASE II
  - SP4 SITE PLAN DETAILS
  - SP5 DETAILED SITE FIRE PLAN

**LEGEND**

- FOUND 3/8" IRON PIN
- SET 1/2" IRON PIN WITH CAP STAMPED COWAN GRP CA 6414 UNLESS NOTED OTHERWISE
- GMO GAS METER
- PLM PIPELINE MARKER
- OIL LINE
- FO FIBER OPTIC LINE MARKER
- MHFO FIBER OPTIC MANHOLE
- FO FIBER OPTIC LINE
- GAS LINE
- WV WATER VALVE
- FHC FIRE HYDRANT
- MUTUAL ACCESS EASEMENT

**DEVELOPER:**  
Stoney Creek Hospitality Corp.  
5291 Stoney Creek Ct.  
Johnston, Iowa 50131  
515-559-2200

**ARCHITECT:**  
Mike Hughes Architects  
6945 S. 69th E. Ave.  
Tulsa, Oklahoma 74133  
918-481-9000

**ENGINEER / SURVEYOR:**  
Cowan Group Engineering, Inc.  
5416 South Yale, Ste 210  
Tulsa, Oklahoma 74135  
918-949-6171

**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	156.19'	178.00'	50°16'32"	N83°47'43"E	151.23'
C2	146.83'	142.00'	60°03'06"	S88°41'00"W	142.11'
C3	757.20'	530.00'	81°51'26"	N74°03'54"W	694.43'

**DETAIL SITE PLAN SUMMARY TABLE**

Project Name	Stoney Creek Hotel & Conference Center
Site Address	Hotel - 200 W. Albany Street Conf Center - 300 W. Albany Street
Zoning	Underlying CH Zoning
PUD No.	PUD-156E
Proposed Use	
Phase 1 -	Hotel (185 Rooms)
Phase 1 -	Conference Center
Phase 2 -	Event Center
Phase 2 -	Boutique Hotel (91 Rooms)
Site Area (Overall)	653,552 Sq Ft (15.0035 Acres)
Phase 1	375,544 Sq Ft (8.6213 Acres)
Phase 2	278,008 Sq Ft (6.3822 Acres)
Building Height	
Hotel	62 Ft West Side; 50 Ft East Side
Conference Center	25 Ft
Event Center	30 Ft
Boutique Hotel	80 Ft
Building Area	
Phase 1 - Hotel	149,000 Sq Ft +/-
Phase 1 - Pool Building	3,500 Sq Ft +/-
Phase 1 - Conference Center	26,000 Sq Ft +/-
Phase 2 - Event Center	50,000 Sq Ft +/-
Phase 2 - Boutique Hotel	15,000 Sq Ft +/-
Floor Area Ratio	
Phase 1	0.273 - Bldg Area to Overall Site Area
With Phase 2	0.373 - Bldg Area to Overall Site Area
Minimum Building Setbacks	
From Arterial Right of Way	50 feet
From High-Pressure Pipelines	50 feet
From Boundary of Property	10 feet
From Internal Boundaries	0 feet
Parking Required	
Phase 1 - Hotel & Conference Center	310 spaces
Phase 2 - Event Center & Boutique Hotel	596 spaces
Total	906 spaces
Parking Provided	
Phase 1 Construction:	397 + 9 HC + 2 Van Access = 408 spaces
Note:	22 Shared Parking Spaces included in Phase 1 count
Phase 2 Construction:	594 + 10 HC + 2 Van Access = 606 spaces
Note:	300 spaces in Phase 2 Pkg Structure, including HC spaces
Total	1,014 total spaces
Impervious Area	
Phase 1 Construction:	276,422 Sq Ft
Phase 1 Ratio to Site	0.423 Impervious Ratio to Entire Site
Phase 2 Construction:	Adds 214,217 Sq Ft Impervious Area
Phases 1 & 2 Ratio to Site	0.751 Impervious Ratio to Entire Site
Landscaping Required:	10% of net lot area
Phase 1	37,554 Sq Ft
Phase 2	27,801 Sq Ft
Provided in Phase 1	38,388 Sq Ft
Provided in Phase 2	28,386 Sq Ft

**DETENTION DETERMINATION**

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-31115-05

**FLOOD INFORMATION**

THIS PROPERTY IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 40143C0385L BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), WITH AN EFFECTIVE DATE OF OCT 16, 2012, FOR COMMUNITY 400236, BROKEN ARROW, TULSA COUNTY, OK. THIS IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THIS PROPERTY. ZONE "X" (UNSHADED) DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

**BASIS OF BEARINGS**

GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SEC. 2-T18N-R14E (N88°42'33"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET



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CA# 6414 EXPIRES 6/30/2016



**STONEY CREEK HOTEL & CONFERENCE CENTER**  
PART OF THE NW1/4 IN SEC. 2-T18, R-14-E  
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

**DETAILED SITE PLAN COVER**

DESIGNED BY	CGE
DRAWN BY	CGE
REVIEWED BY	CGE
PROJECT NUMBER	#14-256
DATE	3/12/2015
REVISIONS	
SHEET NUMBER	SP1

N:\PROJECTS\14-256 STONEY CREEK HOTEL & CONFERENCE CENTER\DWG\DETAILED SITE PLAN\DWG