

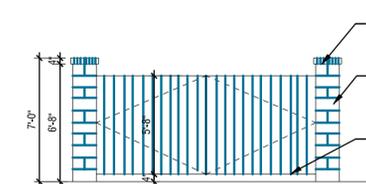
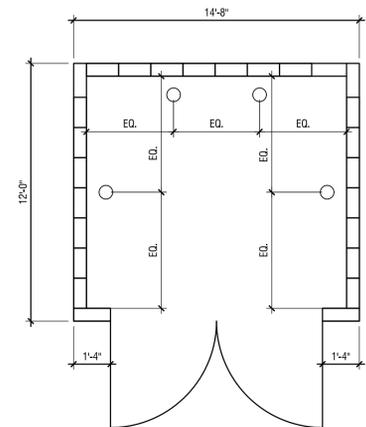
Property Description

TRACT 'B' - APPROVED LOT SPLIT BAL 1044, SEPTEMBER 26, 2013

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK ONE (1), "TUSCAN PLAZA", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6174), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°00'24" WEST ALONG THE EAST LINE OF LOT 1, FOR A DISTANCE OF 260.00 FEET; THENCE SOUTH 89°59'35" WEST FOR A DISTANCE OF 312.46 FEET TO THE SOUTHEAST CORNER OF LOT TWO (2) IN SAID BLOCK 1; THENCE NORTH 00°00'25" WEST ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE NORTH 89°59'35" EAST ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 164.86 FEET TO A POINT; THENCE NORTH 59°59'35" EAST AND CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 89°59'35" EAST AND CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 113.02 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 77,604 SQUARE FEET OR 1.782 ACRES.

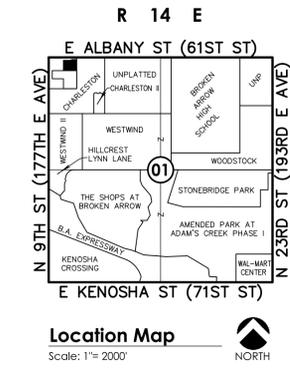
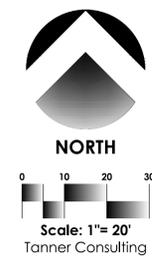
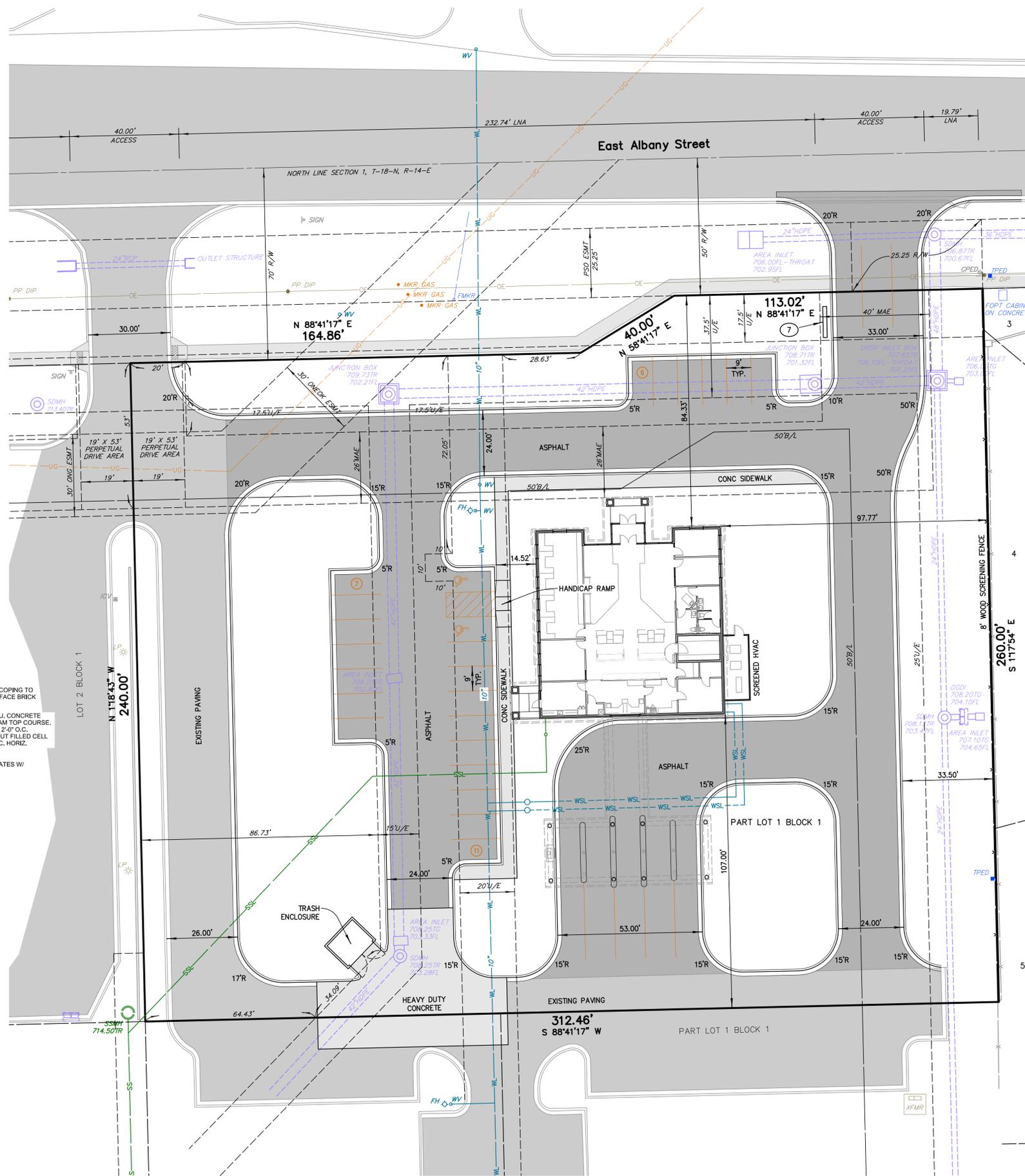


A Trash Enclosure Detail

Scale: NONE

Legend

- CO SEWER CLEAN-OUT
- CONC CONCRETE
- DS DOWNSPOUT
- ESMT EASEMENT
- FH FIRE HYDRANT
- FL FLOWLINE
- GUY GUY ANCHOR
- HDPE HIGH DENSITY POLYETHYLENE
- IPF IRON PIN FOUND
- IPFYC IRON PIN FOUND, YELLOW CAP
- LNA LIMITS OF NO ACCESS
- OE OVERHEAD ELECTRIC
- PP POWER POLE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- R/W MANHOLE
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSL SANITARY SERVICE LINE
- SSMH SANITARY SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- TR TOP RIM
- TYP TYPICAL
- WL WATERLINE
- WM WATER METER
- WV WATER VALVE
- UG UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- U/E UTILITY EASEMENT
- WSL WATER SERVICE LINE
- XFMR TRANSFORMER



Site Notes

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS SHOWN OTHERWISE ON PLANS.
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS, DETAILS AND SPECIFICATIONS.
- 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.
- MAXIMUM FINISHED LONGITUDINAL SLOPE FOR SIDEWALK MUST NOT EXCEED 5%, UNLESS OTHERWISE SPECIFIED HEREIN. MAXIMUM FINISHED CROSS SLOPE FOR SIDEWALKS MUST NOT EXCEED 2%.
- ALL WORK MUST MEET APPLICABLE ADA REQUIREMENTS. ANY CONSTRUCTED SLOPES EXCEEDING ADA REQUIREMENTS MUST BE REPLACED PRIOR TO ACCEPTANCE.
- ALL STORMWATER CONVEYANCE IS IN ACCORDANCE WITH DETENTION DETERMINATION NO. DD-100107-54.
- 11'-4" L x 17" W x 10'11" H PEDESTAL SIGN BY OTHERS.

Impervious Areas

EXISTING IMPERVIOUS AREA	(11.7%) 9,056 SF
PROPOSED IMPERVIOUS AREA	(49.8%) 38,635 SF
INCREASE IN IMPERVIOUS AREA	(38.1%) 29,579 SF

OWNER:
Oklahoma Central Credit Union
 AN OKLAHOMA CHARTERED CREDIT UNION
 P.O. Box 471227
 Tulsa, Oklahoma 74147
 Phone: (918)664-6000
 Contact: Shelli Schroeder
 shellis@occu.org

SURVEYOR/ENGINEER:
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 OK CA NO. 2661, EXPIRES 6/30/2019
 EMAIL: DAN@TANNERBAITSHOP.COM
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918) 745-9929

PUD 180-B Development Area "A"

NET LOT AREA	77,604 SF	1.782 AC
PERMITTED USES:	USES PERMITTED AS A MATTER OF RIGHT WITHIN A CG DISTRICT AND USES AS MAY BE SUBSEQUENTLY APPROVED BY SPECIFIC USE PERMIT, BUT EXCLUDING DRIVE-IN RESTAURANTS.	
PROPOSED USE:	FINANCIAL INSTITUTION WITH DRIVE-THRU	
	4,799 S.F.	
MAXIMUM PERMITTED BUILDING AREA	7,000 S.F.	
MAXIMUM BUILDING AREA SHOWN	4,799 S.F.	
FLOOR TO LOT AREA RATIO	0.06 FAR	
MAXIMUM BUILDING HEIGHT	1 STORY	
PROPOSED BUILDING HEIGHT	22'11.5" - 1 STORY	
MINIMUM BUILDING SETBACKS:		
FROM RIGHT-OF-WAY OF ALBANY	50 FT	
FROM INTERIOR LOT LINES	10 FT	
FROM EAST PROPERTY LINE	50 FT	
TOTAL REQUIRED PARKING SPACES	78 SPACES*	
TOTAL PROVIDED PARKING SPACES	24 SPACES	
*PUD MINOR AMENDMENT UNDERWAY TO REDUCE EXCESS PARKING REQUIREMENT.		
REQUIRED HANDICAP PARKING SPACES	1 SPACES	
PROVIDED HANDICAP PARKING SPACES	2 SPACES	



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 CERTIFICATE OF AUTHORIZATION NO.
 OK CA 2661 EXP. 6/30/2019



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MILESTONE	DATE

PLOT DATE: 7/24/17

OCCU - Tuscan Plaza
 E. Albany Street & S. 177th E. Avenue
 Broken Arrow, Oklahoma

PROJECT: 17029
 ISSUE DATE: 07/24/2017
 ATLAS PAGE NO: N/A

PLAN SCALE: (H) 1"=20'
 (V) N/A

Detail Site Plan

SP1