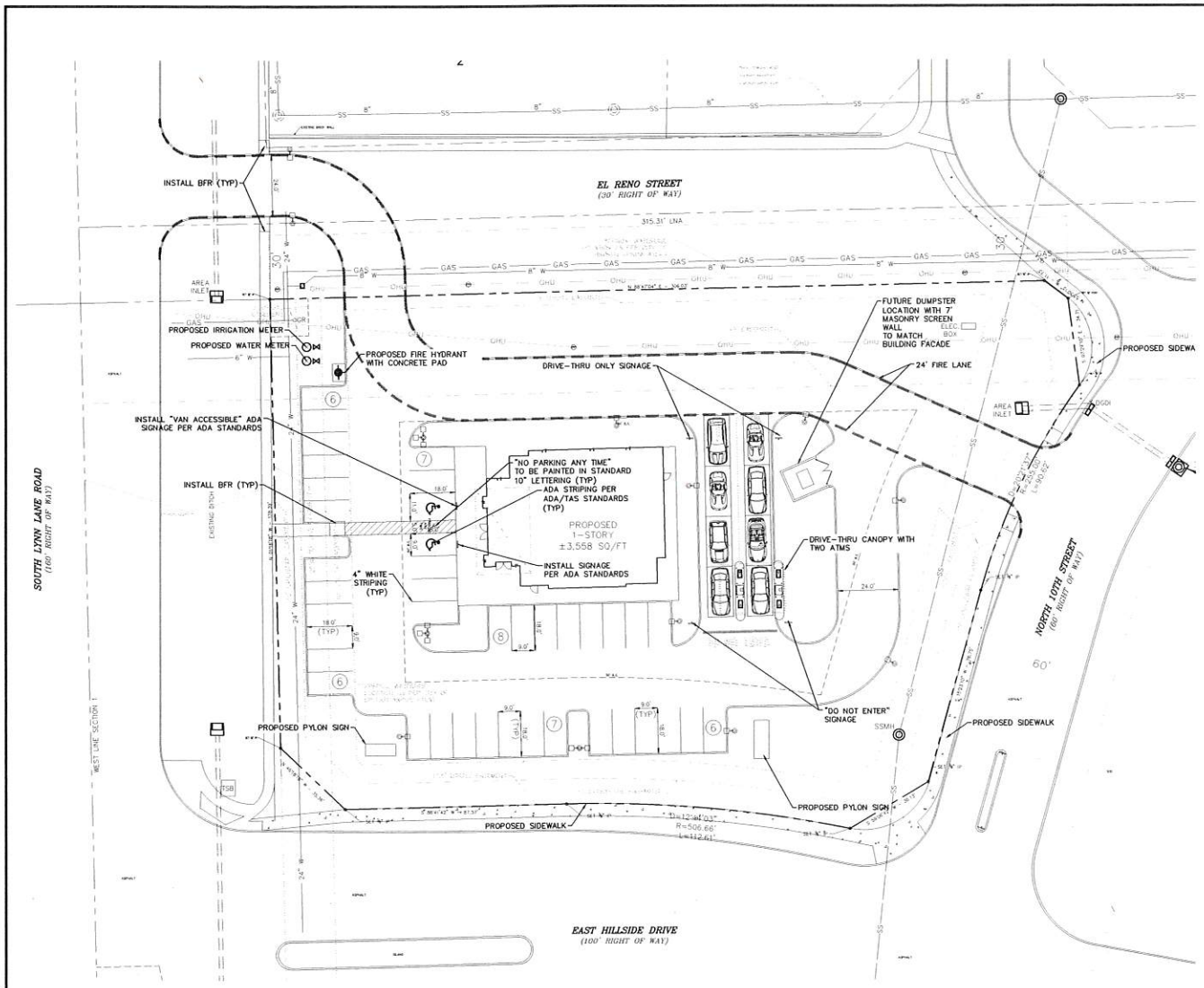

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING COUNT
- PROPOSED FIRELANE
- PROPOSED SIDEWALK
- PROPOSED LIGHT POLE

PUD NOTE:

1.SUBMITTING PUD IN ORDER TO REQUEST EXCESS PARKING

2.SUBMITTING PUD IN ORDER TO REQUEST A REVISION TO EXISTING NO ACCESS AGREEMENT ALONG EAST RENO STREET, TO INSTALL A NEW ACCESS DRIVE ALONG SOUTH LYNN LANE, AND TO PROVIDE MAINTENCE ALONG REMAINING LANDSCAPE AREA.

3.TREES ARE NOT LOCATED ON THE PROPERTY.

4.THE PROPERTY IS NOT LOCATED ON A FLOOD PLAIN

5.THIS SITE WILL NOT REQUIRE PHASING

6.AFTER PUD AND PERMIT APPROVAL, THE CONSTRUCTION PERIOD IS TYPICALLY ONE YEAR (12 MONTHS) LONG.

SITE DATA TABLE

EXISTING ZONING: HIGH DENSITY COMMERCIAL DISTRICT [CH]	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	1.35 ACRES (58,806 SQ FT)
BUILDING FOOT PRINT (TOTAL):	3,558 SQUARE FEET
PARKING REQUIRED (1 PER 300 SQ./FT. OF PROPOSED BUILDING):	12 SPACES
SITE COVERAGE:	3,558/44,738 : 6.1%
OPEN SPACE:	0.6 ACRES (26,156 SQ FT)
PARKING PROVIDED:	40 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES

ZONING TABLE

	REQUIRED:	PROVIDED:
MINIMUM LOT FRONTAGE (EAST):	100'	254'
MINIMUM LOT FRONTAGE (SOUTH):	100'	254'
MINIMUM LOT FRONTAGE (WEST):	100'	178'
EAST FRONTAGE SETBACK:	50'	125'
SOUTH FRONTAGE SETBACK:	50'	84'
WEST FRONTAGE SETBACK:	50'	80'
NORTH FRONTAGE SETBACK:	50'	62'

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

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\\SERVER-PC\SERVER\2013 CDC PROJECTS\CDC18079 - LYNN LN AND HILLSIDE DRIVE\OTHER FILES\PUD\PLANS AND EXHIBITS\SITE PLAN CDC18079-PUD.DWG

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MATTHEW CRAGUN, P.E. NO. 26409 ON 07/19/18

OUTLINE DEVELOPMENT PLAN (PUD-282)

1651 NORTH 9TH STREET
CITY OF BROKEN ARROW
TULSA COUNTY, OKLAHOMA

EXHIBIT E

CHASE

PLOT DATE	07/19/18
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CDC18079
SHEET NUMBER	