

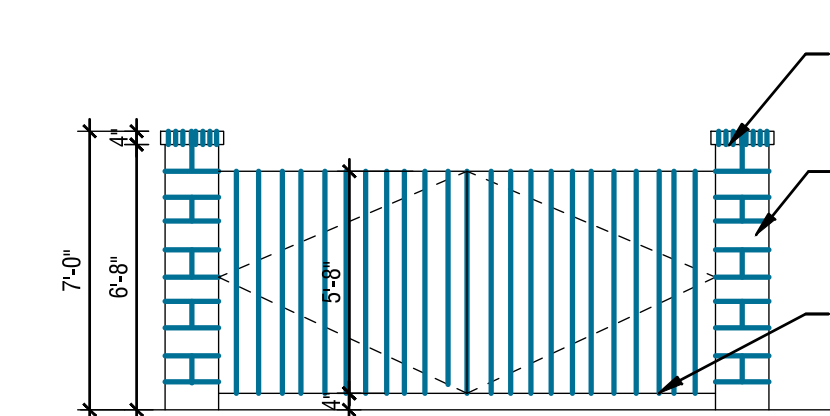
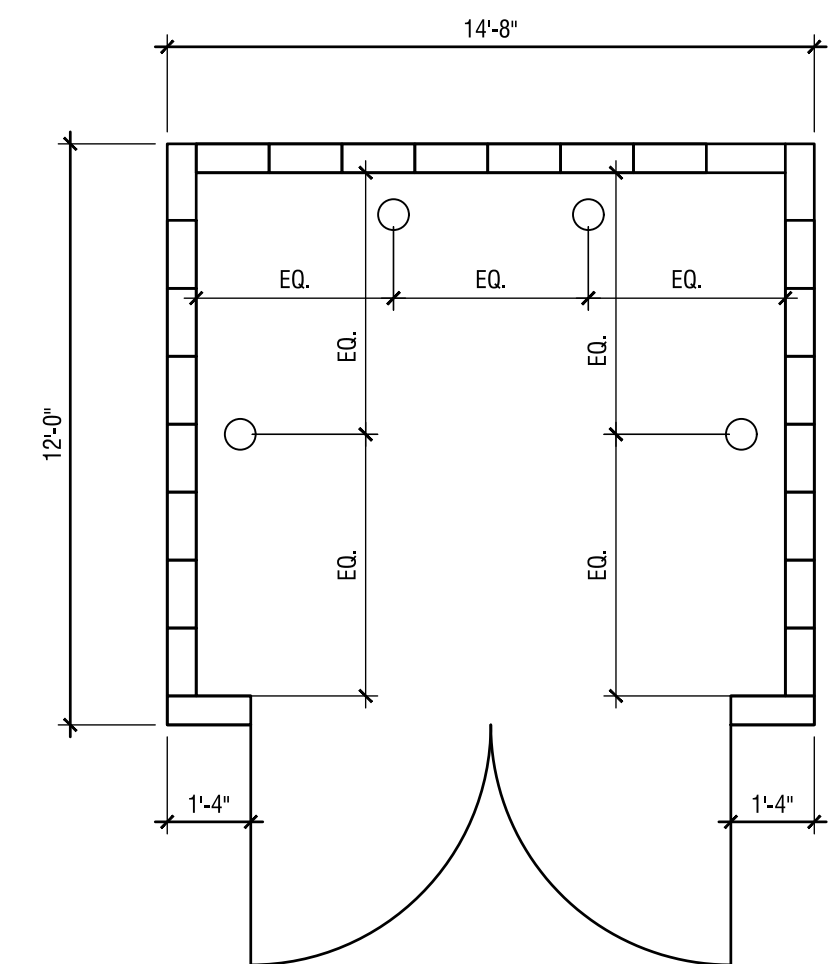
Property Description

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.

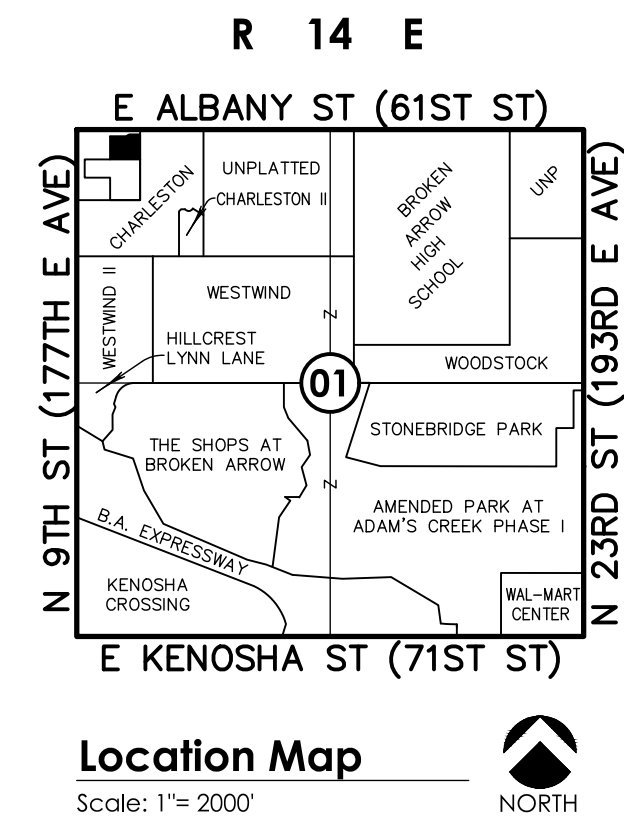
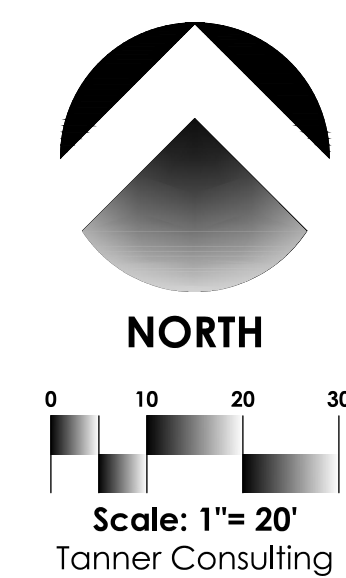
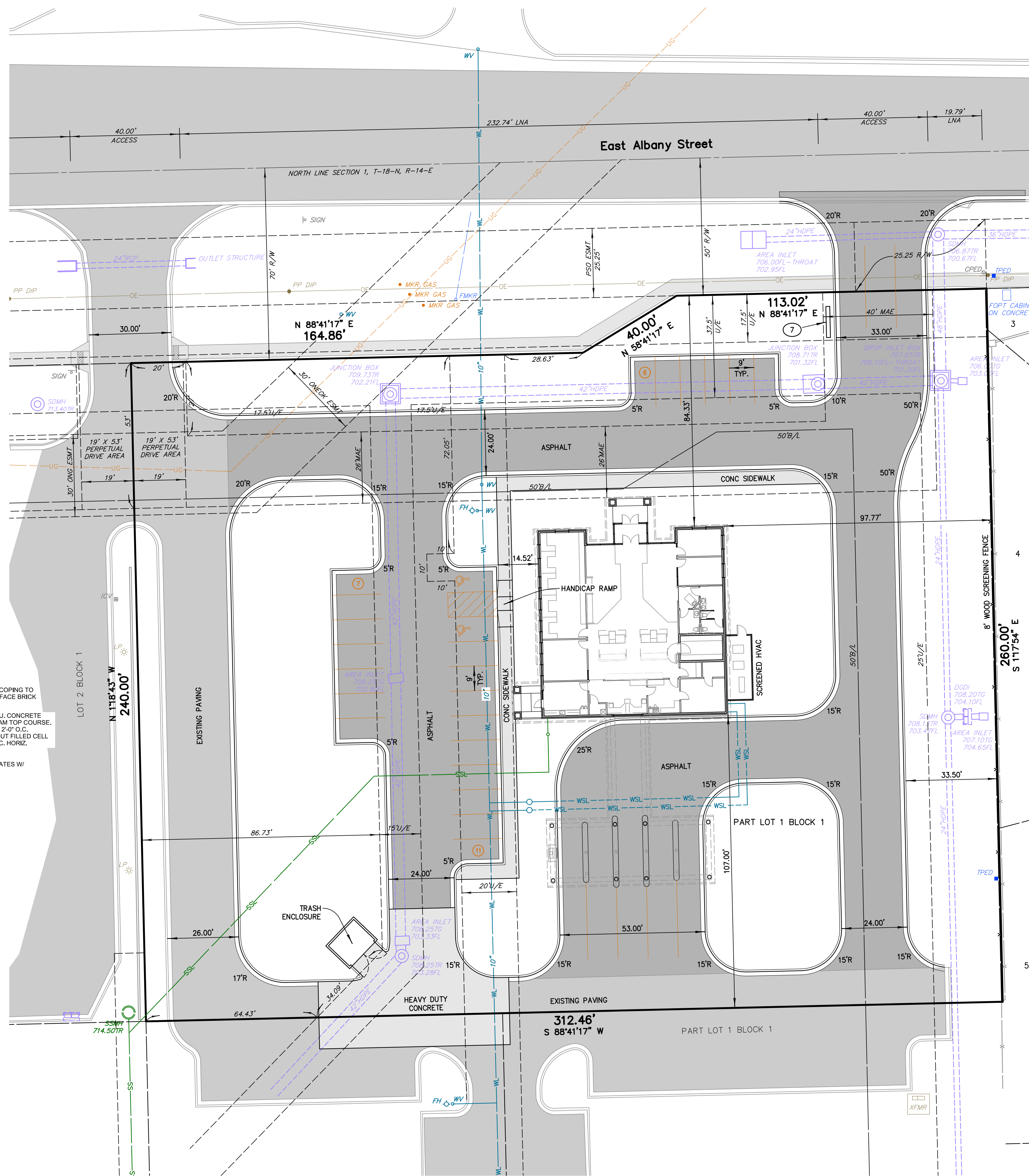


A Trash Enclosure Detail

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 STORM DRAIN 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

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS SHOWN OTHERWISE ON PLANS.
2. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS, DETAILS AND SPECIFICATIONS.
3. COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
4. UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
5. MAXIMUM FINISHED LONGITUDINAL SLOPE FOR SIDEWALK MUST NOT EXCEED 5%, UNLESS OTHERWISE SPECIFIED HEREIN. MAXIMUM FINISHED CROSS SLOPE FOR SIDEWALKS MUST NOT EXCEED 2%.
6. ALL STORMWATER CONVEYANCE IS IN ACCORDANCE WITH DETENTION DETERMINATION NO. DD-100107-54.
7. 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:
Tanner Consulting, L.L.C.
 DAN E. TANNER, P.L.S. NO. 1435
 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