

PROPERTY ADDRESS:  
800 EAST KENOSHA STREET  
BROKEN ARROW, OK 74012

**Legal Description**

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 1°16'40" WEST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 409.01 FEET TO A POINT 25.00 FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°36'29" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 308.83 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 88°36'29" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 120.00 FEET; THENCE SOUTH 1°16'45" EAST PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1 FOR 381.56 FEET; THENCE SOUTH 85°25'41" WEST FOR 120.20 FEET; THENCE NORTH 1°16'45" WEST PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1 FOR 388.23 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 46,188 SQUARE FEET, OR 1.060 ACRES MORE OR LESS.

**Basis of Bearings**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

**Site Data**

TOTAL LOT AREA	46,188 SF	1.060 AC
OPEN SPACE AREA - ONSITE	(38.3%)	17,677 SF
IMPERVIOUS AREA - ONSITE	(61.7%)	28,511 SF
IMPERVIOUS AREA - ADJACENT LOT		4,418 SF
TOTAL INCREASE IN IMPERVIOUS AREA (ON-SITE & ADJACENT)		32,929 SF
BUILDING AREA	1,800 SF	
FLOOR TO LOT AREA RATIO	0.04 FAR	
BUILDING HEIGHT	16'-3"	
REQUIRED PARKING SPACES (1:100)	18	
PROVIDED PARKING SPACES	36	
REQUIRED HANDICAP PARKING SPACES	2	
PROVIDED HANDICAP PARKING SPACES	2	
CONSTRUCTION TYPE	V-B	
CURRENT ZONING DESIGNATION	CH	
PROPOSED USE	FOOD & BEVERAGE SERVICES	

**CITY OF BROKEN ARROW**  
Development Services Dept.

*Forhead K. Dery*  
Planning July 30, 15 Date

*Stan Spauldin 7-30-15*  
Stormwater

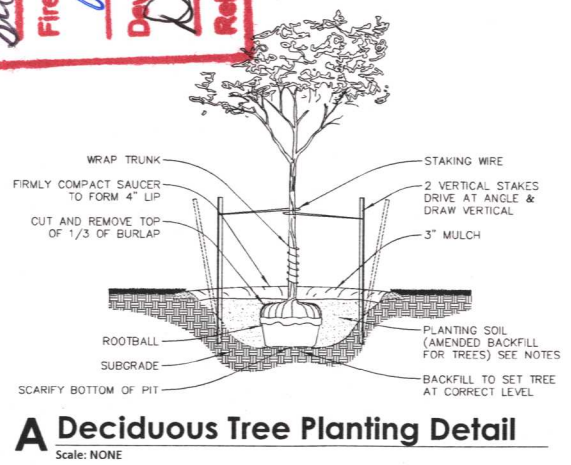
*GS Stute 7/29/15*  
Fire Marshal

*D. Simon 7/31/15*  
Dev Svcs

Release to Permitting

**Legend**

B/L	BUILDING LINE
BM	BENCHMARK
CL	CENTERLINE
ESMT	EASEMENT
FF	FINISH FLOOR
FA	FIRE ACCESS LANE
GM	GAS METER
INST	INSTRUMENT
IPFRC	IRON PIN FOUND, RED CAP
IPSYC	IRON PIN SET, YELLOW CAP
LP	LAMP POST
MAE	MUTUAL ACCESS EASEMENT
OE	OVERHEAD ELECTRIC
POB	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SEP	SEPARATE
SF	SQUARE FEET
WL	WATERLINE
WM	WATER METER
TYP.	TYPICAL
UG	UNDERGROUND GAS LINE
U/E	UTILITY EASEMENT



**A Deciduous Tree Planting Detail**  
Scale: NONE

**Benchmark 1**

NE CORNER OF CURB INLET HOOD  
APPROX. 40.8 FEET SOUTH AND 8.9 FEET  
EAST OF THE SE PROPERTY CORNER.  
(393754.482N, 2624197.40E)  
ELEVATION = 769.96 (NAVD 88)

**Benchmark 2**

3/8" IRON PIN WITH YELLOW CAP  
STAMPED "TANNER 1435", APPROX. 7 FEET  
NORTH OF A STORM MH, BEING THE NE  
PROPERTY CORNER.  
(394176.80N, 2624180.050E)  
ELEVATION = 765.83 (NAVD 88)

**Site Landscaping Data**

MINIMUM LANDSCAPE EDGE WIDTH	10'
TOTAL OPEN SPACE PROVIDED	38.3%
REQUIRED TREES ALONG ARTERIAL STREETS (1/50LF)*(120 LF)	3*
REQUIRED TREES WITHIN 50' OF PARKING	4*
* GREEN ASH TREE, MINIMUM 2" CALIPER	
REQUIRED SHRUBS ALONG ARTERIAL STREETS (10/50LF)*(81LF)	16**
* DWARF YAUPON HOLLY, MINIMUM 3-GALLON SHRUB	

**STORMWATER DETENTION:**

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ONSITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-50515-11.

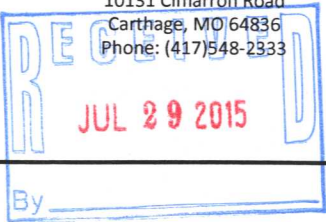
**Notes**

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB OR FACE OF BUILDING.
- ALL TREES SHOWN HEREON ARE IN ACCORDANCE WITH SECTION 5.2 OF THE ZONING ORDINANCE. ALL TREES ARE AT LEAST 30 FEET FROM A FIRE HYDRANT, AND AT LEAST 20 FEET FROM ANY OVERHEAD UTILITY LINES, AND AT LEAST 5 FEET FROM ANY UNDERGROUND UTILITY LINES.
- ALL LANDSCAPED AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
- ALL LIGHT POLES ARE TWENTY (20) FEET IN HEIGHT.
- REFER TO SIGN PERMITTING APPLICATION FOR DETAILED INFORMATION CONCERNING THE Pylon SIGN HEIGHT, COVERAGE AREA AND ANIMATION.
- THE FLAGPOLE SHOWN HEREON SHALL ONLY DISPLAY THE AMERICAN FLAG.
- HVAC MECHANICAL SYSTEMS ARE CONTAINED WITHIN A SCREENED-IN AREA ON THE NORTH SIDE OF THE BUILDING.
- THE CONTRACTOR SHALL PROVIDE A HARD SURFACE TO THE BUILDING PRIOR TO START OF ANY BUILDING CONSTRUCTION PER THE CITY FIRE DEPARTMENT STD. REQUIREMENTS.
- FIRE LANE STRIPING SHALL BE INSTALLED PER MUNICIPAL CODE 11.6.17.K. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR AT 25-FOOT INTERVALS.

DATE OF PREPARATION: JULY 28, 2015

**OWNER:**  
JRS Land Company, LLC  
CONTACT: STEVE OWENS  
STEVE@JOPLINSTOCKYARDS.COM  
10131 Cimarron Road  
Carthage, MO 64836  
Phone: (417)548-2333

**ENGINEER:**  
Tanner Consulting, L.L.C.  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2015  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918)745-9929



CASE NUMBER: ST15-107  
DETENTION DETERMINATION NUMBER: DD-50515-11  
LOT ADDRESS: 800 EAST KENOSHA STREET