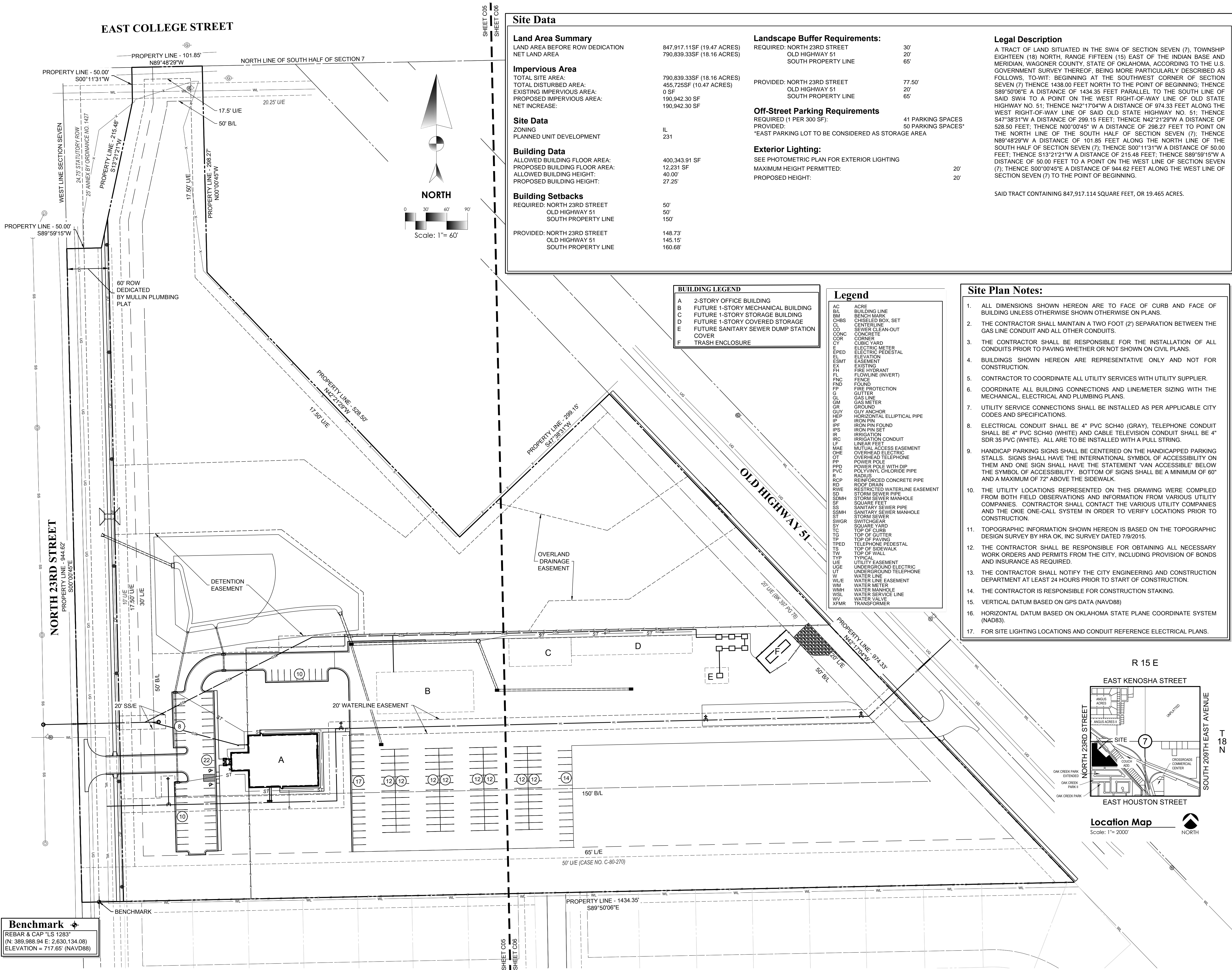


EAST COLLEGE STREET



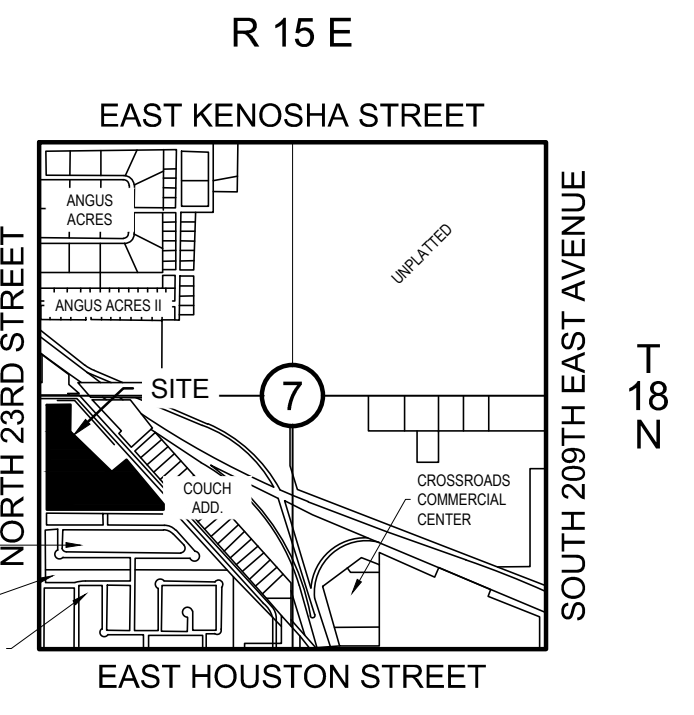
Site Data	
Land Area Summary	
LAND AREA BEFORE ROW DEDICATION	847,917.11SF (19.47 ACRES)
NET LAND AREA	790,839.33SF (18.16 ACRES)
Impervious Area	
TOTAL SITE AREA:	790,839.33SF (18.16 ACRES)
TOTAL DISTURBED AREA:	455,725SF (10.47 ACRES)
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	190,942.30 SF
NET INCREASE:	190,942.30 SF
Site Data	
ZONING	IL
PLANNED UNIT DEVELOPMENT	231
Building Data	
ALLOWED BUILDING FLOOR AREA:	400,343.91 SF
PROPOSED BUILDING FLOOR AREA:	12,231 SF
ALLOWED BUILDING HEIGHT:	40.00'
PROPOSED BUILDING HEIGHT:	27.25'
Building Setbacks	
REQUIRED: NORTH 23RD STREET	50'
OLD HIGHWAY 51	50'
SOUTH PROPERTY LINE	150'
PROVIDED: NORTH 23RD STREET	148.73'
OLD HIGHWAY 51	145.15'
SOUTH PROPERTY LINE	160.68'
Landscape Buffer Requirements:	
REQUIRED: NORTH 23RD STREET	30'
OLD HIGHWAY 51	20'
SOUTH PROPERTY LINE	65'
PROVIDED: NORTH 23RD STREET	77.50'
OLD HIGHWAY 51	20'
SOUTH PROPERTY LINE	65'
Off-Street Parking Requirements	
REQUIRED (1 PER 300 SF):	41 PARKING SPACES
PROVIDED:	50 PARKING SPACES*
*EAST PARKING LOT TO BE CONSIDERED AS STORAGE AREA	
Exterior Lighting:	
SEE PHOTOMETRIC PLAN FOR EXTERIOR LIGHTING	
MAXIMUM HEIGHT PERMITTED:	20'
PROPOSED HEIGHT:	20'
Legal Description	
A TRACT OF LAND SITUATED IN THE SW/4 OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SECTION SEVEN (7) THENCE 1438.00 FEET NORTH TO THE POINT OF BEGINNING; THENCE S89°50'06"E A DISTANCE OF 1434.35 FEET PARALLEL TO THE SOUTH LINE OF SAID SW/4 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 51; THENCE N42°17'04"W A DISTANCE OF 974.33 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 51; THENCE S47°38'31"W A DISTANCE OF 299.15 FEET; THENCE N42°21'29"W A DISTANCE OF 528.50 FEET; THENCE N00°00'45" W A DISTANCE OF 298.27 FEET TO POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION SEVEN (7); THENCE N89°48'29"W A DISTANCE OF 101.85 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION SEVEN (7); THENCE S00°11'31"W A DISTANCE OF 50.00 FEET; THENCE S13°21'21"W A DISTANCE OF 215.48 FEET; THENCE S89°59'15"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF SECTION SEVEN (7); THENCE S00°00'45"E A DISTANCE OF 944.82 FEET ALONG THE WEST LINE OF SECTION SEVEN (7) TO THE POINT OF BEGINNING.	
SAID TRACT CONTAINING 847,917.114 SQUARE FEET, OR 19.465 ACRES.	

BUILDING LEGEND	
A	2-STORY OFFICE BUILDING
B	FUTURE 1-STORY MECHANICAL BUILDING
C	FUTURE 1-STORY STORAGE BUILDING
D	FUTURE 1-STORY COVERED STORAGE
E	FUTURE SANITARY SEWER DUMP STATION
F	TRASH ENCLOSURE

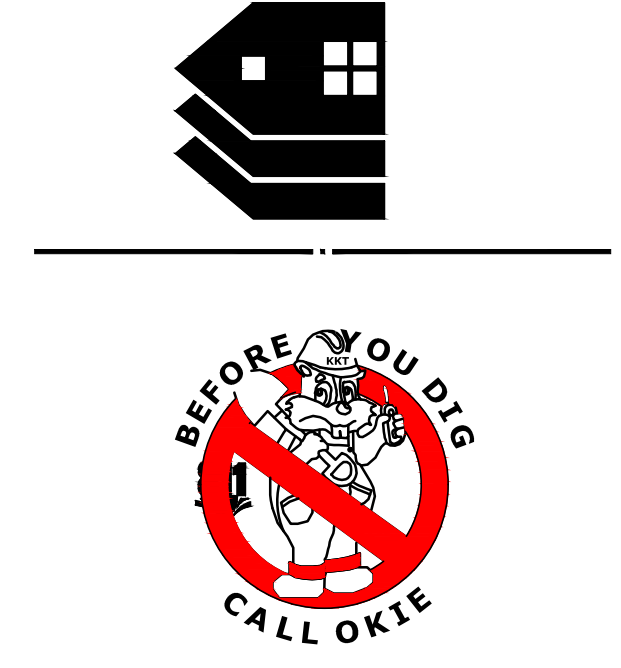
Legend	
AC	ACRE
B/L	BUILDING LINE
BM	BENCHMARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
EPEL	ELECTRIC METER
EL	ELECTRIC PEDESTAL
ESMT	EASEMENT
EX	EXISTING
FI	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOULINE
FP	FIRE PROTECTION
G	GAS LINE
GM	GAS METER
GR	GROUND
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPR	IRON PIN SET
IPS	IRIGATION
IR	IRRIGATION CONDUIT
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
M&E	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
W/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

- Site Plan Notes:**
- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
 - THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2) SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
 - BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
 - CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
 - COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
 - UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
 - ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
 - HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT 'VAN ACCESSIBLE' BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
 - THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY HRA OK, INC SURVEY DATED 7/9/2015.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
 - VERTICAL DATUM BASED ON GPS DATA (NAVD88)
 - HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
 - FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

Benchmark
 REBAR & CAP "LS 1283"
 (N: 389,988.94 E: 2,630,134.08)
 ELEVATION = 717.65' (NAVD88)

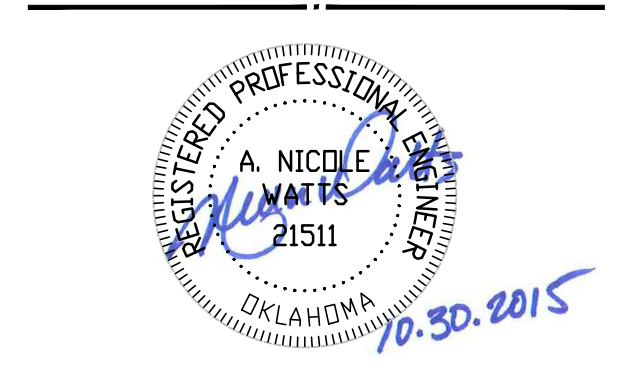


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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

NEW ADMINISTRATIVE BUILDING
MULLIN PLUMBING
 100 SOUTH 23RD STREET
 BROKEN ARROW, OK 74011



HORT SCALE	1"=60'
VERT SCALE	
ATLAS PAGE NO.	
MANAGER	ANW
DRAWN BY	LST
DATE	10/30/2015

OVERALL SITE PLAN
C01
 OF 33