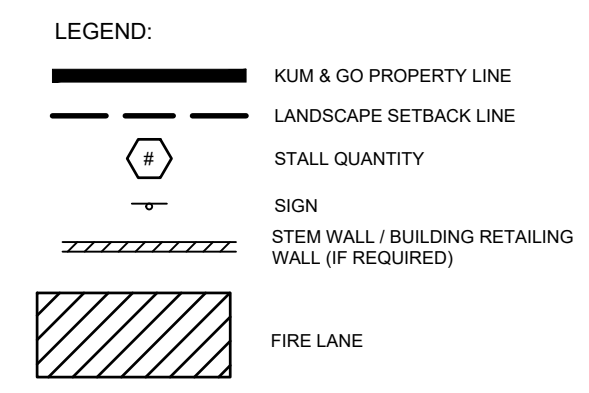
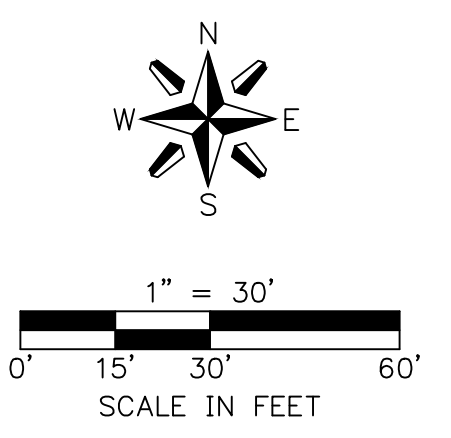


SITE DATA		
STORE TYPE	MP-LP-2015 v2	
CANOPY / DISPENSER ARRANGEMENT	8 DISPENSERS (DOUBLE)	
TYPE OF USE	CONVENIENCE STORE WITH FUEL	
HEIGHT	BUILDING	19'-6"
	TOP OF BLADE WALL	21'-6"
	CANOPY	18'-6"
GROSS FLOOR AREA	6,210 S.F.	
GROSS CANOPY AREA	5,596.5 S.F.	
GROSS LOT AREA	90,239 S.F. 2.07 ACRES	
FAR (INCLUDING CANOPY)	13%	
BUILDING COVERAGE	6,210 S.F. (6.9%)	
LANDSCAPE COVERAGE	20,947 SF (23.2%)	
PARKING/DRIVE/SIDEWALK COVERAGE	61,596 SF (68.3%)	
BICYCLE PARKING	4 SPACES	
REQUIRED PARKING	STANDARD	STANDARD: 26
	ADA	ADA: 2
	TOTAL	TOTAL: 28
	PARKING RATIO = 1 CAR/200 S.F.	
PROVIDED PARKING	STANDARD	28
	ADA	2
	TOTAL	31
	PARKING RATIO = 1.24 CARS/250 S.F.	



WHERE & MEANS MORE!

STORE #1866
2130 WEST OMAHA STREET
BROKEN ARROW, OK 74012



- SITE NOTES:
- FRONT ENTRY, REFER TO ARCHITECTURAL PLANS
 - PROPANE CAGE (11' x 11', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING)
 - MERCHANDISE
 - RED BOX(ES)
 - ICE MERCHANDISE
 - DOWN SPOUT, INVERT ELEVATION -2.00' F.F.E. (CONNECT TO 6" STORM DRAIN PIPE) REFER TO UTILITY PLAN FOR CONNECTION TO TRUNK LINE
 - 40' FLAGPOLE, MAINTAIN 824" CLEAR SPACE ABOVE GRADE
 - BIKE RACK/BOLLARD TO BE WITHIN 200 YARDS OF ENTRANCE, 5.0' x 6.5' x 4" THICK CONCRETE PAD
 - DESIGNATED SMOKING AREA TO BE 25' OR GREATER FROM ANY ENTRY, 2x2' CONCRETE PAD IN LANDSCAPED AREAS ONLY. 4" CONCRETE PAD WHEN IN LANDSCAPED AREA.
 - BUILDING CANOPY OVERHANG
 - 4" CONCRETE SITE SIDEWALK WITH AGGREGATE BASE, 1.5% MAX. CROSS SLOPE. (SEE DETAILS ON SHEET C5.3) (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
 - BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (SEE DETAILS ON SHEET C5.3) (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
 - 7" CONCRETE PAVEMENT FOR DUMPSTER PAD
 - 6" CONCRETE PAVEMENT
 - 4" WIDE YELLOW PAVEMENT MARKING, TYP.
 - BOLLARD MOUNTED ADA PARKING SIGN
 - ADA CURB RAMP
 - ACCESSIBLE PARKING SPACE
 - BOLLARD MOUNTED HANDICAP VAN PARKING SIGN
 - WATER METER LOCATION, UNLESS REQUIRED IN R.O.W.
 - ELECTRICAL / TELEPHONE CONNECTION
 - CONNECT TO 4" SANITARY SEWER SERVICE FROM SIDE OF BUILDING. INVERT ELEVATION -4.00' MIN.
 - INSTALL GREASE INTERCEPTOR WITH SAMPLE PORT AND TRAFFIC RATED LIDS. PER LOCAL STANDARDS AND SPECIFICATIONS. VENT BACK TO BUILDING. (FOR SERVICEABILITY, KEEP WITHIN 75 FT OF PAVED AREA)
 - CANOPY DRAIN, FLOWLINE -1'-1.25' BELOW TOP OF PAVING
 - STOP SIGN
 - AIR MACHINE LOCATION, 4'x4' CONCRETE PAD
 - 10' MONUMENT SIGN
 - SITE LIGHTING (SEE MEP PLANS FOR DETAILS)
 - 14' x 25' TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS
 - 55' x 25' MINIMUM GARBAGE TRUCK CLEAR SPACE
 - UNDERGROUND FUEL STORAGE TANKS.
 - NEW TRANSFORMER
 - TANK OVERDIG LIMITS, WITH PEA ROCK BACKFILL
 - IRRIGATION CONTROLLER TO BE LOCATED IN MECH/ELECTRICAL ROOM. (REFER TO ELECTRICAL PLANS)
 - RAIN / FREEZE SENSOR TO BE MOUNTED ON METAL MECHANICAL SCREEN AT REAR OF BUILDING.
 - 12'x60' LOADING ZONE, 45" CROSS HATCH, 2" O.C. STRIPING
 - CONCRETE SIDEWALK, 2.0% MAX. CROSS SLOPE.
 - ASSOCIATE PARKING, (3) 1'x2' PAINTED SOLID RED OVALS
 - 4" DIAMETER BOLLARDS
 - 32" x 16" CONCRETE STAMP PATTERN (BRICK)
 - USE STONE MULCH IN INTERNAL ISLAND
 - ODOT CURB & GUTTER SHALL BE USED FOR ALL CURB RETURNS (ODOT STD. R-11)
 - 24" STOP BAR
 - PAVEMENT MARKING ARROW
 - DRIVEWAY MARKING (4" WHITE)
 - CROSSWALK STRIPING PER MUTCD STD.
 - ADA WARNING DEVICE
 - NOT USED
 - EXISTING POWER POLE TO BE RELOCATED
 - PROPOSED 3 - WAY FIRE HYDRANT

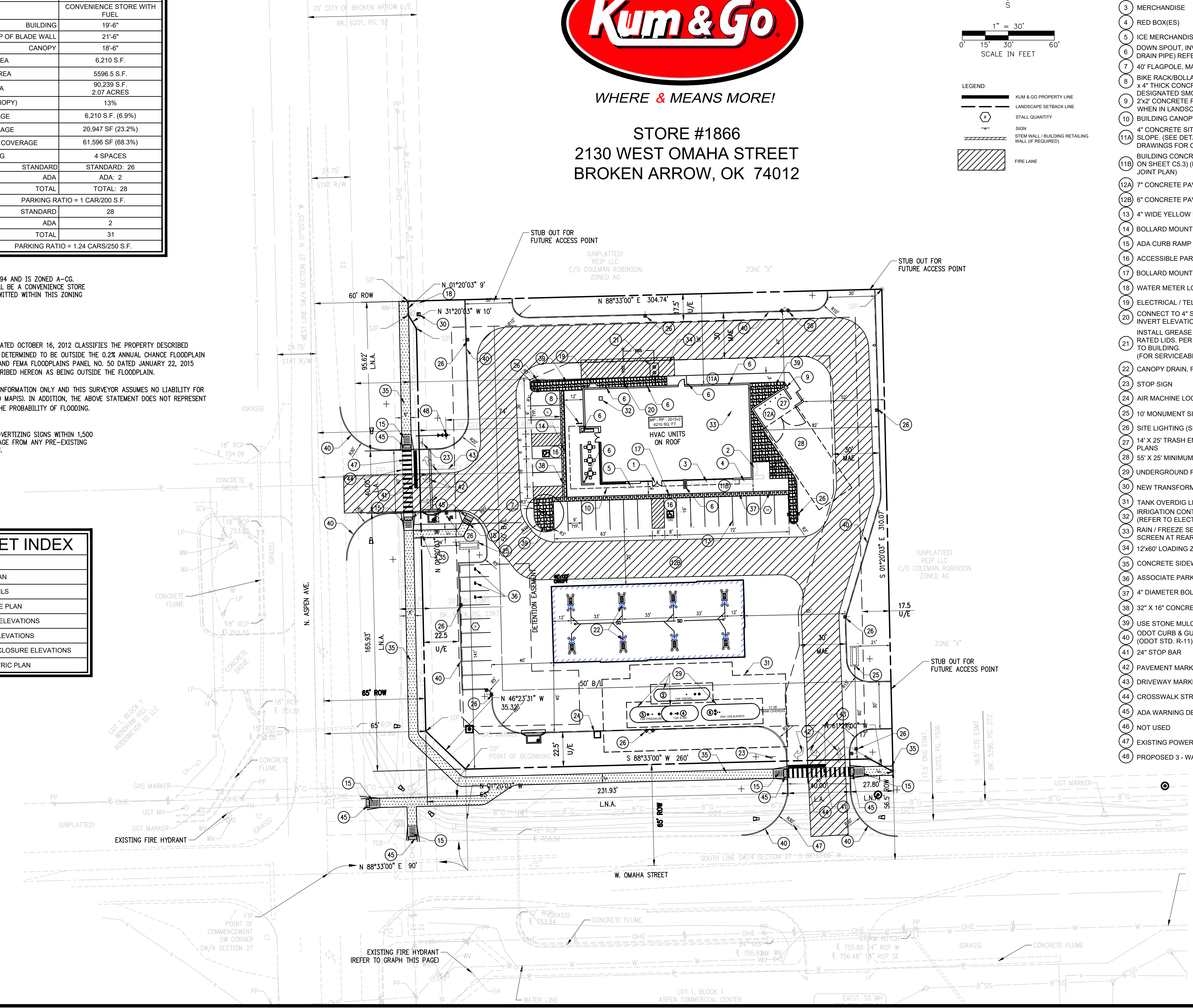
THIS PROPERTY IS WITHIN PUD 94 AND IS ZONED A-CG. THE USE OF THIS PROPERTY WILL BE A CONVENIENCE STORE WITH GAS SALES WHICH IS PERMITTED WITHIN THIS ZONING DISTRICT.

FLOOD ZONE
FIRM PANEL NO. 40143C0379L DATED OCTOBER 16, 2012 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & CITY OF TULSA REGULATORY AND FEMA FLOODPLAINS PANEL NO. 50 DATED JANUARY 22, 2015 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS BEING OUTSIDE THE FLOODPLAIN.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

THERE ARE NO OFF-PREMISE ADVERTISING SIGNS WITHIN 1,500 FEET ALONG THE STREET FRONTAGE FROM ANY PRE-EXISTING OFF-PREMISE ADVERTISING SIGN.

REV	SHEET INDEX
1	SITE PLAN
2	UTILITY PLAN
3	SIGN DETAILS
4	LANDSCAPE PLAN
5	EXTERIOR ELEVATIONS
6	CANOPY ELEVATIONS
7	TRASH ENCLOSURE ELEVATIONS
8	PHOTOMETRIC PLAN



DETENTION DETERMINATION # DD-101816-15



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1866 - BROKEN ARROW, OK
2130 WEST OMAHA STREET
SITE PLAN

REVISION DESCRIPTION	DATE

KG PROJECT TEAM:
RDR:
SDM:
CPM:

DATE: 03/16/17

SHEET NUMBER:
1 OF 8